WILLOW TOWNHOMES

SEATTLE WASHINGTON - DPD PROJECT # 3007798

address:
4912 S Willow Street
Seattle, WA 98118

owner:
L&N Investments L.L.C
9827 51st Ave SW
Seattle, WA 98136

architect:
Mark Travers Architect AIA
2315 E. Pike Street
Seattle, WA 98122
contact: Mark Travers

landscape architect:
Glenn Takagi
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
contact: Glenn Takagi

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PROJECT DATA:

Location: 4912 S. Willow St. Seattle WA 98118
Lpt Area: 40,095 sq.ft
Zone: L-3
To the east: SF 5000
To the North-West: L-3
To the South-West: NC3-40
To the South: NC3-40
To the Norht: L-3/SF 5000
Building Code: 2006 Seattle Amendments to the IBC

ZONING DATA:

Density: SMC 23.45.008A
Required: 1 Unit/800 sf
Provided: 26 Units

Lot Coverage: SMC 23.45.010
Allowed: 50% (Townhouses)
Provided: 38.90%

Setback: SMC 23.45.014
Front: 5'/15'
Rear: 25' or 20%, 15' Min.
Side: 5' Min.
Departure Requested for Rear Setback, See page J.1

Max Bldg Height: SMC 23.45.009
Allowed: 30'-0"
Provided: 26'-0"
Max Bldg Width: SMC Table 23.45.011A
Allowed: 120'-0"
Prov'ide: 60' (Bldg E) + 40' (Bldg D) = 100' < 120'

Max Bldg Dedth: SMC Table 23.45.011A
Allowed: 65% Depth of Lot
Provided:
- Max Bldg Depth along the West Property line (Bldg E+F+G+H+I) =48.95% Depth of lot
- Max Bldg Depth along the East Property line (Bldg A+B+C+D) = 68.53% Depth pf lot

Departure Requested, See page J.2

Open Space: SMC 23.45.016.A.3.A.(1)

Development standard requirement for Lowrise-3: an average of 300squre feet per unit of private, no unit shall have less than 200 square feet of private
Provided: an average og 318 sf of private open space, but the minimum private open space of 169 sf.
Departure Requested. See page J.2

Parking: SMC, Chart B 23.54.015-H
Parking Req'd: 1.15 Stall / Unit = 29.9 spaces
Parking Prov'd:
- in private garages: 26 spaces
- guest parking: 4 spaces
Total: 30 spaces

Screening and Landscape: SMC 23.45.015
Min. Landscaping Area Req'd = three time the length of all property lines = 872' x 3 = 2616 SF
Landscaping Area Prov'd: = 3049 SF

Street tree Req'd: Director's rule 13-92
For lot size > 30,000 SF = min. 30 trees of or 1/1300 SF
=> 31 trees req'd
Trees prov'd: See Proposed Lanscape plans

Driveway: SMC 23.53.025-D
Driveway serving more than ten (10) residential units = 32'-0" wide for two-way traffic.
Provided: 22'-0" wide access easement with 20'-0" wide paving surface
Departure Requested. See page J.1

Solid waste and Recyclable materials storage: SMC 23.45.006
For multi-family structures with 26-50 units:
Req'd: min. 150 sf area for storage
Prov'd: three storage spaces (1 gabage bin + 1 recyle bin + 1 food waste bin inside each unit) of totaling 247.17 SF

Unit Area:

Unit plan is a 20'x30' 3-story plan with 4 bedrooms and 2.5 bathrooms.
Floor 1: living 184 SF, garage 254 SF
Floor 2: living 564 SF, deck 40 SF
Floor 3: living 590 SF
==> Living total: 1349 SF

Unit Types:

There are 3 types of unit:
1- Type 1: All unit plans in the buildings (B, C, D, E, F, G, H) and unit A2, A3 (20'x30' plan).
Total: 22 Units

2- Type 2: Unit A1 in building A is also a 20'x30' plan, except it has diffrent 1st floor plan due to access from S. Willow St.
Total: 1 Unit

3- Type 3: Unit I1, I2, I3 in bldg I are identical.
Total: 3Unit

==> 26 UNITS TOTAL

See pages E.10- E.12

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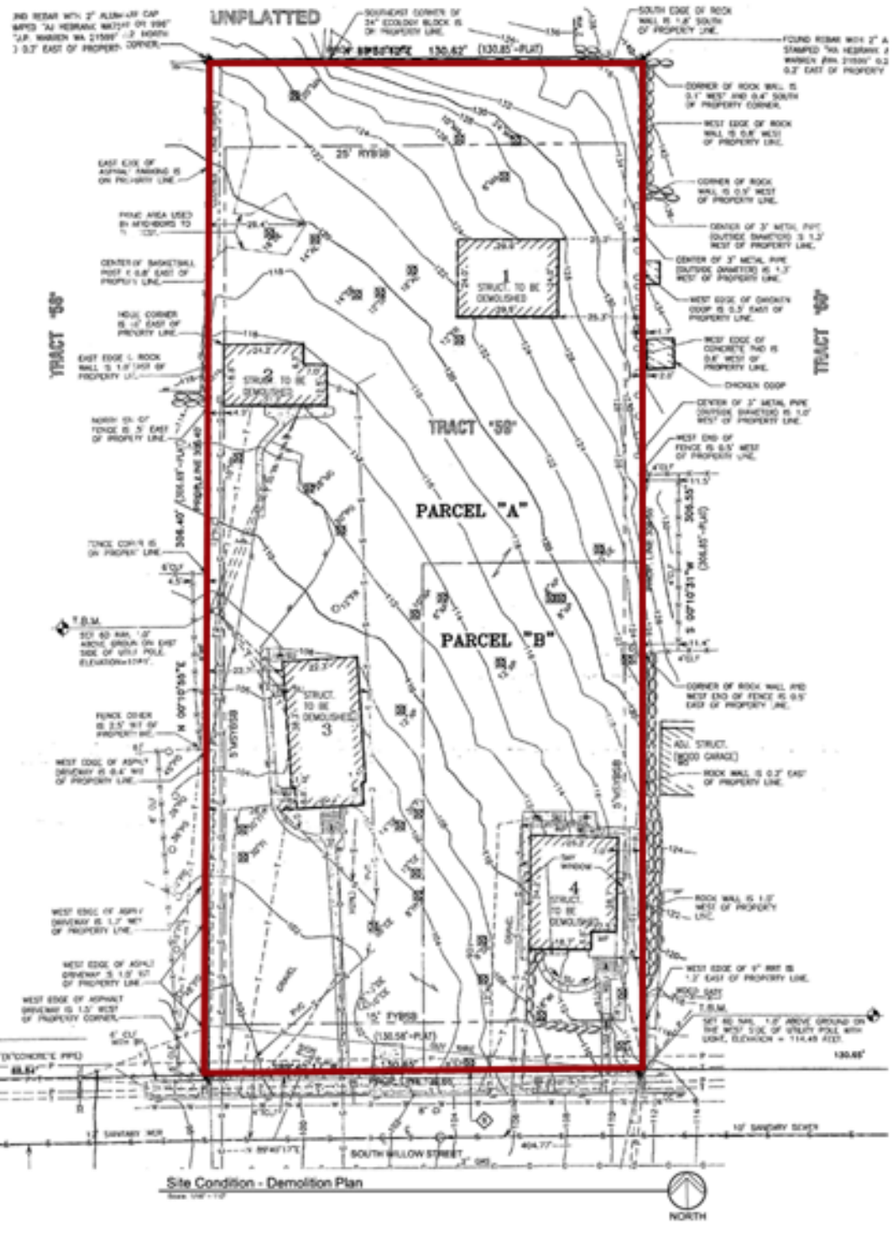

Site Condition - Demolition Plan

SITE ANALYSIS:

- The site contains significant grade change from the Southwest corner of the site to the Northeast corner the site sizes approximately 40 feet, for an overall slope of about thirteen percent.
- The configuration of the site features eight (8) buildings with 3 units in each building. There is also one duplex. The individual units are approximately 1800 SQ. FT. on 3 levels.
- Each building is situated at different finish grades due to the slope of the site.
- The pedestrian and Vehicle access easement is off of S. Willow St.

The project seeks to retain the existing vegetations as much as possible.
The site was cleared of all vegetation by the previous owners.

A1. Response to Site Characteristics:

The proposed configuration takes into account the change in grade. Great care has been applied to the specific site design of each building and each residential entrance. Site sections from different plan locations illustrate the site relationships that are proposed. The site sections extend North, South, East and West to adjacent properties. The building site design is staggered in plan to allow light and spatial separation between the buildings. The areas between buildings will be landscaped as a contrast to the built forms.

Each building has features a similar palette of materials. The forms of the buildings are similar in scale but feature different roof forms and application of materials. The color and texture of the materials alternate from building to building.

C1. Architectural Context:

The context of the area ranges in use. To the West are a series of light industrial buildings and 1960's vintage apartment buildings. The materials used on these buildings include "marblecrete", metal siding, and concrete masonry units. To the South exists a 1960's vintage apartment building which features "marblecrete" siding, single pane aluminum windows and a low slope roof; its' condition appears to be suitably patinated. To the East are several single family dwellings that are in

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BIRD-EYE PERSPECTIVE OF SITE

STREETSCAPE: S. WILLOW ST. LOOKING SOUTH

STREETSCAPE: S. WILLOW ST. LOOKING WEST

STREETSCAPE: S. WILLOW ST. LOOKING EAST

EXISTING HOUSE ON SITE

BACKYARD FOLIAGE

STREETSCAPE: S. WILLOW ST. LOOKING NORTH @ PROJECT SITE

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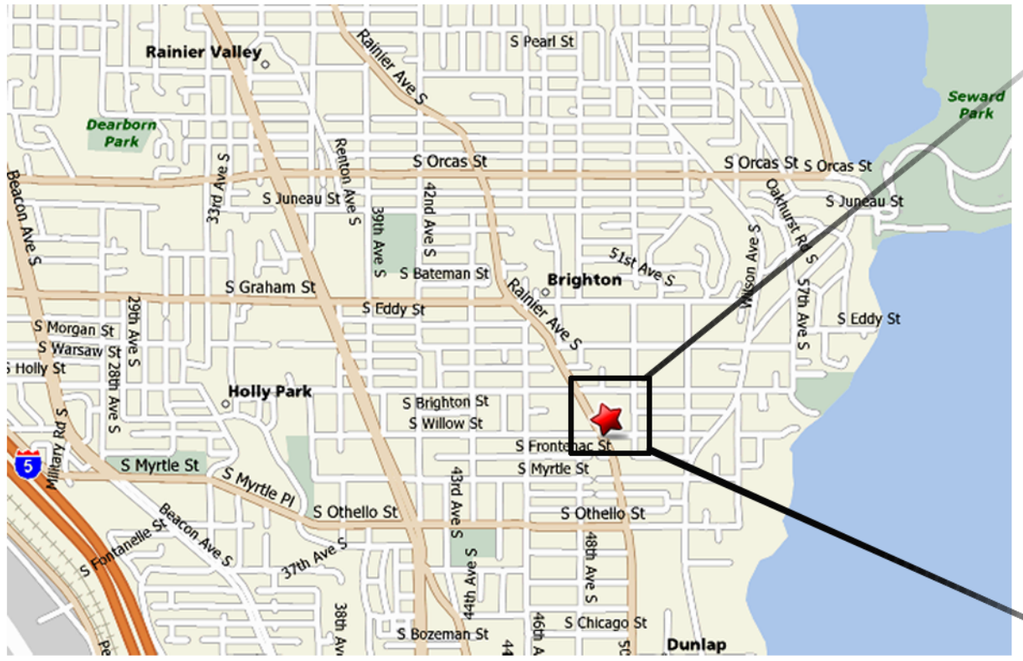
W W W . M A R K T R A V E R S A R C H I T E C T . C O M



VICINITY MAP

AERIAL PHOTO

S. WILLOW ST., SITE BEYOND ON RIGHT SIDE

COMMERCIAL NEARBY

CHURCH

NEARBY SINGLE FAMILY HOMES

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The area surrounding the site consists mainly of single family residences and low rise multi-family dwellings. These multifamily dwellings are mostly apartments, with parking underneath in poor condition. With the exception of the brighton church this area conn tains exclusively wood construction. Overall, the area is still very residential looking, with pitched roofs, gables and bay windows. These elements should be present in the new project to fit in with the context.

Access to the site comes off S. Willow street, which runs East-West. S. Willow street is a side street off of Rainier Avenue South, which is one of the main North-South arteries into the city. The site slopes up starting at S. Willow street going North and East, restricting views mostly to the West and the South.

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SITE PLAN:

The configuration of the site features eight (8) building with 3 units in each building with att tached garage. There is also one duplex (bldg D). The individual units are approximately 1650 SQ.FT. on 3 levels.

Each building is situated at different finish grades due to the slope of the site. The pedess trian and vehicle access easement is off of S. Willow St. The areas between buildings will be used to guest parking and will be landscaped as a contrast to the built forms.
Each unit has a private open space in form of decks and yards. An area between building “D” and “E” has potential for a common area of open space which can be available to all residents. See page G.1 and G.2 for the landscape architect’s proposed design.

UNIT TYPE:

TYPE 1 : TYPICAL SEE E.10

TYPE 2 : UNIT A1 SEE E.11

TYPE 3 : UNIT I SEE E.12

FINISH FLOOR ELEVATIONS:

Unit A1: +108.00’
Unit A2: +109.25’
Unit A3: +110.50’

Unit B1: +114.00’
Unit B2: +114.00’
Unit B3: +116.00’

Unit C1: +118.00’
Unit C2: +120.00’
Unit C3: +122.00’

Unit D1: +127.00’
Unit D2: +129.00’

Unit E1: +120.00’
Unit E2: +121.00’
Unit E3: +122.00’

Unit F1: +112.00‘
Unit F2: +113.00‘
Unit F3: +115.00‘

Unit G1: +110.00‘
Unit G2: +110.00‘
Unit G3: +113.00‘

Unit H1: +102.00‘
Unit H2: +103.00‘
Unit H3: +104.00‘

Unit I1: +101.00‘
Unit I2: + 101.00‘
Unit I3: + 103.00’

NORTH

SITE PLAN E.1

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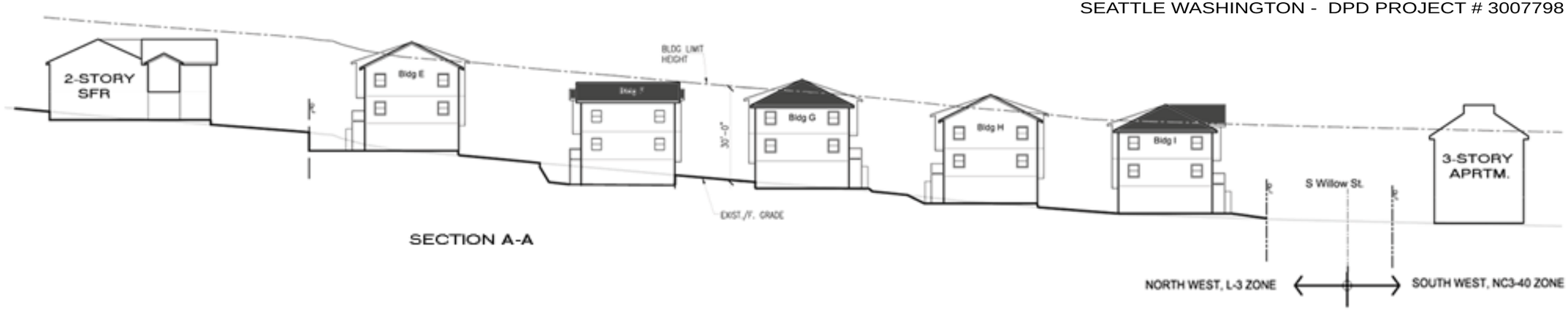
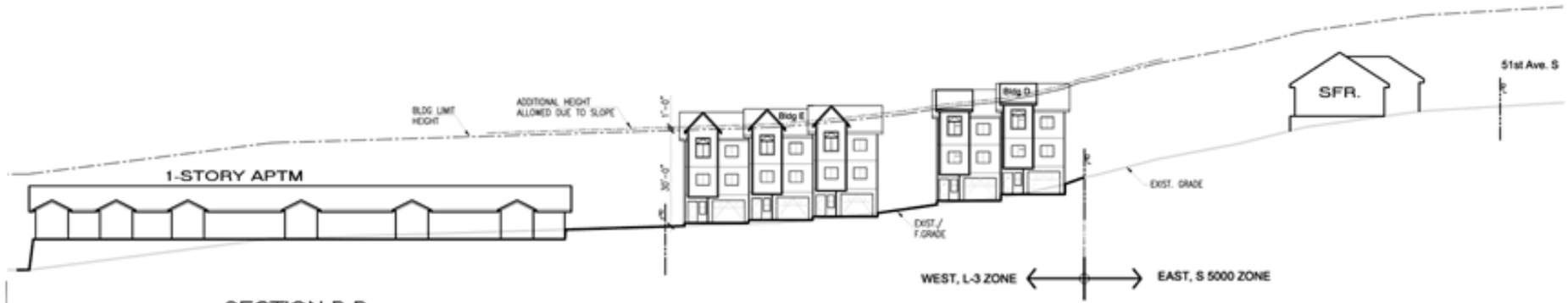
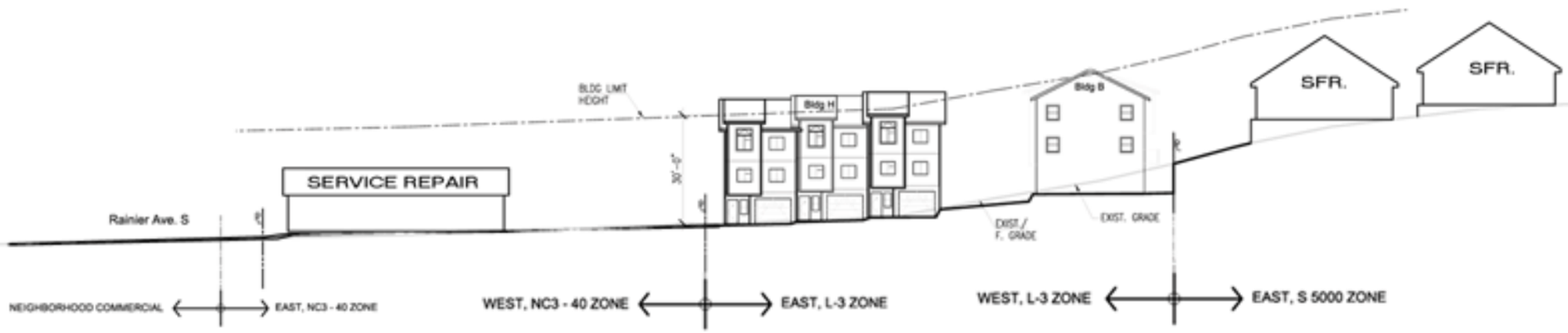


SECTION A-A



SECTION B-B

SITE PLAN W/ SURROUNDING STRUCTURES



SECTION C-C

NORTH

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SITE SECTIONS E.2

FIRST FLOOR PLAN E.3

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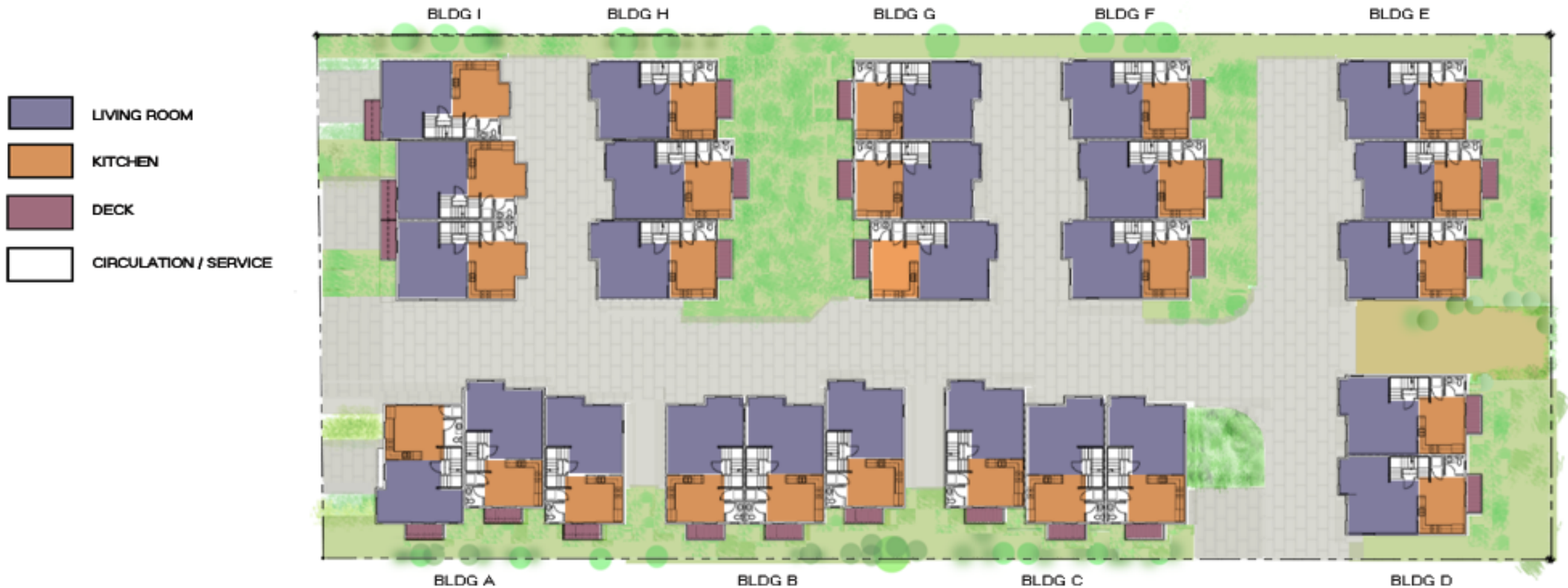

SECOND FLOOR PLAN E.4

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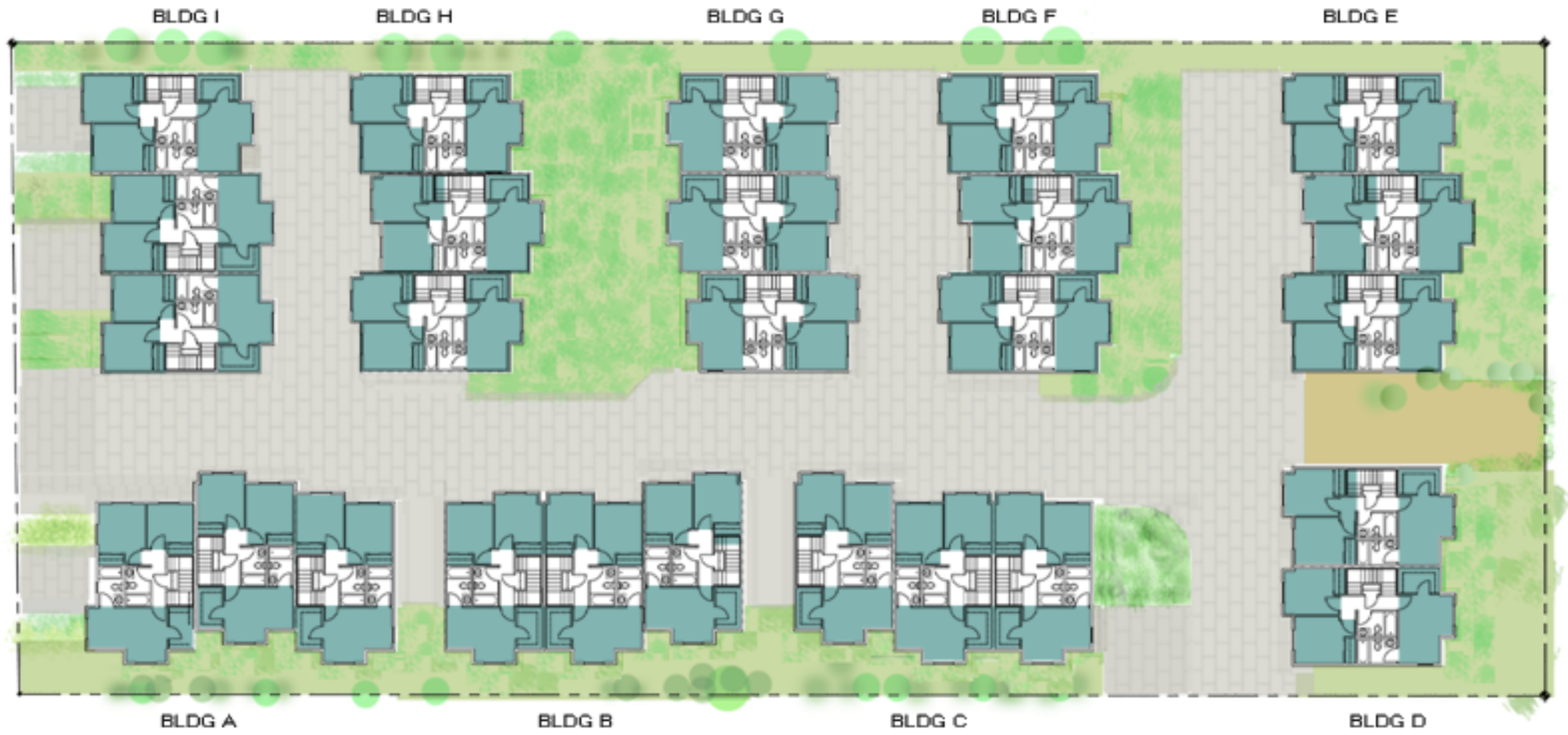
BEDROOM

CIRCULATION / SERVICE



NORTH

THIRD FLOOR PLAN E.5

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INTERNAL WEST ELEVATION AT DRIVEWAY

EAST ELEVATION

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SOUTH ELEVATION FACED S. WILLOW STREET

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INTERNAL WEST ELEVATION AT DRIVEWAY

Alternate roof and hips configurations with stepper pitches.

EAST ELEVATION

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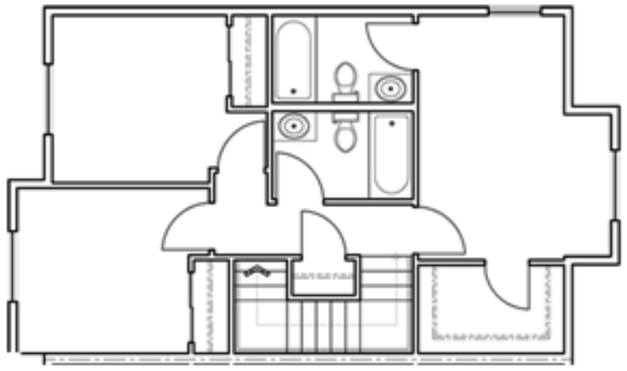
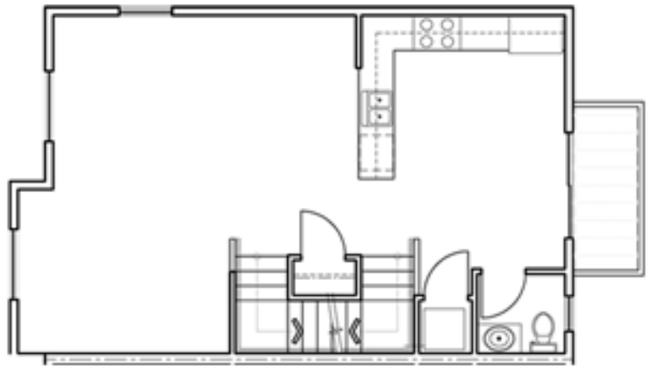
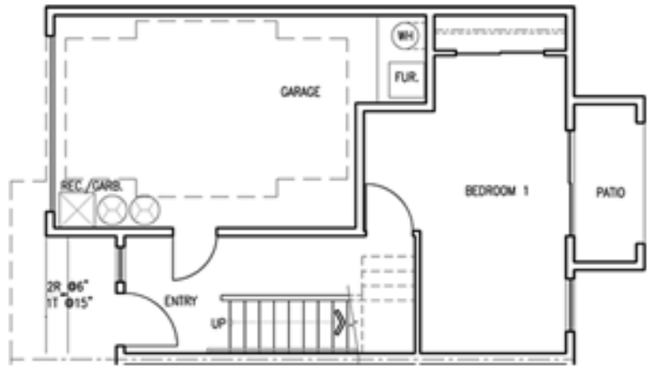


TYPE 1- THIRD FLOOR PLAN



TYPE 1 - SECOND FLOOR PLAN



TYPE 1 - FIRST FLOOR PLAN

FRONT

BACK

SIDE

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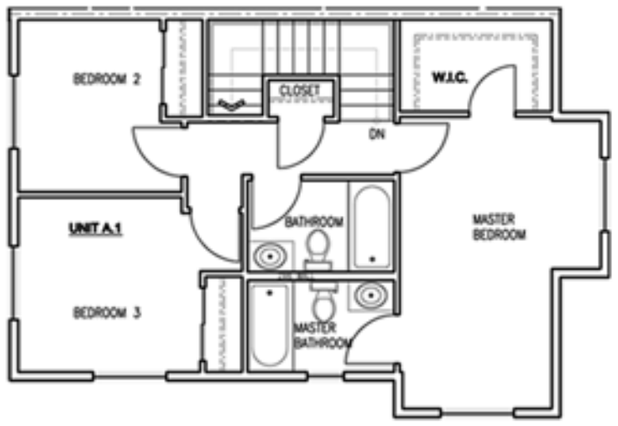
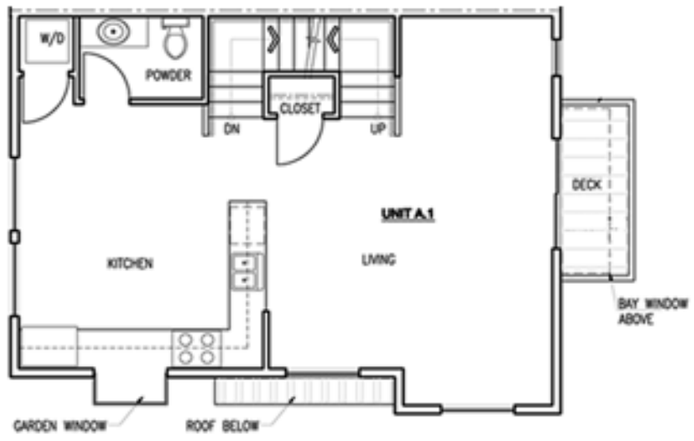
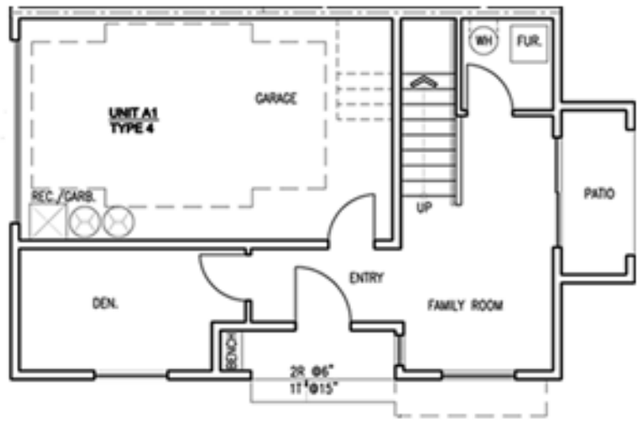


TYPE 2 - UNIT A1 THIRD FLOOR PLAN



TYPE 2 - UNIT A1 SECOND FLOOR PLAN



TYPE 2 - UNIT A1 FIRST FLOOR PLAN

EAST

WEST

FRONT

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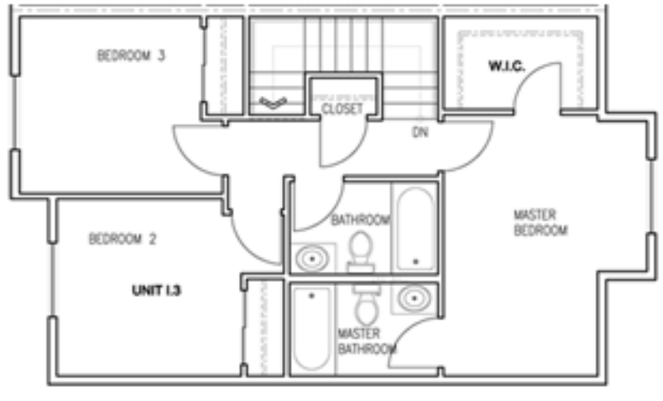
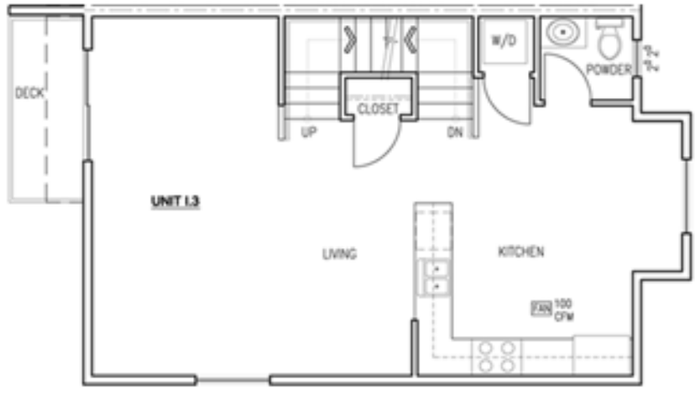
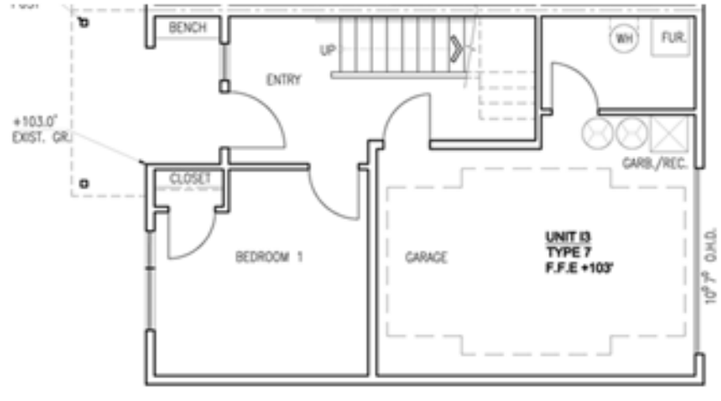


TYP3 - UNIT I - THIRD FLOOR PLAN

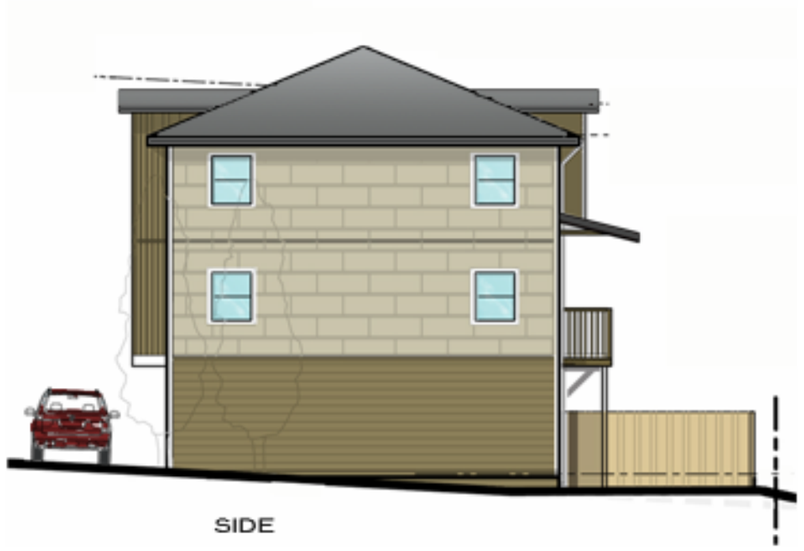


TYPE 3 - UNIT I - SECOND FLOOR PLAN



TYPE 3 - UNIT I - FIRST FLOOR PLAN

FRONT



SIDE

TYPE 3 - UNIT I E.12

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BIRDS-EYE PERSPECTIVE

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The roofs are hipped to mitigate the height of the units adjacent to the main driveway and allow light and air into the area between the buildings.

The retaining walls at the east side will be used as a backk drop for landscaping.

Lanscapings provide visual interest at sidewalk and entrance .

BUILDING I AND B, ENTRY TO SITE

Units adjacent to S. Willow Street have their primary entrances facing the street.

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All units adjacent to S. Willow street have their primary entrances facing the street. The access easement features unit entries that are recessed into the building. Each entry is unique by virtue of the fact that the grade changes from unit to unit. Each recessed entry will feature colors and materials that are within the palette of the project but uniquely applied to the specific unit.

BUILDING I AND A

Roof is hipped to mitigate the height of the units adjacent to the main driveway (buildings A - I, building G - B - C), and to the narrow interior setback (buildings A - B, and buildings B - C), and allowing light and air into the area between buildings.

Gabled elements and shed roofs break up each building's long facade.

BUILDING A AND B

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The trade off for the smaller rear garden open space is the modulated building facade that provides for a structured entry porch. The rear garden area will be treated as an interior courtyard/ picture window. The spaces would be carefully designed to thoughtfully scale the space with the use of natural flagstone paving, rock outcrop, soil berming, pots/ or water feature along with planting to produce an attractive scene. Space will be large enough to accommodate a bistro table/ chairs.

The common space is set up at the terminus of the alley/ driveway in the area of the site with the least vehicular activity. The two spaces are set up across from each other to visually/ functionally 'borrow' the intermediate space to create a larger usable space.

COMMON OPEN SPACE

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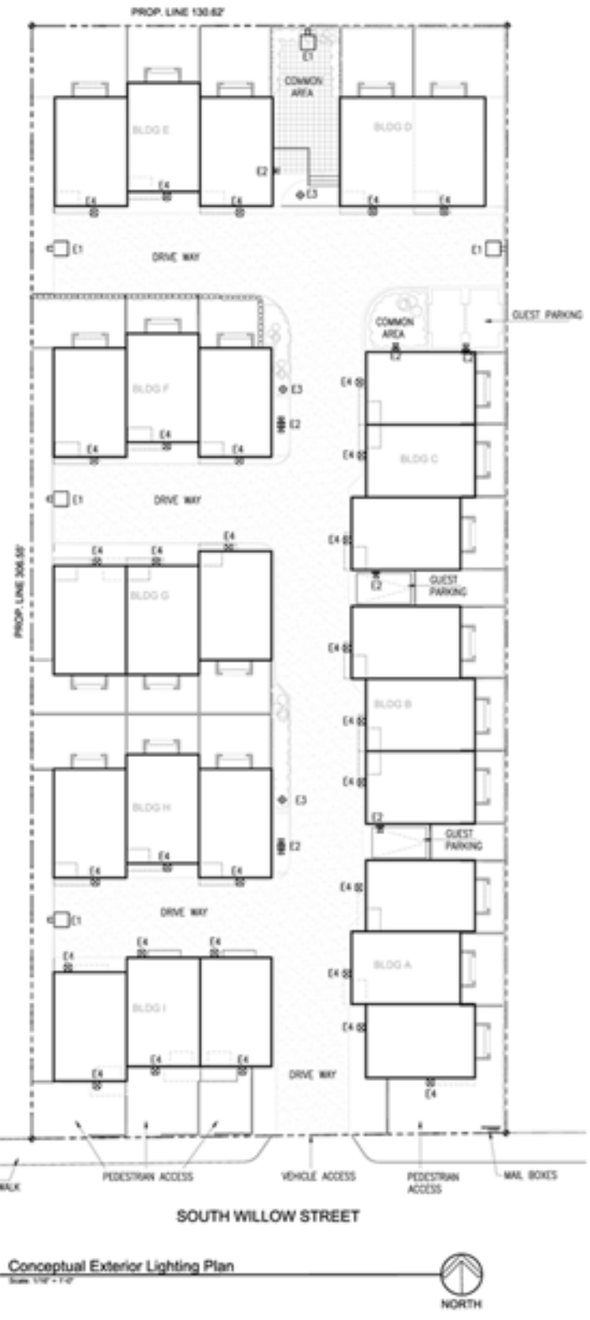

Conceptual Exterior Lighting Plan

P18 > DOMUS SMALL SERIES

Electrical Fixture Schedule

MK.	DESCRIPTION	MANUFACTURR / MODEL #	WATTS/FIXTURE	MOUNTING HEIGHT	COMMENTS
E1	SHOE-BOX FULL CUT OFF LIGHT FIXTURE	QUASAR CSB4400MH-QTSF-L	400 W	+12'-0"	SHIELDED
E2	EXTERIOR LIGHT	CRAFTMADE Z396-04 SMALL OVAL EXT. CAST ALUMINUM	60 W (MAX)	FLUSH MOUNT +8'-0"	SHIELDED
E3	EXTERIOR POLE LIGHT @ PEDESTRIAN ZONE	LUMEC, DOMUS SMALL SERIES MCL4175MAF-1	120 W (MAX)	FEATURES ONE OR TWO 1.66" ROUND ALUMINUM TUBES WELDED TO A CAST POLE ADAPTOR	SHIELDED
E4	EXTERIOR FACADE LIGHT	CHROME ROUND CAGE LIGHT	75 W (MAX)	+8'-0"	SHIELDED

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AccuLite

Quasar™ Parking, Roadway & Area Lighting
Magnetic Ballast

BLACK

Description

Engineered to provide a rugged, high performance luminaire that is both attractive and affordable. The Quasar™ luminaire provides the light control demanded by the specifier, while offering the end user reliability and long term economy. The Quasar™ luminaire is ideal for installation in a wide variety of facilities ranging from large shopping malls to small plazas; business parks, commercial complexes and office buildings; college and university campuses; and high or low rise apartment buildings.

Certification UL/C-UL Listed, CSA Certified

Features

"Dark Sky" Cut-Off Listed with the International Dark Sky Association as a full cut-off luminaire

Optics High-performance, segmented reflector • IES Type II, III, IV and forward throw distributions • Clear flat tempered glass lens

Construction One piece die cast aluminum housing • Permanently attached hinged door is secured with 4 bolts for maximum weather-proof integrity • Gasketed lens

Mounting Square pole bracket, yoke and slipfitter

Finish Baked polyester powder coat

Lampholder Specification grade porcelain, mogul base

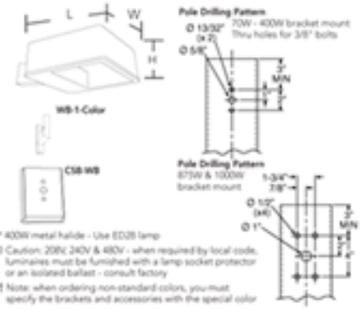
Ballasts Cool operating, the ballast is mounted directly to the cast housing for maximum heat dissipation • HPF ballasts are suitable for low temperature starting • Probe Start MH -30° C, Pulse Start MH -40° C, HPS -40° C

Ordering Information Example: CSB4400MH-QT-SF-L

Series	Lamp (Watts/Types)	Ballast	Mounting	Options Accessories
CSB4	400MH	QT	SF	L
Max 400W CSB2 - IES Type II CSB3 - IES Type III CSB4 - IES Type IV FT - Forward Throw 1000W CSB3 - IES Type III FT - Forward Throw	Pulse Start Metal Halide 70PS, 100PS, 150PS, 200PS, 250PS, 320PS, 350PS, 400PS*, 450PS, 875PS, 1000PS Probe Start Metal Halide 175MH, 250MH, 400MH*, 1000MH High Pressure Sodium 70HP, 100HP, 150HP, 250HP, 400HP, 1000HP	Magnetic - QT‡ - Quad Tap 120V, 208V, 240V, 277V - TT - Tri Tap 120V, 277V, 347V - 480 - 480V	Square pole bracket No suffix - Max 400W included 875-1000W - Order Separately - See Accessories below Round pole bracket - R - Indicate pole diameter - SF - Slipfitter - TRN - Yoke	Options See below

Dimensions

	EPA	L	W	H	Weight
70W - 400W	1.28 ft²	16 3/8"	16 3/8"	7 3/8"	86 lb.
875W - 1000W	2.70 ft²	23 3/4"	23 3/4"	10 1/4"	77 1/2 lb.



* 400W metal halide - Use ED28 lamp

‡ Caution: 208V, 240V & 480V - when required by local code, luminaires must be furnished with a lamp socket protector or an isolated ballast - consult factory

† Note: when ordering non-standard colors, you must specify the brackets and accessories with the special color

Options

Description	Suffix
Lamp With clear lamp	- L
Photocontrol Indicate line voltage Available 120/208/240/277/347V	- PC (volts)
Photocontrol Receptacle 480V Receptacle only, photocontrol supplied by others	- PCR
Fuse Holder Supplied with fuse On multi-tap ballasts indicate line voltage Single pole - Line to neutral Two pole - Line to line	- F1 - F2
Color† Bronze (Standard - add suffix to Accessories) Black White	- BZ - BL - WH
Designer Colors	Consult Factory

Accessories

Description	Catalog #
Mounting Arm 1000W, IES Type III 1000W, Forward Throw	CSB3-1000AM-color FT-1000AM-color
Vandal Shield Max 400W Models 1000W Models	CSB-LS400 CSB-LS1000
Wall Mounting Brackets Slipfitter mounting, 2" IPS (2 3/8" OD) For bracket mounted luminaires Bracket mounting, Max 400W	WB-1-color CSB-WB-color

Juno Lighting Group
Square D

SHOE-BOX FULL CUT OFF

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SEARCH: All Brands FOR GO! ADVANCED SEARCH

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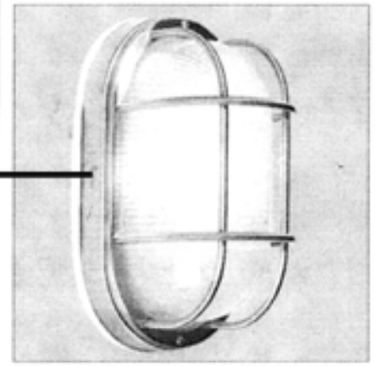

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Craftmade Z396-04 / Z396-05 / Z396-07 / Z396-56 - Small Oval Exterior Cast Aluminum Flush Mount

This Product Has Not Yet Been Reviewed - Write A Review

Cast aluminum outdoor lighting is a durable, and virtually maintenance free choice for your exterior lighting needs. With rust proof construction and thick glass, combined with classic style and finishes, this outdoor light is a high value choice for... (See Full Description)

OUR PRICE: $19.80 (Varies with options)
Original Price: $33.00
You Save: $13.20 (40%)
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Craftmade Z396-04 / Z396-05 / Z396-07 / Z396-56 - Small Oval Exterior Cast Aluminum Flush Mount

Part of the Cast Aluminum collection (View full Cast Aluminum collection)

Cast aluminum outdoor lighting is a durable, and virtually maintenance free choice for your exterior lighting needs. With rust proof construction and thick glass, combined with classic style and finishes, this outdoor light is a high value choice for illuminating your home's exterior.

Features:
- Cast aluminum body
- Finishes Available: Matte White, Matte Black, Rust, Stainless Steel
- Diffuser: Frosted Glass
- Bulb Type: One E Type
- Maximum Wattage: 60W
- Rust proof construction
- Dimensions: 8.5" H x 5.5" W x 4.75" D

About Craftmade:

Craftmade International, Inc. was founded in 1985 and based in Coppell, Texas. They design, distribute and market superior quality ceiling fans, light kits and related accessories. Craftmade's extensive product line includes 20 collections,127 models of ceiling fans and over 100 compatible lighting fixtures in a variety finishes. The design features of Craftmade ceiling fans make the line one of the most reliable, durable and energy efficient available today.

EXTERIOR LIGHT

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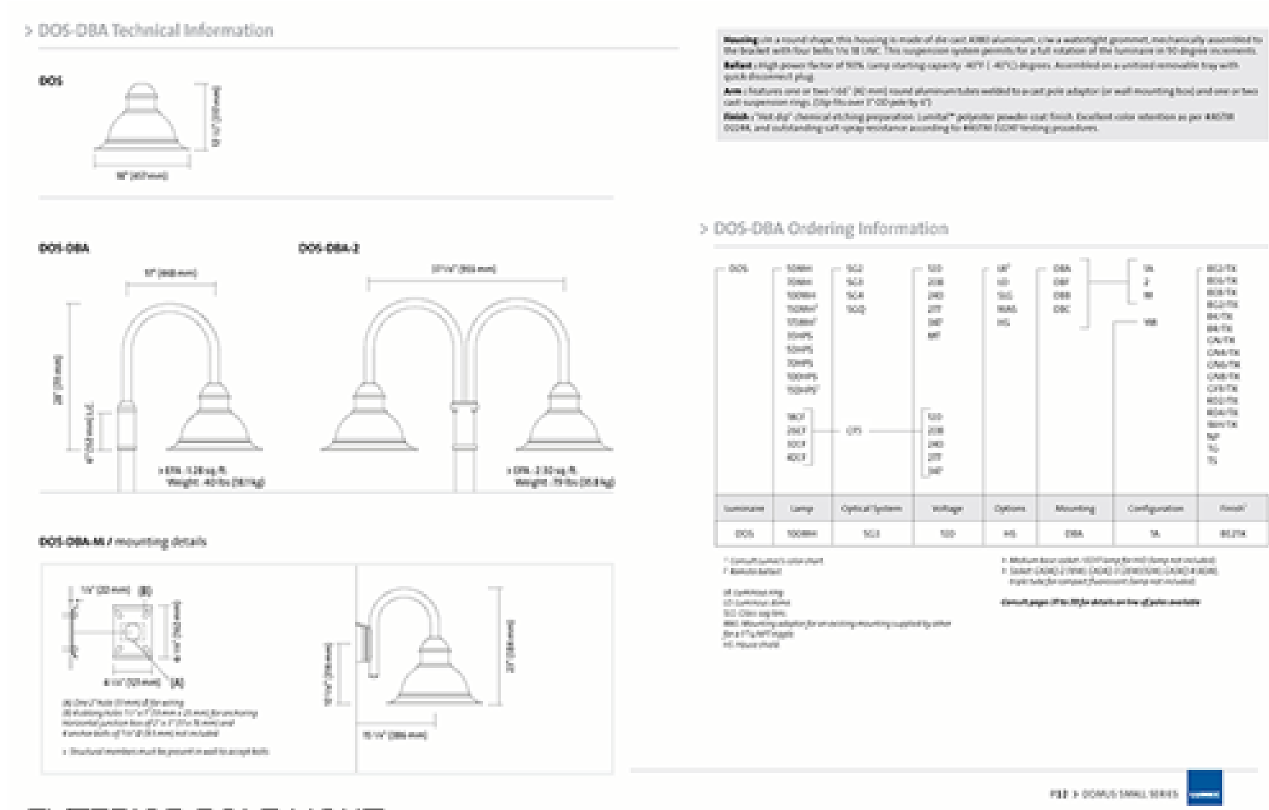
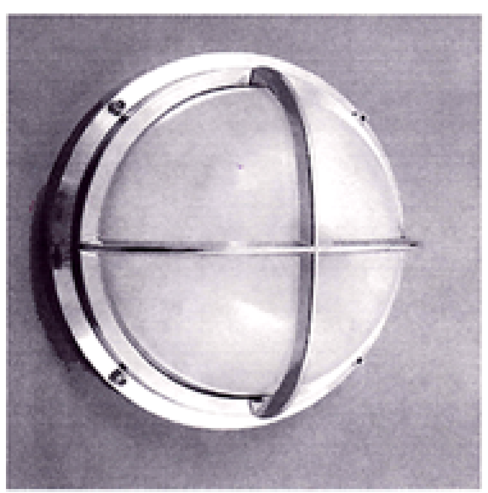


EXTERIOR POLE LIGHT

Chrome Bulkhead Light with Cross Bar from Shiplights.co

Categories > Lighting > Exterior Lighting > view all



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Where to Buy It

See full list of retailers

Product Details

Manufacturer's Suggested Retail Price:	$285.00; price varies by finish
Model:	B-3CUL
General Style:	Contemporary, Hip
Essential Properties:	ADA-compliant
Type:	Flush, Wall (Also available in Ceiling)
Material:	Brass

Chrome Bulkhead Light with Cross Bar from Shiplights.com , Model: B-3CUL

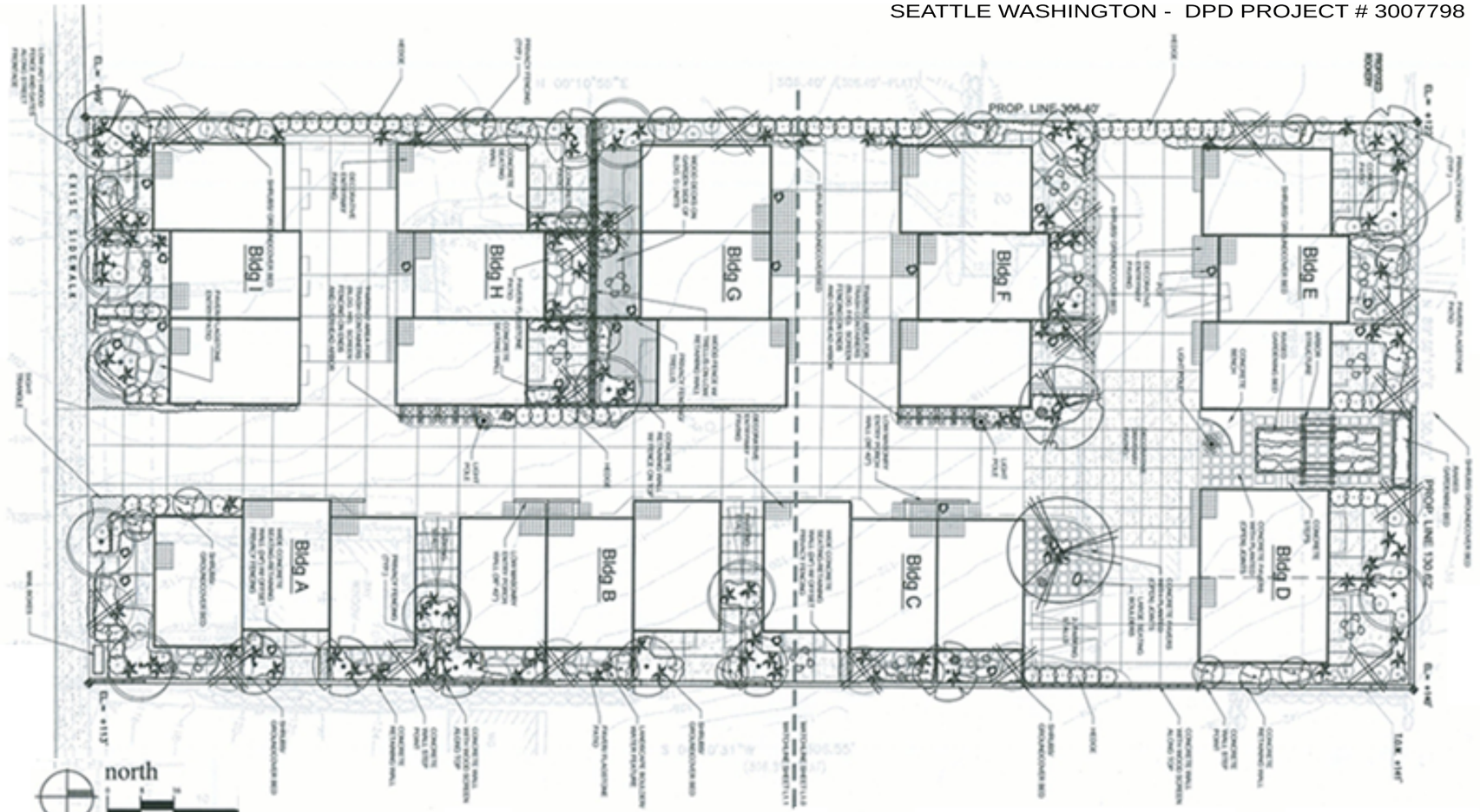
Color / Finish:	Chrome (Also available in Antique Brass, Antique Bronze, Antique Copper, Antique Nickel, Black, and 11 others)
Glass Type:	Frosted / Etched (Also available in Clear)
Electric Power:	100w
Application:	UL Wet
Number of Bulbs:	1
Lamp Type:	Incandescent
Dimensions:	4.8" Projection x 9.6" dia.

Lighting fixture for interior / exterior residential and commercial use. The light is UL Listed, suitable for wet location; and can be used indoors or outdoors. The light comes standard in unlacquered brass and polished chrome; over 10 custom finishes include oil rubbed bronze, satin nickel, pewter, antique brass, copper and more. Maximum Wattage: Wall Mount-100w Ceiling Mount-60w

Information Last Updated by Manufacturer: Feb 2008

FACADE LIGHT

LIGHTING F.3



Landscape Plan- Overall

East Elevation at East Property Line

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Landscape Plan- North Detail

A retaining wall and landscaping in form of large shrubs and garden trees are planned for the East property line. In additional there is privacy screens / fences set on the uphill side of the low retaining wall.
An area between building E and D has potential for a common area in the form of a play ground which can be available to all residents and children. In addition there is an area at the end of building C integrated with a few parking stall to make more easily accessible to more of residents.

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Landscape Plan- South Detail

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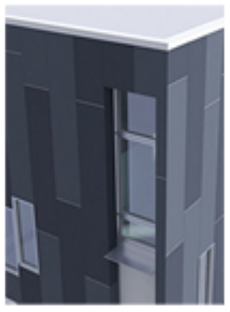

MATERIAL INSPIRATION

MATERIAL SAMPLES

HARDI PLANK LAP SIDING

HARDI VERTICAL SIDING

HARDI SHINGLE SIDING

COLOR SAMPLES

MOUNTAIN SAGE GREEN

BOOTHBAY BLUE

MONTERRY TAUPE

KHAKI BROWN

LIGHT MIST GRAY

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MATERIAL INSPIRATION

MATERIALSAMPLES

GAF-ELK TIMBERLINE
NATURE SHADOW
COLOR: WEATHERRED

HARDITRIM XLD 1” TRIM SMOOTH PLANKS
7/16”*, 3/4”* AND 1”*
COLOR: MEDIUM GRAY

7" SEAMLESS BOX GUTTER AND
DOWNSPOUTS
(STRAIGHT BACK OR FLANGE STYLE)
COLOR: BLACK

4“ SQUARE DOWNSPOUT

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SIDING COLORS:

BOOTHBAY BLUE

LIGHT MIST

KHAKI BROWN

MONTERREY TAUPE

MATERIALS:

JAMES HARDIE
HARDISHINGLE SIDING

JAMES HARDIE
HARDITRIM

JAMES HARDIE
HORIZONTAL SIDING

JAMES HARDIE
VERTICAL SIDING

Smooth

GAF-Elk
TIMBERLINE
NATURE
SHADOW

7" SEAMLESS
BOX GUTTER
& DOWNSPOUT

SOUTH ELEVATION FACED S. WILLOW STREET

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Guideline A1: Response to Site Characteristics
The sitting of buildings should response to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other nature features.

Response:
The proposed configuration takes into account the change in grade. Great care has been applied to the specific site design of each building and each residential entrance. Site sections from different plan locations illustrate the site relationships that are proposed. The site sections extend North, South, East and West to adjacent properties. The building site design is staggered in plan to allow light and spatial separation between the buildings. The areas between buildings will be landscaped as a contrast to the built forms.

Each building has features a similar palette of materials. The forms of the buildings are similar in scale but feature different roof forms and application of materials. The color and texture of the materials alternate from building to building.
available to all residents. See page G.1 and G.2 for the landscape architect's proposed design.

Guideline A2. Streetscape Compatibility.
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Response:
The buildings facing S. Willow Street feature porches at each unit, and a small entry court with a 4 foot high fence. The streetscape will include street trees and each entry will be landscaped in a sympathetic manner.

Guideline A3. Entrance Visible from the Street.
Entries should be clearly identifiable and visible from the street.

Response:
All units adjacent to S. Willow street have their primary entrances facing the street. See the landscape architect's plan for each front yard design. The access easement features unit entries that are recessed into the building. Each entry is unique by virtue of the fact that the grade changes from unit to unit. Each recessed entry will feature colors and materials that are within the palette of the project but uniquely applied to the specific unit.

Guidance A5. Respect for Adjacent Sites.
Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Response:
Site sections in the East West direction illustrate the relationship with the adjacent properties to the East. There exists a need to grade the site down along the East property line. This is necessary to allow the project to be accessible for emergency apparatus. This exigency reveals an opportunity for the project to be sited below the existing grade which benefits the properties to the East. A retaining wall and landscaping in the form of coniferous and deciduous trees are planned for the East property line. A setback of approximately 12 feet is proposed for 3 of the 4 buildings planned at the East side of the site.

Guidance A6. Transition between Residence and Street.
For residential projects, the space between the building and the side walk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Response:
The collaboration with out landscape architect has resulted in a series of proposed open space designs that range from public to private. The buildings are configured on the site in such a way as to provide a motor court side and a private open space side to each unit.

The motor court side of the each building is proposed to be paved in permeable surfaces with architectural paving. Changes in material will serve to define the area in terms of scale and texture. The formal entry to each unit is developed to be private and individual. Each unit entry features a recessed porch and sidelight to offer some individual presence to each home.

In contrast to the motor court, the individual open space for each unit will be divided by both grade change and wood fences with plantings as appropriate. These features are detailed in the landscape architect's drawings.

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Guidance A7. Residential Open Space.
Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Response:
After consultation with Seattle Public Utilities, it has become apparent that the garbage recycles and yard waste containers will be handled as individual households. We propose to house the containers in the garage of each unit. Regardless, we have planned for several areas between the buildings to be available to "gang" residents containers on collection day if desired.

An area between buildings "D" and "E" has potential for a common area of open space which can be available to all residents. This is, of course in addition to the private open spaces that are appurtenant to each unit in the form of decks and yards. Please see the landscape architect's proposed design.

Guidance B1. 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 near-by, less intensive zones. Project on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Response:
As indicated in A1 the site design has been illustrated in the site sections. Roof forms and fenestration patterns are sympathetic to the scale and texture of nearby buildings. The view from adjacent property owners to the East will mostly include landscaping and buildings with a variety of fenestration patterns.

Guidancde C1. Architectural Context.
New buildings proposed for existing neighborhood with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

The context of the area ranges in use. To the West are a series of light industrial buildings and 1960's vintage apartment buildings. The materials used on these buildings include "marblecrete", metal siding, and concrete masonry units. To the South exists a 1960's vintage apartment building which features "marblecrete" siding, single pane aluminum windows and a low slope roof; its' condition appears to be suitably patinated. To the East are several single family dwellings that are in varying states of condition, which feature mature landscaping.
To the Northeast is an existing church of indiscriminate style. Directly North is a single family residence which is sited approximately 10' higher than the proposed project.

In essence, the architectural context for the proposed project is mixed. It is a pastiche of indiscriminate and unrelated uses and styles. The most germane thing about the context is the scale of the buildings. Two to three story buildings are prevalent. The proposed bulk and scale of the townhouse project is similar in this regard.

The materials textures and colors that have been selected for this project are similar in scale to the adjacent buildings, however, the palette that is proposed is specific to the project and offers a respectful alternative to the existing context.

Guidance C2. Architectural Concept and Consistency.
Building design elements, detail and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Building should exhibit from and features identifying the functions within the building. In general, the roofline or top of the structures should be clear distinguished from its façade walls.

Response:
Additional drawings are provided for the Board's review.

Guidance C4. Exterior Finish Materials.
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture; pattern, or lend themselves to a high quality of detailing are encouraged.

Response:
Details will be provided at the design review meeting

Guidance C5. Structured Parking Entrance.
The presence and appearance of garage entrance should be minimized so that they do not dominated the street frontage of a building.

Response:
The street frontage on S. Willow Street as designed has no garage entrances.

Guidance D1. Pedestrian Open Spaces and Entrances.
Convenient and attractive access to the building's entry should be provide. To ensure comfortable and security, paths and entry area should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Response:
Please see comments at A1 and A7.

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Guidance D3. Retaining wall.

Response:
The retaining walls for the project will be used as a backdrop for landscaping. Please see the landscape architect's proposed design (G 1-3).

Guidance D6. Screening of Dumpster, Utilities, and Service Area.

Response:
Please see A7, regarding the SPU requirements.

Guidance D7. Personal Safety and Security.

Response:
As indicated in the response C5 there are no garage entrances on S. Willow street. The units facing S. Willow Street feature entrances and windows, which will facilitate the desired effect of "eyes on the street. Within the complex itself the access easement as proposed will feature shielded light fixtures and entrances of units facing the easement driveway.

Guidance E2. Personal Safety and Security.
Project design should consider opportunities for enhancing personal safety in the environment under review.

Response:
Detailed information regarding landscaping is included in the proposal.

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DEPARTURE REQUESTED: REAR SETBACK

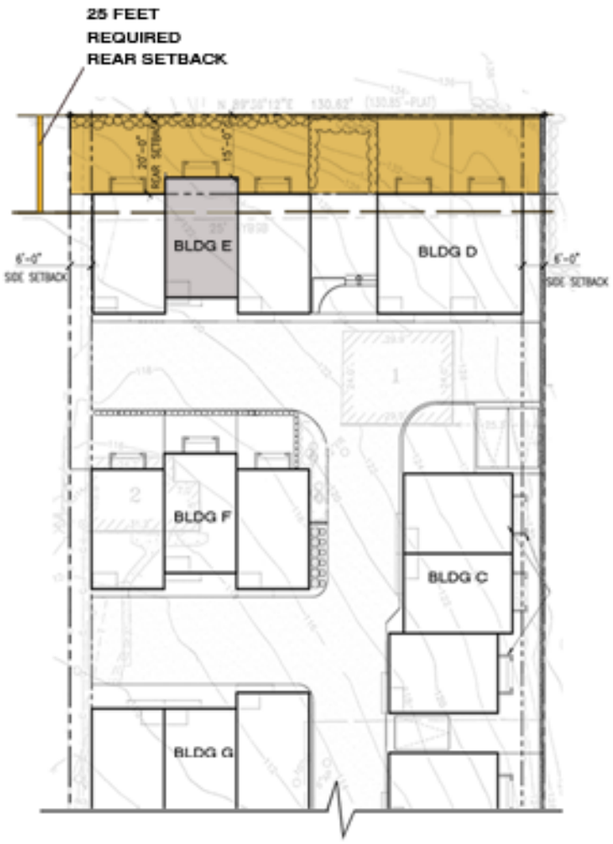
SMC 23.45.014B

Development standard requirement:
Rear setback for lowrise 3: twenty-five (25) feet or fifteen (15) percent of lot depth, which is less, but in no case less than fifteen (15) feet.
Rear setback required: twenty-five (25) feet

Request / Proposal:
The applicant is requesting a five feet (5'-0") reduction in required rear setback at the north side and ten (10'-0") reduction at the middel unit of building "E".

Justification:
The proposed reduction of the setback varies from 25' to 15' for the rear yard. The basic reason for the proposed reduction revolves around the intersection of the easement. This intersections serves as an opportunity for the residents to share in some sense of open space. We tried to give more emphasis to the space by making in larger than the minimum and we are treating it with architectural paving materials. Also, in compensation for the set-back reduction we intend to provide structured shelters for trash and recycling in addition to landscaping along the easement.

There is a planned community space that is directly linked to the easement area. It offers the residents a place to bring children, mingle. If there is interest, there is enough space to cultivate a small community garden.



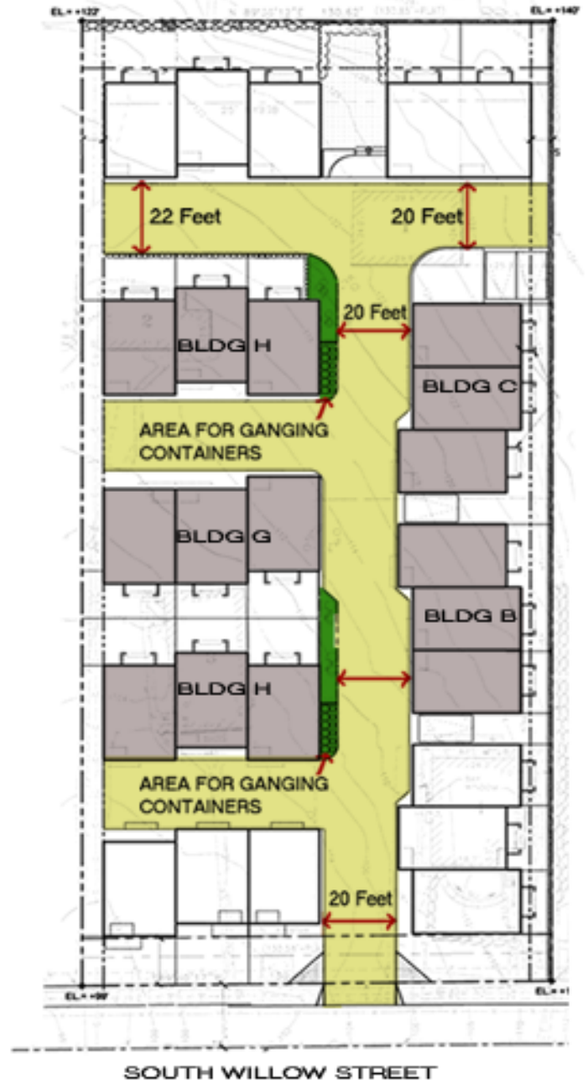
DEPARTURE REQUESTED: DRIVEWAY

SMC 23.53.025-d

Development standard requirement:
Vehicle access easement serving ten (10) or more residential units.
1. Easement with shall be a minimum of thirty-two (32) feet
2. The easement shall provide a surfaced roadway at least twenty-four (24) feet wide.

Request / Proposal:
The applicant is requesting a decrease to the required entrance vehicle access easement and the easement at the eastern rear of the lot to a twenty (20) feet wide access ease-ment, and tweenty-two (22) feet wide easement at the western rear of the lot.

Justification:
A 20-foot access driveway from S. Willow Street will allow more space to be given to the area for ganging the garbage containers along the driveway and allow for a landscape area as a buffer between the buildings B, C (with the parking stalls in between) and the buildings F, G, H.



NORTH

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DEPARTURE REQUESTED: 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 169 sf for unit b1,b2 (bldg b) and reduced to 173 sf for unit c2, c3 (bldg c).

Justification:
The trade off for the smaller rear garden open space is the modulated building facade that provides for a structured entry porch. The rear garden area will be treated as an interior courtyard/ picture window. The spaces would be carefully designed to thoughtfully scale the space with the use of natural flagstone paving, rock outcrop, soil berming, pots/ or water feature along with planting to produce an attractive scene. Space will be large enough to accommodate a bistro table/ chairs.

The common space is set up at the terminus of the alley/ driveway in the area of the site with the least vehicular activity. The two spaces are set up across from each other to visually/ functionally 'borrow' the intermediate space to create a larger usable space. The terraced gardening space, seating, light pole and distinctive paving will provide texture/ interest to the area. The sunny aspect will allow for vegetable/ flower gardening/resident interaction and casual gathering and play around the bench and seating rocks.

DEPARTURE REQUESTED: BUILDING DEPTH

SMC 23.45.011-Table A

Development standard requirement:
Maximum building depth for townhouses: 65% of depth of lot.

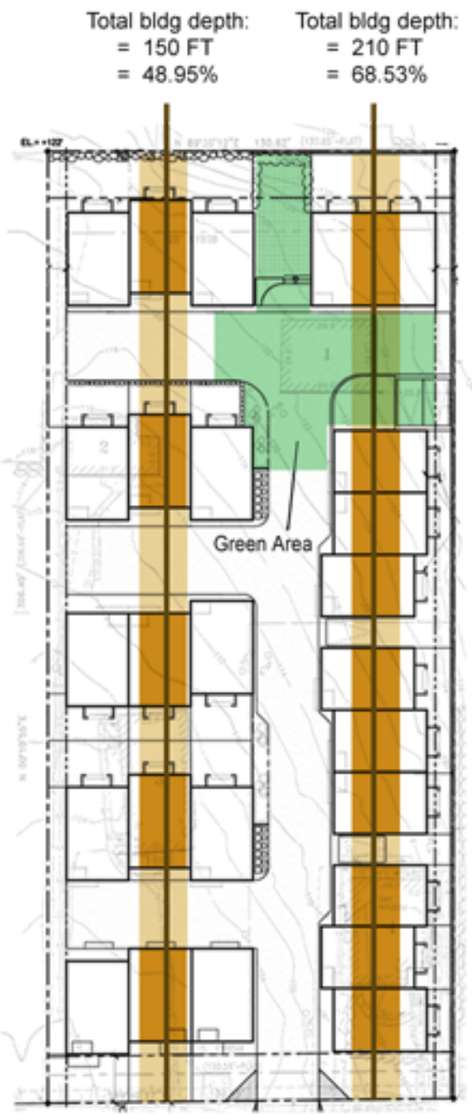
Request / Proposal:
The applicant is requesting that the maximum cumulative depth be 68.53% of depth of lot.

Justification:
The greatest building depth for the peoject is total of a series of homes along the East property line of the site. The departure is required in order to maintain the proposed siting of the project. It also allows the project to maximize opportunities for using the driveway equally and allows a more useable area for open space.

BUILDING DEPTH CALCULATIONS:

Max building depth for the site along the west property line (bldg E, F, G, H, I)
= (30' + 30' +30' + 30' + 30') = 150'-0"
= 48.95 % depth of lot.

Max building depth for the site along the east property line (bldg A, B, C, D)
= (60' + 60' + 60' +30') = 210'-0"
= 68.53% depth of lot.



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