

EARLY DESIGN GUIDANCE SEVEN HILLS APARTMENTS

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PROJECT NAME:

SEVEN HILLS APARTMENTS

SITE ADDRESS:

1919 QUEEN ANNE AVE N, SUITE 300
SEATTLE, WASHINGTON 98109-2549

OWNER/DEVELOPER

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EARLY DESIGN GUIDANCE SEVEN HILLS APARTMENTS

PROJECT DATA / GOALS

RESIDENTIAL UNITS:	1st Floor	0 Units	0 SF
	2nd Floor	19 Units	14,500 SF
	3rd Floor	19 Units	14,500 SF
	4th Floor	19 Units	12,900 SF
	Residential Total	57 Units	41,900 SF

COMMERCIAL AREA:	First Floor Retail	8,180 SF
	First Floor Srvc/Circ	2,300 SF
	Total Commercial	10,480 SF

TOTAL GFA <53,000 SF (FAR Limit = 53,131 SF)
(Calculated = 52,380 SF)

PARKING: +/- 63 Parking Stalls Provided.
57 Required for Residential
(1 per residence - 23.54.015)

There are exemptions for each tenant / business of 5,000 63 Stalls Provided.

PROJECT HISTORY:

Previously there was an approved Master Use Permit (MUP) on this site for a mixed use office/retail/residential development over 4 floors of underground parking. The previous project had already gone through a complete EDG and Final Recommendation Process with the QA Design Review Board. Due to the economic conditions of the present changing economy, the project was stopped in order to provide a facility that better meets the needs of the area and market. This project provides more residential units and eliminates the upper floor office uses that were present in the previous scheme.

Much of the character and massing of the previous scheme has been retained in direct response to DRB recommendations.

DEVELOPMENT OBJECTIVES:

1. To create a mixed used development bringing street level retail and residential uses together to provide integrated service and living opportunities in the heart of the Queen Anne neighborhood.
2. To provide a lively and interactive pedestrian experience along Queen Anne Avenue North.
3. To provide workable tenant opportunities that promote successful business efforts and ultimately long term service establishments in the community.
4. To provide associated parking that supports this project and can help the needs of adjacent uses during off-peak parking demand times.
5. To blend into the unique fabric of the Queen Anne area.

REVISED PROJECT DESCRIPTION:

Proposed: 4-story (mixed use) apartment / retail building. The ground floor area will be dedicated to retail, service and restaurant uses. Floors 2 through 4 will provide 57 urban 1-bedroom apartments. .

There will be 1-2 levels of below grade parking. The access to the parking lot is going to be from the Alley on the west side of the propoerty and through the adjacent Eden Hill project. Easements will be established to maintain this access route.

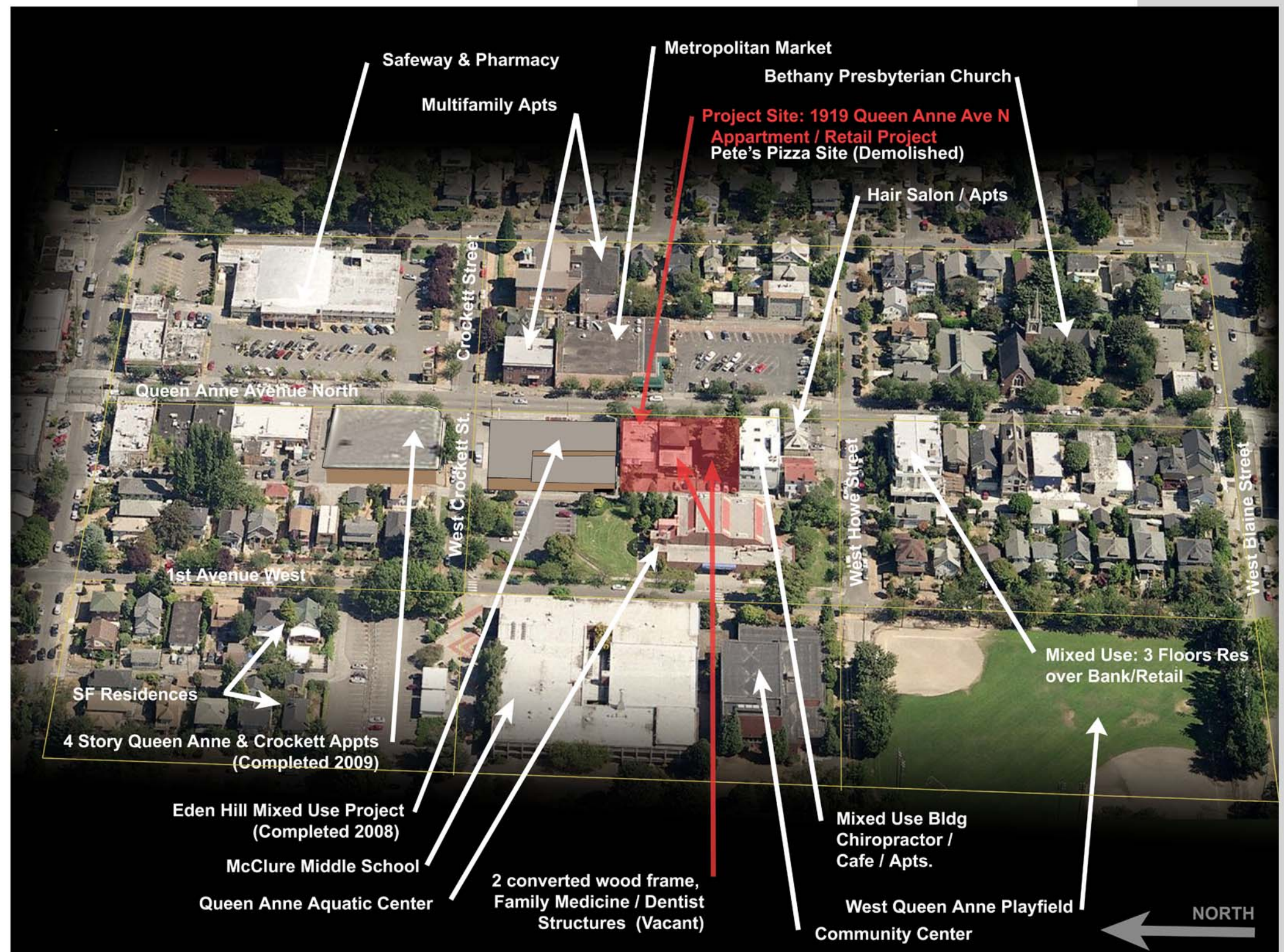
There are no curb cuts, existing or proposed, along Queen Anne Avenue. The project will continue the replacement/improvements of curb and sidewalks along Queen Anne Avenue North that were started during the Eden Hill Project.

This area is a transition from the Single Family neighborhoods on the perimeter to the more urban character along Queen Anne Ave. The tenants in this building will provide service amenities as well as employment opportunities that will help establish live-work environment in the area.

9-BLOCK VIEW

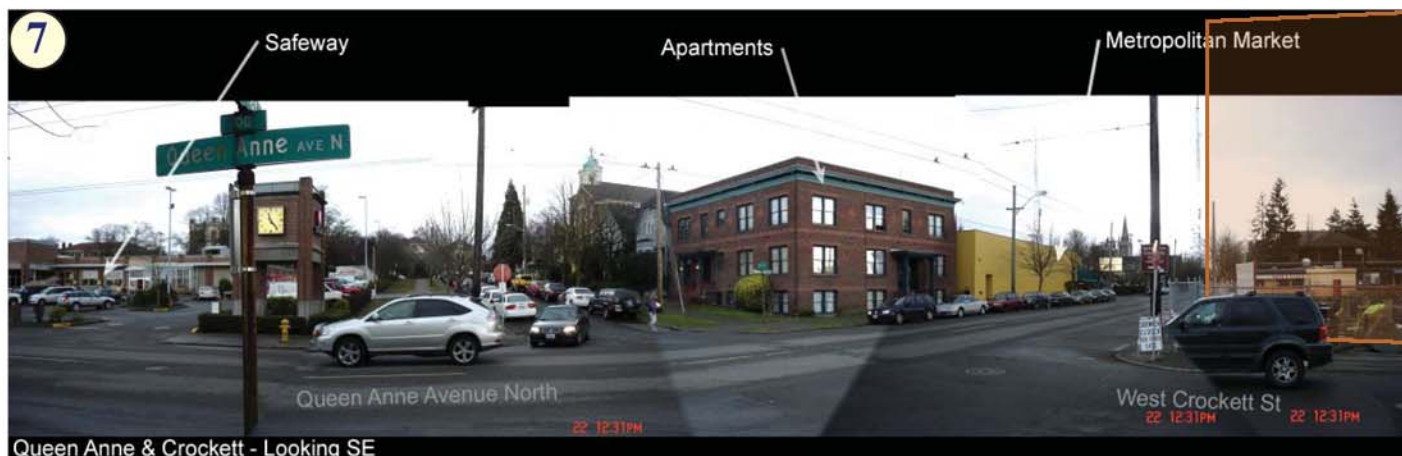
This area is going through a change with several projects recently having been completed in the immediate vicinity. The site immediately to the north was completed in 2007 (Eden Hill) is a mixed used retail apartment structure with underground parking. There is also the Queen Anne & Crockett Apartments further to the north (completed in 2009) and the mixed use project proposed on the site of the Metropolitan Market. All of these projects are in keeping with the scale of the zoning parameters in the area, leading to a more urban street character along Queen Anne Avenue North.

- The residential opportunities will establish the need for retail and service businesses within the community.
- This project will provide needed opportunities for small businesses/ restaurants or services within walking distance of the residential units reducing car trips.
- The scale of the streetscape is increasing, but it is consistent with other long standing structures along Queen Anne Avenue.
- Brick/Masonry is the predominant material along Queen Anne Avenue, but there are instances of other materials forming an eclectic palette to work from.
- It seems that masonry has been a popular choice for many of the new projects for it's historic precedent and its sustainability.
- Masonry appears to be an appropriate avenue for this project, though it seems important to allow some deviations either material or formal to allow this building to have its own identity on the streetscape.

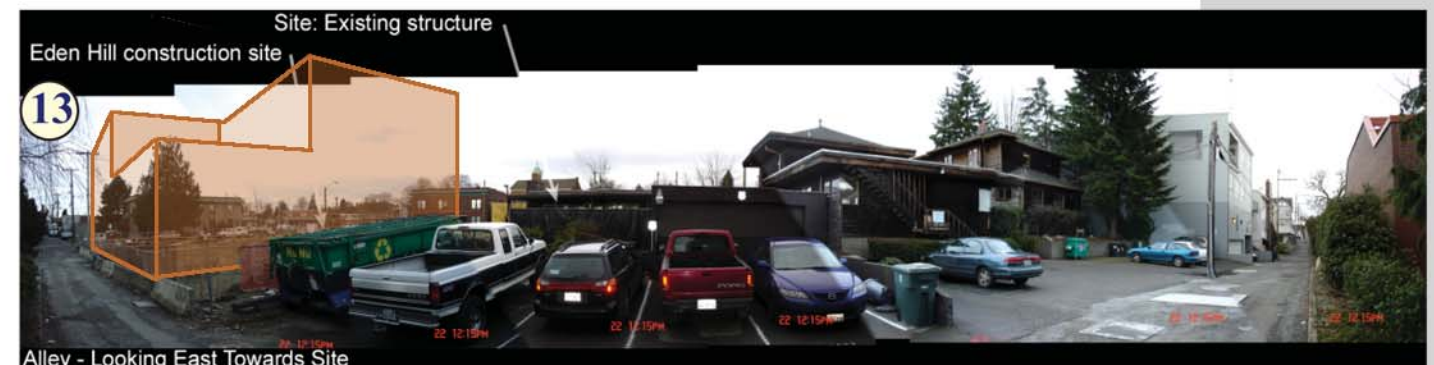
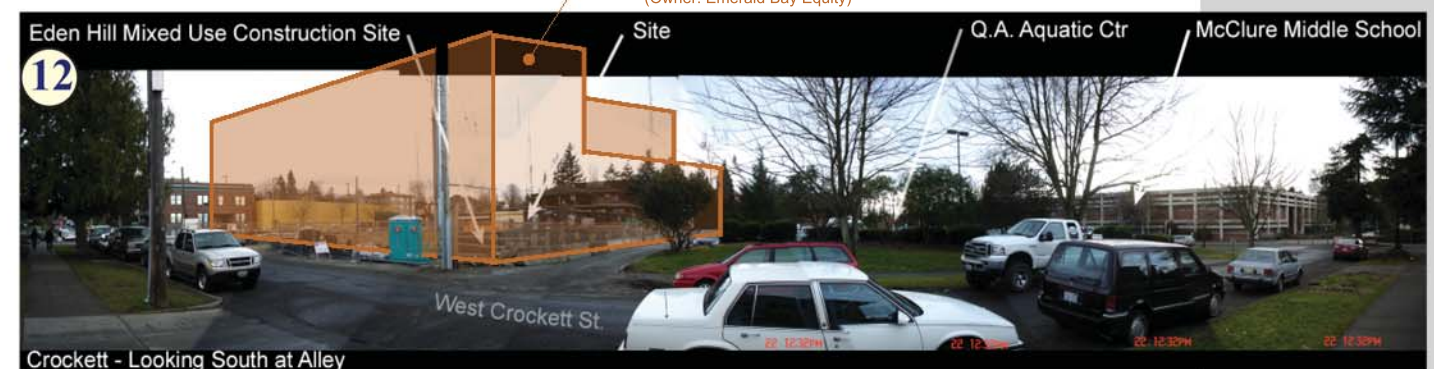


STREETSCAPE VIEWS





STREETSCAPE VIEWS



Volume of New Eden Hill Apartments
(Owner: Emerald Bay Equity)

Volume of New Sweetbrier Apartments
(Owner: Emerald Bay Equity)

Volume of New Eden Hill Apartments
(Owner: Emerald Bay Equity)

CITY ZONING & SITE INFORMATION

PROJECT LOCATION:	1919 Queen Anne Avenue North Seattle, Washington 98109	STRUCTURE HEIGHT 23.47A.012	Maximum Height: 40' plus 4' for conditions shown in Section A1a and an additional 3' for setbacks proposed in the Queen Anne Design Guidelines for setbacks along Queen Anne Avenue on upper floors.
ZONING SUMMARY:	NC2P-40		
PERMITTED USES 23.47A.004 Chart A	C.2.b Restaurants are permitted outright with a business establishment limit of 25,000SF. Retail Sales & Services are permitted outright with a business establishment limit of 25,000SF. Offices are permitted outright with a business establishment limit of 25,000SF. Eating Establishments are permitted outright with a business establishment limit of 25,000SF. Residential uses are permitted outright.	23.47A.012,D,2 23.47A.012,D,4	Skylights, clerestories, parapets and fire walls may extend up to 4' above the applicable height limit. Rooftop features may extend up to 15' above the height limit, including stair and elevator penthouses and mechanical equipment. It anticipated tht the elevator and 2 stairways will extend up to serve the rooftop residential open space/amenity.
STREET LEVEL USES 23.47A.005	Queen Anne Ave North is a principal pedestrian street as listed in Section E.2. There are no residential units on the ground level. All of the anticipated ground level uses/tenants are listed in Section E.1.	FLOOR AREA RATIO 23.47A.013	Maximum Floor Area Ratio: 3.25 Site Area: 16,348 SF Maximum Gross Floor Area (GFA) Allowed: 53,131 SF Maximum Gross Floor Area (GFA) Anticipated: +/-53,000 SF
CONDITIONAL USES 23.47A.006	There are no conditional uses required or anticipated.	SETBACKS 23.47A.014, B,2a	Rear Setback: DESIGN DEPARTURE A portion of the building (44'-3" wide) on alley side abutting pool will be setback 8' to a height of 17'-6". (The City Zoning guidelines state a 10' setback above 13'-0") Pursuant to previous DRB the board supported this departure if substantial modulation was provided and additional setbacks in this area. There are areas along the Alley facade that greatly exceed this requirement and a great deal of modulation is provided. Also there are no residential uses in the block immediately to the west or the school property immediately west of that property.
MAJOR PHASED DEVELOPMENT 23.47A.007	Not Applicable		
STREET LEVEL DEVELOPMENT STANDARDS 23.47A.008	Blank Facades: There are no blank facade elements that exceed the width of a typical column element at +/- 30"-36". The total blank facade anticipated to be +/-30' which is +/- 25% of the facade. 40% is the max allowable. Setbacks: The center area glazing is located 20'-0" from the property line. This is an increase of >5' over the previous scheme. Transparency: >75% of the facade is transparent as described in Section 2, a & b is anticipated. Street Level Uses: The minimum depth of street level nonresidential uses is > 40'.	23.47A.014, B,3b 23.47A.014, B,4	The residences are setback a minimum of 16'-0" on the alley side floor which accomodates the requirement for 15' plus 2' for each 10' above 40' above grade. (The bldg is < 50' in height and fits within the diagram in Exhibit C, 23.047A.014C) The decks in some instances are in the setback area on the alley side of the building. One-half (1/2) of the alley width may be counted as part of the required setback. .

CITY ZONING & SITE INFORMATION

LANDSCAPING AND SCREENING

23.47A.016 Green Factor: Anticipated meeting Green Factor through thorough use of street level plantings, green wall details and containerized roof-top garden/roof intermixed in roof top outdoor open space.

RESIDENTIAL AMENITY AREAS:

23.47A.017 Residential GFA: 41,847 SF
Required Residential Amenity Area 2,098 SF
Will be accomplished via decks, rooftop gardens and plaza.
(Anticipated 1000 SF roof top garden/bbq area.)

23.47A.027 LandmarkDistricts/Structures: N/A

23.47A.028 Stds for Drive In Businesses: N/A

SOLID WASTE/RECYCLABLE STORAGE AREA:

23.47A.029 GFA +/- 53,000SF, therefore 225 SF required by the table in 23.47A.
The project shows +/-300 which exceeds the minimum requirement.

PARKING AND LOADING: Ref 23.54.015

23.47A.030 In NC2 zones there are waivers for parking in pedestrian-designated zones as outlined in Chart D of 23.54.015.

- Exemption for the first 5,000 of each business in general sales and medical services.
- Exemption for first 2,500 SF of an eating establishment.
- There is a requirement of (1) space per dwelling unit times (57) = 57 required.

A traffic study will be completed showing compliance. There is additional parking along Queen Anne Avenue. There is also surplus parking in the adjacent Eden Hill project which is owned/developed by the same entity.

PARKING LOCATION AND ACCESS: All access to underground parking is via the alley on the west side of the property and the adjacent parking structure at Eden Hill.

23.47A.032

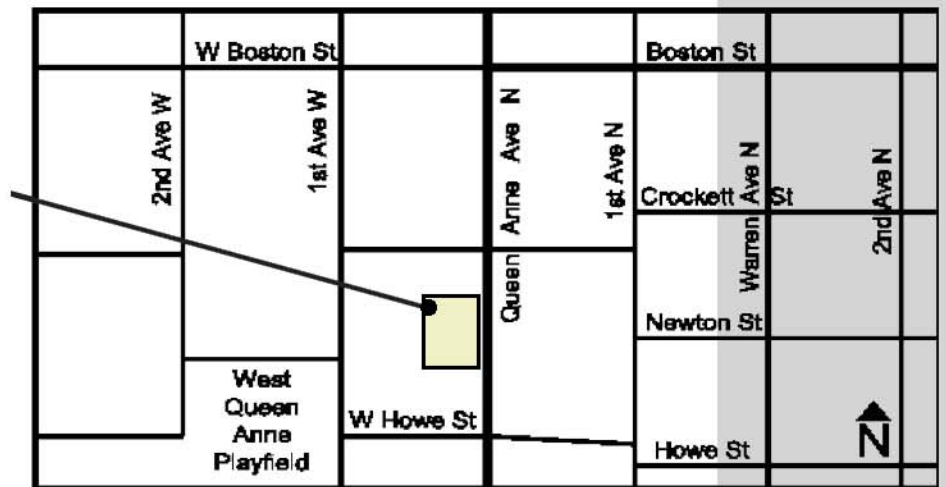
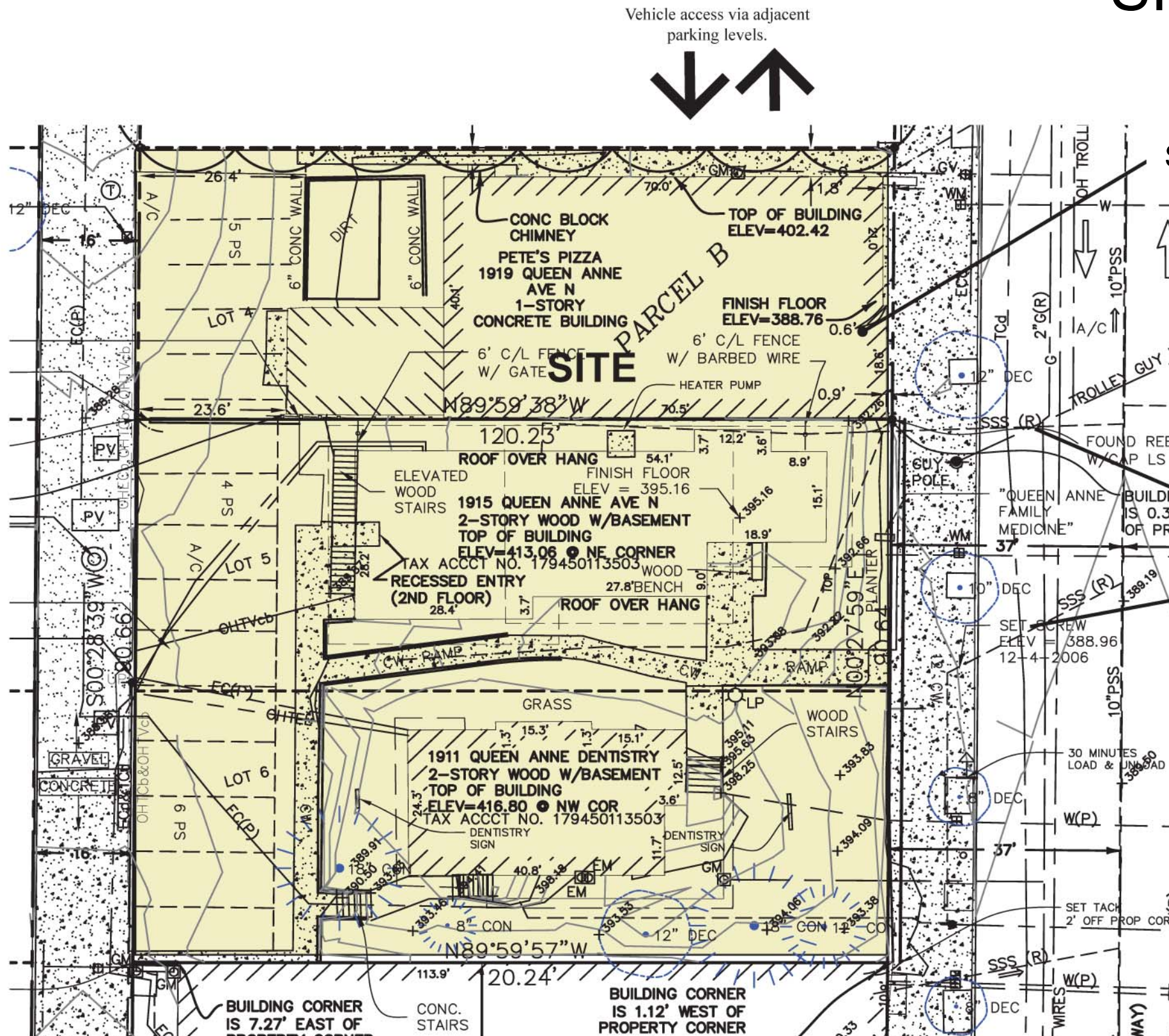
ZONING INFORMATION

NC2-40 
SF-5000 

- The area is in transition with numerous projects under construction or in for design review / building permit.
- The zoning along Queen Anne Ave North is primarily NC2-40 in the vicinity of the subject property.
- The site immediately to the north is a recently completed 4-story mixed use residential / retail structure. The structure is shown in the model.
- There is also a similar mixed-use residential project proposed on the NW corner of Queen Anne Ave and West Crockett. The residential/retail project is 4 floors over parking and similar in form to the Eden Hill project.
- This building proposal for the project at 1919 Queen Anne Avenue will provide opportunities for services to support this desired residential units.
- The area immediately to the West of the site is zoned SF5000, however it is occupied by the Queen Anne Aquatic Center.
- McClure Middle School and the Community Center occupy the block beyond that.
- Many of the immediate transitional issues associated with moving from NC2 to single family residential areas are less applicable because of the site use.



SITE INFORMATION



VICINITY MAP

➤ Existing Street Trees to Remain

TOPOGRAPHY / TREE SURVEY

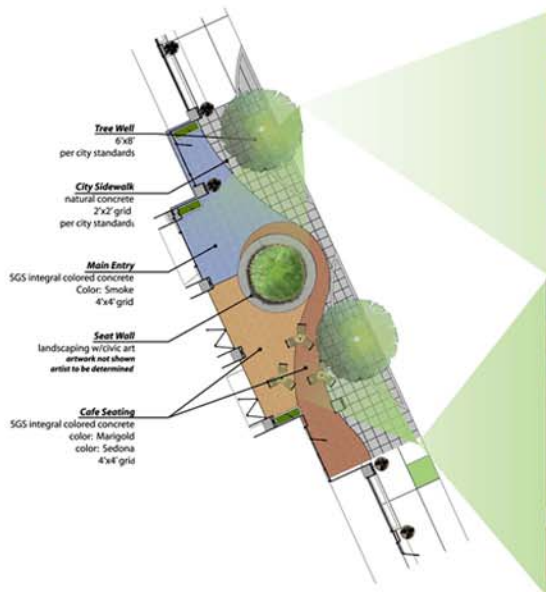
Scale 1" = 20'



Typical Sign Treatment



PREVIOUSLY APPROVED MUP



KEY POINTS FROM FIRST PROCESS

- Provided setback at 4th floor to obtain additional 4' of building height.
- Provide additional setback at plaza to enhance pedestrian experience and drive more light to street level.
- Use materials that are durable and in keeping with Queen Anne Hill's historic climate.
- Provide variety and enhanced pedestrian experience.
- Provided opportunities for retail tenants to customize their street presence/entry
- Provide defined entry for upper floor uses.
- Provide plantings at street level so that pedestrians can experience the green factor benefits.
- Provide weather cover, though not continuous per Design Guidelines.

MASTER USE/PROJECT HISTORY

The project has already completed a master use permit process (3006531) for a 4-story mixed use project with retail on the 1st floor, office/medical on the 2nd - 4th floors and 4 apartment units on the west facing side of the 4th floor. This project was halted due to market constraints. Many of the discussion points from the previous process have been considered and incorporated in the basic schemes for this newly revised program.









SCHEME C

PREFERRED

1919 Queen Anne Avenue North

DESIGN SCHEME COMPARISON

SCHEME A Description

- Code derived scheme, with reasonable setbacks and accommodations for design guidelines.
- Urban Scheme with central plaza to define 45 foot wide lot character.
- 44' tall Queen Anne facade without taking advantage of additional height by setting back 4th floor.
- Overall scheme is lower than adjacent Eden Hill project, but the height exists at its highest at the street facade.
- Plaza setback aligns with open space event across the street in proposed Met Market site master plan.
- No decks are shown on the Queen Anne Avenue side.

Advantages:

- Allows for greatest flexibility for arrangement and allocation of gross floor area.
- Retail spaces are located close to sidewalk to encourage and facilitate visual connection.
- Simple structure as columns stack on top of below grade foundation walls and work well with parking layout below.
- Allows for easier layout of residential units above.

Disadvantages:

- The mass is more apparent at the street level with minimal setbacks.
- The central plaza, despite the advantages listed above will limit the types of tenants that can take advantage of the outdoor space. Ok, for coffee shop, less desirable for outdoor eating/restaurant setting.

SCHEME B Description

- Central portion of building extends to sidewalk creating two (2) small recessed plazas at the north and south ends of the property along Queen Anne Avenue North.
- 44' height.
- Overall scheme is lower than adjacent Eden Hill project, but the height exists at its highest at the street facade.

Advantages:

- Deep central tenant space provides for very visible presence on streetscape which is desirable from a leasing perspective. Generally better suited for a larger tenant.
- Simple structure as columns stack on top of below grade foundation walls and work well with parking layout below.
- Allows for easier layout of residential units and central hallway above first floor.
- Allows for some additional daylight to reach the sidewalk relative to Scheme A.

Disadvantages:

- The mass is still apparent at the street level with minimal setbacks.
- Splitting the plaza into 2 smaller areas, is limiting the opportunities for placing tables for some users/tenants and leaves less workable area for pedestrians to take advantage of the perceived expanded sidewalk.
- Does not relate well to plaza across the street.

SCHEME C Description

- Midblock plaza with increased setback. (20' vs 6 to 10' in previous schemes.)
- Central plaza defines 45' wide building lot massing.
- Similar height to adjacent Eden Hill project.
- Setback at 4th floor.
- Increased modulation relative to other 2 schemes.
- Plaza setback aligns with open space event across the street in proposed Met Market site master plan.
- Some opportunity for decks on east side, but screened from street level.

Advantages:

- The 4th floor setback reduces the perceived mass at the street level. North and south areas are setback +/-8', Central area is setback, >18' from property.
- Allows for variety of retail/service tenant space opportunities with good visibility at the street level.
- Retail spaces are located close to sidewalk to encourage and facilitate visual connection.
- Structure carefully aligns with parking scheme below.
- Larger central plaza provides opportunity for more daylight to reach the street level.

Disadvantages:

- Greater modulation increases the surface area to floor area ratio therefore results in relative higher construction cost.

APPLICATION OF DESIGN GUIDELINES

A-1: Responding to Site Characteristics.

- The site has an urban street character along Queen Anne Avenue N.
- There are zero setbacks on both sides.
- Strategies will be used to create an interactive pedestrian experience with transparency, landscaping and modulation.
- The access to the parking is via the alley and the adjacent building.
- The alley on the west side allows for service access such as trash collection.
- There are some local territorial views for the apartments and upper floor offices.
- Setbacks from Queen Anne Ave will allow sun access to street level activities.
- Adjacent bldgs are similar height so solar access impacts are limited.
- Passive Solar strategies will include sun shades on east (Decks) and west (street level) facing facades. The south is blocked by the adjacent bldg.

A-2: Streetscape Compatibility.

- This project will be sensitive the traditional materials in the area as well as provide an interactive pedestrian experience.
- The retail/restaurant space on the ground floor will provide amenities and services to the local tenants without having to get into a car.
- The ground level tenants will have a visual presence for the pedestrians as they access the building circulation.
- The retail users can modify their entries to use storefront or operable walls creating variety at the pedestrian level.
- Entries will be set back from the property line to create a wider perceived path along Queen Anne Ave.
- Increased setbacks at plaza locations will provide interesting midblock variety for business users and pedestrians.
- Consistent with the other projects completed by this group, they will incorporate fixtures, and amenities that fit the environment on Queen Anne Hill.

A-3: Entrances Visible from the Street.

- The ground level retail will have a distinct entrance opportunities incorporated into a transparent street façade.
- Residents will have their own defined street level entry with access to parking and vertical circulation.

A-4: Human Activity

- Responding to the needs of the increased residential density, this project will provide opportunities for professional services and small scale retail businesses that are accessible to the community by foot.
- These services are provided within a short walk of many new residential units, providing and cultivating a sense of ownership and care in the community.
- The plaza setback creates opportunities for outdoor eating and interaction.
- The entries provide options for individual tenant configurations.

A-5: Respect for Adjacent Sites

- The design team is reviewing the projects in the area in the context of the history of this portion of Queen Anne Hill.
- The forms and massing will respond in kind with the zoning and pattern of development in the area. The materials will provide a link to the history in the area.

A-6: Transition Between Residence and Street

- Residents will have their own dedicated entry on Queen Anne Avenue.
- The entry will be recessed from the property line providing ample covered space that is openly visible to the streetscape.

A-7: Residential Open Space

- Many of the units will have their own deck meeting the minimum size requirements for open space.
- All tenants will have access to a large rooftop deck with BBQ's and outdoor eating opportunities.
- The street level open plaza will provide variety in open space opportunities.

A-8: Parking and Vehicle Access

- +/-60 Parking stalls will be provided below grade and on the Alley. Parking access is via the alley on the west side of the property and an underground connection to the adjacent Eden Hill project to the north is going to be provided.
- Loading is accomplished on the Alley side of the building.

A-9: Location of Parking on Commercial Street Fronts

- Aside from whatever street front parking (existing angled) is available in the right of way, all parking will be below grade and accessed off of the alley.
- There are not curb cuts along Queen Anne Avenue.

A-10: Corner Lots (Not Applicable.)

B-1: Height, Bulk and Scale

- The project is proposing an expanded streetscape in the middle of the project and block. This will provide some visual relief as well as opportunities for restaurant and retail users to spill into this area creating a more interesting pedestrian environment.
- The massing of the building steps back from Queen Anne Avenue mitigating the bulk and defines the 3-lot configuration.
- Bay windows are anticipated along Queen Anne Avenue.
- Pursuant to previous DRB commentary, the materials of the upper portion of the building are lighter in feel compared to the masonry on the lower level avoiding the potential for a monolithic presentation along Queen Anne Avenue.
- Scheme C takes advantage of the opportunity to step back the top floor > than 6' to provide 3' of additional height.

APPLICATION OF DESIGN GUIDELINES

B-1: Height, Bulk and Scale

- The project is proposing an expanded streetscape in the middle of the project and block. This will provide some visual relief as well as opportunities for restaurant and retail users to spill into this area creating a more interesting pedestrian environment.
- The massing of the building steps back from Queen Anne Avenue mitigating the bulk and defines the 3-lot configuration.
- Bay windows are anticipated along Queen Anne Avenue.
- Along Queen Anne Ave decks are proposed in one scheme (Scheme C) on the top floor at the north and south ends with “Juliet” decks in the central portion of the building. The top floor decks are well screened and visually removed from the streetscape.
- Decks are anticipated along the alley (west side) for all units to take advantage of the prospect on that side of the building.
- Pursuant to previous DRB commentary, the materials of the upper portion of the building are lighter in feel compared to the masonry on the lower level avoiding the potential for a monolithic presentation along Queen Anne Avenue.
- Scheme C takes advantage of the opportunity to step back the top floor > than 6’ to provide 3’ of additional height.
- This property abuts a residential zone, however the nearest two properties are the Queen Anne Aquatic Center and McClure Middle School

C-1: Architectural Context

- In keeping with the discussions of the previous MUP process, it is anticipated that brick will be used along Queen Anne Avenue in keeping with the widely used precedent on the Hill.
- Though details for storefront have not been worked out, the opportunity to comply with the multi-pane division and transom lights is reasonable within all schemes in this proposal.
- The owner has shown by previous example their willingness to communicate with local groups and provide details for cornices, etc, that are compatible with other examples in the area.
- Intermittent canopy opportunities are shown in the various schemes such that shelter is available when needed without unnecessarily block day light access at the street level.
- The street level retail area is divided up into 15’ foot bays encouraging smaller tenant spaces, each with direct visual access to the streetscape.

C-2: Architectural Concept and Consistency

- Individualize storefronts are anticipated in all 3 schemes.
- The massing schemes are flexible enough to allow the storefront design, signage, canopies and detail that is consistent in the area and described in the Queen Anne Guidelines.

C-3: Human Scale

- Modulation and transparency will also be used to reduce the spatial impact of the 4-story heights allowed including the shift to a more pavillion-like character on the upper levels.
- The strategies promoted in the Seattle Green Factor program including street level plantings and hanging baskets will further promote a human scale for pedestrians and visitors to the building.
- Canopies will provide scale elements at the ground level to reduce the overall impact of the structure for pedestrians.

C-4: Exterior Finish Materials

- The design team anticipates using masonry and other durable materials not only for their strong life cycle cost benefits but also to provide materials that have been comfortable and common in the area for years.
- The predominant materials at the street level will be brick and transparent storefronts.

C-5: Structured Parking Entrances

- As stated previously, the owner is combining the parking level access with that already provided in the Eden Hill project.
- This will save resources as well as the visual and safety impacts of multiple car access points.

D-1: Pedestrian Open Spaces and Entrances

- The storefront will be set back from the property line to promote a wider sidewalk/pedestrian experience. This will be varied along the sidewalk so that the pedestrians do not lose contact with the tenants and services.
- The streetscape will be varied with diverse opportunities for tenant types and experiences.
- The façade will be a mix of transparent glazing and well defined entries.
- There is a recessed area in the center of the Queen Anne facade that is recessed to provide sidewalk seating for a restaurant or retail sales area.
- In keeping with the Seattle Green Factor Guidelines, the entries will be articulated with landscaping elements, seating, and overhead cover.
- The nearest bus stop is located north of this property.

D-2: Blank Walls

- The east facade will be articulated with glazing elements, modulation and a variety of materials.
- The north and South facades are against property lines with large developments.
- The design options show a 3 foot setback/modulation to allow some protected window openings on the north side adjacent to the upper floor roof deck on the Eden Hill project.

APPLICATION OF DESIGN GUIDELINES

D-3: Retaining Walls

- There are no visible retaining walls along the streetscape at Queen Anne Avenue.

D-4: Design of Parking Lots Near Sidewalks (Not Applilcable.)

D-5: Visual Impacts of Parking Structures

- All Parking is underground.
- Access is achieved via the neighboring subsurface parking to the north and the Alley.

D-6: Screening of Dumpsters, Utilities and Service Areas.

- Utilities are all underground.
- Dumpsters and recycling are provided in an enclosure accessed off the Alley on the west side of the property.

D-7: Personal Safety and Security

- The street side pedestrian environment will be well lit with protected overhead cover.
- The transparent glazing at the retail area and residential entrance will also contribute to the ambient light on the sidewalk in the evening.
- The parking is private with access from within the building providing security for employees and patrons who arrive by car.
- The planter/seat that was present in the previous scheme that extended into the R.O.W. has been removed from this project.

D-8: Treatment of Alleys

- Alley modulation with street level accessible parking with tend to energize the space and promote ownership in the maintenance.
- Plantings will be incorporated along the alley in pursuit of an appropriate Green Factor scheme.

D-9: Commercial Signage

- Refer to sign type opportunities in the previous scheme. Blade signs will provide identifiers and way finding help from the perspective of people traveling up the side-walks.

D-10: Commercial Lighting

- Strategies consistent with LEED guides to limit glare and light leaving the immediate area of the site will be utilized.

E-1: Reinforce Existing Landscape Character of Neighborhood

- With the transition to a relatively more urban character the landscape character will change.
- The Seattle Green Factor program promotes landscape elements in various forms.
- It makes sense to use strategies that the pedestrian can experience.

E-2: Landscaping to Enhance the Building and/or Site

- In keeping with the Seattle Green Factor program, the design team is looking for ways to be enhance the building experience and sustainability.

E-3: Landscape Design to Address Special Site Conditions.

- The proportions of the site and its urban context, will allow the design team to concentrate the landscape treatment along the glazed and pedestrian areas.

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- The proportions of the site and its urban context, will allow the design team to concentrate the landscape treatment along the glazed and pedestrian areas.

ANTICIPATED DESIGN DEPARTURE

SETBACKS

23.47A.014, B,2a

Rear Setback: DESIGN DEPARTURE

A portion of the building on alley side abutting pool will be setback 8' to a height of +/-17'-6". (The City Zoning guidelines state a 10' setback above 13'-0") This is due to the first floor floor to ceiling requirement of 13' min, plus structure and the height of the railing along the alley. (the last 42" is semitransparent as it will be some sort of railing. A greater setback than is required is provided above the first floor where the 2nd floor will be set back at least 16' and in some areas >14' in the middle section of the building. Pursuant to previous DRB the board supported this departure if substantial modulation was provided and additional set backs in this area. There are areas along the Alley facade that greatly exceed this requirement and a great deal of modulation is provided. Also there are no residential uses in the block immediately to the west or the school property im mediately west of that property. (This was accepted in the previously issued MUP.)