DEVELOPMENT OBJECTIVES

From Attachment A, Part II: Application for Early Design Guidance

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc...

This site is located in the Beacon Hill Area at 4351 15th Avenue South. The site occupies 14,400 SF on the northwest corner of 15th Avenue South and South Oregon Street. There is an alley to the west and to the north is a single story retail structure with on-grade parking on the western half of the property.

The site is currently occupied by a vacant single story brick facade structure that was originally a grocery store and has had various recent tenants. The southern half of the property is on-grade parking that is accessed by both 15th Avenue South and South Oregon Street.

The site slopes mildly from east to west with the lowest point on the northwest corner of the lot. The southeast corner of the lot is approximately seven feet higher than the lowest corner. There are no existing landscaping or street trees.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site is zoned NC1-40 (Neighborhood Commercial 1 - 40 foot height limits). The FAR limit for mixed-use residential and non-residential is 3.25. 15th Avenue South and South Oregon Street are designated as secondary streets per SDOT. The site is not a part of any overlay designations, urban villages or has applicable neighborhood-specific guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc...

The adjacent property to the north is also NC1-40 zoned and the properties across the alley to the west are SF 5000 zoned. The NC1-40 designation in this area consists of 16 properties surrounded by SF 5000.

The development in the area is primarily single family residential with a mix of single and two story retail and multifamily residential in higher density zoning. Most have surface on grade parking. To the east are two larger structures, ASA Mercer Middle School and the VA Hospital that are both separate campuses with little visual or physical adjacency to the site. This will be the first new significant structure and redevelopment project in the area that fully utilizes the zoning allowable area and height. The project will have commanding territorial and Olympic mountain views due to the natural slope of the land to the east.

The site is uniquely located on a prominent corner situated between the growing Columbia City neighborhood and the redeveloping north Beacon Hill. It reflects the convergence of commuters and a well-established neighborhood. A local landmark is the popular produce store to the south east of the site. Nearby ASA Mercer Middle School and the VA Hospital are the largest developments in the near vicinity.

The site is well served by multiple bus routes on 15th Avenue South and South Columbia Way and will be a commuting distance of the future light rail stations in the Rainier Valley.

4. Please describe the proponent's development objectives for the site, indicating types of desired uses and approximate structure size(s), as well as any potential requests for departure from development standards.

The development proposes to construct a 4 1/2-story building on the site consisting of one level of retail, parking and residential lobby, one half level of alley accessed parking and three levels of residential with approximately 30 market rate housing units. See adjacent area breakdown and unit mix.

Vehicular access to the site will be from the alley for the majority of the residential users and from South Oregon Street for the retail users and some residential users. The two access points utilize the natural grade of the lot to make two levels of parking while maintaining curtil of traditional parking garages. It also will remove the existing curb cut and access from the more heavily trafficked 15th Avenue South.

The general massing intent of this development is to encourage pedestrian activity and access along 15th Avenue South and South Oregon Street with proposed retail space and the residential main entry from these two facades. The massing also purposely minimizes towards the street to provide a residential zoning with an open space terrace buffering the main structure from the alley and backyards of the less dense zoning.

No zoning departures are requested for the preferred scheme.

PROJECT DATA

SITE AREA
14,400 SF (NC1-40)

BUILDING FOOTPRINT
14,400 SF maximum allowable

MAXIMUM BUILDING HEIGHT
40 FT height limit (NC1-40) + 4 FT additional per 23.41.030 C3 + 4 FT allowance for parapets

RESIDENTIAL FLOOR AREA RATIO
14,400 SF x 3.25 = 46,600 SF per 23.47A.013, except from calculation, all press for floor area below existing or finished grade, whichever is lower

RESIDENTIAL UNITS
Total: 30 UNITS

UNIT MIX

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<tr>
<th>UNIT SIZE</th>
<th>Studio</th>
<th>1bd/1bh</th>
<th>2bd/2bh</th>
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<tr>
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<td>Level 3</td>
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<td>Level 4</td>
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<tr>
<td>E</td>
<td>6</td>
<td>9</td>
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TYPE A UNITS
2 required
2 ADA parking stalls required

AREA SF

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<th>Level</th>
<th>Parking</th>
<th>Retail</th>
<th>Amenity</th>
<th>Mezz</th>
<th>Core</th>
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<td>596</td>
<td>516</td>
<td>583</td>
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<tr>
<td>P1/01C</td>
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<td>6206</td>
<td>236</td>
<td>583</td>
<td>13147</td>
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</tbody>
</table>
| LEVEL 2 | 57 | 967 | 8054 | 306 | 4454 
| LEVEL 3 | 67 | 936 | 8054 | 1177 | 614 | 814 |
| LEVEL 4 | 67 | 936 | 8054 | 1177 | 614 | 814 |
| Totals | 11440 | 8206 | 236 | 573 | 4378 | 2492 | 47618 |

CENTS
19,34 | 5872
ZONING DATA

PROPERTY ADDRESS: 4351 15th Ave South, Seattle WA, 98108

SITE LOCATION: Corner lot at 15th Ave South and South Oregon Street

URBAN VILLAGE/NEIGHBORHOOD: N/A

SITE SIZE: 14,400 sf

SITE ZONING: NC1-40

PARCEL #: Parcel # 3679400970

LEGAL DESCRIPTION: 16-17-18 J Jefferson Park Division #2

FLOOR AREA RATIO 23.47A.013:
For structures containing both residential and nonresidential uses
40' x 3.25 = 14,400 sf x 3.25 x 40,800 sf

MAXIMUM BUILDING HEIGHT 23.47A.012:
40' height limit (NC1-40) + 4' additional per 23.47A.012 A1 + 4' allowance for parapets per 23.47A.012 D2

RESIDENTIAL AMENITY AREAS 23.47A.024:
Structures allowed in required setbacks. 1. Decks and balconies with open railings. 2. Eaves, cornices and gutters projecting more than eighteen (18) inches above grade. 7. Underground structures. 9. Dumpsters. (Not permitted within ten (10) feet of lot line which abuts residential lot. Setback Req. for Spec. Uses or Structures. 4. Where access to a loading dock is from the alley, and truck loading is parallel to the alley, a setback of twelve (12) feet shall be required, measured from the centerline of the alley. Maintained up to a height of sixteen (16) feet.

Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount of 5% of the total gross floor area in residential use. Gross Floor Area excludes areas used for mechanical equipment, accessory parking and residential amenity areas.

All residents must have access to at least one residential amenity area; Residential amenity areas may not be enclosed; Parking areas, driveways, and pedestrian access to building entrances, except for pedestrian access meeting the SBC, accessibility does not count as use, amenity areas; Common recreational areas must have a minimum horizontal dimension of at least ten (10) feet, and no common recreational area can be less than 250 sq ft. Private balconies and decks must have a minimum area of 50 sq ft, and no horizontal dimension shall be less than 6'.

PERMITTED USES 23.47A.204 CHART A:
Residential uses (in mixed use) is permitted outright. Retail Sales and Services (Personal and household retail sales and Services, Medical Services (conditional Use), Animal Services (excluding kennels and shelters), Auto, Retail sales and services (excluding towing services). Marine retail sales and services (excluding repair). Eating and drinking establishments (food over 75 SF conditional use, and Taverns and Brew Pubs conditional use in NC2 only); Lodging in NC3 only, Principal Use Parking, Non-household sales and services (business support services, sales, service and rental of office equipment), Offices; Entertainment Food and Beverage, Light manufacturing, Institutions, Parks and Playgrounds.

SETBACK REQUIREMENTS 23.47A.014:
Required along any rear line which abuts a lot line of a residential zones lot or which is across an alley from a residentially zoned lot. (Note: one-half alley width may be counted as part of the req. setback)

a. Zero (0) feet... structures thirteen (13) feet or lower.
b. Fifteen (15) feet... structures above thirteen (13) feet... to a max. of forty (40) feet.
c. For portions of structures above forty (40) feet in ht, an additional two (2) feet of setback shall be required for every ten (10) feet in excess of forty (40) feet.

One-half (1/2) alley width may be counted as part of the required setback.

No entrance, window, or other opening shall be permitted closer than five (5) feet to a residentially zoned lot.

PARKING REQUIREMENTS 23.56.015:
* None for first 2,500 SF of structure containing non-residential use.
* Multi-Purpose Convenience Store = 1 space for each 350 SF.
* Office, customer service = 1 space for each 550 SF.
* Restaurant = 1 space for each 200 SF.

BICYCLE PARKING 23.56.016:
ACCESS TO PARKING 423.47.032:
1/10 car parking spaces
In order of preference; 1) Alley, 2) Non-arterial access street, 3) Principal Pedestrian Street/Principal Arterial

Beacon Hill
SCALE: N.T.S.
APPLICANT: BRANDON SKINNER
ZONING 4351 15th Ave South, Seattle WA 98108
H+dit collaborative,lc
architecture + planning + design
3400 chimney avenue n.
Seattle Washington 98103
Tel: 206.343.0702 fax: 206.343.0702
PAGE # 2
DATE: 03.11.08
EXISTING USES: The site currently consists of a single-use, one-story building with parking on the South side of the lot. To the West is an alley and single-family homes. To the North is a single-use building with parking accessed from the alley.

TOPOGRAPHY: The site is gently sloped down to the alley from 15th Ave South.

ACCESS: The site is accessible from the South and East with curb cuts on South Oregon Street and 15th Ave South. The busy, main arterial is where South Columbia Way turns into 15th Ave South. The site is located just to the side of this main arterial and is shielded by a meander.

TREES: The site does not contain any trees. An empty planting strip exists on South Oregon Street.
CITY'S DESIGN GUIDELINES MOST APPLICABLE TO THIS PROJECT

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.

A-2: STREETSCAPE COMPATIBILITY
the siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3: ENTRANCES VISIBLE TO THE STREET
entries should be clearly identifiable and visible from the street.

A-4: HUMAN ACTIVITY
new development should be sited and designed to encourage human activity on the street.

A-5: RESPECT FOR ADJACENT SITES
buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-10: CORNER LOTS
building on corner lots should be oriented to the corner and public street fronts, parking and automobile access should be located away from corners.

B-1: HEIGHT, BULK AND SCALE COMPATIBILITY
projects should be compatible with the scale of development anticipated by the applicable Land Use Maps for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, 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 of the adjacent zones.

C-1: ARCHITECTURAL CONTEXT
new buildings 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.

C-3: HUMAN SCALE
the design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

D-7: PERSONAL SAFETY AND SECURITY
project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-12: RESIDENTIAL ENTRIES AND TRANSITIONS
for residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.
DESCRIPTION
4 story building consisting of 3 stories of residential with approximately 30 units over 6,000 sf of street level retail. Two tiers of parking at and below grade accessed from S Oregon St and the alley. Residential entry from S Oregon St.

ADVANTAGES
- Strong emphasis @ corner to create a visual landmark and entry marker
- Orientation of building to corner and public street fronts
- Retail and upper levels reinforce the main right of way activity
- Mass of building setback from adjacent lower density SF residential lots improves impact and natural light
- Landscaped terrace buffers residential units from potential development on adjacent lot and creates a green transition space to SF lots
- Dual automobile access points minimizes need for major excavation and site disturbance
- Oregon Street entry setback and landscape to minimize impact

CHALLENGES
- Ensure material selections are compatible w/ surrounding buildings
- Ensure with the sloped site all height requirements are met
- Minimize Impact of enclosed parking area to alley

DEPARTURES
- None

SCHEME 1
Beacon Hill
4351 15th Ave South, Seattle, WA 98108
EARLY DESIGN GUIDANCE
SCALE: N.T.S.
APPLICANT: BRANDON SKINNER
PAGE #12
DATE: 03.11.08
**VIEW FROM SOUTHWEST**

**DESCRIPTION**

4-story building consisting of 3 stories of residential with approximately 30 units over 6,000 sf of street level retail. Two tiers of parking at and below grade accessed from S Oregon St and the alley. Residential entry from S Oregon St.

**ADVANTAGES**

- Setback from main street corner may minimize sound impact on units
- Unique corner feature to add presence as a landmark
- Retail scale remains the same with adjacent property

**VIEW FROM SOUTHEAST**

**CHALLENGES**

- No street presence or emphasis to right of way
- Negative impact on adjacent SF residential lots with majority of mass on alley
- Heights would be difficult with majority of structure on bottom of slope
- Common space has noise impact and minimal views
- No entry delineation at retail

**DEPARTURES**

- Required for alley height and alley setback

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**ELEVATIONS**

- **north**
- **west (alley)**
- **south (s. oregon st)**
- **east (15th ave s.)**
**DESCRIPTION**

4 story building consisting of 3 stories of residential with approximately 30 units over 6,000 sf of street level retail. Two tiers of parking at and below grade accessed from S Oregon St and the alley. Residential entry from S Oregon St.

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**ADVANTAGES**

- Building setback from potential development at adjacent lot
- Strong corner element could be developed for landmark presence and entry element

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**CHALLENGES**

- Partial streetscape emphasis with mass at only a portion of the right of way frontage
- Building mass extends to alley and impacts adjacent SF residential - may be difficult to slope
- Common area completely blocked to the south - minimal light infiltration
- Main portion of building mass fronts secondary right of way

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**DEPARTURES**

- Required for alley height and alley setback

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**ELEVATIONS**

- north
- west (alley)
- south (S Oregon St)
- east (15th Ave S.)
1. Retail / Storefront existing at site and next door has a strong street presence with a lot of glass and recessed doorways. Located at edge of right of way.

2. Mixed-use buildings and Church directly across the street are made of brick.

3. Territorial Views are off to the west with the Olympic Mountain range in the background.

4. VA Hospital is the largest/tallest building in the area.

5. Asea Mercer Middle School has a substantial amount of brick.

6. Mixed-use building located across the street. Not a very good example of an NC1-40 development. Brick used along the first floor.

7. Sprute Family brick house on the other side of the alley.

**DESIGN CONTEXT SUMMARY**

This project will be the first in the immediate area to fully utilize the site zoning and lot capacity. A retail frontage with brick, storefront windows and awnings will create a strong street presence and appealing streetscape scale that lies into the neighborhood context. As retail runs along the 15th Avenue S, the residential entry is located along S Oregon St. By orientating the bulk of the residential units on 15th Avenue S and S Oregon St, the building’s mass decreases towards the adjacent residences to the West. Also, the presence of people living above these streets increases sidewalk safety by having eyes on the street.
- Responds to corner.
- Retail faces R.O.W.
- Awnings, materials, and landscaping encourage activity.
- Main building maximizes upper level setbacks to adjacent property.
- Strong corner articulation.
- Height within zoning allowable. Facade broken into smaller massing elements. Taller portion held back from SF zoning.
- Brick material and retail scale complements adjacent property.
- Residential density to R.O.W. to ensure safety of users and pedestrians. Well lit entrances and minimal hidden alcoves.
- Residential entry on secondary street with landscaped and protected foyer.
This new condominium project consists of 5 residential stories above grade level parking. Ample glazing throughout this thoughtfully designed floor plan allows for natural light to reach every part of the unit. The plans include a centrally located elevator for direct "New York" style access to each unit, decreasing building common space while maximizing privacy and convenience. The elevator will be equipped with key cards and call buttons for secure access by residents and visitors. Each floor features 2 side by side units with over 1500 gross square feet; 1350 interior square feet with a 150 square foot exterior deck facing the Puget Sound. These smart designs provide room, layout, and luxury more commonly found in units over 1600 square feet.

H+D Collaborative was established in Seattle in 2003 to provide a fresh vision for architectural, planning, development and interior design services for all project scales and types. In pursuit of this goal, there are no boundaries to their creative expression from the design of a logo to comprehensive construction documentation and administration. H+D's fundamental principle is an attempt to discover opportunities for design in every project with which they are associated. When approached with rigorous inquiry and artistry, architecture can enhance and redefine the relationship between individuals and their environment. H+D operates from the belief that everyone is entitled to buildings and spaces that support their activities, inspire their actions and delight their senses. In striving for their clients' satisfaction, they also seek to engage and educate the owners, clients and users in every aspect of the process of creating their environment.

This waterfront 3100 square foot home uses modern architecture to maximize the views of Hood Canal.

The MODA Condominiums project is a seven story 251-unit residential project with commercial uses at street level and three underground parking levels. The street front was designed to appear like three smaller buildings with intermediate roof top gardens separating the main residential masses. There is also a shared main roof top garden for the residents use.

This Mixed-Use high rise project features a landscaped ground floor retail plaza and 239 modern living condominiums with 5 levels of parking. The 12 story structure features private rooftop gardens, efficient, flexible unit plans, & floor to ceiling glass to max the view of the trade area. This design, a collaboration with Huntsman Architectural Group, enables a more affordable price point than is found elsewhere in downtown Bellevue. The junior 1-bedroom, two story penthouse & townhouse style units incorporate plenty of in-unit storage, European style kitchens, rolling wall panels and operable windows. Project amenities include environmentally responsible storm water management, green roofs, high efficiency appliances, and performance based building envelope / HVAC systems.

This residence combines Contemporary and Modern aspects to create a striking home that maximizes the square footage of a small 300 wide lot. The main floor consists of an open living room, dining room, kitchen and den. The floors are connected by a custom steel and concrete staircase that exits at a rooftop deck with views to downtown Seattle.

Beacon Hill
EARLY DESIGN GUIDANCE
APPLICANT: BRANDON SKINNER
4351 15th Ave South, Seattle, WA 98108

EXAMPLES OF WORK EXPERIENCE
PAGE # 18
DATE: 03.11.08

H+d Collaborative, LLC
architecture + planning + design
3400 chimney avenue n.
seattle, washington 98103

fax 206.345.0702