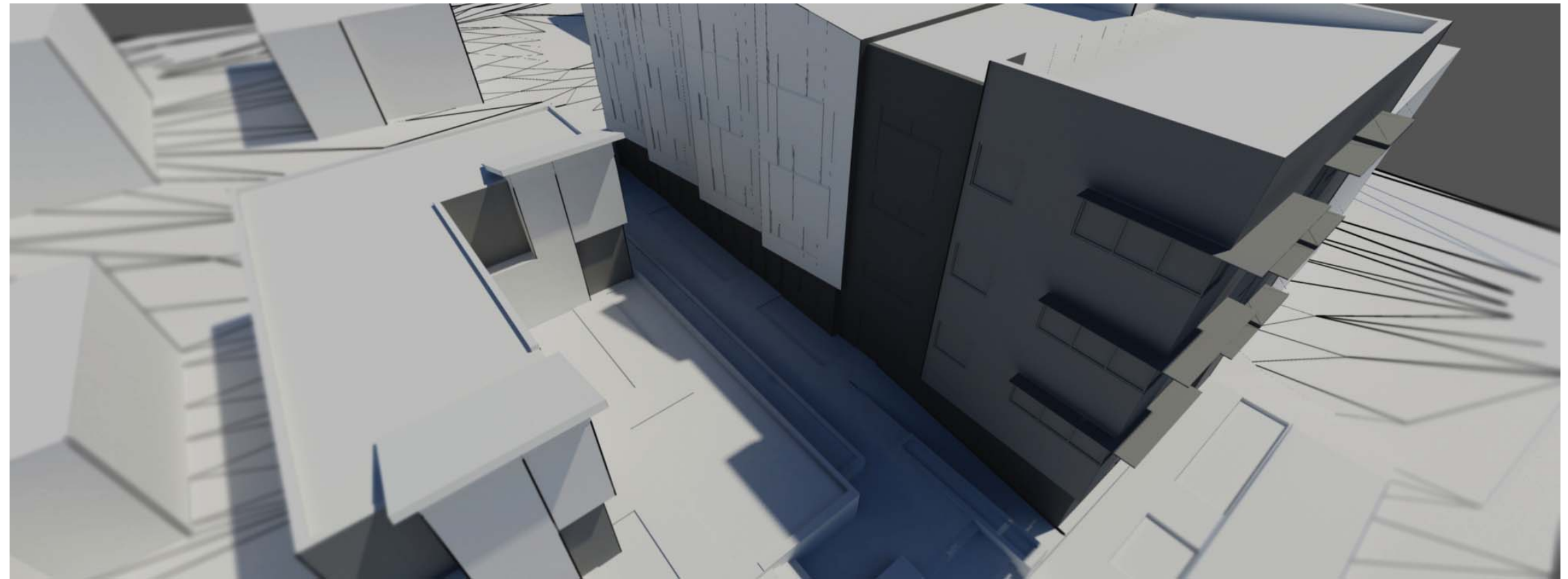


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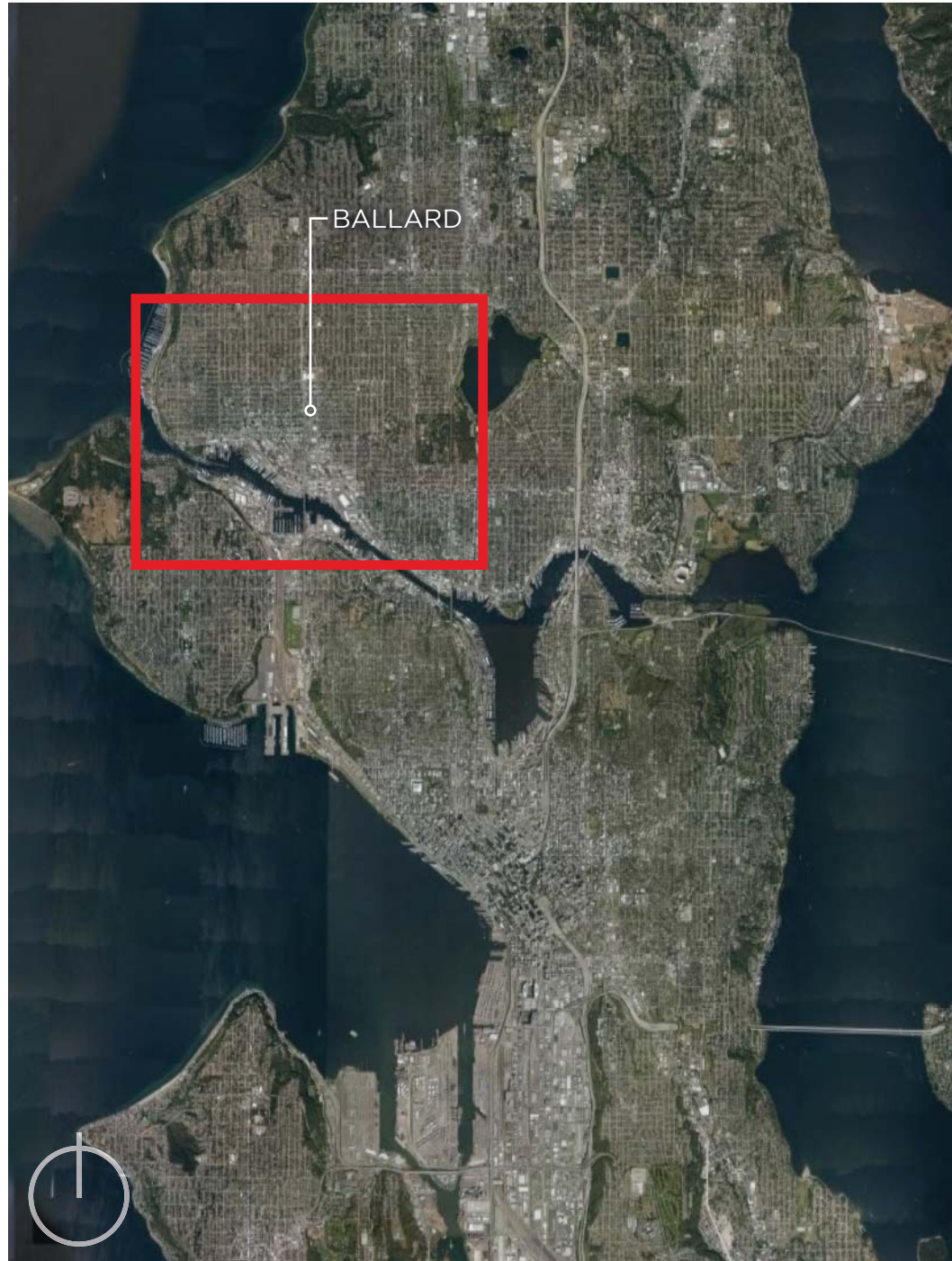
SHUGART BATES



Home for Good

1506 NW 62nd St Seattle, Washington
EARLY DESIGN GUIDANCE - Jan 6, 2009
DPD#3009654

SEATTLE



PROGRAM SUMMARY:

NC3-40 ZONE (4 story Condominium with Commercial Space)

Number of Residential Units = 22 (Approximate)

Number of Commercial Units = 1 - 700sf (Approximate)

LDT ZONE (2 Town

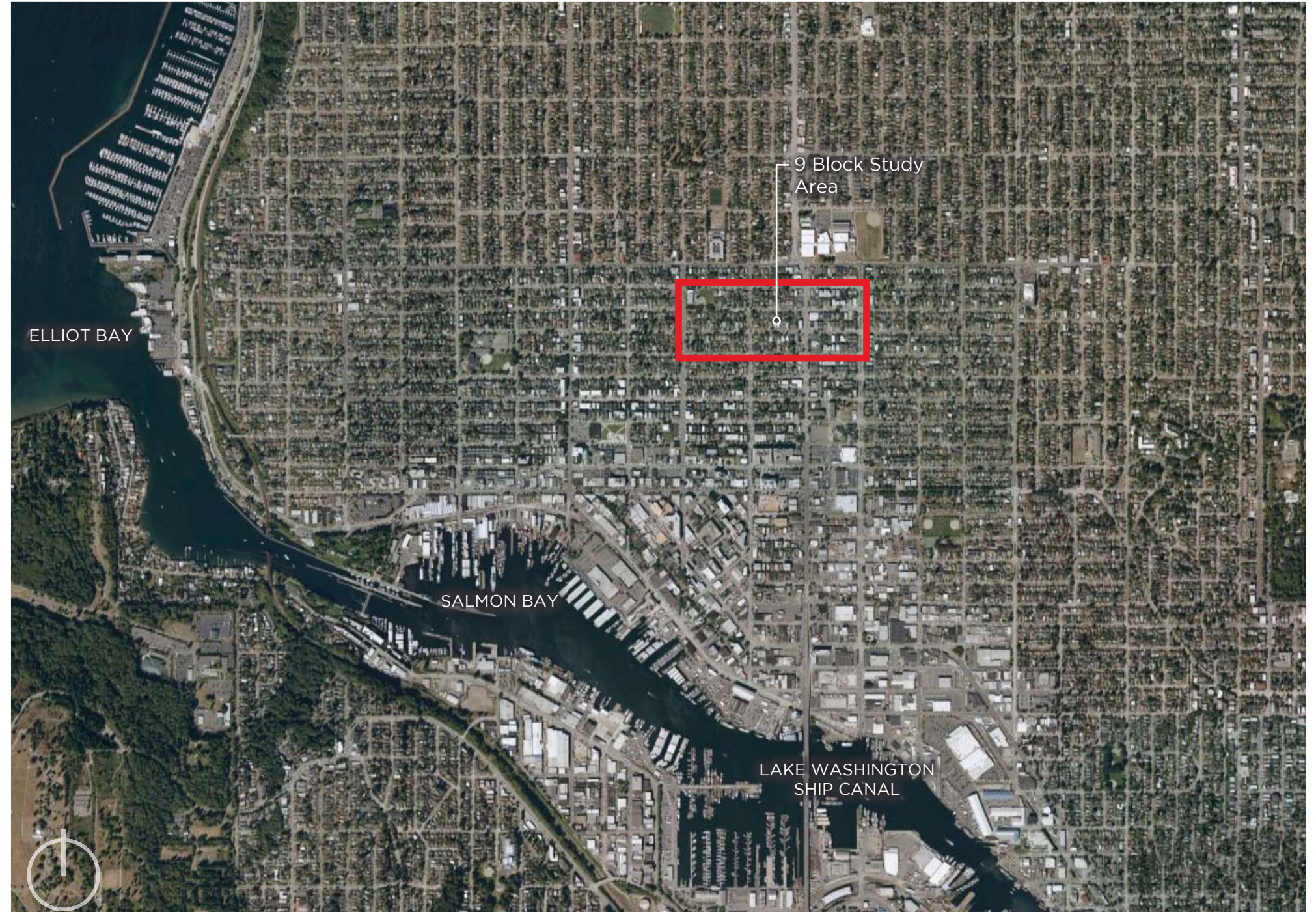
Number of Residential Units = 2 (Approximate)

PARKING*

Number of Parking Stalls = 24 (Approximate)

*Parking is for the entire development

BALLARD

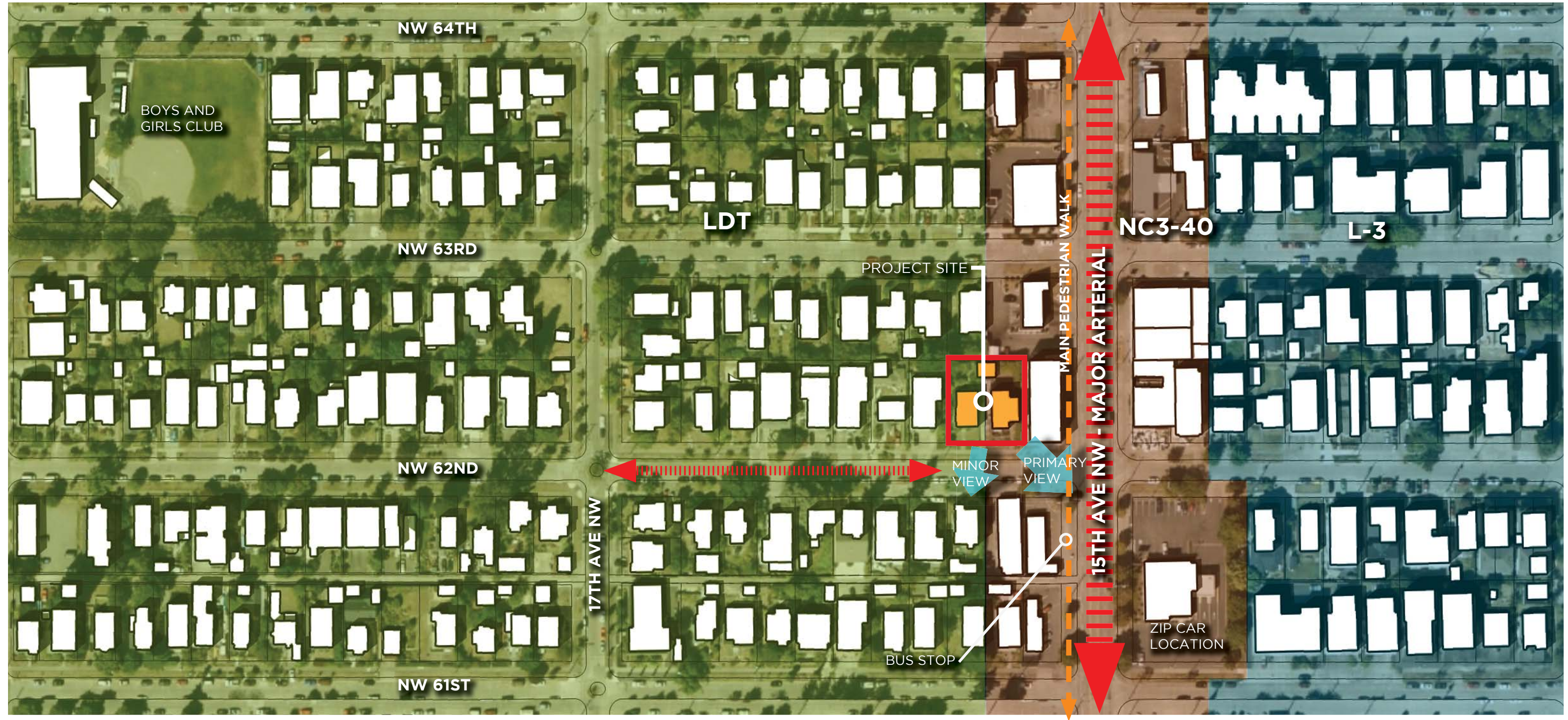


DEVELOPEMENT OBJECTIVES:

As a Not-For-Profit company Home for Good is working to create affordable, for ownership, housing that is sustainable, strongly rooted in the community, and well designed for both the residents and the neighborhood. The majority (51%) of the units will be sold to those earning 80% AMI or below.

This project strives to enhance the community by creating viable and thoughtful community based residential design through materials, massing, public open space, sustainable building and site design. This project straddles the commercial zone off of 15th street and the residential zones behind and thus must react to that transition by embracing and addressing the street and using a visually interesting mix of materials that speak to both the commercial and residential zones.

9 BLOCK STUDY AREA



ZONING SUMMARY:
 L-3—LOWRISE 3
 LDT— LOWRISE DUPLEX/TRIPLEX
 NC3-40—NEIGHBORHOOD COMMERCIAL 40' HEIGHT LIMIT



URBAN DESIGN ANALYSIS/CONTEXTUAL CUES:

- Split zone site stipulates a stepdown in zoning between the NC3-40 and the LDT side of the site. An appropriate response to massing and open space should be considered.
- Existing 5'-0" setback to the commercial building to the east of the site.
- Project is located 60 feet off of 15th and should take into account the transition from commercial to residential from both a form and material standpoint.
- Project is primarily a residential use and should provide a well lit and safe transition between the street and the residential units. This project is primarily a low-income project and the project should encourage walking to mass transit near by.

DESIGN GUIDELINES WHICH ARE MOST IMPORTANT TO THE PROJECT:

- A-6 -"Transition Between Residence and Street": The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.
- A-7- "Residential Open Space"- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
- B-1- "Height, Bulk and Scale Compatibility": Projects 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-3- "Human Scale" -The design and new buildings should incorporate architectural features, elements and details to achieve a good human scale.
- D-1- "Pedestrian Open Spaces and Entrances"- Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- 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.
- E-2-"Landscape Design to Address Special Site Conditions" - Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the projects.

1512

1506

2 TOWNHOMES
IN LDT ZONE



4 STORY BUILDING ON
NC3-40 ZONE

5'-0" EXISTING SET-
BACK BETWEEN SITE
AND COMMERCIAL
BUILDING

STREETSCAPE - NORTH SIDE OF NW 62ND STREET (VIEW OF THE PROJECT SITE)



COMMERCIAL SPACE

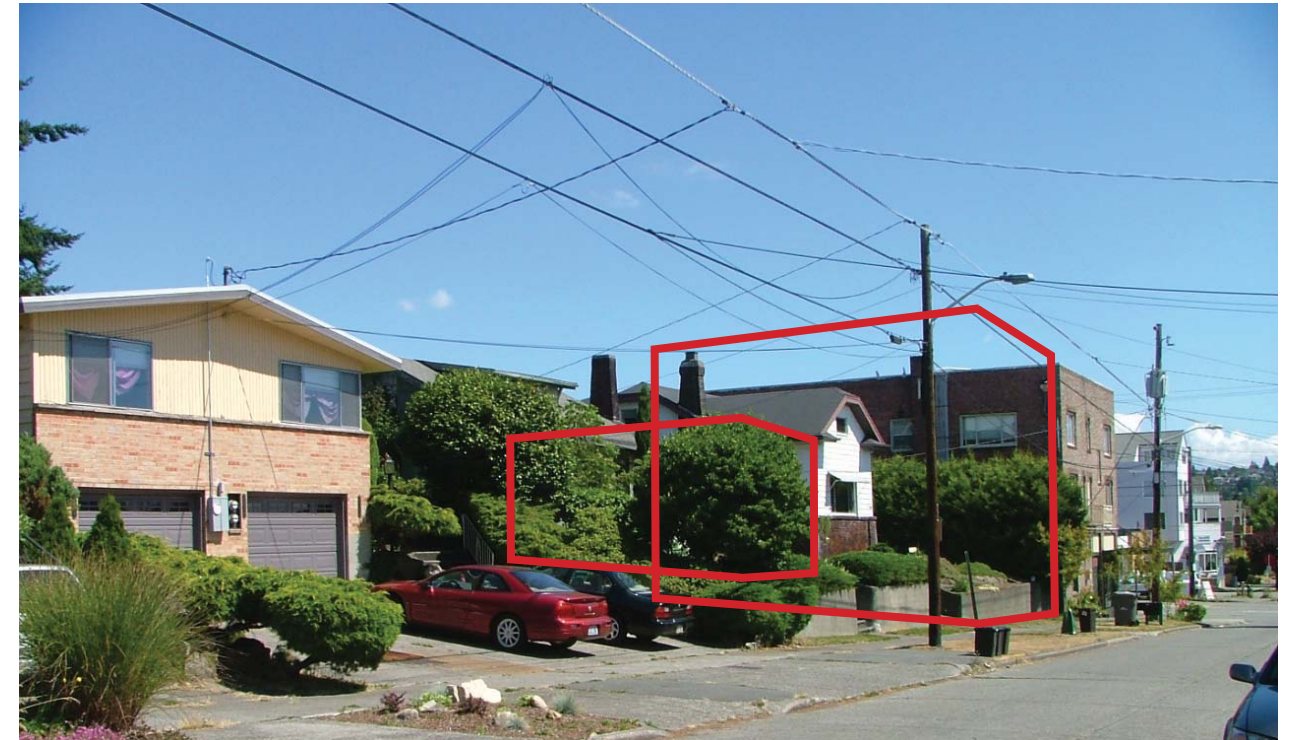
SINGLE FAMILY

MULTI FAMILY

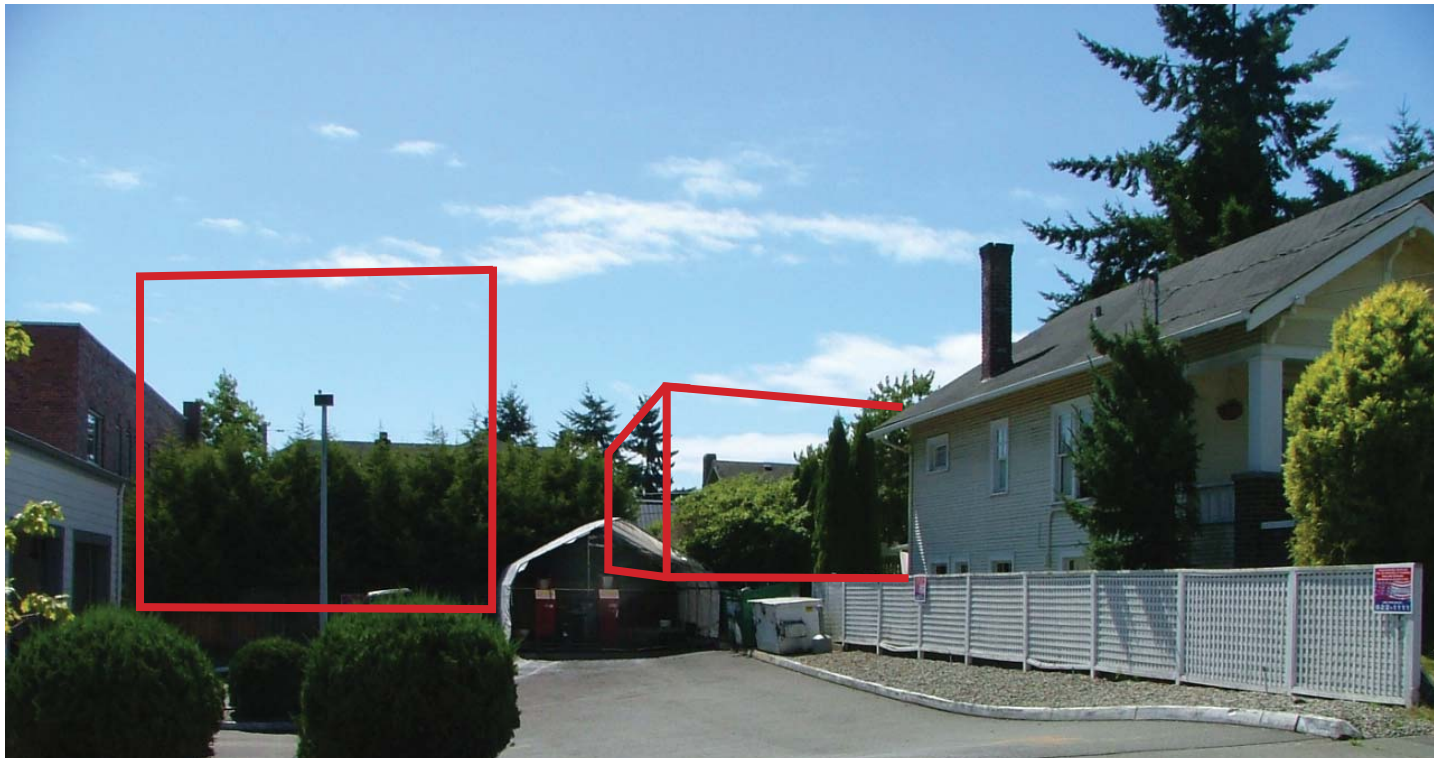
STREETSCAPE - SOUTH SIDE OF NW 62ND STREET (ACROSS FROM THE SITE)



SITE PHOTO: CORNER OF 15TH AVE AND NW 62ND STREET



SITE PHOTO: VIEW OF SITE FROM THE WEST ON NW 62ND AVE



SITE PHOTO: VIEW FROM COMMERCIAL SITE NORTH OF THE PROJECT SITE ON NW 63RD



SITE PHOTO: VIEW OF MULTI-FAMILY PROJECT ON NW 63RD AVE WEST OF



SITE PHOTO: VIEW OF MULTI-FAMILY PROJECT ON NW 62ND AVE WEST OF THE SOUTH



SITE PHOTO: VIEW OF MULTI-FAMILY PROJECT ON NW 62ND AVE WEST OF THE SOUTH



SITE PHOTO: CLOSE UP VIEW OF OPEN SPACE BETWEEN PROJECT SITE AND NEIGHBORING COMMERCIAL BUILDING THE SOUTH



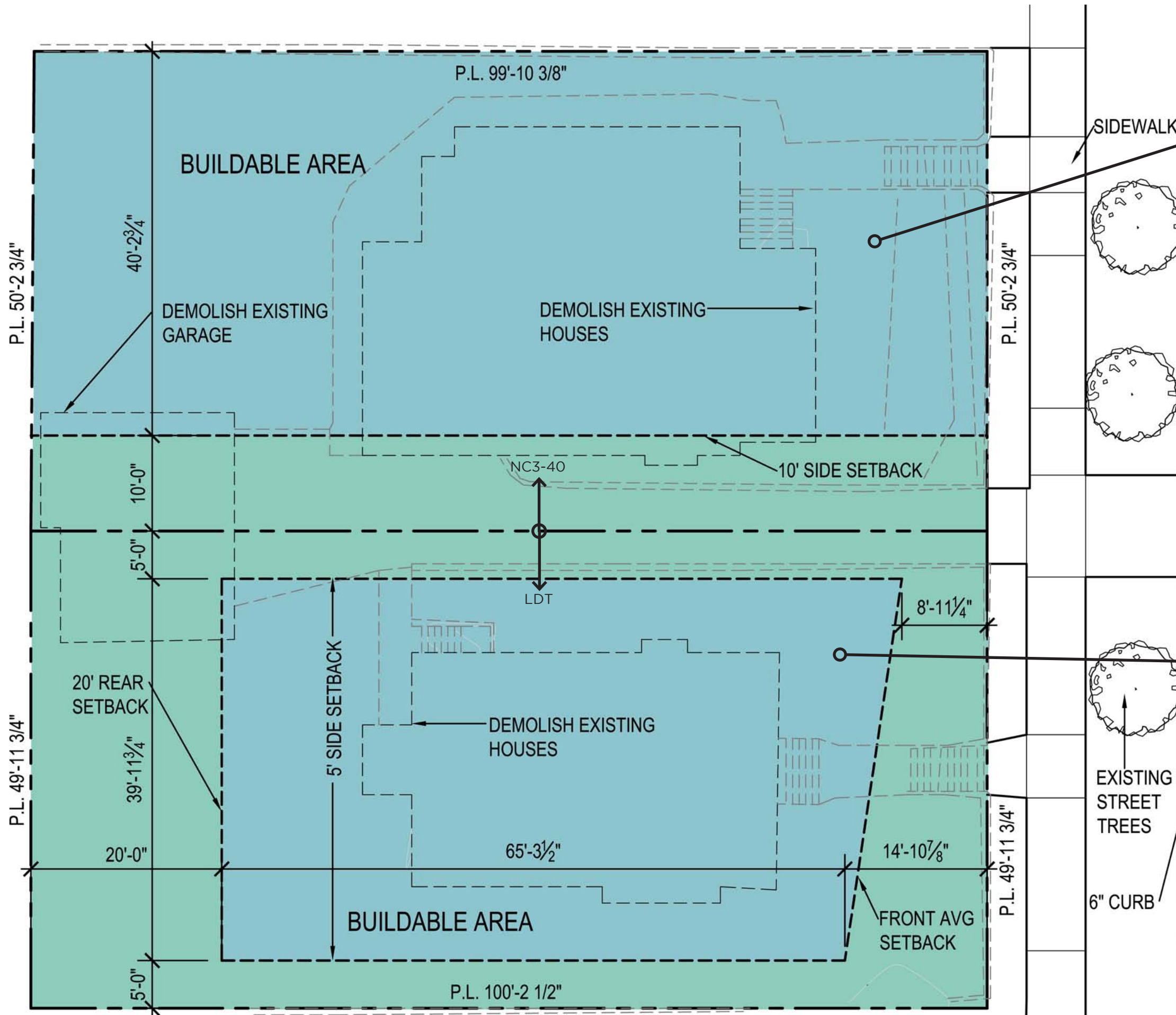
SITE PHOTO: VIEW OF LOTS TO WEST OF PROJECT SITE ON THE NORTH SIDE OF NW 62ND STREET

MULTI FAMILY

SINGLE FAMILY

MULTI FAMILY

PROJECT SITE

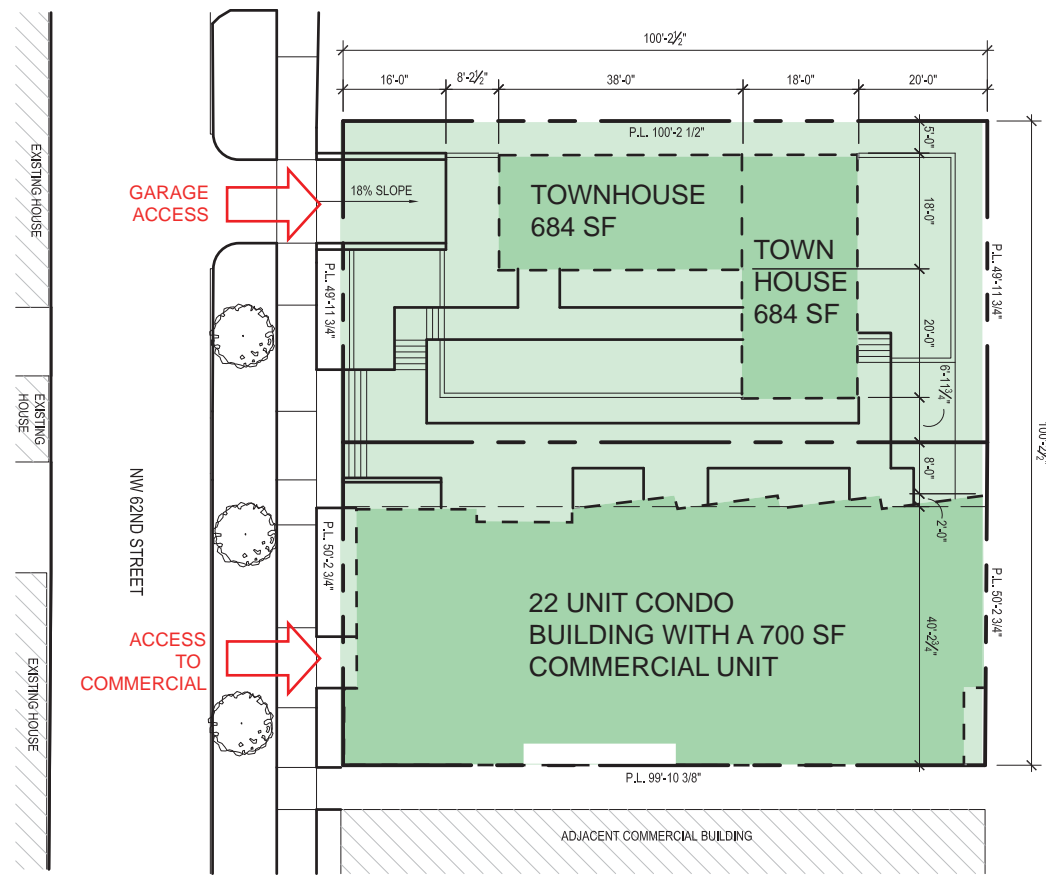


NC3-40 ZONE LAND USE SUMMARY:
 LOT AREA = 5,000 SF
 FAR = 3.25 (WITH COMMERCIAL)
 SETBACKS = 10' ABUTTING AN R ZONE
 ALLOWABLE BUILDING HEIGHT = 40'
 SITE GREEN FACTOR = .30 MIN
 PARKING REQUIREMENTS = 1 SPACE PER DWELLING UNIT. 0 FOR COMMERCIAL (UNDER 2500 SF)

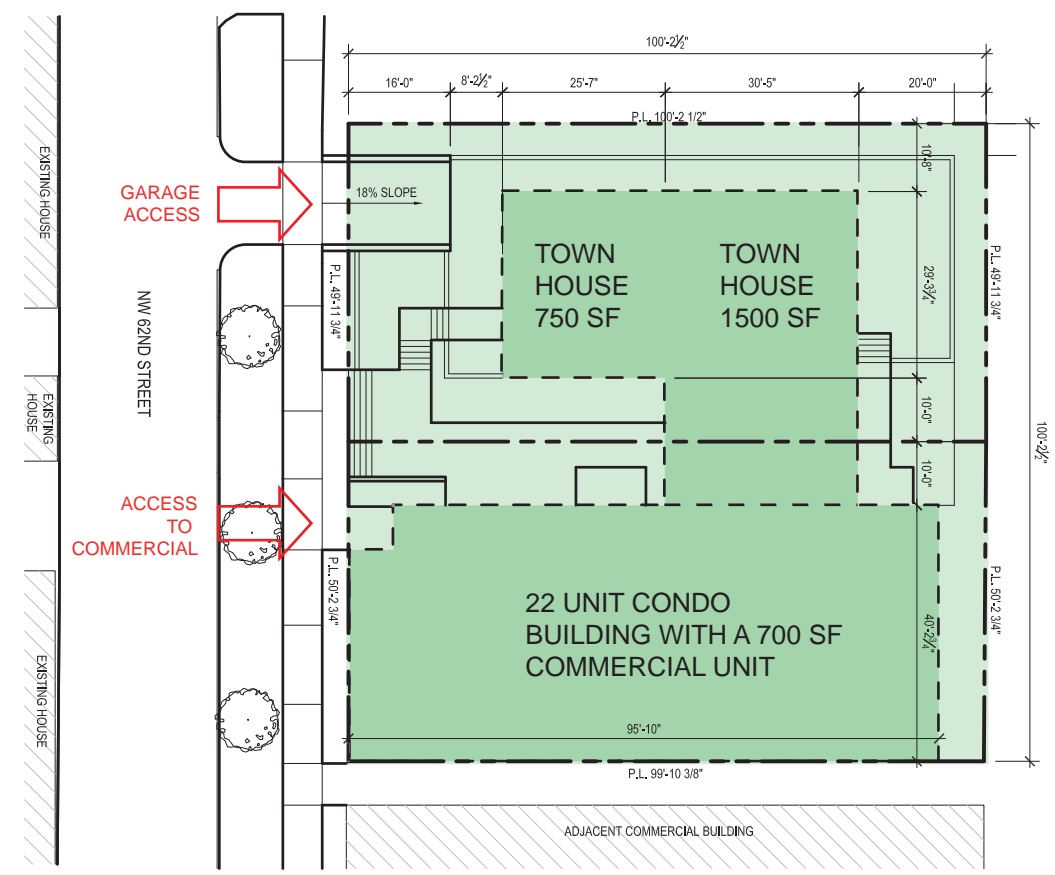
LDT ZONE LAND USE SUMMARY:
 LOT AREA = 5,000 SF
 LOT COVERAGE = 45% (2,250 SF TOTAL)
 DENSITY = ONE DWELLING UNIT PER 2000 SF
 FRONT SETBACKS = AVG OF FIRST PRINCIPAL STRUCTURES ON EACH SIDE 5'-0" MIN, 20' MAX
 REAR SETBACK = 20'
 SIDE SETBACKS = 5'
 ALLOWABLE BUILDING HEIGHT = 25'
 OPEN SPACE = 600 SF OF LANDSCAPING MIN. A MINIMUM 200 SF PER UNIT SHALL BE PROVIDED AS USABLE OPEN SPACE
 A MINIMUM OF 150 SF PER UNIT SHALL BE PROVIDED AS COMMON OPEN SPACE
 PARKING REQUIREMENTS = 1 SPACE PER DWELLING UNIT. 0 FOR COMMERCIAL (UNDER 2500 SF)



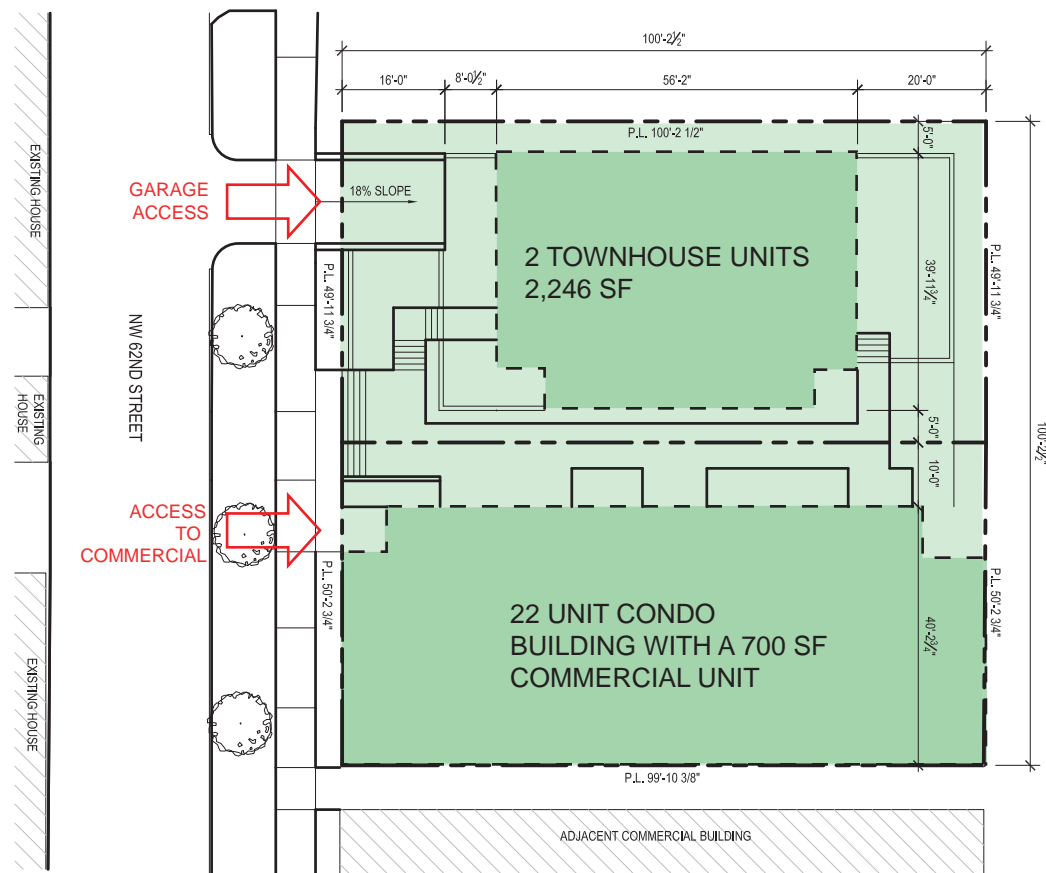
SITE PLAN: 3/32" = 1'-0"



OPTION 1 PLAN



OPTION 3 PLAN

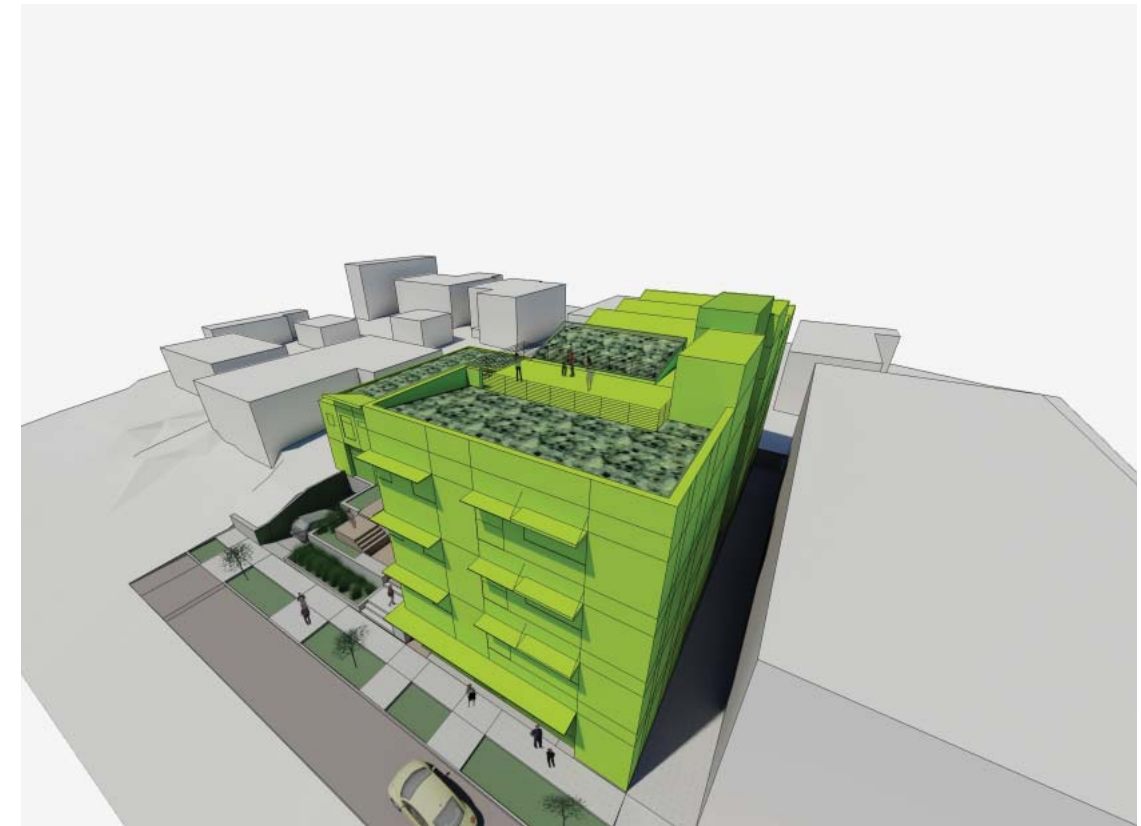


OPTION 2 PLAN (CODE COMPLIANT)

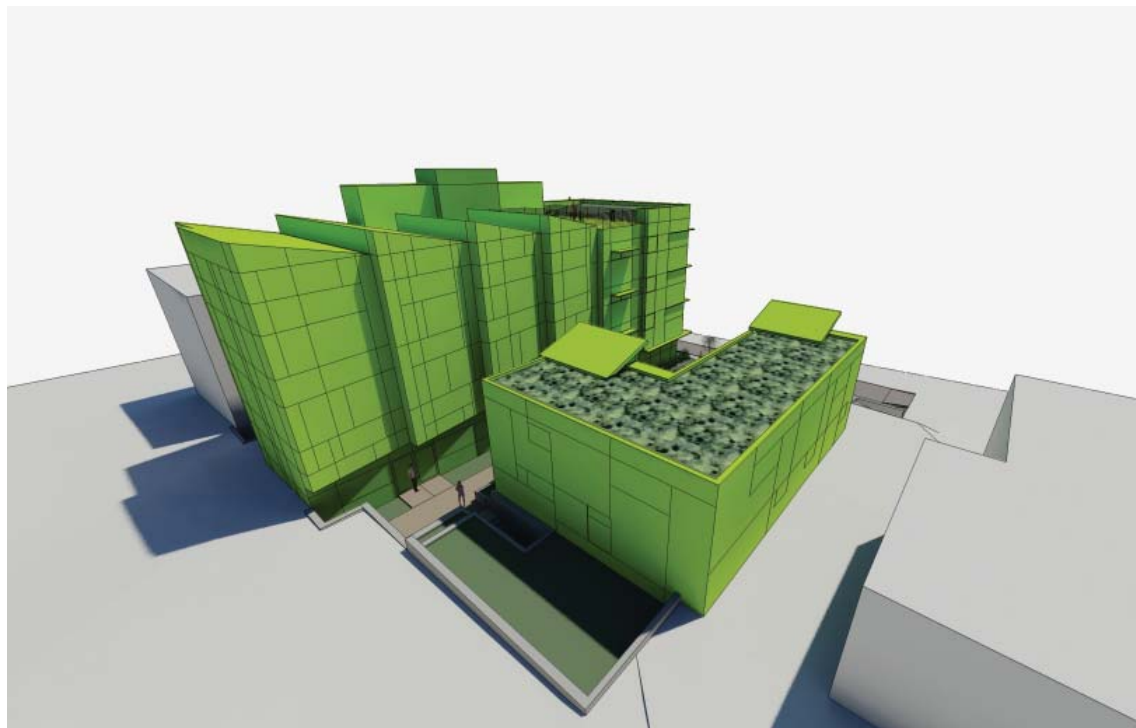
DIAGRAMATIC NORTH/SOUTH SITE SECTION



Southwest Aerial Perspective



Southeast Aerial Perspective



Northwest Aerial Perspective

DESIGN OPTION 1: (Preferred Option)

Pros:

- Creates the maximum amount of community open space between the Commercial and residential zones
- Maximizes Southern views and solar exposure
- Building modulation between Commercial and Residential zones
- Top floor steps back to allow for light into the community courtyard
- Smaller Townhome development on LDT creates open area for landscaping and p-patch
- Green roof and community open space with stepped roofs on the condo building allows for natural placement of PV panels

Cons:

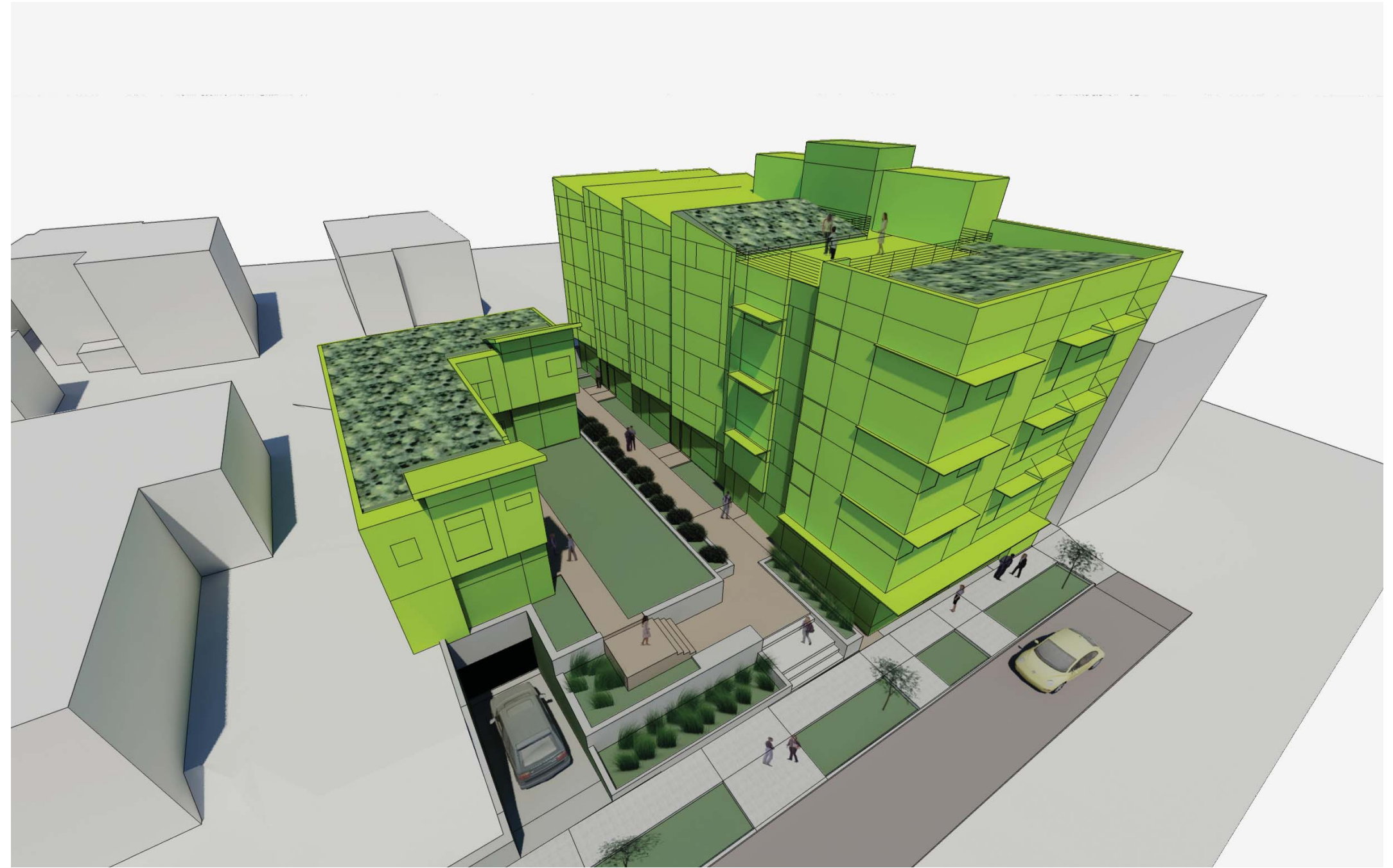
- Encroaches 2'-0" into the 10 required setback abutting a residential zone
- More expensive structure

Departures:

- 23.47A.014 B 1: 15' Triangle abutting a residential zone
- 23.47A.014 A 2 a.: 10' setback above 13'
- 23.47A.008 B 2 3. a. : Nonresidential uses must extend 30'



View from Southeast



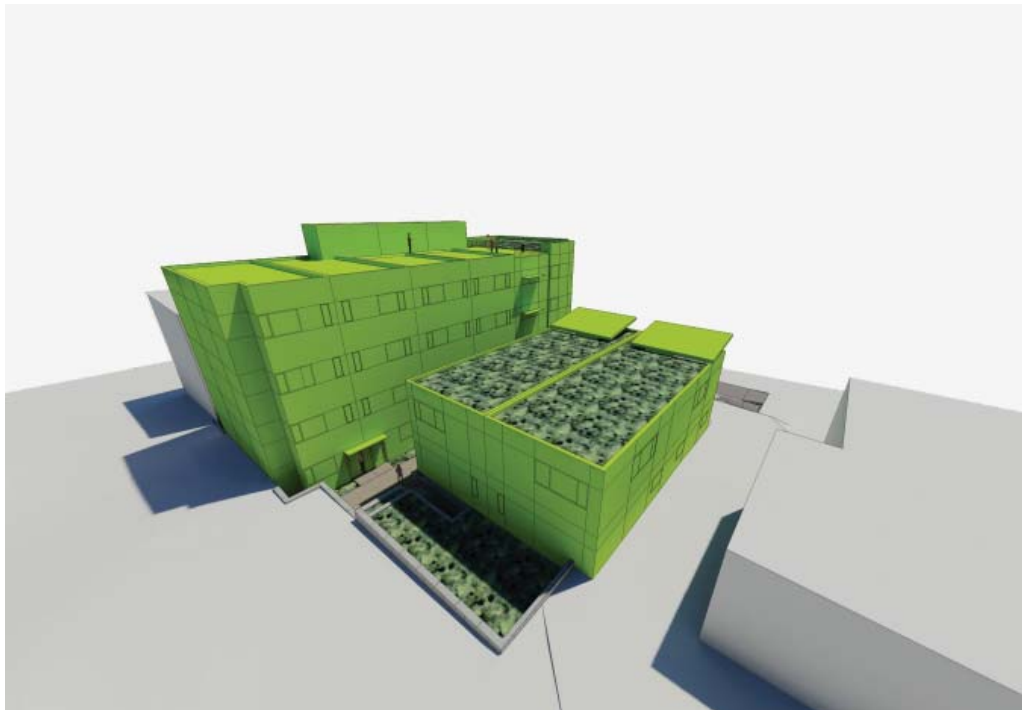
View from Street



Southwest Aerial Perspective



View from Street



Northwest Aerial Perspective



Southeast Aerial Perspective

DESIGN OPTION 2:

Pros:

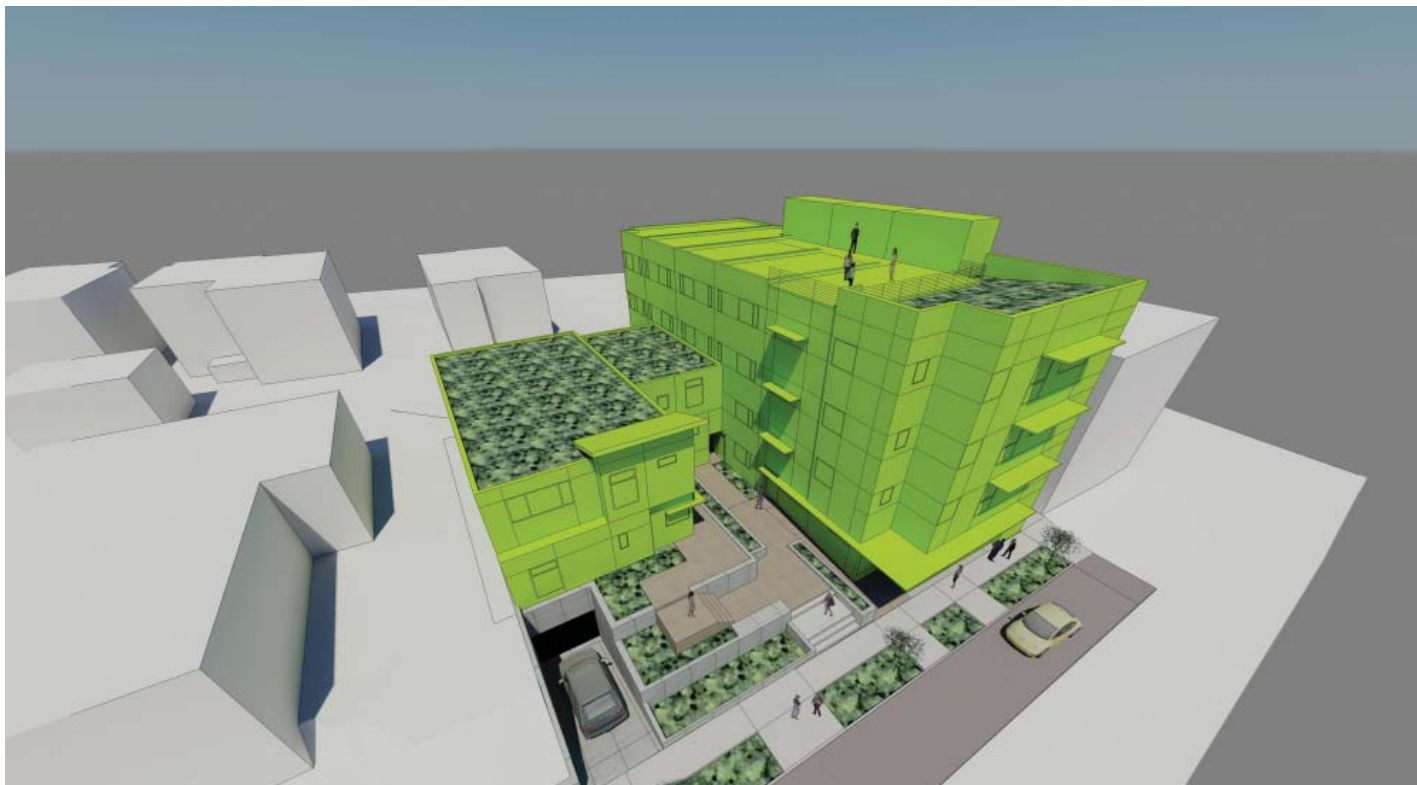
- Smaller mass on the street facade
- Green Roof and Community space

Cons:

- Maximizes lot coverage on LDT cuts down available landscaping and open space
- Large facades on Street level
- No modulation on East facade of condo building
- Dark corridor between Commercial and Residential zone

Departures:

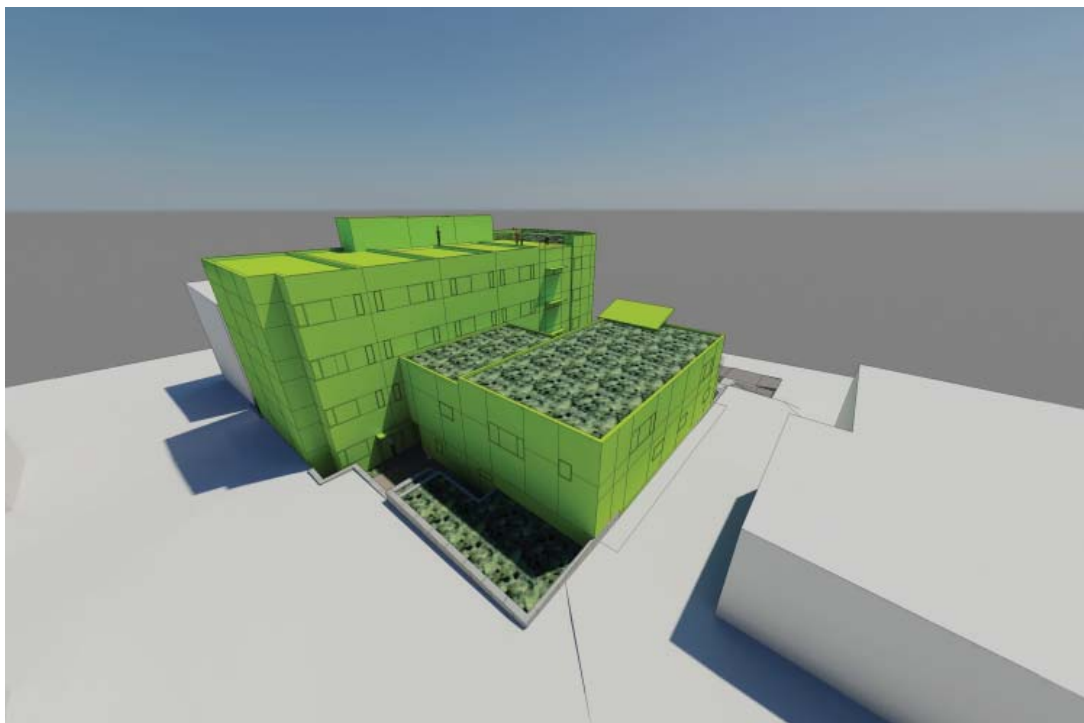
- None



Southwest Aerial Perspective



View from Street



Northwest Aerial Perspective



Southeast Aerial Perspective

DESIGN OPTION 3:

Pros:

- Complies with setback guidelines
- Some defined open space between Commercial and Residential zone
- Reduces cost by eliminating an exterior facade

Cons:

- Maximizes lot coverage on LDT cuts down available landscaping and open space
- No modulation on East facade of condo building
- Dark corridor between Commercial and Residential zone
- 1 large structure over the entire development

Departures:

- 5'-0" setback on LDT side

DEPARTURES FOR DESIGN OPTION 1: (Preferred Option)

1. 23.47A.014 B 1: A setback is required on any lot that abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle must each extend along the street lot line and side lot line 15' from the intersection of the street lot line and the side lot line abutting the residentially zoned lot.

-The current design departs from this code by the ground floor extending 2'-0" into the triangle on the ground floor and 8'-0" into the triangle on the 2nd through 4th floor for the condo building on the NC3-40 side of the development.

-By trading off this setback against the FAR and using that square footage in a more efficient and less expensive structure the project has the ability to setback further on the West side ground floor thus modulating the building on the long facade and provided more relief area in the courtyard. By having control over the setbacks on the NC3-40 portion of the development the project proposes to reduce the coverage on the LDT site to create a more rich and interactive courtyard for both the community of the property and the neighborhood.

2. 23.47A.014 A 2 a.: 10' for portions of structures above 13' in height to a maximum of 65'

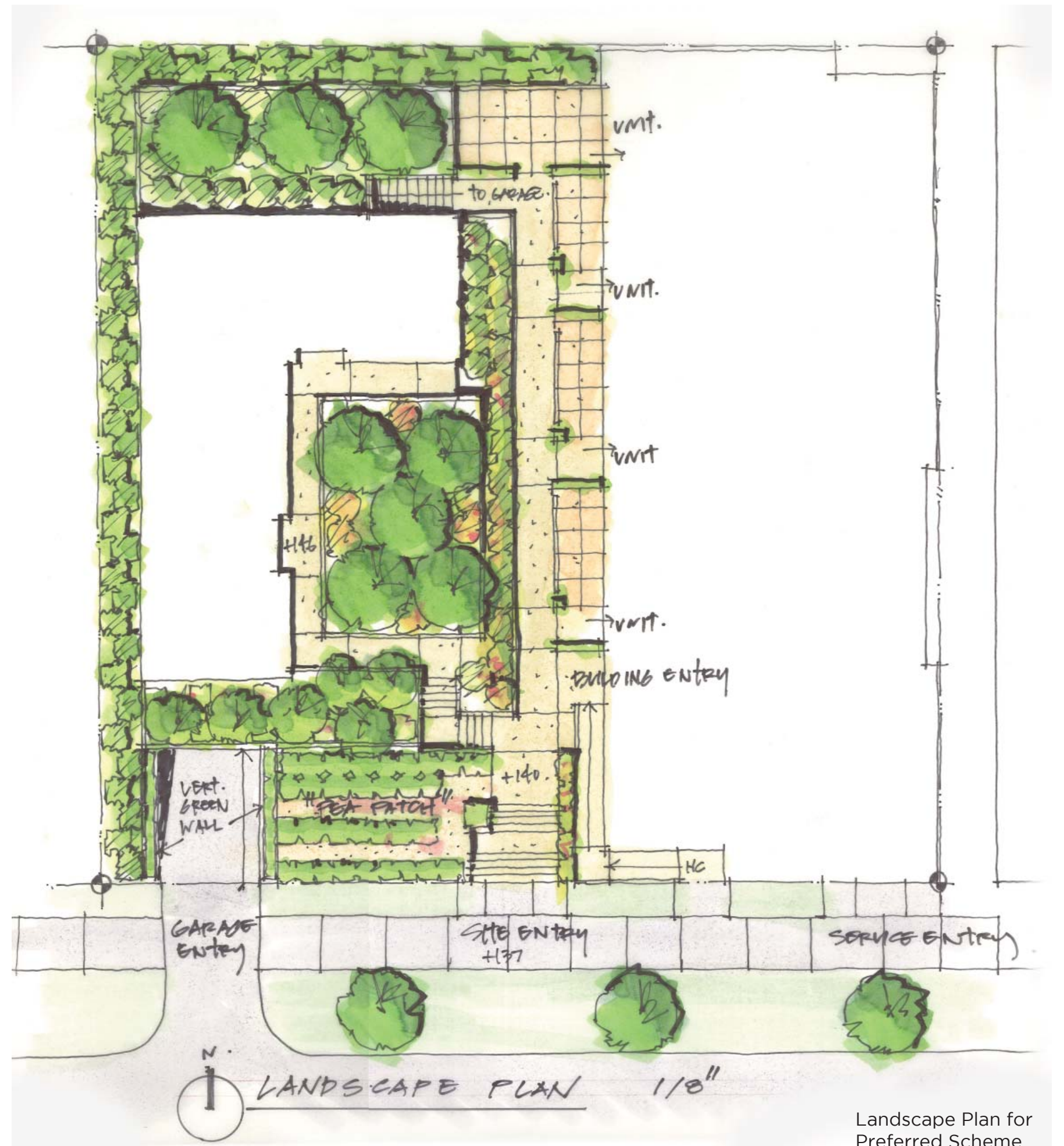
-The project proposes a setback of 8' in lieu of the 10' setback on the 2nd, 3rd, and 4th floor of the condo building on the NC3-40 side of the development

-In order to add modulation on the West facade of the Condo and to make the project viable as a residential structure the current design is using an 8'-0" setback. A reduction of the setback to 4'-0" would allow the building to move to the west and create more space between the condo building and the commercial building to the East although currently the design does not propose that solution.

3. 23.47A.008 B 2 3. a. : Nonresidential uses must extend 30'...

-Due to the 10'-0" setback requirement the building only has a 40'-0" available street facade width. With no alley the trash and egress need to come out on the street side. That leaves around 26'-0" of commercial use street frontage available which the current design is proposing.

-If the 10'-0" setback off of the residential is reduced to 4'-0" as proposed in the previous departure this would not be required. Currently this is the maximum Commercial use we can achieve.





47th and 7th Condos





Freemont on the Green Townhomes





Lucas Place Condos



Duncan Place Condos

