

EARLY DESIGN GUIDANCE: 8601 8th AVENUE SOUTH / DPD PROJECT #3009245 / JULY 24th, 2008

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attachment a: part ii

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

The site is located at the corner of 8th Avenue S and S Cloverdale Street in South Park, with 95' of frontage on 8th Avenue S and 150' on S Cloverdale Street. The site is comprised of two lots; the west lot extends to the unimproved alley to the south of the site. The existing site has a two-story structure on the corner of 8th and Cloverdale, currently occupied by a single family. Topographically the site is nearly flat.

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

The site is zoned NC2-40. Overlay is the South Park RUV (Residential Urban Village).

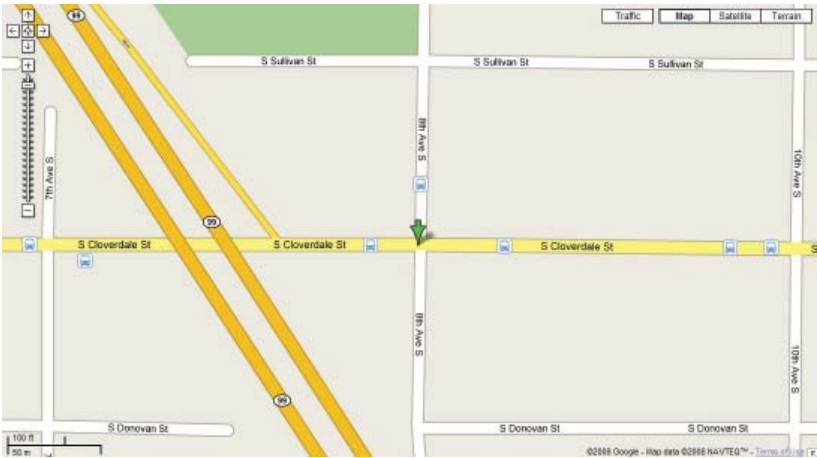
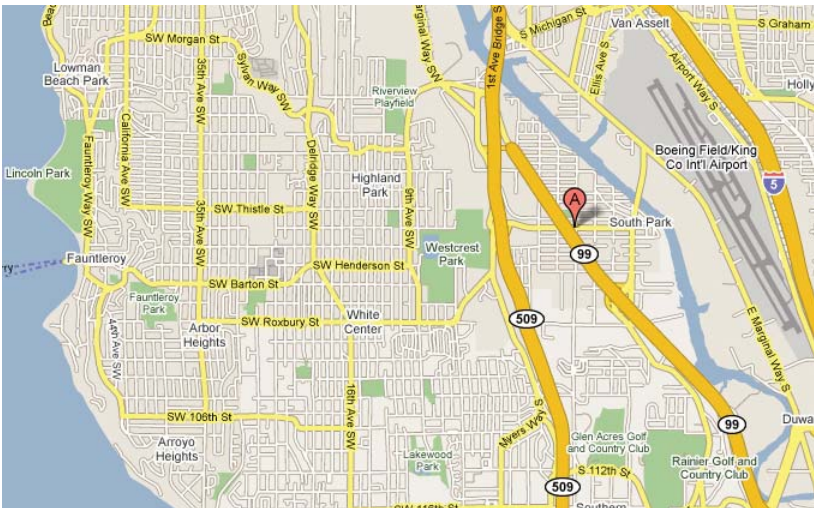
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site, and overall neighborhood, is currently underdeveloped. Adjacent zoning is NC2-40 to the south and west, as well as NC2-40 across the street on both sides. Neighboring developments are a mixture of single-family residences, apartment buildings, townhomes, and public facilities (library, fire station, small religious establishments, and park) with no consistent architectural or siting pattern. The site is located in close proximity to Freeway 99, with the west corner adjacent to the steep-sloped landscape strip for the highway.

4. Please describe the proponent's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The proposal is for a three-story (with mezzanine) mixed-use development with approximately 6,500 sf of ground floor commercial space, 19 dwelling units on levels 2 to 3, private and common roof decks, and surface parking for 20 vehicles. The overall height of the structure is 42'. The developer seeks to retain the existing structure if they can meet the development objectives. Departures are being requested for residential amenity area minimum dimensions (please see page 15).

vicinity map



project information

Address: 8601 8th Ave S
APN: 7883602745 & 7883602756
DPD#: 3009245, 6176864
Zoning: NC2-40
Overlays: South Park RUV
Lot Area: 14,647 (combined)
FAR: 3.25 = 47,602 SF Buildable Area

Owner: 8601 South Park, LLC
1916 23rd Ave. S
Seattle, WA 98144
Contact: Chris Pardo

Architect/Applicant: Pb Elemental Architecture
1916 23rd Ave. S
Seattle, WA 98144
Contact: Neha Jain

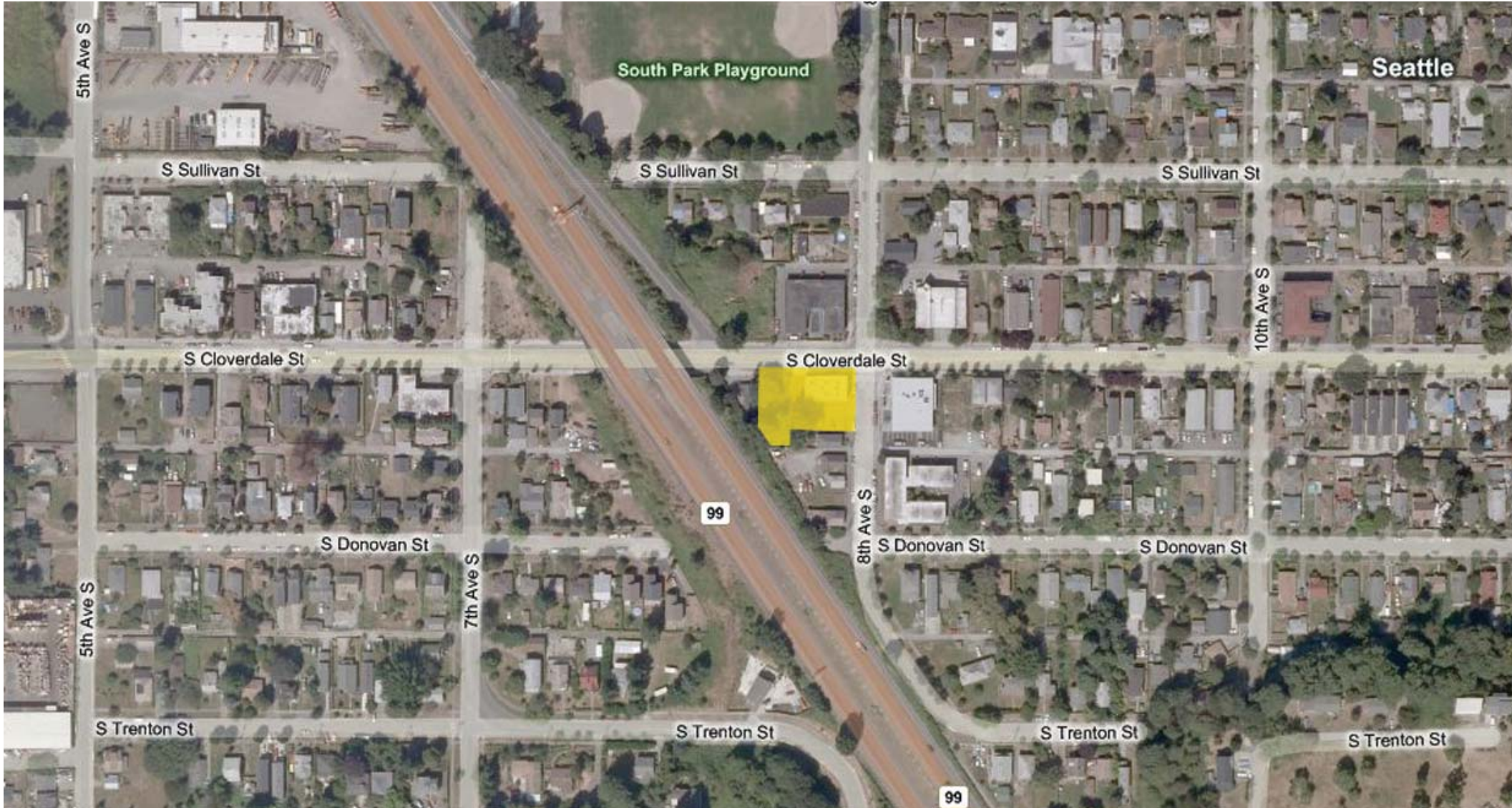
urban analysis

TOPOGRAPHY

The site itself is nearly flat; the proximity to highway 99 however creates a steep landscaped slope adjacent to the southwest corner.

SOLAR ACCESS

Because of the relatively low-rise existing developments around the area and the corner location, both the 8th (West) and Cloverdale (North) street frontages have good solar access. The proximity of freeway 99 and the lot orientation/streetscape, make the North and East orientations most desirable in terms of massing and openings. The South and West sides of the site also have good solar access, with opportunities for ventilation and heat gain.



Looking West on Cloverdale: Freeway 99



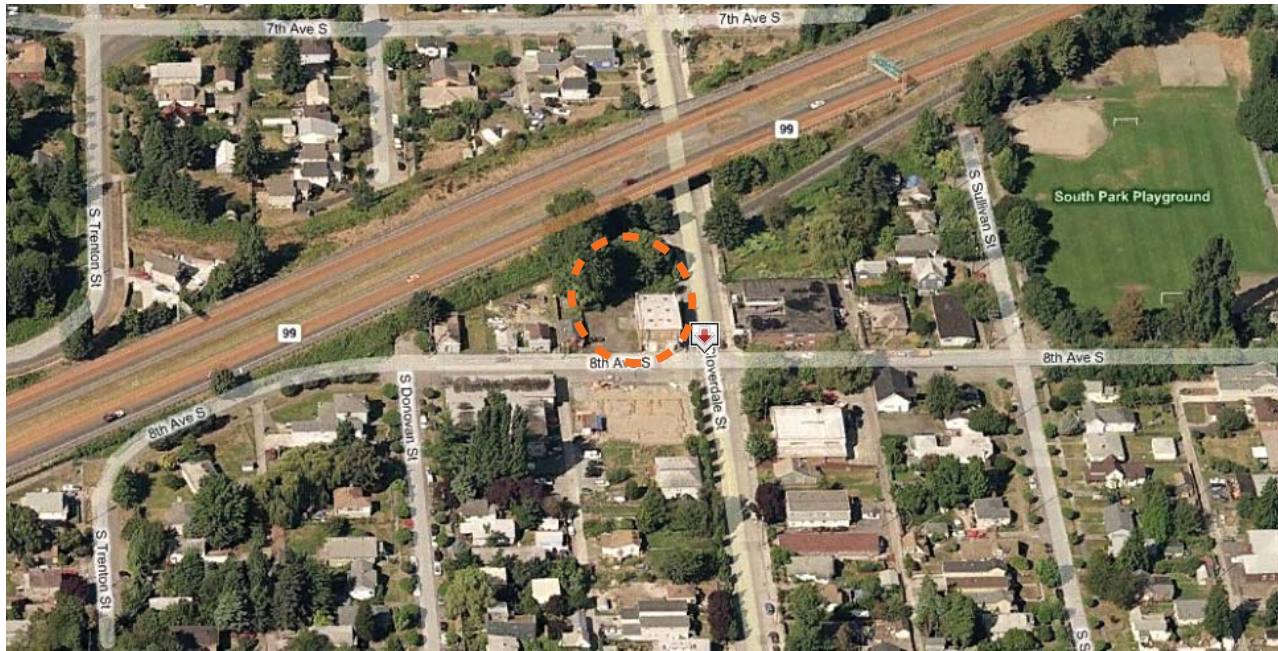
Looking East on Cloverdale: Fire Station



Looking North on 8th: Residential Neighborhood



Looking South on 8th: Residential Neighborhood



Aerial View: Looking West



Aerial View: Looking South



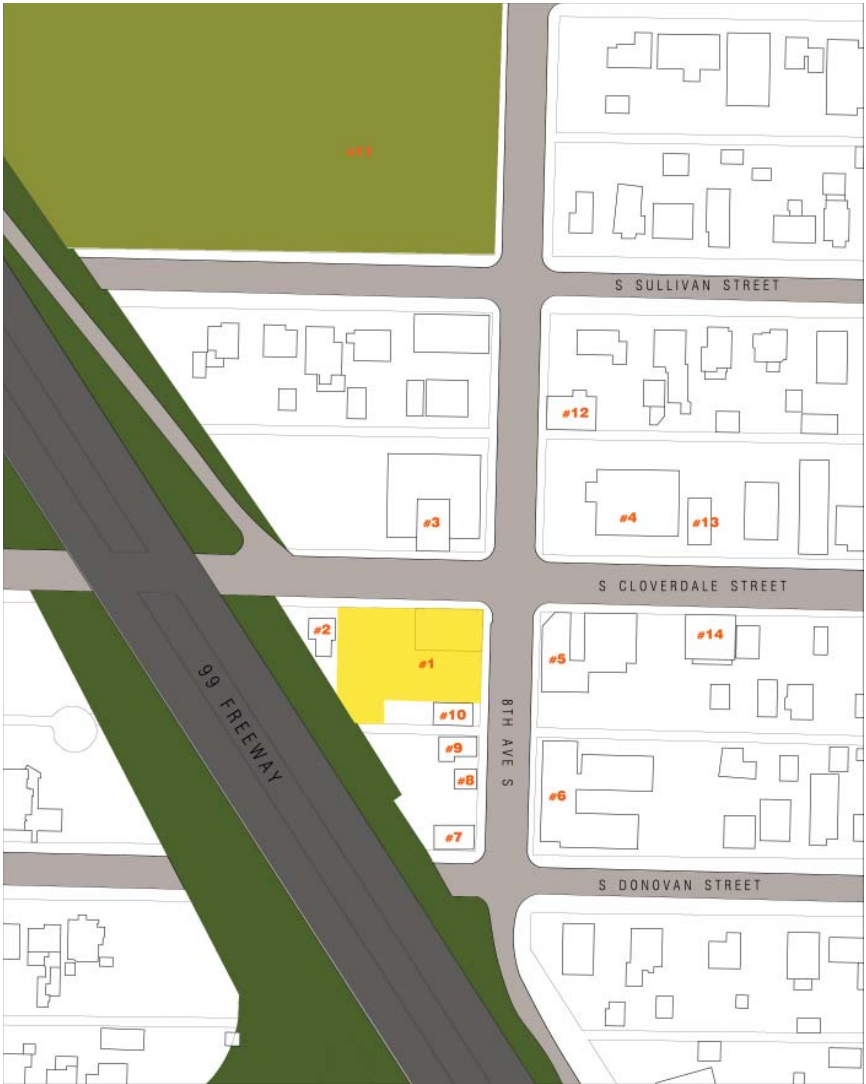
Aerial View: Looking East



Aerial View: Looking North

NEIGHBORING DEVELOPMENT

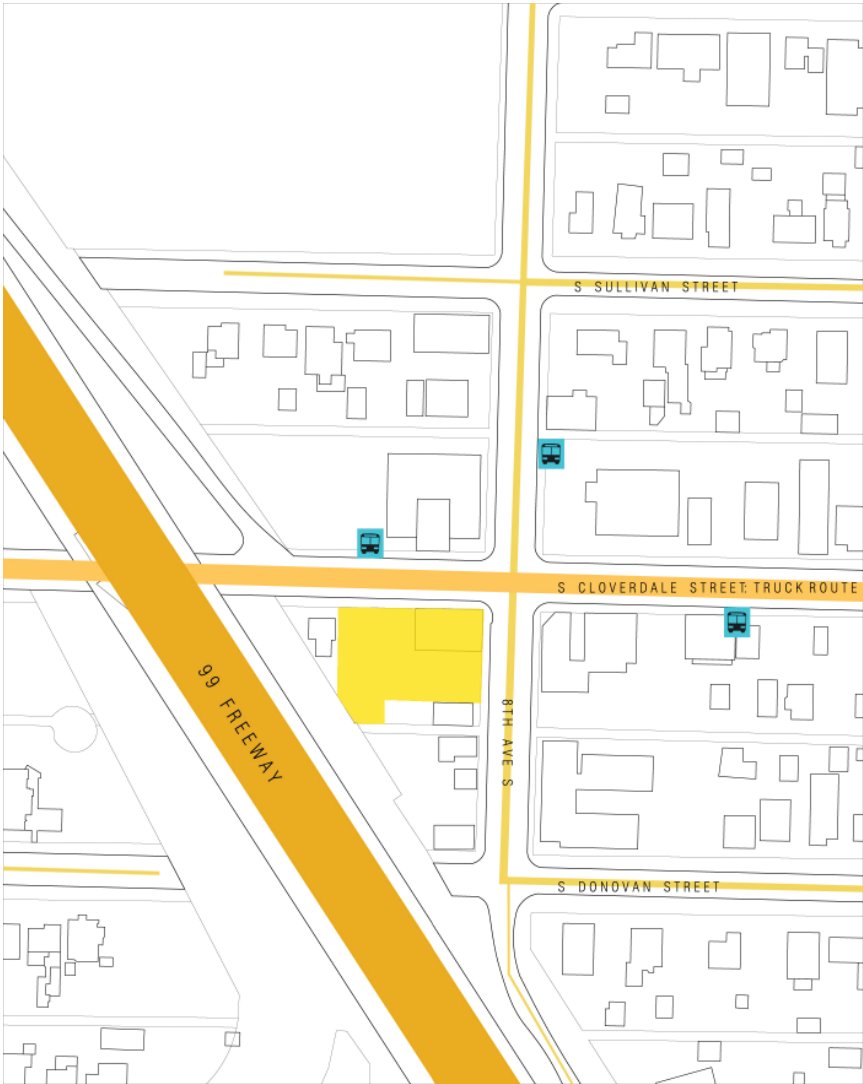
The site is in a primarily residential neighborhood within the immediate 2 block vicinity, although there are a few community buildings--the library, fire station, and two small scale religious establishments--in close proximity. Also, within walking distance is the South Park Playground. Other buildings are a mix of apartments and single family residences. Further west of Cloverdale are more commercial buildings and business establishments. Immediately adjacent to the site in the same NC2-40 zone are two single family residences.



- #1 Site
- #2 Single Family Residence
- #3 Apartments
- #4 Fire Station
- #5 Seattle Public Library South Park Branch
- #6 Donovan Apartments
- #7 South Park Tongan Assembly of God
- #8 Single Family Residence
- #9 Single Family Residence
- #10 Single Family Residence
- #11 South Park Playground
- #12 South Park Missionary Baptist Church
- #13 Townhomes
- #14 Apartments

ACCESS & TRANSPORTATION

S Cloverdale Street is quite a busy/noisy street because of its close proximity to Freeway 99; it is also a Principal and truck route. 8th Ave S is less busy and becomes relatively quiet south of Cloverdale. There are 3 bus stops less than a block away from the site; lines are the 60 to Downtown/White Center and the 131, 132 & 134 to Downtown/Burien.



#5



#3



#6

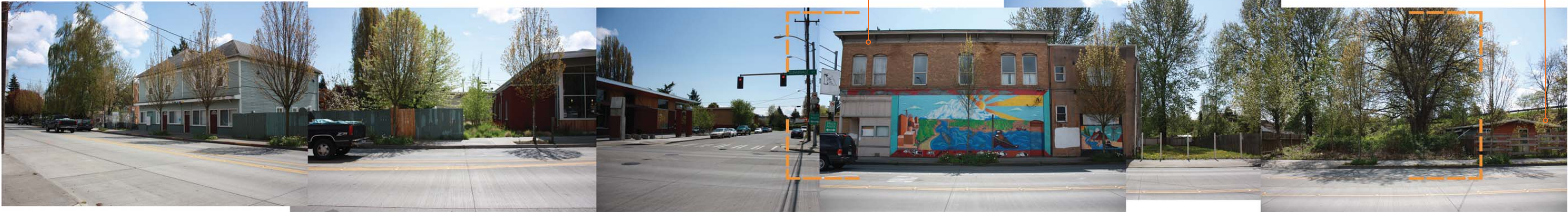


#7



#11

site photos



Existing 2-story brick building

Existing adjacent single family residence

Cloverdale Elevation



Existing Unimproved Alley



Existing Lot



Existing Interior Stair



Existing Mural



Existing Cornice

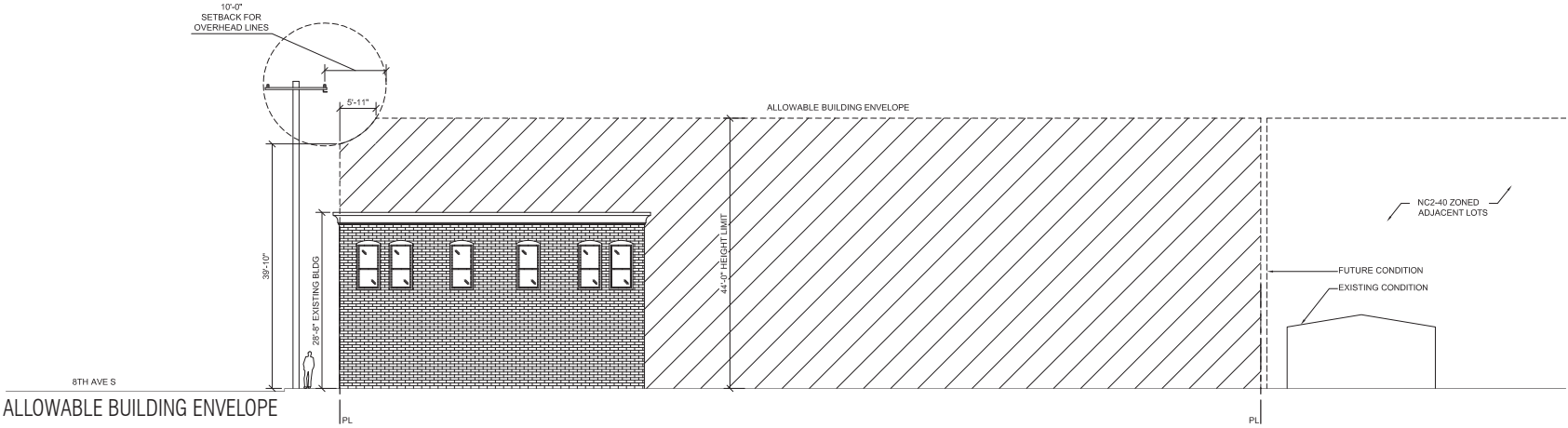
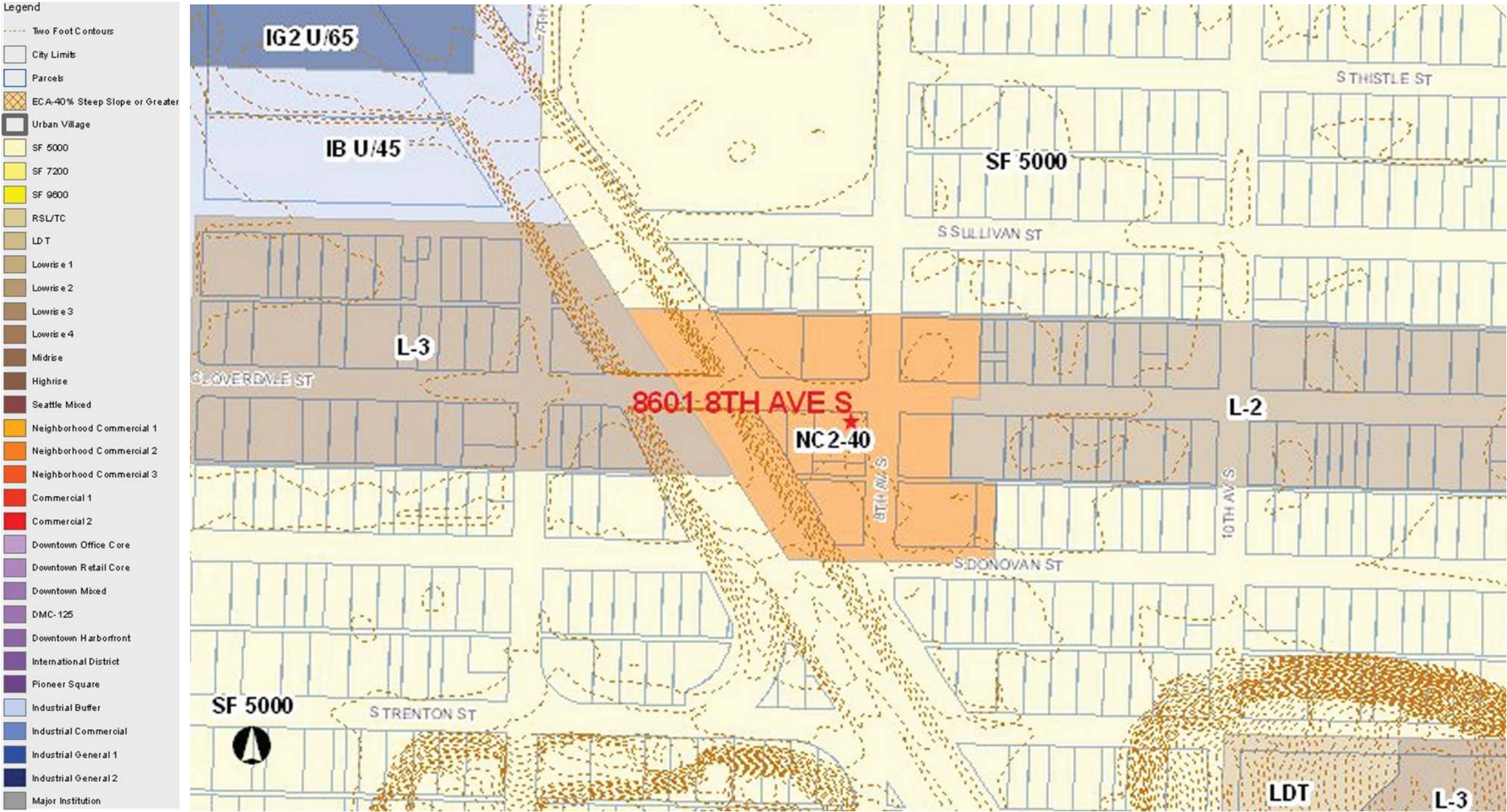


Existing adjacent single family residence

Existing 2-story brick building

8th Elevation

zoning analysis



RELEVANT ZONING CODES: NC2-40

SMC 23.47A.004	Permitted and prohibited uses: Chart A: (C) Commercial Uses (i.e restaurants, cabarets, sales and sevice)s (F) Live-work Units (J) Residential Uses
SMC 23.47A.005	Street Level Uses Section C: In NC zones in new structures, street level parking must be separated from the street level, street facing facade by another permitted use
SMC 23.47A.008	Street Level Development Standards Section B2: Transparency a) Sixty (60) percent of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk shall be transparent. Section B3: Height and depth of nonresidential space. The following provisions apply to new struc tures or new additions to existing structures: a) Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15)feet in depth from the street-level street-facing facade, except that if the street-facing facade and depth requirements result in a space greater than fifty (50) percent of the structure’s footprint, the Director shall modify the street-facing facade or depth requirements, or both, to reduce the space to fifty(50) percent of the structure’s footprint. b) Nonresidential uses at street level must have a floor-to-floor height of at least thirteen (13) feet.
SMC 23.47A.012	Structure Height Section A: Maximum Height = 40’ per Official Land Use Map 1. In zones with a thirty (30) foot or forty (40) foot mapped height limit a) the height of a structure may exceed the otherwise applicable limit by up to four (4) feet, subject to subsection A1c of this section, provided the following conditions are met: (a) A floor-to-floor height of thirteen (13) feet or more is provided for nonresidential uses at street level
SMC 23.47A.013	Floor area ratio Section B, Chart A 2) For structures containing both residential and nonresidential uses, FAR = 3.25= 47,602 SF
SMC 23.47A.014	Setback requirements <i>NC2-40 Zoning on all sides of site, no setbacks required</i>
SMC 23.47A.016	Landscaping and Screening Standards Section A2: GreenArea Factor Requirement. Landscaping that achieves a green factor score of 0.30 or greater is required Section B: Street tree requirements Section D1: Surface parking areas a) Landscaping in surface parking areas for 20-50 parking spaces = 18 SF/parking space b) Trees in surface parking areas (1) One (1) tree is required for every ten (10) parking spaces c) Screening of surface parking areas (1) Three (3) foot high screening is required along street lot line

SMC 23.47A.024	Residential Amenity Areas Section A: 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 equal to five (5) percent of the total gross floor area in residential use, except as otherwise specifically provided in this chapter. Gross floor area, for the purposes of this subsection, excludes areas used for mechani cal equipment,accessory parking and residential amenity areas. Section B. “Required residential amenity areas must meet the following conditions, as applicable: 1. All residents must have access to at least one residential amenity area; 2. Residential amenity areas may not be enclosed; 5. Private balconies and decks must have a minimum area of sixty (60) square feet, and no horizontal dimension shall be less than six (6) feet.
SMC 23.47A.027	Landmark Districts and designated landmark structures.
SMC 23.47A.029	Solid waste and recyclable materials storage space Section A, Table = 175 SF (upto 50,000 sf commercial)
SMC 23.53.015	Improvement Requirements for existing streets in residential and commercial zones. Section D3: Exceptions from required street improvements f) One (1) or more substantial principal structures on the same side of the block as the proposed project are located in the area needed for future expansion of the right of way and the structure(s)’ condition and size make future widening of the remainder of the right of way unlikely.
SMC 23.53.030	Alley Improvements in all zones
SMC 23.54.015	Required Parking Section A, Chart B, Subsection B, Line L, Residential uses in commercial zones = 1 space for each dwelling unit Section D: Parking waivers for nonresidential uses. 2. In all other commercial zones and in pedestrian designated zones for uses not listed in Chart D, no parking is required for the first one thousand five hundred (1,500) square feet of each business establishment.
SMC 23.54.030	Parking Space Standards Section B: Parking Space Requirements. The required size of parking spaces shall be determined by whether the parking is for a residential, nonresidential, or live work use. In structures containing both residential and either nonresidential uses or live-work units, parking that is clearly set aside and reserved for residential use shall meet the standards of subsection B1 1. Residential Uses b) When more than five (5) parking spaces are provided, a minimum of sixty (60) percent of the park ing spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty (40) percent of the parking spaces may be striped for any size

site analysis



TOPOGRAPHY

Nearly flat site with a steep landscaped slope adjacent to the southwest corner (freeway 99)

EXISTING STRUCTURE

The existing brick structure is a significant factor in the development and will be maintained as much as possible. Originally built in 1905 as a mixed use commercial/residential structure, the two story brick building has a two story wood addition, built in 1994, off the west end. The site has been surveyed as a “historical site” by the Department of Neighborhoods and may be a potential landmark. Per initial discussions with Landmarks Preservation Board and Land Use, this designation will be made only after a nomination has been submitted. Also, an existing mural covers half of the brick facade on Cloverdale. The mural was temporarily allowed by the current owner 5 years ago per the request of SPARK (funded by the city) to cover up “ugly gray paint” by the previous owner.

EXISTING TREES

Per the survey, there are a few trees that *may* be deemed exceptional; one 12” Cascara Buckthorn, and two 18” Maples.

NEIGHBORING DEVELOPMENTS

The Library, directly opposite the site on 8th, is the most prominent neighboring development. The objective is to foster community spirit and development through the relationship of both projects.

FREEWAY 99

Located adjacent to the southwest edge of the site, the freeway presents a challenge in dealing with traffic and noise issues.

CLOVERDALE AVE S

Busy street with frequent automobile, bus, and truck traffic. High visibility.
3’-0” street dedication per SDOT Street Improvement Manual (existing building exempt, under zoning code)

8TH AVE S

Quite, mostly residential developments
Power lines running north/south. Per initial discussions with Seattle City Light, a setback of a 10’ arc from the power line closest to the property must be maintained.

ALLEY

Unimproved 10’ alley; 3’-0” alley dedication per SDOT Street Improvement Manual
Qwest telephone/cable pole located in the current unimproved alley

SOLAR ACCESS

Primarily North and East street frontage; but good solar access on Southern side

PEDESTRIAN ACCESS

Preferred access on 8th because of increased noise/activity on Cloverdale

VEHICULAR ACCESS

Inappropriate off of Cloverdale
Entry off of 8th would detract from commercial component
Entry off of 10’ unimproved alley requires improvement

BUILDING MASS

Desire to address both Cloverdale and 8th in terms of frontage; desire to address freeway in terms of noise impact.

AMENITIES

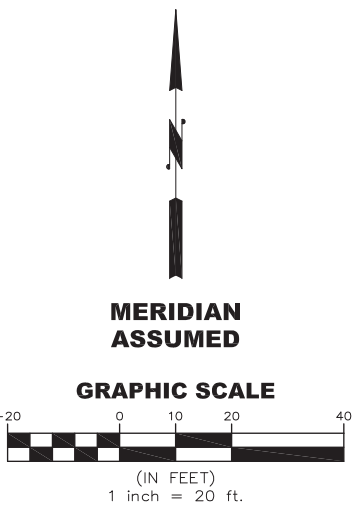
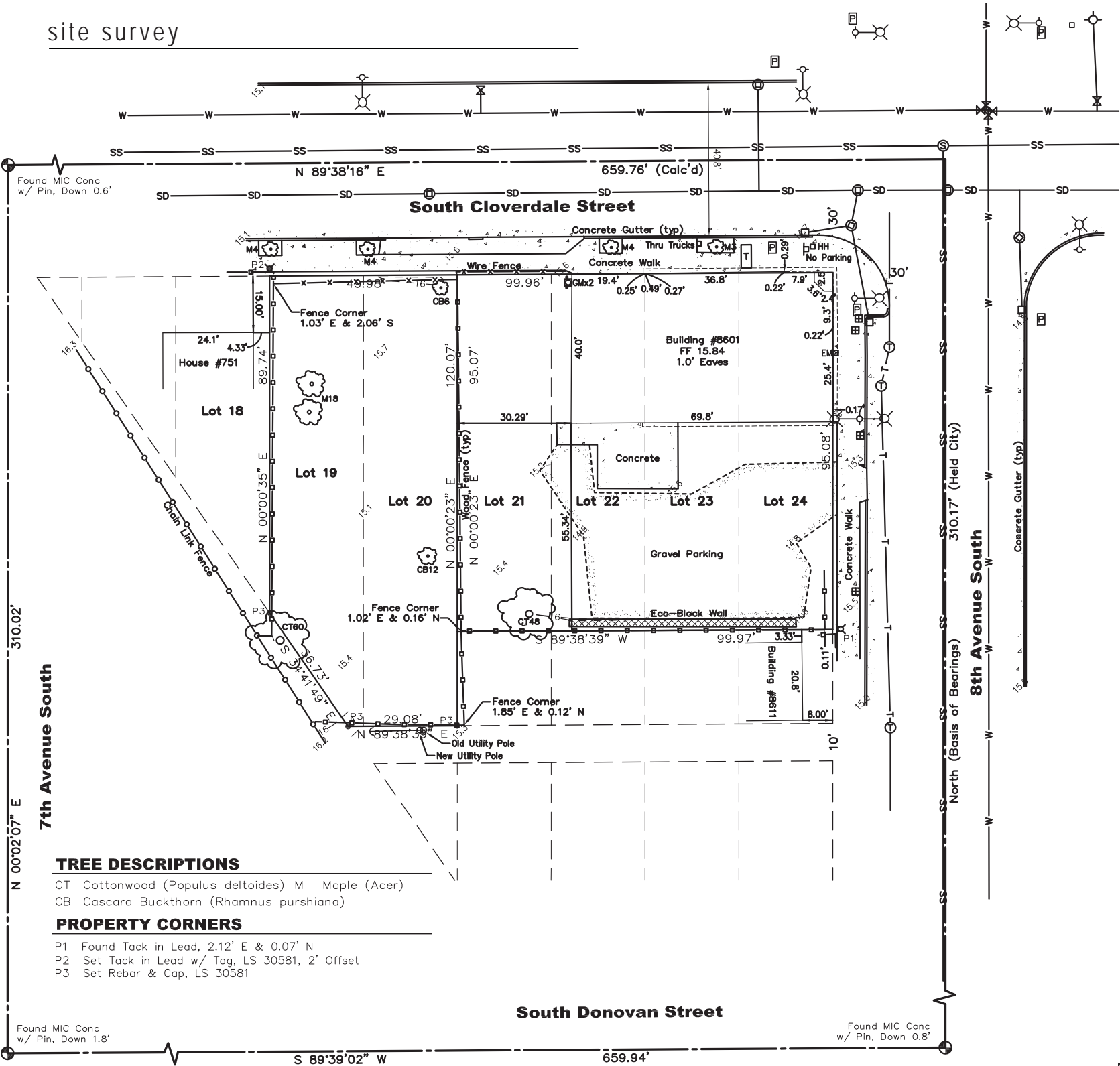
South Park Playground and Community Center one block north on 8th & Sullivan
South Park Library directly opposite site on 8th & Cloverdale
Fire Station directly diagonal from site on 8th & Cloverdale



SOUTH PARK
ADAPTIVE
RENEWAL

< 8 >
SITE
ANALYSIS

site survey



LEGAL DESCRIPTION

LOTS 21 THROUGH 24, INCLUSIVE, IN BLOCK 14 OF SOUTH PARK ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE(s) 87, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE SOUTH 25 FEET THEREOF.

ALSO

LOTS 19 AND 20, BLOCK 14 OF SOUTH PARK ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE(s) 87, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES BY DEED RECORDED UNDER KING COUNTY AUDITOR FILE NUMBERS 4832455 AND 5313070.

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON MARCH 20, 2008.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM – NAVD 88
CONTOUR INTERVAL – 2 FEET

BENCH MARK: POINT NAME: SNV-5286 "Set Brass Cap stamped 5286, 10' E of bkcw & 0.3' S of bkcw @ NE cor int 10th Ave S & S Cloverdale St opp FH (8500 blk)" Elev: 16.775.

SURVEY IN THE:
S.W. 1/4, N.E. 1/4 SEC. 32 TWP. 24N., RGE. 4E., W.M

RECORDING CERTIFICATE

Filed for record this ____day of____
20__at____.M in Volume____of Surveys
on Page____, Records of ____KING____ County,
Washington at the request of BRENT EBLE

Auditor Deputy Auditor

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of PB ELEMENTAL
in APRIL, 2008.

Certificate Number 30581



RECORD OF SURVEY

PB Elemental
8601 8th Avenue South
Seattle, WA 98108

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY:
HMM
CHECKED:
BLE
PROJECT:
08890
DATE:
4/29/08

SHEET
1
OF
1

massing altenatives

SCHEME A: code compliant

AREA
Allowable FAR: 47,602 SF
Provided: 45,600 SF

ENTRIES
Pedestrian: Cloverdale
Vehicular: 8th

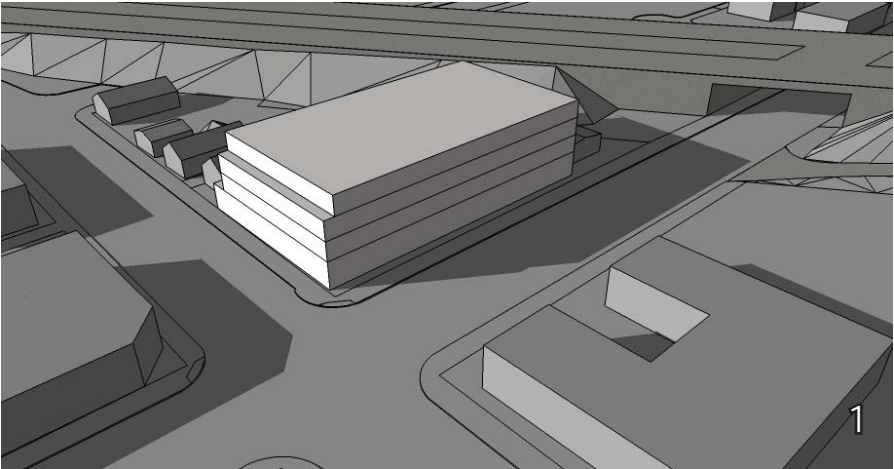
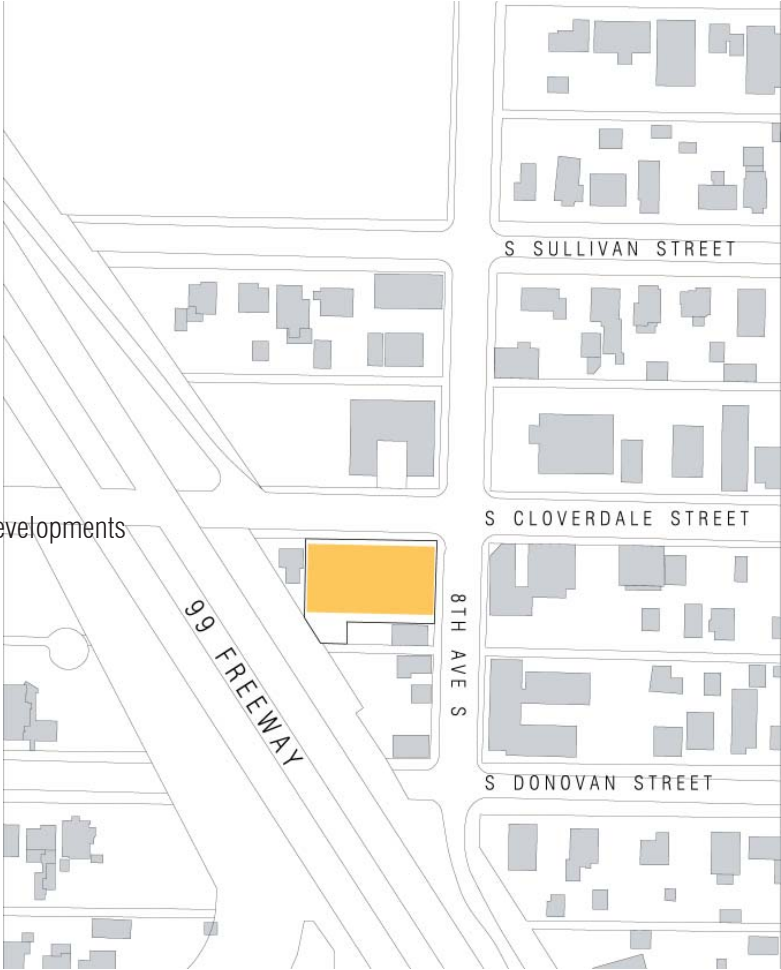
PROGRAM
Commercial: 5,800 SF (6 spaces)
Residential: 39,800 SF (42 units)
Common Roof Deck: 2,000 SF
Parking: 43 Covered Parking Spaces

ADVANTAGES

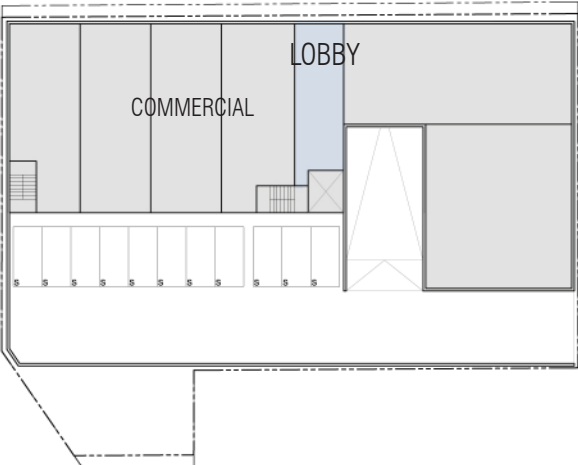
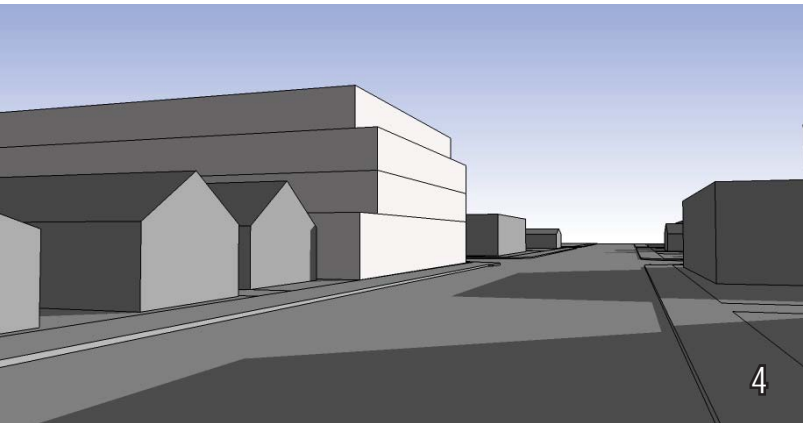
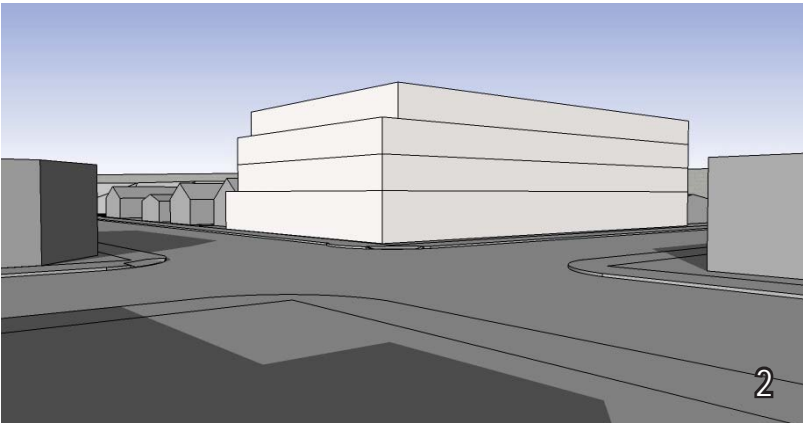
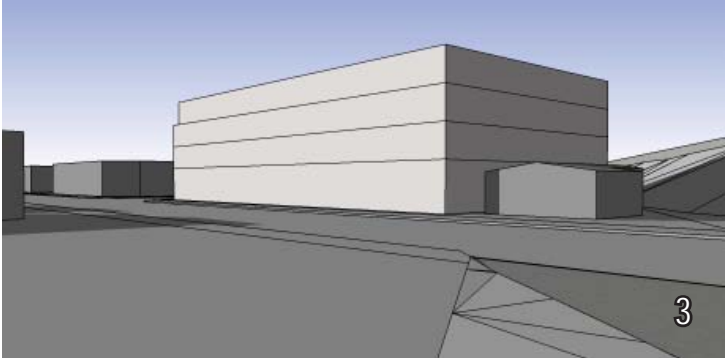
- Higher density
- Maximizes site
- Code compliant, no departures

CHALLENGES

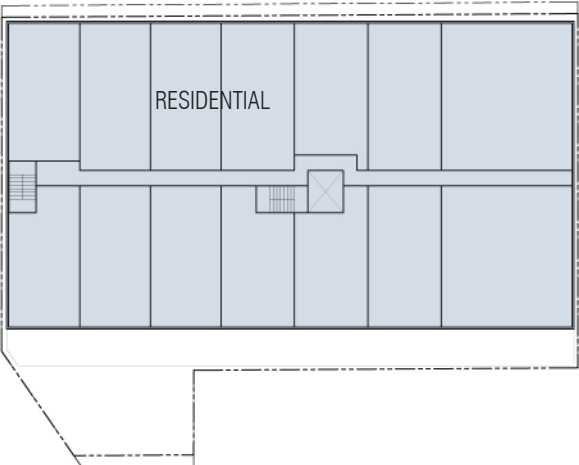
- Existing building to be demolished
- Bulky massing in relation to neighboring developments



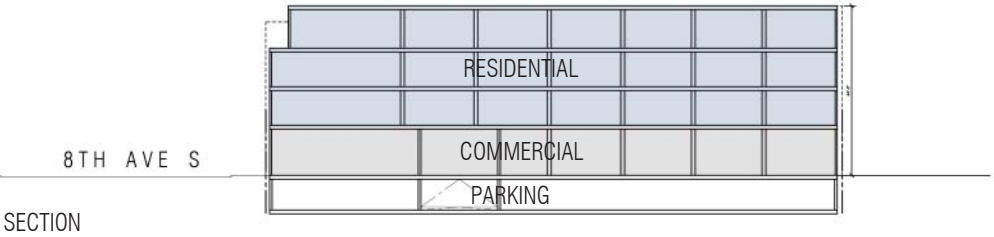
- 1. Aerial view looking at corner of Cloverdale & 8th
- 2. Street level view looking at corner of Cloverdale & 8th
- 3. View looking East on Cloverdale
- 4. View looking North on 8th



GROUND FLOOR LEVEL



TYPICAL RESIDENTIAL LEVEL



SOUTH PARK
ADAPTIVE
RENEWAL

<10>
MASSING
ALTERNATIVE
A

SCHEME B: alternative

AREA
Allowable FAR: 47,602 SF
Provided: 22,800 SF

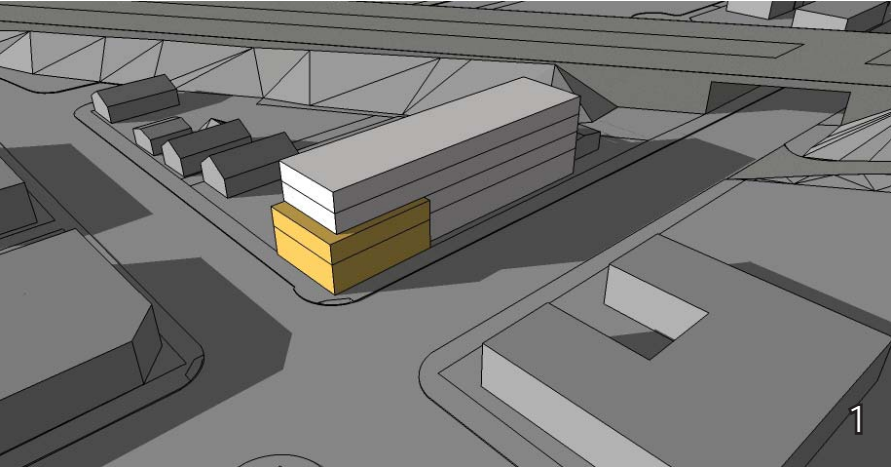
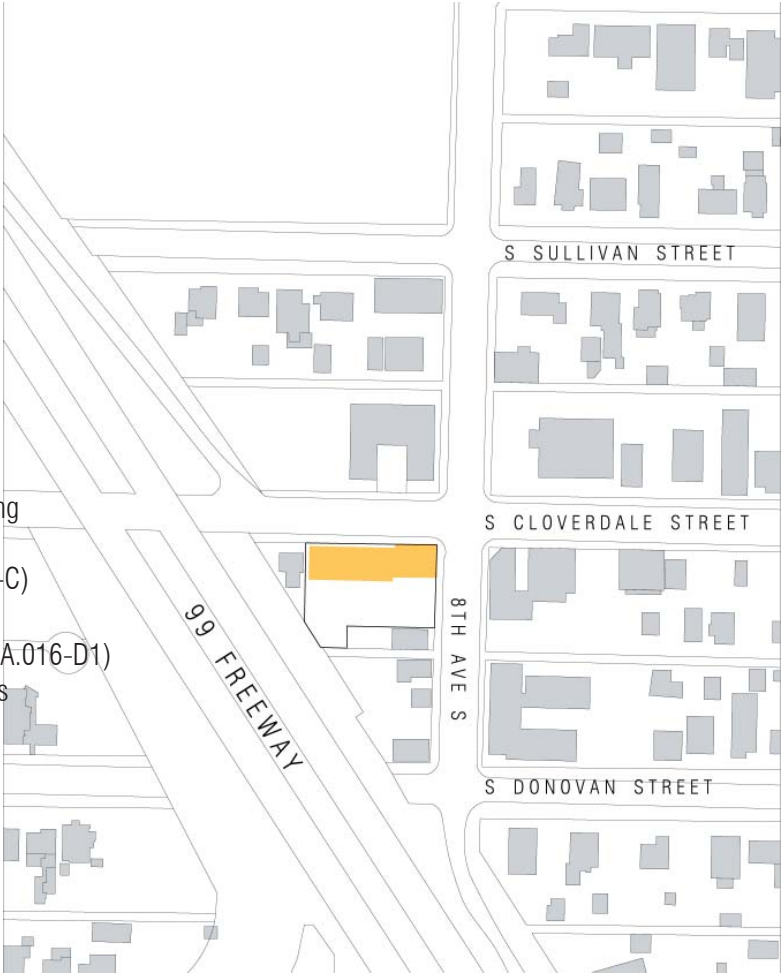
ENTRIES
Pedestrian: Cloverdale
Vehicular: 8th

PROGRAM
Commercial: 5,500 SF (9 spaces)
Residential: 17,300 SF (27 units)
Common Roof Deck: 1,000 SF
Parking: 27 Surface Parking Spaces

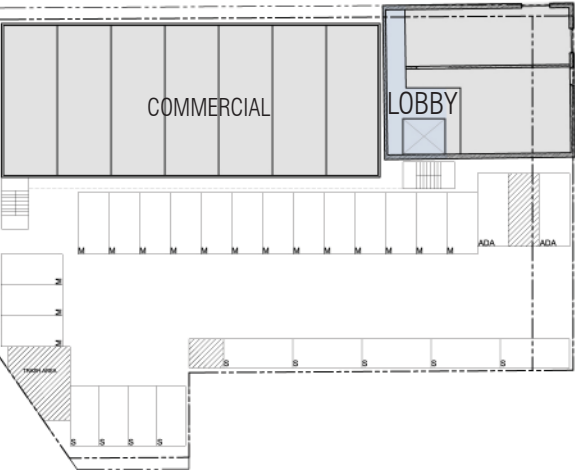
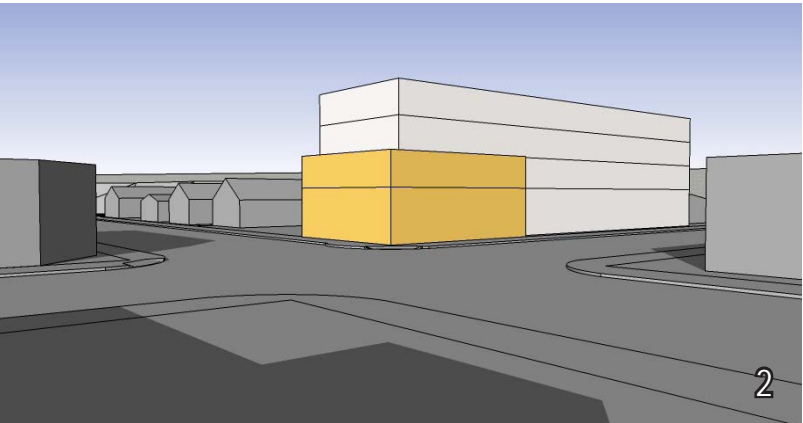
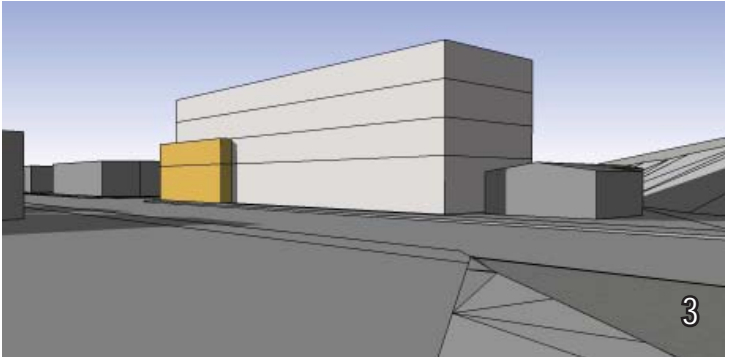
ADVANTAGES
• Portion of existing facade to remain
• Medium density

CHALLENGES
• Portion of existing facade to remain
• Parking access/visibility from 8th
• Street/sidewalk frontage occupied by parking
• Departures Req'd:

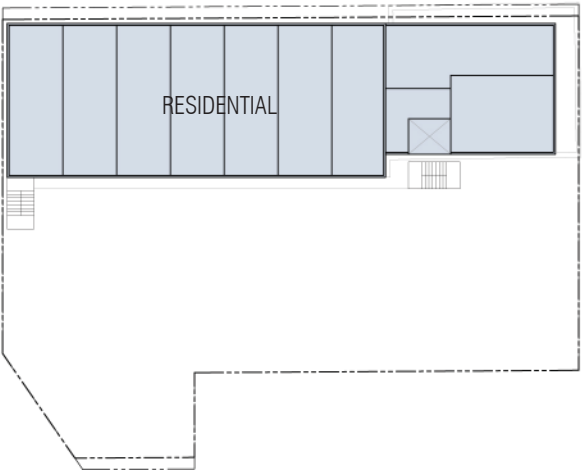
STREET LEVEL USES (SMC 23.47A.005-C)
Parking directly off 8th
LANDSCAPING & SCREENING (SMC 23.47A.016-D1)
Landscaping in surface parking areas
Screening of surface parking



1. Aerial view looking at corner of Cloverdale & 8th
2. Street level view looking at corner of Cloverdale & 8th
3. View looking East on Cloverdale
4. View looking North on 8th



GROUND FLOOR LEVEL



TYPICAL RESIDENTIAL LEVEL



SCHEME C: preferred

AREA
Allowable FAR: 47,602 SF
Provided: 25,000 SF

ENTRIES
Pedestrian: 8th
Vehicular: Alley

PROGRAM
Commercial: 6,500 SF (9 spaces)
Residential: 18,500 SF (19 units)
Private Roof Decks: 850 SF
Common Roof Deck: 750 SF
Parking: 20 Surface Parking Spaces

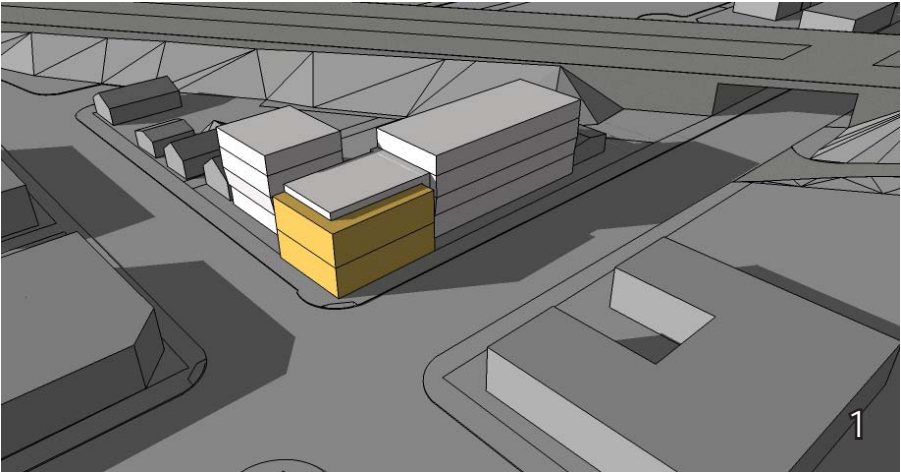
ADVANTAGES

- Existing building to remain and be integral to concept of new development
- Wider sidewalks at Cloverdale & 8th
- Diverse unit aggregation (1-opens, lofts, & 2 bdrm)
- Gradual massing integrates into adjacent developments

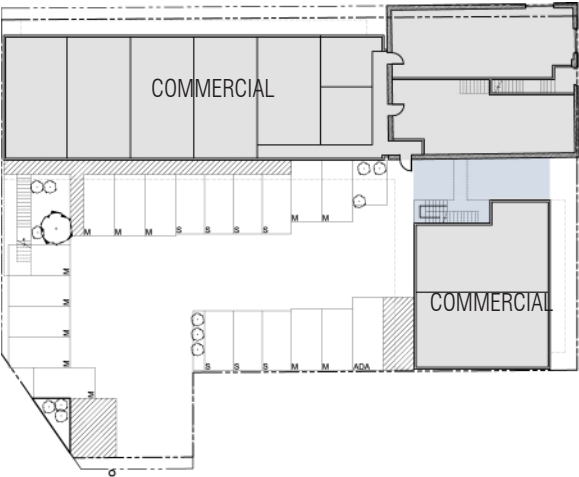
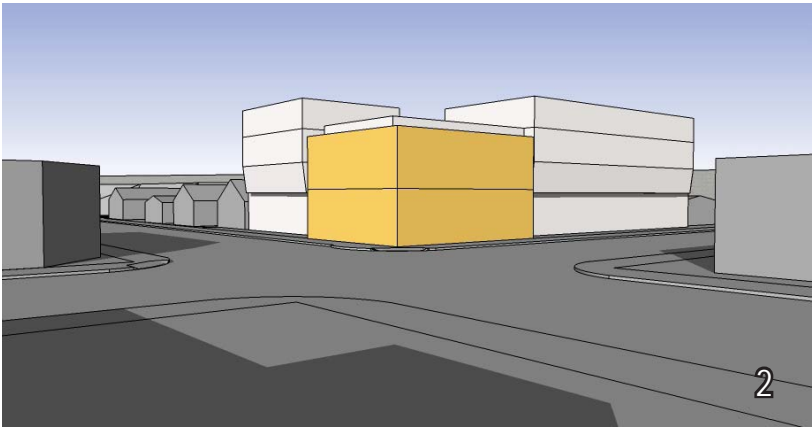
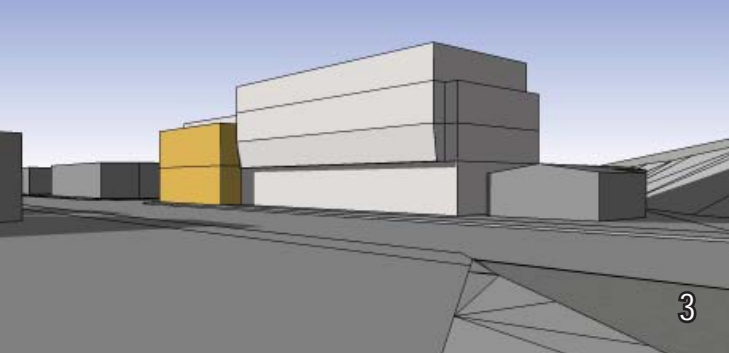
CHALLENGES

- Lower density
- Departures Req'd: please see pg 15

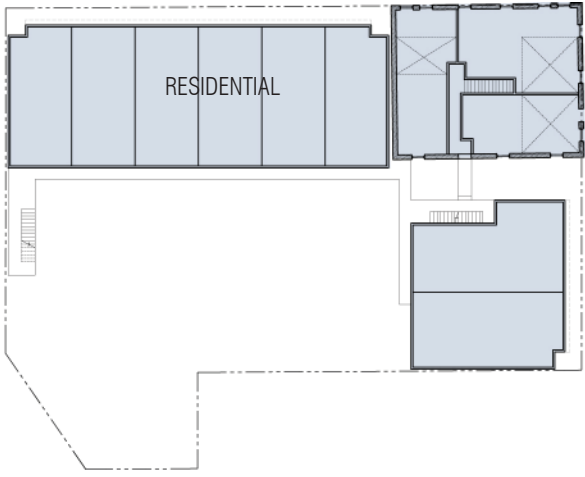
RESIDENTIAL AMENITY AREA (SMC 23.47A.024-B5)
Minimum dimension requirements



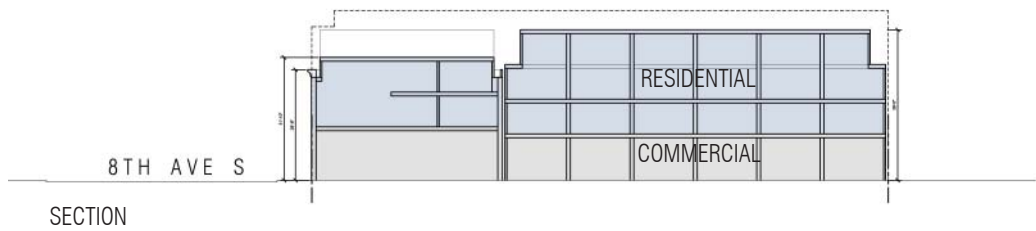
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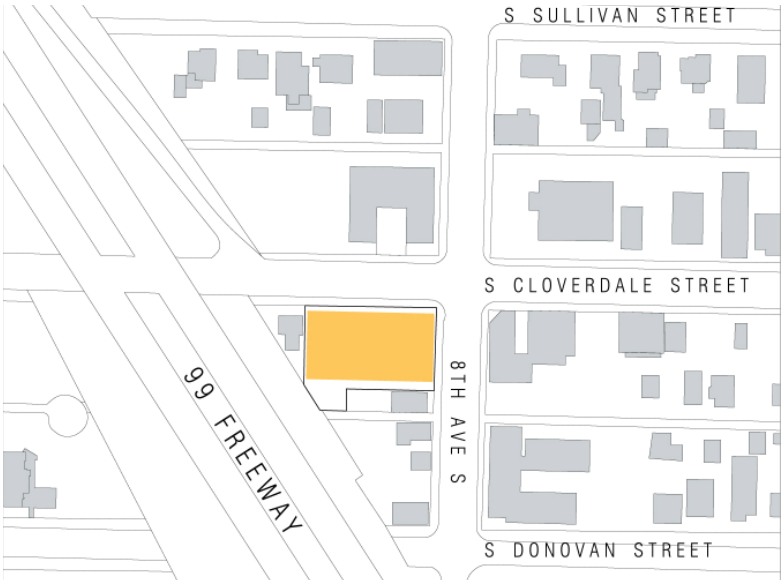
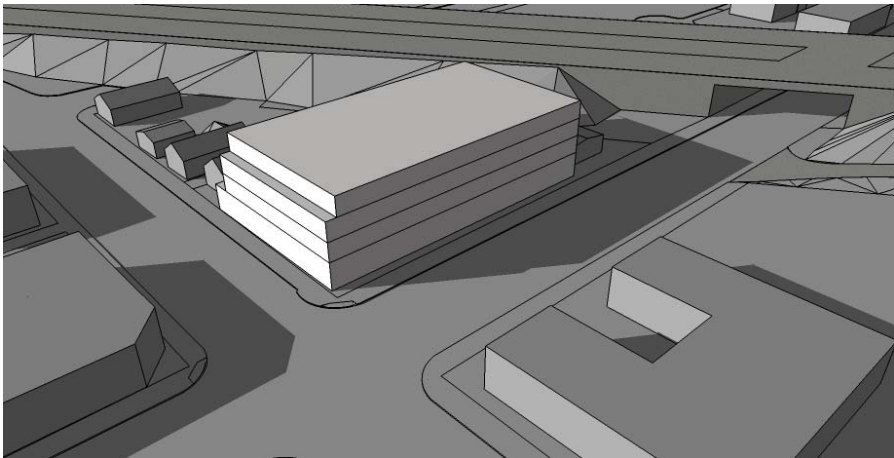
GROUND FLOOR LEVEL



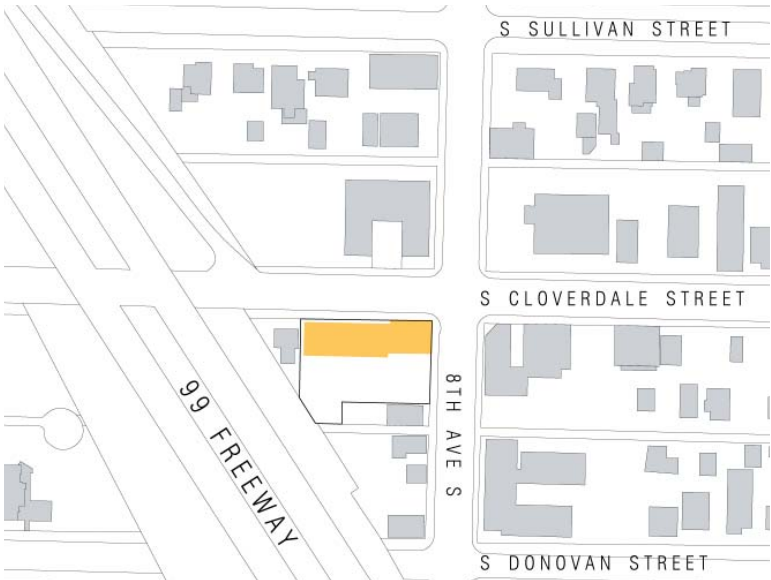
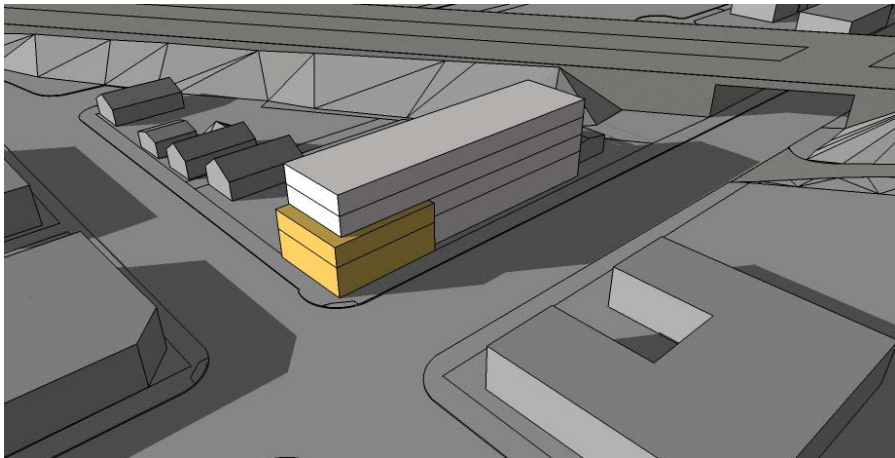
TYPICAL RESIDENTIAL LEVEL



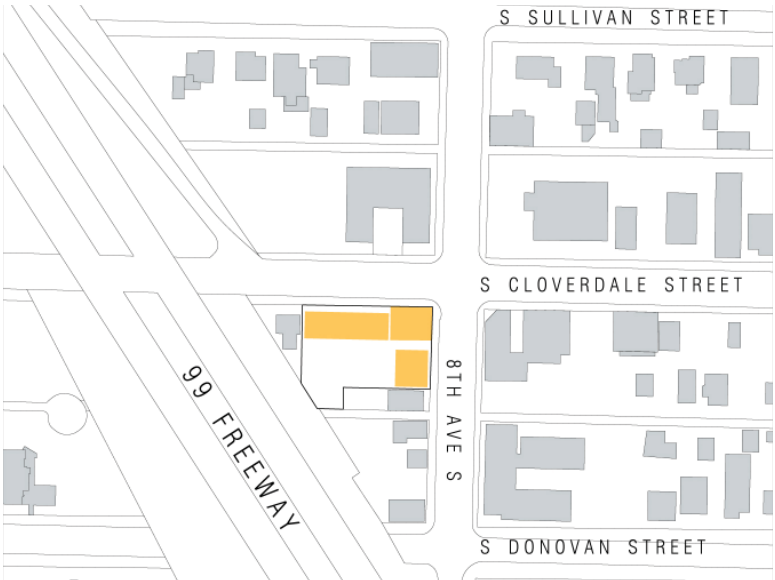
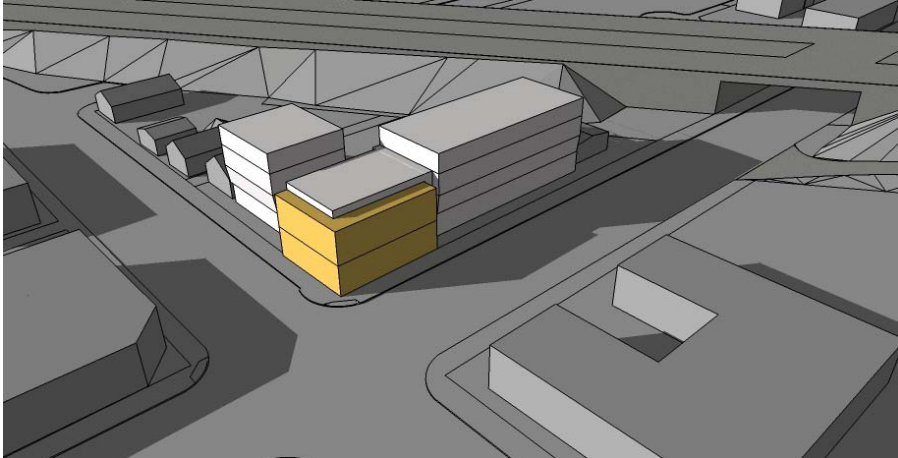
massing analysis



SCHEME A: code compliant
AREA
Allowable FAR: 47,602 SF
Provided: 45,600 SF
ENTRIES
Pedestrian: Cloverdale
Vehicular: 8th
PROGRAM
Commercial: 5,800 SF (6 spaces)
Residential: 39,800 SF (42 units)
Common Roof Deck: 2,000 SF
Parking: 43 Covered Parking Spaces
ADVANTAGES
• Higher density
• Maximizes site
• Code compliant, no departures
CHALLENGES
• Exisitng building to be demolished
• Bulky massing in relation to neighboring developments



SCHEME B: alternative
AREA
Allowable FAR: 47,602 SF
Provided: 22,800 SF
ENTRIES
Pedestrian: Cloverdale
Vehicular: 8th
PROGRAM
Commercial: 5,500 SF (9 spaces)
Residential: 17,300 SF (27 units)
Common Roof Deck: 1,000 SF
Parking: 27 Surface Parking Spaces
ADVANTAGES
• Portion of existing facade to remain
• Medium density
CHALLENGES
• Portion of existing facade to remain
• Parking access/visibility from 8th
• Street/sidewalk frontage occupied by parking
• Departures Req'd: please see pg 9

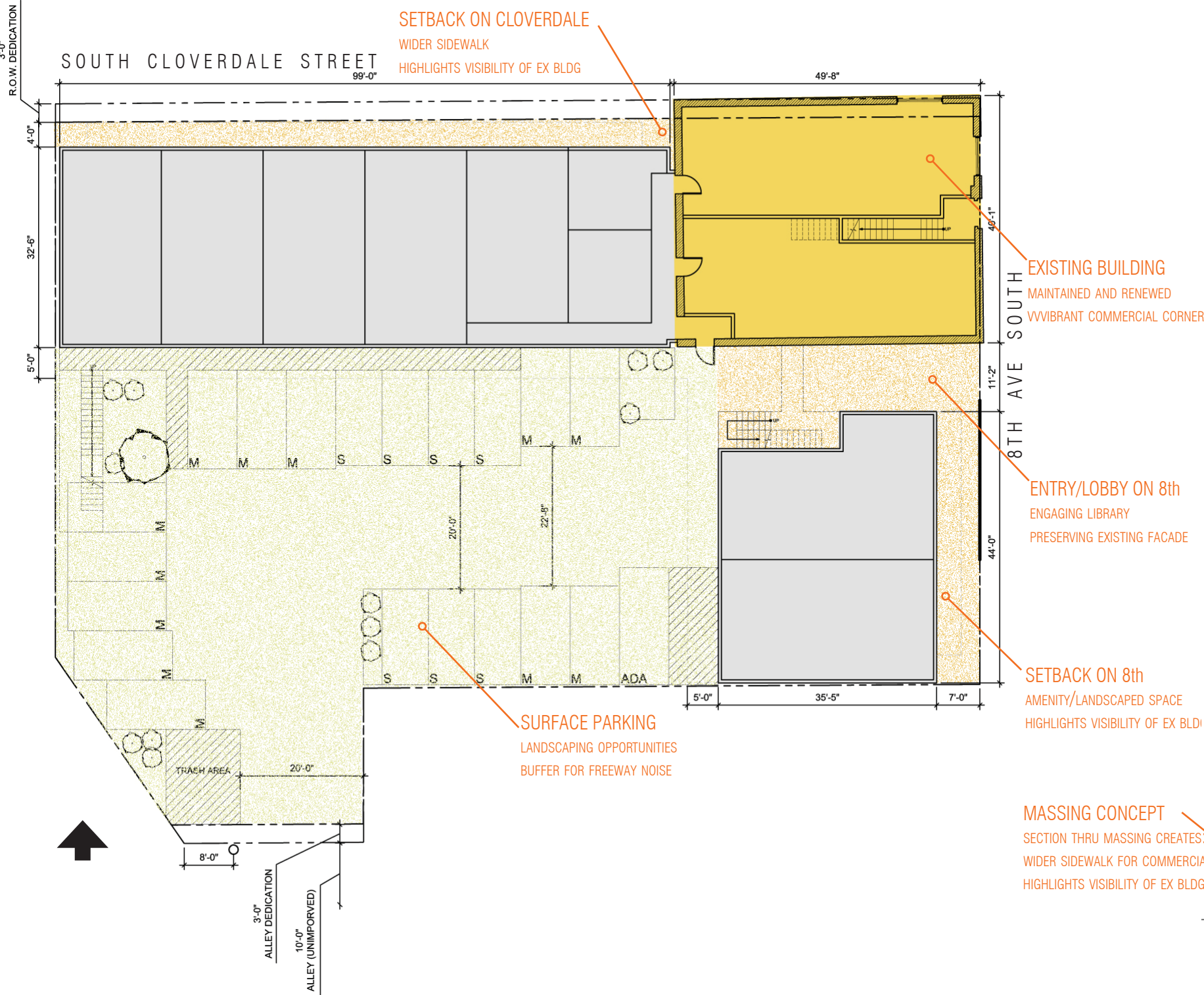


SCHEME C: preferred
AREA
Allowable FAR: 47,602 SF
Provided: 25,000 SF
ENTRIES
Pedestrian: 8th
Vehicular: Alley
PROGRAM
Commercial: 6,500 SF (9 spaces)
Residential: 18,500 SF (19 units)
Private Roof Decks: 850 SF
Common Roof Deck: 750 SF
Parking: 20 Surface Parking Spaces
ADVANTAGES
• Existing building to remain and be integral to concept of new development
• Wider sidewalks at Cloverdale & 8th
• Diverse unit aggregation (1-opens, lofts, & 2 bdrm)
• Gradual massing integrates into adjacent developments
CHALLENGES
• Lower density
• Departures Req'd: please see pg 15

proposal

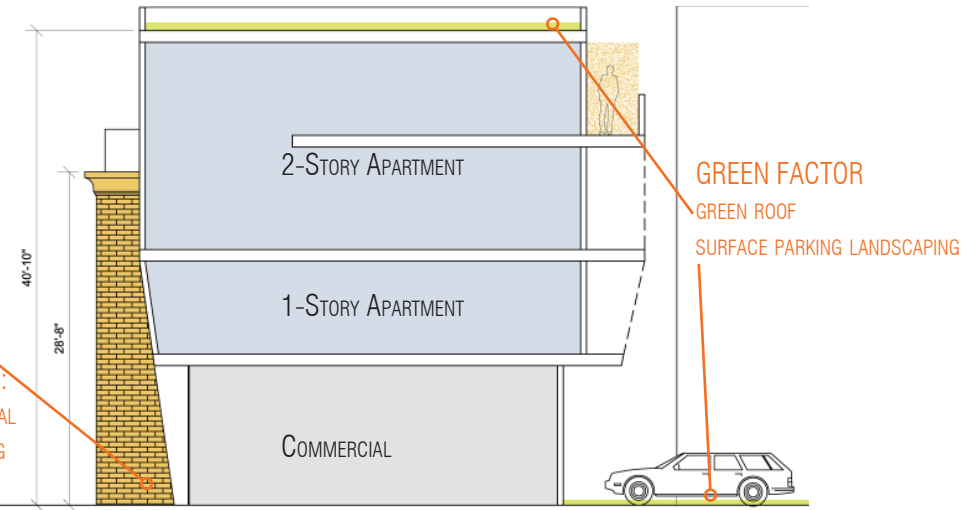
DEVELOPMENT OBJECTIVES

The proposal is for a three-story (with mezzanine) mixed-use development with approximately 6,500 sf of ground floor commercial space and 19 dwelling units. One of the main objectives of the developer is to retain the existing 2 story brick structure on the corner of Cloverdale and 8th; the existing building would have commercial spaces at the ground floor level, and 3 lofts on the second level. The integrated new development provides commercial spaces on the ground floor level, apartment style units on level 2, and loft style units (w/ mezzanine) on level 3. There is a mix of private and common roof decks throughout the project with surface parking for 20 vehicles. Vehicular access is proposed thru the neighboring alley, with the residential entry off 8th Ave S. The overall height of the structure is 42'. Departures are being requested for residential amenity area minimum dimensions (please see pg 15).



DESIGN GUIDELINES CHECKLIST

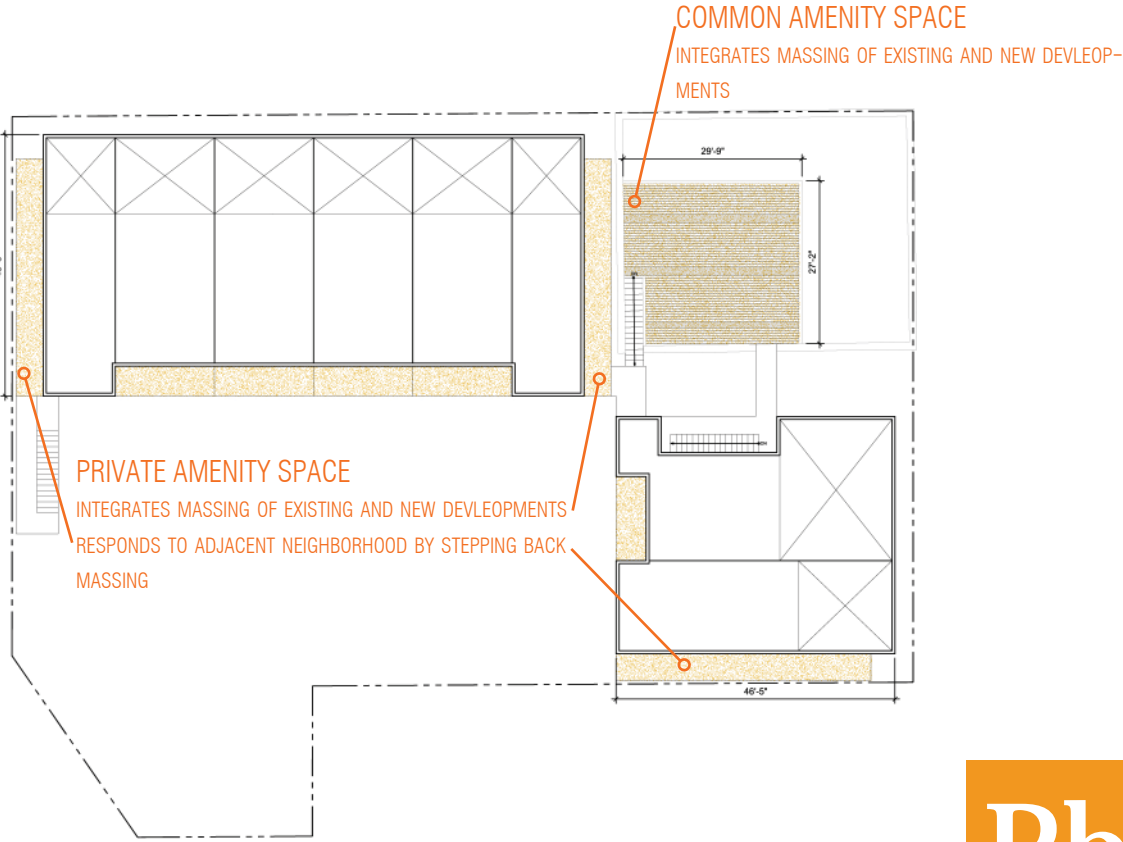
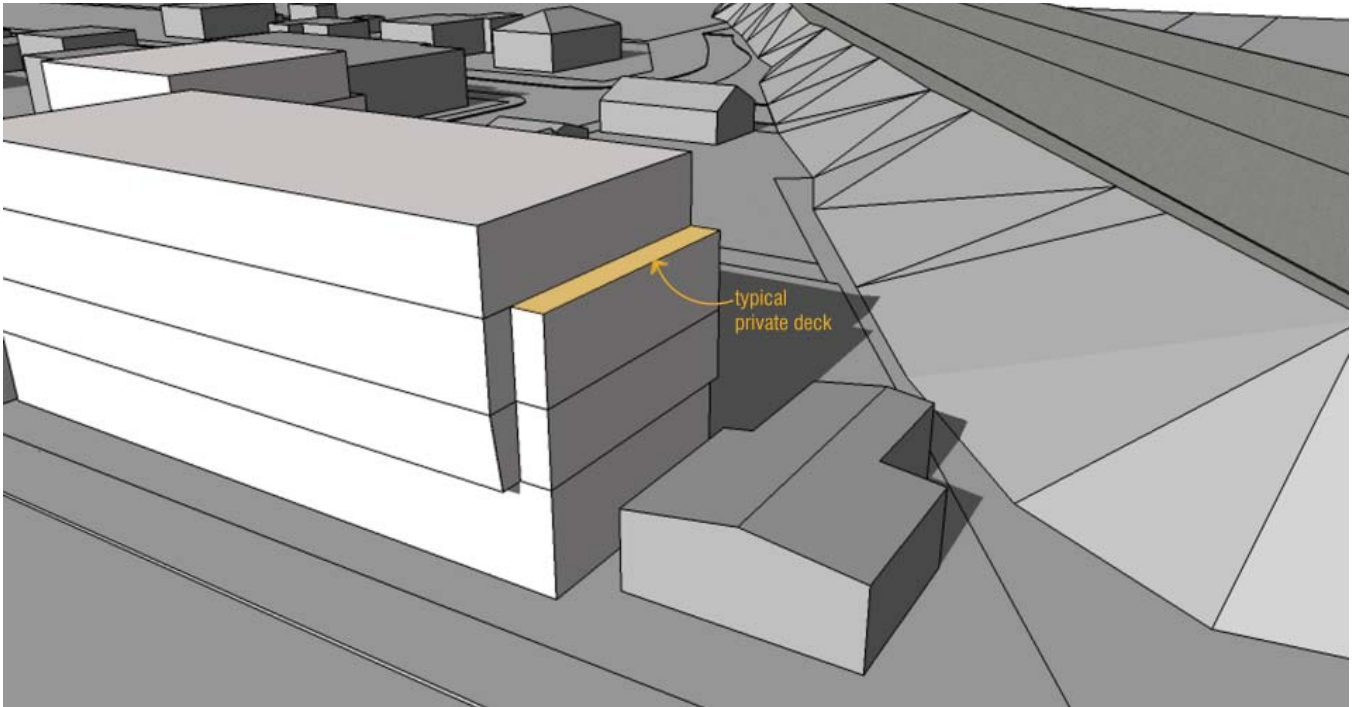
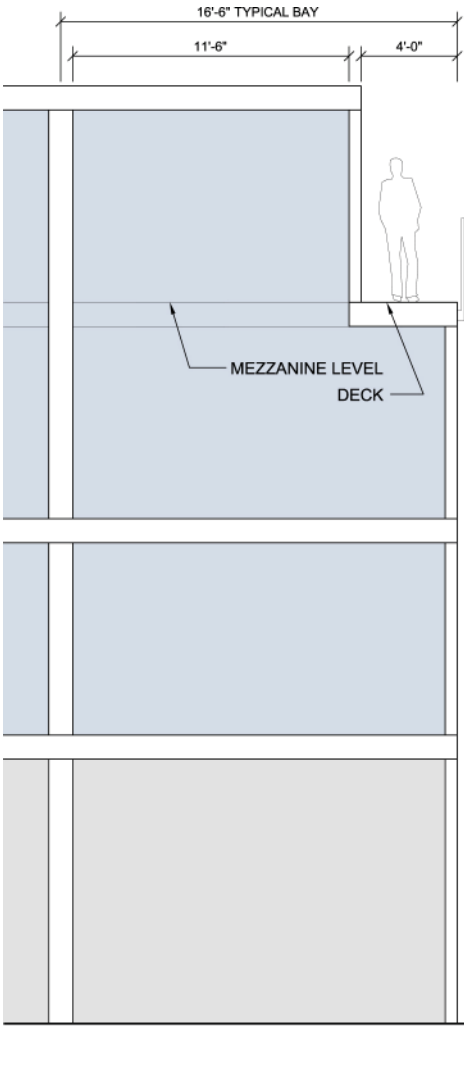
- A-1 RESPONDING TO SITE CHARACTERISTICS
The existing building creates a unique opportunity for an 'adaptive renewal' approach
The proximity to Freeway 99 presents the site with a challenge to minimize freeway noise/visibility
- A-4 HUMAN ACTIVITY
By stepping back at the ground floor level and sloping up, the resulting wider sidewalk encourages pedestrian activity, and "eyes on street" particularly on Cloverdale which is a high traffic area
- A-10 CORNER LOTS
Proposal highlights the strong corner created by the existing brick building
- C-2 ARCHITECTURAL CONCEPT & CONSISTENCY
The proposal intends to preserve, renew, and integrate the existing 2 story brick structure with the new construction thru conceptual massing, function, and materiality
- C-4 EXTERIOR FINISH MATERIALS
Exterior finish materials should be high quality, durable, and relate to overall achitectural concept
- D-1 PEDESTRIAN OPEN SPACE & ENTRANCES
Pedestrian entrance off 8th creates a transitional zone between the old & new and highlights adjacency to South Park Library
- D-5 VISUAL IMPACTS OF PARKING STRUCTURES
Visual impact of surface parking is minimized thru site planning and programming



DEPARTURES REQUESTED

RESIDENTIAL AMENITY AREA: SMC 23.47A.024

Per the code, private balconies and decks must have a minimum area of 60 sqft and 6' minimum horizontal dimension. The intent of the code is to ensure adequate useable square footage for the amenity space. The proposal seeks to provide 150 sqft of private balconies for certain units, but requests the minimum dimension for one direction be reduced to 4'. This allows us to maintain the integrity of the conceptual massing, with the decks acting as an integral link, as well as keep the affected units feasible (width-wise) on the mezzanine level. This also helps step back the massing as it relates to the adjacent neighborhood and existing building.



SOUTH PARK
ADAPTIVE
RENEWAL

<15>
PROPOSAL

pb prior projects



Corson Lofts



Summit Ave Townhomes (Permitted)



Sterling Residence (AIA HonorAward)



Pb Elemental

Norman Residence



Alexander Residences



South Park Lofts

Pb Elemental is a design and development firm that focuses on contemporary residential and commercial projects. Pb Elemental consists of a dynamic team of architects, engineers and development professionals who create a bold, cohesive aesthetic while maintaining a clear commitment to the community and sustainability. The use of simple forms, clean lines and rich materials combine to produce an architecture that is modern, consistent and challenges traditional assumptions applied to residential development.