

HOLGATE APARTMENTS

1814 12TH AVE. S.



EARLY DESIGN GUIDANCE

PROJECT # 3011576

DECEMBER 13, 2011

TABLE OF CONTENTS

PROJECT DESCRIPTION	2
URBAN ANALYSIS	3,4,5,6
STREET SCAPES	7,8,9
SITE ANALYSIS	10,11
DESIGN REVIEW GUIDE LINES	12
OPORTUNITIES & CONSTRAINTS	13
OPTION 1	14,15
OPTION 2	16,17
OPTION 3	18,19
FAÇADE STUDY	20
FAÇADE EXAMPLES	21
ZONING CODE , DEPARTURE SUMMARY	22
LANDSCAPE PLAN	23

DIEPENBROCK & ASSOCIATES, INC. ARCHITECTS
RUDD DEVELOPMENT CO., INC.



PAC-MED BUILDING



BEACON HILL PLAYFIELD



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PROJECT DESCRIPTION

ADDRESS; 1814 12TH AVE S.
 DPD PROJECT; # 3011576
 OWNER/APPLICANT; HOLGATE 12 LLC/RUDD DEVELOPMENT CO., INC.
 AGENT; DIEPENBROCK @ ASSOCIATES, INC., ARCHITECTS

PROJECT PROGRAM

Units; 21
 Parking Stalls; 12
 Residential Area 17,230 SF
 Garage Area 4,100 SF
 Total Building Area 21,330 SF
 FAR 14,200 SF

STATEMENT OF DEVELOPMENT OBJECTIVES;

To attract residents to the close in location to downtown and the ethic and cultural diversity of the North Beacon Hill Neighborhood.

To attract residents to a quiet neighborhood with no through traffic but with easy access to the Beacon Hill Playfield, frequent transit service, and the North Beacon Hill Village Center with shops, restaurants, a public library, El Centro de la Raza cultural center, and the link light rail station.

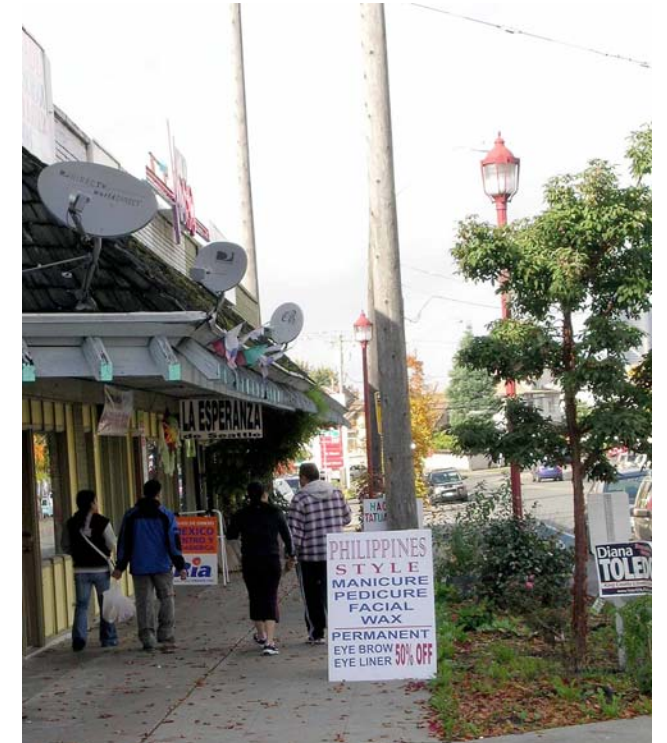
To keep residents in a small apartment building of about 21 units by allowing them to have a sense of ownership of the building through the opportunity to connect to the garden and their neighbors.

To give residents the opportunity to connect to their garden and neighbors by providing a series of outdoor spaces that adjoin the entry path to their units.

To attract and keep residents with southern and western exposure for sun, views, and good ventilation, and a variety of apartment sizes and living arrangements.

To utilize all of the incentives in the City of Seattle's revised zoning code of April 2011 to build the maximum size apartment building that is allowed in a residential urban village while fitting in with the neighborhood.

To build and own an affordable modern apartment building that will be profitable and durable over the long term.



VILLAGE CENTER



EL CENTRO DE LA RAZA



LINK LIGHT RAIL STATION

URBAN ANALYSIS

DESIGN THEME

The design theme starts with the new codes that encourage exterior entry balconies and using landscaping for habitat and rain water treatment. The project proposes to create an entry sequence through an entrance courtyard, breezeway, and balconies that wrap a rear courtyard patio to allow the tenants to connect to their garden and their neighbors along their entry path.

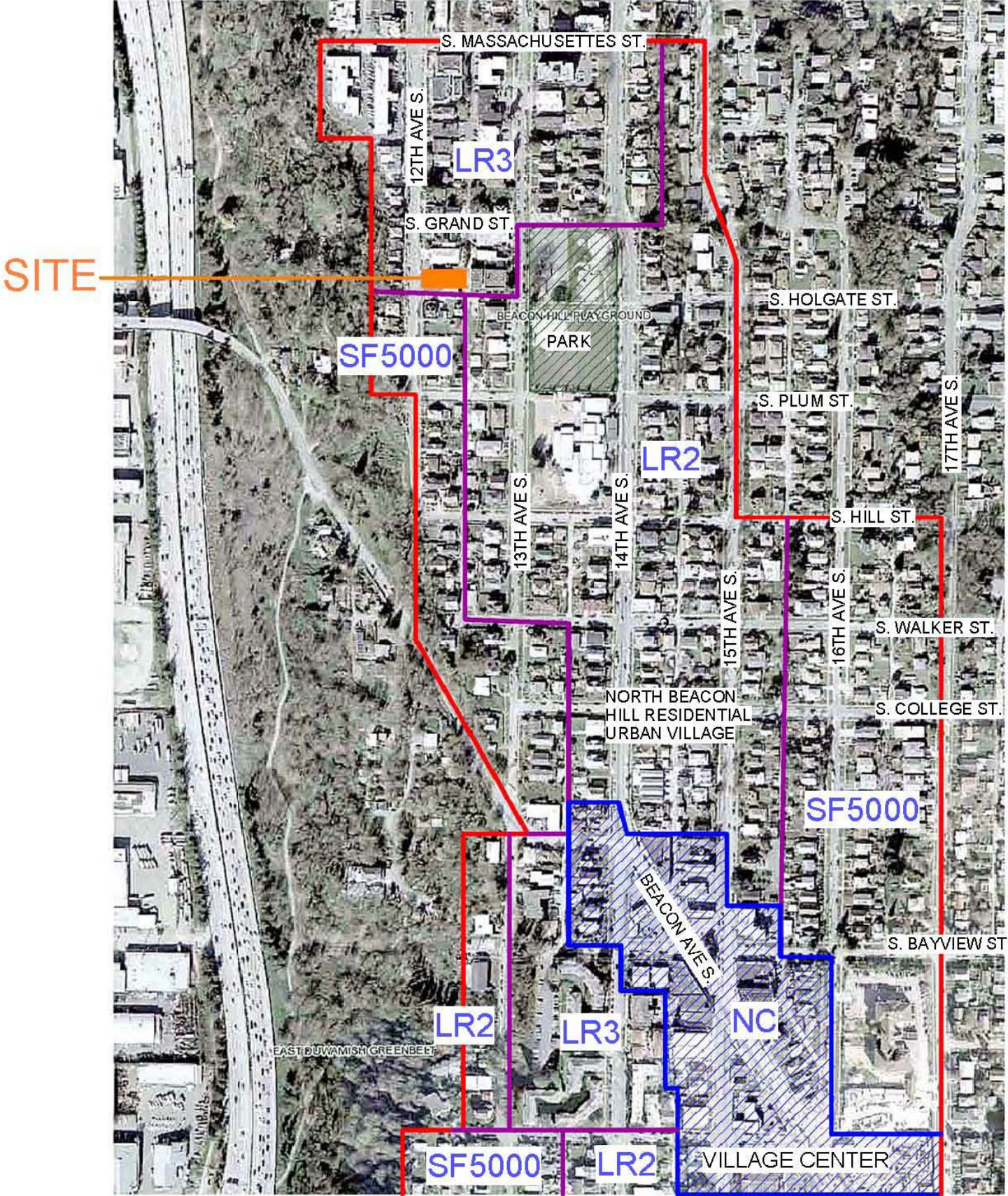
The front entrance courtyard will be designed to allow tenants to pause, rest, or wait for neighbors to meet them. Half of the rear patio courtyard will be designed to use plantings and a fountain as a terminus for the entrance breezeway which can be enjoyed by both tenants and pedestrians on the street who will be able to see and possibly hear it. The other half will provide an outdoor living room for the building’s tenants with elements such as a fire pit and a gathering space for various activities.

The design team intends to explore ways of expressing the rain treatment by visually expressing the gutters and the path that takes the rain water from the roof to the rain gardens. There may be the opportunity to use cisterns and also create water features with the rain water.

The style of the neighborhood’s buildings is very mixed with no overriding pattern or style. The newer townhouse development is a more homogeneous design using strong modern shapes and a range of exterior siding materials to express the simple geometric forms. The proposed design theme for this apartment house will incorporate the sustainable themes previously mentioned as well as the modern forms of the townhouse development while also using traditional design elements. The project proposes to use different exterior materials, textures, and colors such as panels and lapped siding to differentiate the building into separate facades and articulate it’s base, middle and top. This will allow individual units to be recognized from the street. This style will also create a scale and forms that will relate to the mix of single family homes and lower apartment houses that are found in the neighborhood.

ZONING

The site is located in the North Beacon Hill Residential Urban Village which runs from S. Massachusetts St. 2 blocks north of the site and ends several blocks south of the North Beacon Hill Village Center which is 5 blocks to the south of the site. The site is located in the LR-3 zone which extends south from the Pacific Medical Building to S. Holgate and east to west from 12th Ave S. to 14th Ave. S. The site is located on S. Holgate St. which forms the south edge of the zoning boundary between the LR-3 and LR-2 on the east half of the block and between LR-3 and Single Family 5000 on the west half of the block.



URBAN ANALYSIS CONTINUED

NEIGHBORHOOD CONTEXT

The site is located in a neighborhood that is cut off from through traffic on the west facing slope of Beacon Hill directly above a greenbelt which is adjacent to I-5.

A single family house is located on the site with multifamily development on the rest of the block (a 22 unit, a 10 unit, a 5 unit and a 4 unit apartment house and a 6 unit townhouse). The block is bounded by 13th Ave S. to the east, S. Holgate St. to the south, 12th Ave S. to the west and S. Grand St to the north. Although called a street S. Grand St. is improved like an alley.

The rest of the neighborhood is a mix of single family homes, low-rise apartments, and newer townhouse developments. The apartments in the 2 block radius span the decades from the middle of the 20th century with the exception of the adjacent apartment houses which were built in 1911. Newer development in the neighborhood has been predominantly townhouses built in the last 5 to 6 years including the 3 story 6 unit building at 12th Ave S. and S. Grand St; the northwest corner of the block, built in 2009.

The dominant features of the neighborhood are the steep slope of the streets and the location of Beacon Hill International Elementary School and playfield on the top of the hill. The slope is a block wide sloping down about 40 feet in height from 13th Ave S. to 12th Ave S. The elementary school and playfield extend 3 blocks long north to south and 1 block wide east to west. The playfield also serves the neighborhood as a park with a soccer/baseball field, 2 tennis courts, a basketball court, children's wading pool, 4 picnic tables, and public restrooms.

BARRIERS AND TRAFFIC FLOWS

The site is located on a corner lot that fronts on S. Holgate and 12th Ave. S. South Holgate Street has no through traffic having "T" intersections with 13th Ave S. and Beacon Hill Playfield on the east and 12th Ave S. on the west. 12th Ave S. is also not a through street and ends 2 blocks south of the site and only serves the local neighborhood beyond the site.

The 12th Ave S. arterial enters North Beacon Hill on the Dr. Jose Rizal Bridge over I-90 to the west of the Pacific Medical building proceeds south and then turns east up S. Massachusetts St. 2 blocks north of the site.

The north south 14th Ave S. arterial is separated from the site by the Beacon Hill Playfield. and lies 2 blocks to the east of the site.

The bus routes 36 and 60 that provide service north towards first hill, capital hill, and downtown and south to the North Beacon Hill Village Center and the Beacon Hill link light rail station are located on the arterial portion of 12th Ave S., S. Massachusetts, and 14th Ave S. The 4 bus stops for these routes that are within 1,320 feet of the site provide sufficient frequency of transit service to exempt the site from providing parking.



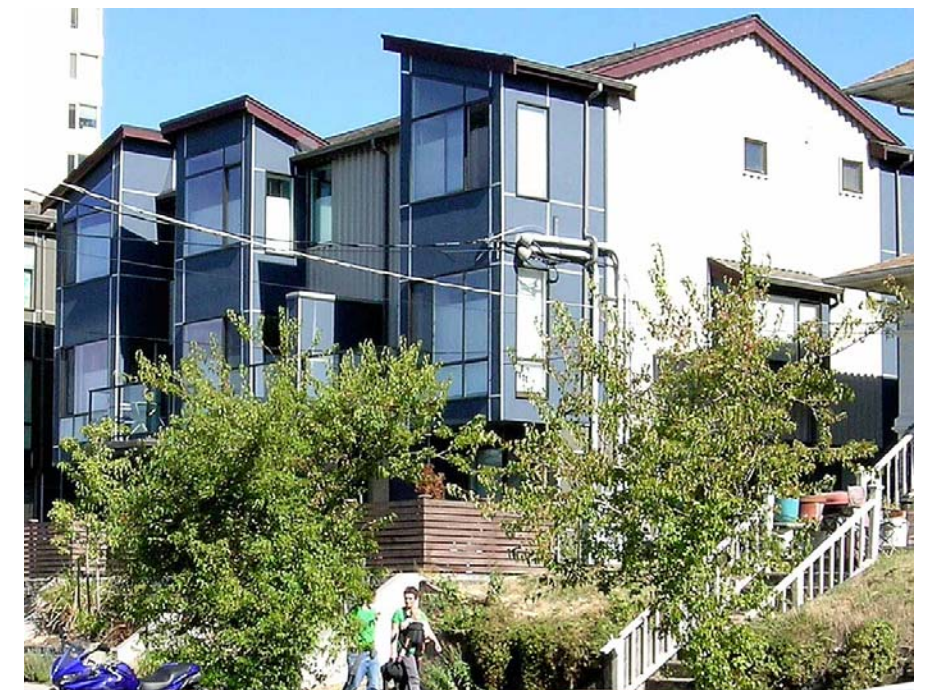
1 OLDER MULTI-FAMILY



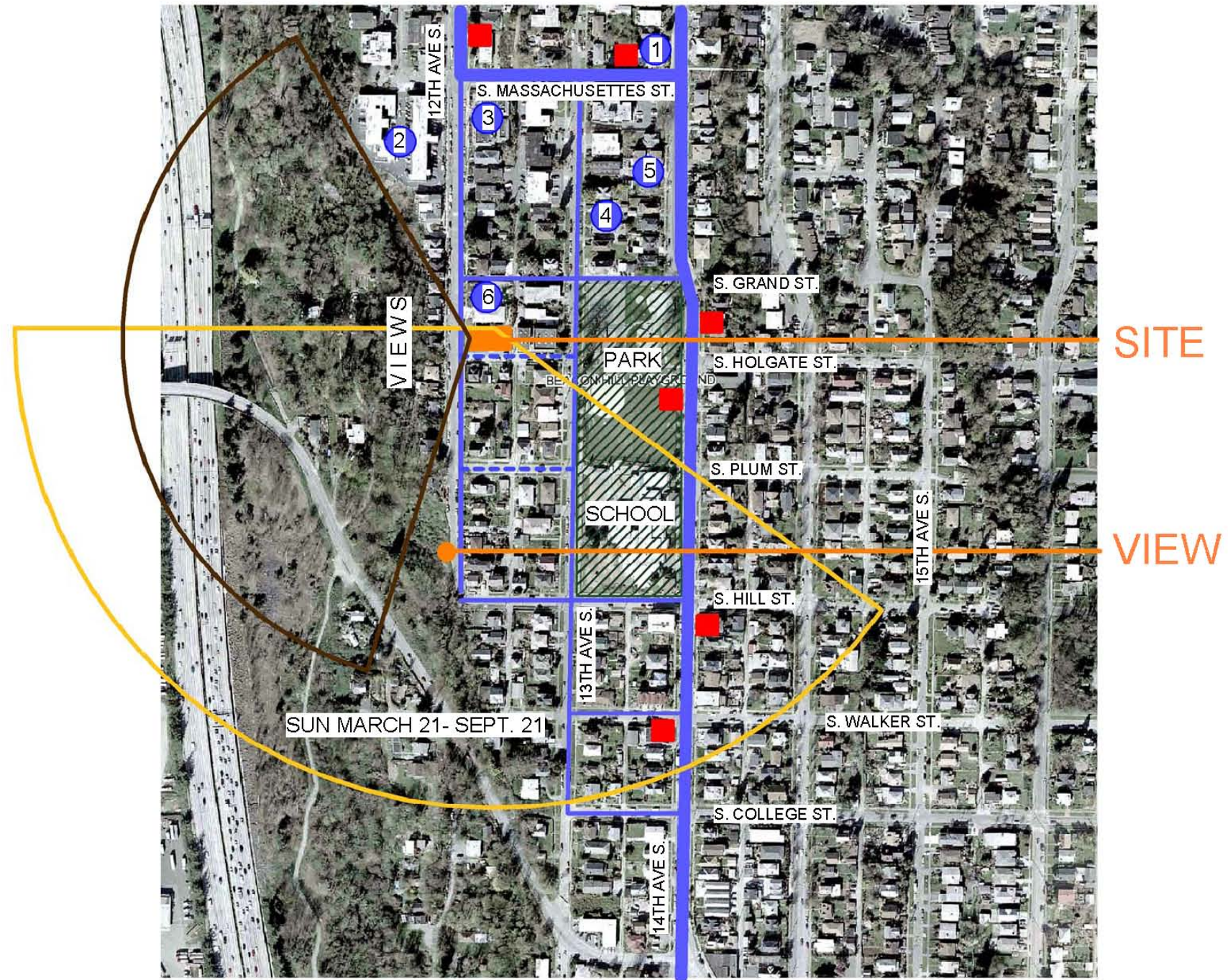
2 OLDER MULTI-FAMILY



3 OLDER MULTI-FAMILY

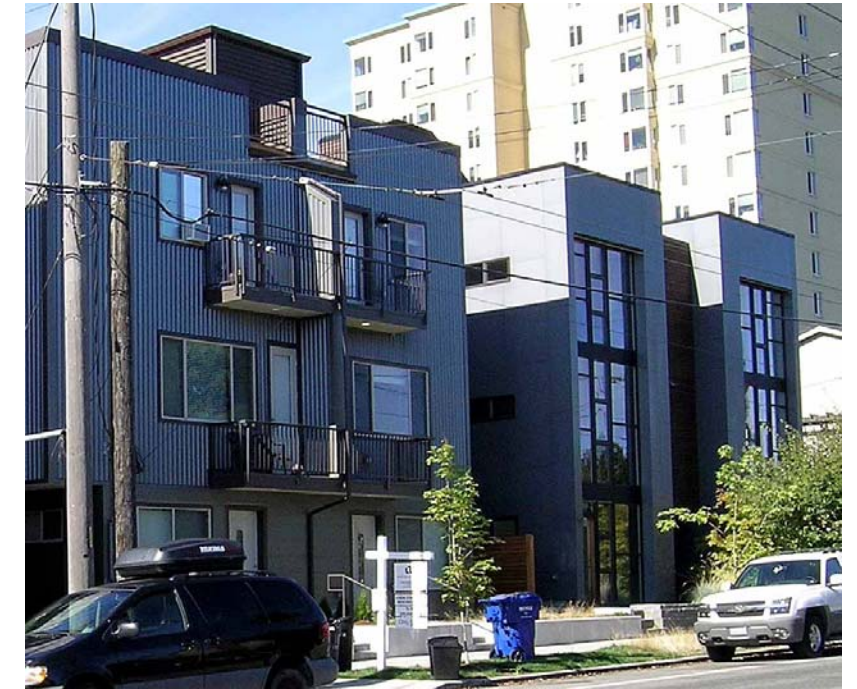


4 NEW TOWNHOUSE



LEGEND

- ARTERIAL/ BUS ROUTE/BIKE ROUTE
- LOCAL STREETS
- NO THROUGH TRAFFIC STREETS
- BUS STOP



5 NEW TOWNHOUSE



6 NEW TOWNHOUSE

URBAN ANALYSIS CONTINUED

VIEWS, WIND & SOLAR ASPECT

Because the site is located on the southwest corner of the block it has good south and west exposure which will give it good mid-morning and afternoon sun and exposure to the predominant south westerly winds. This also means that the development of the site will shade the property to the north and reduce west sun and views from the apartment houses to the east.

The site also will enjoy views south, southwesterly, and north westerly to the Duwamish estuary, West Seattle, and the Olympic Mountains. The view west of Elliot bay and the southern edge of downtown may be available during the winter months but at other times will be blocked by the tall trees in the greenbelt that covers the west slope of Beacon Hill.

VIEWS FROM BEACON HILL PLAYFIELD PARK

It is the policy of the City of Seattle to protect public views of the Olympic Mountains and Puget Sound from public areas such as the Beacon Hill Playfield Park. The view from the park down S. Holgate currently is blocked by the public restrooms and trees in the park and street trees along 13th Ave S.

The view of the Olympics from the exit path of the park is narrowed by the 2 apartment houses that are located just west of the playfield along 13th Ave S. Development on the site will not block the view down S. Holgate St. from the exit path and may not reduce the width of the view of the Olympics because the approximate height of the building from the exit path appears to be below them. The view of Puget Sound (Elliot Bay) from the exit path over the site is blocked by tall trees now in the greenbelt and so it will only be blocked by the height of the development during the winter months depending on how many of the trees are deciduous.



1. VIEW WEST LOOKING DOWN S. HOLGATE ST. FROM THE PARK



2. VIEW WEST LOOKING DOWN S. HOLGATE ST. FROM PARK EXIT PATH SHOWING OPTION 3



3. VIEW WEST LOOKING DOWN S. HOLGATE ST FROM 13TH AVE S. SHOWING OPTION 3



PANORAMA FROM 12TH AVE S. OUT LOOK



S. HOLGATE ST LOOKING NORTH



S. HOLGATE ST LOOKING SOUTH





S. HOLGATE ST.

12TH AVE S. LOOKING WEST

S. MASSACHUSSETTES ST



12TH AVE S. LOOKING EAST (block north of the site)



12TH AVE S. LOOKING WEST

S. GRAND ST.



S. HOLGATE ST.

12TH AVE S. LOOKING EAST

SITE ANALYSIS

EXISTING SITE

Site Area; 7,200 square feet (60 x 120)
Existing single family home; 2,470 square feet , 4 bedrooms/ 2 baths, Built in 1922
Grade change; 22 feet from 12Th Ave S. to the alley

ZONING

LR3 zone (Low-rise 3)
40 feet maximum height, bonus height to 44 feet
1.5 Floor Area Ratio/FAR, bonus to 2.0 FAR
No parking required

OVERLAY DESIGNATION

Urban Village; North Beacon Hill
Neighborhood Plan; North Beacon Hill

ADJACENT TO THE SITE

North; 1 story apartment building, 5 units, average unit 544 square feet, built 1952

West; 12th Ave S., Zoned LR-3 across 12th Ave S.

East; Alley with gravel surface, 2 apartment buildings, 2 & 3 stories with basements, 22 units, average unit 555 square feet, built in 1911.

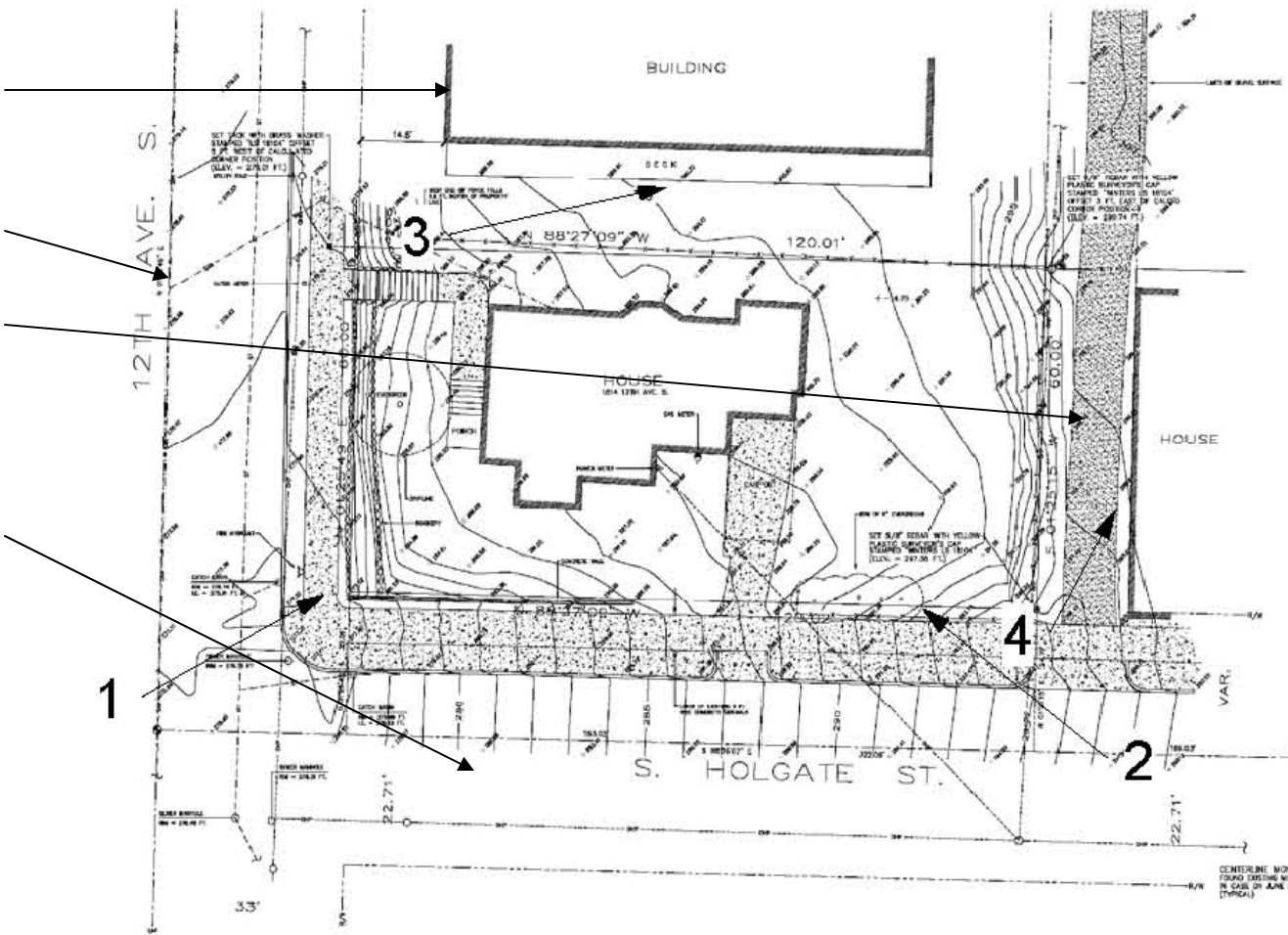
South; S. Holgate Street, Zoned Single Family 5000 across S. Holgate Street.



1 SITE FROM THE SOUTHWEST



2 SITE FROM THE SOUTHEAST



3 NORTH NEIGHBOR FROM THE WEST



4 EAST NEIGHBOR ACROSS THE ALLEY



1 BEACON PLAYFIELD LOOKING NORTH



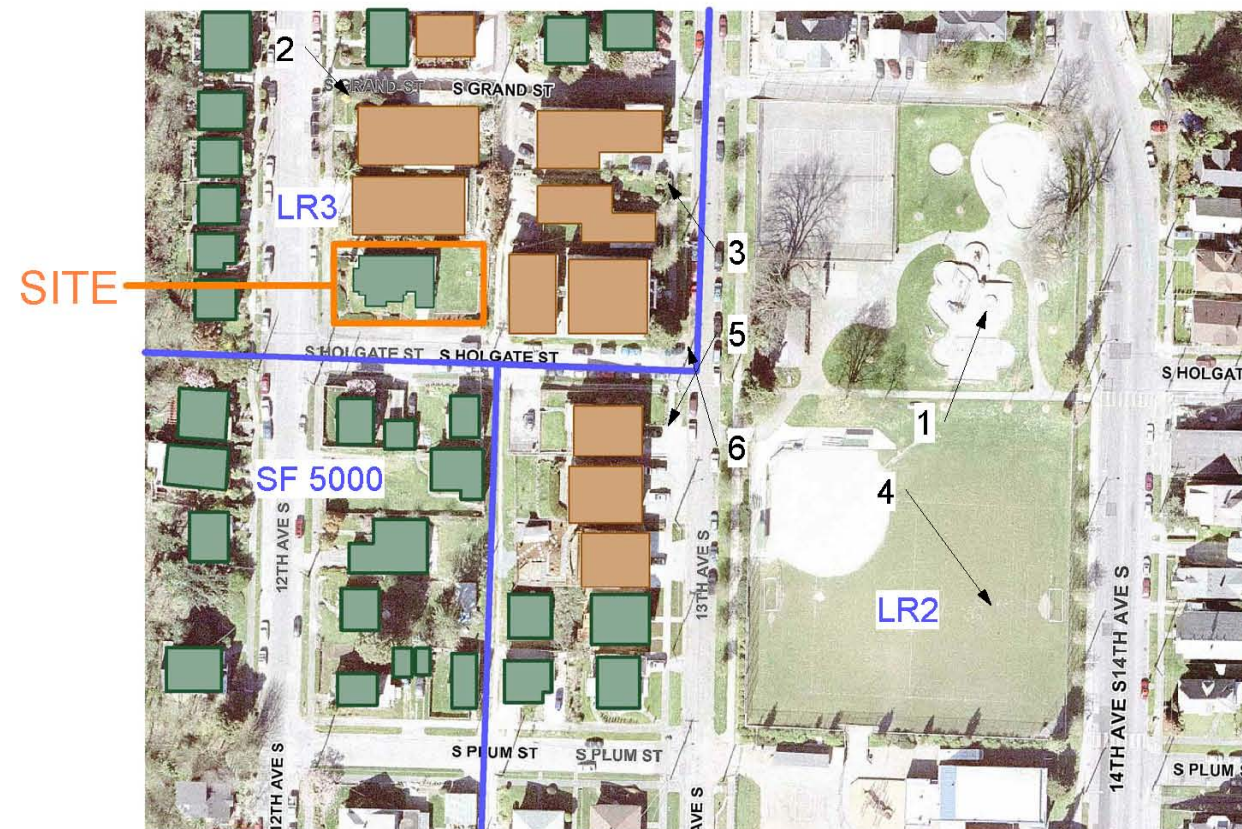
4 BEACON PLAYFIELD LOOKING SOUTH



2 TOWNHOUSES ON 12TH AVE S.



3 APARTMENT ON 13TH AVE S.



LEGEND

- SINGLE FAMILY
- MULTI-FAMILY



5 LOOKING SOUTH DOWN 13TH AVE. S.



6 LOOKING NORTH DOWN 13TH AVE. S.

PRIORITIZED DESIGN REVIEW GUIDELINES & RESPONSES

A1 Responding to Site Characteristics

- Orient the units to have south or west exposure, good through ventilation, and to the southwesterly and westerly views from the upper floors.
- Create a north courtyard to minimize shading of the adjacent site.
- Design the driveway and basement garage to allow the use of project drainage as water-related design elements.
- Site the entry courtyard to take advantage of the sun (NBHSG)

A2 Streetscape Compatibility

- Locate an entry courtyard adjacent to the street to break up the mass and lessen the impact on the single family zone across the street.
- Minimize the project's impact on the neighbor's alley residential units.

A5 Respect for adjacent sites.

- Orient the building and the units to both streets and away from the adjacent apartment buildings. (a. NBHSG)
- Create a north courtyard between the building and the neighbor to the north to increase the setback between the buildings. (b. NBHSG)
- Stagger windows or provide smaller windows with obscure glazing on the unit on the alley across from the neighboring units across the alley on the property line. (c. NBHSG)

A7 Residential Open Space.

- Create an entry and a rear patio courtyard that are part of and adjacent to the entry experience to give them life.
- Give the entry a place to wait, pause or rest and a rear patio courtyard that is focal point for the entry and used for small gatherings of the tenants that will foster interaction between residents.
- Incorporate uses in the north patio such as a fire pit, gardening, and places for children to play.

A8 Parking and Vehicle Access.

- Minimize the project's impact on the alley and the alley residential units by using the street for vehicular access rather than the alley.
- Locate the vehicular access along the traveled street and the pedestrian entry along the quiet street.
- Locate parking below grade.

A10 Corner Lots

- Orient the building and provide pedestrian access to both streets.
- Build out to the corner to provide a strong urban edge to the block.
- Provide terraced landscaping along S. Holgate St. and a unit at the garage level along 12th Ave S. to add life to the corner.

B1 Height, Bulk, and Scale Compatibility.

- Site the mass on west end of the lot to lessen the impact on the adjacent lots.
- Create major modulations for a north building courtyard and a south building entry courtyard to reduce the mass of the building. Use bay windows and balconies to further reduce the perceived mass. (NBHSG)
- Articulate the building's facades vertically and horizontally to relate to the smaller buildings in the neighborhood. (NBHSG)
- Articulate and detail the facade to make new larger development compatible with the surrounding architectural context. (NBHSG)
- Place bays, decks, fenestration, and materials to add depth and create a well-proportioned façade.

C1 Architectural Context.

- Place a residential unit on the garage level to give life and add eyes to 12th Ave S.
- Achieve a successful fit between a building and its neighbors by echoing aspects of neighboring buildings through architectural style, roof line, fenestration, color or materials.
- Strive for a fine-grained scale or "texture" particularly at the street level.
- Articulate the building facades to relate to the existing structures. (NBHSG)

C2 Architectural Concept and Consistency

- Use the repetition of facade elements, modulation and articulation, windows and fenestration patterns, trim and moldings, grilles and railings and lighting to establish a clear and pleasing set of proportions and sense of order. (NBHSG)

C3 Human Scale

- Design the entry to be a prominent connection to the street and to be one of a sequence of spaces from the sidewalk through the building to the units.
- Design the exterior articulation, bays, recesses and windows, to express individual units.

C4 Exterior Finish Materials.

- Select durable and attractive materials that will age well in Seattle's climate and rain, and detail corners, edges, and transitions. Balconies and railings should be especially attractive, well crafted and easy to maintain.
- Use lighting both to increase site safety and to highlight architectural and landscape details and features in the entry and rear patio courtyards.
- Design project lighting to provide illumination and avoid off-site night glare and light pollution.

C5 Structured Parking Entrances

- Place the parking entrance and the driveway off of 12th Ave S. which is at the lowest elevation of the site and away from the corner to minimize the driveway and the entrances impact.

D1 Pedestrian Open Spaces and Entrances.

- Provide for multiple connections to the streets for bicyclists and pedestrians from the projects entry and rear patio courtyards.
- Provide bike racks either from the rear patio courtyard along the path to 12th Ave S or in the garage.

D6 Screening of Dumpsters, Utilities, and Service Areas.

- Place the solid waste pick up in a room on the garage level that is accessed off of 12th Ave S. rather than the alley to lessen the impact on the apartment residents and the adjacent neighbors across the alley.
- Grant a departure for minimum size and width to the solid waste room requirement to allow a minimum size studio apartment to be located on the garage level.

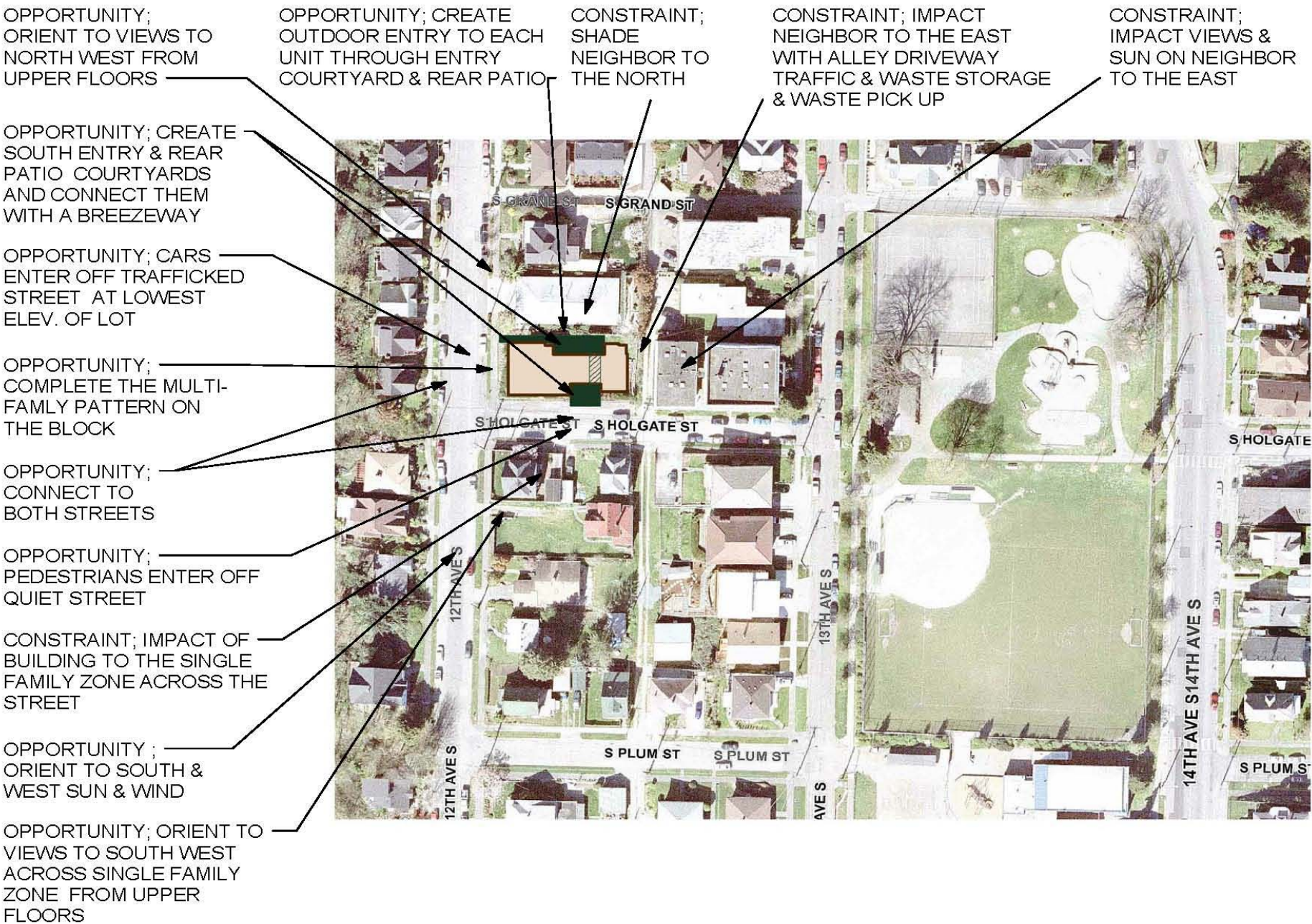
D7 Personal Safety and Security.

- Design the building with eyes on the street, with ample visual connections from the building and the courtyards to the sidewalks on both streets and the alley. (NBHSG)
- Providing an entrance courtyard that is clearly visible from the street. (NBHSG)
- Provide exterior lighting fixtures in both the entry and rear patio courtyard, lighting in open spaces. Illuminating Engineering Society (IES) handbook recommends 5 foot-candles for active building entrances. (NBHSG)

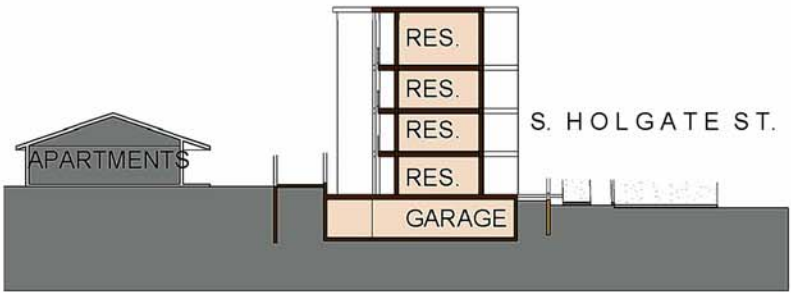
E2 Landscaping to Enhance the Building

- Provide habitat for urban wildlife such as birds and squirrels in the rear patio to add life.
- Incorporate multi-functions of plantings to create bio-retention cells, shelter shade and habitat (NBHSG)
- Use native plants. (NBHSG)

OPPORTUNITIES & CONSTRAINTS



OPTION 1; ACCESS OFF THE ALLEY



NORTH/SOUTH SECTION



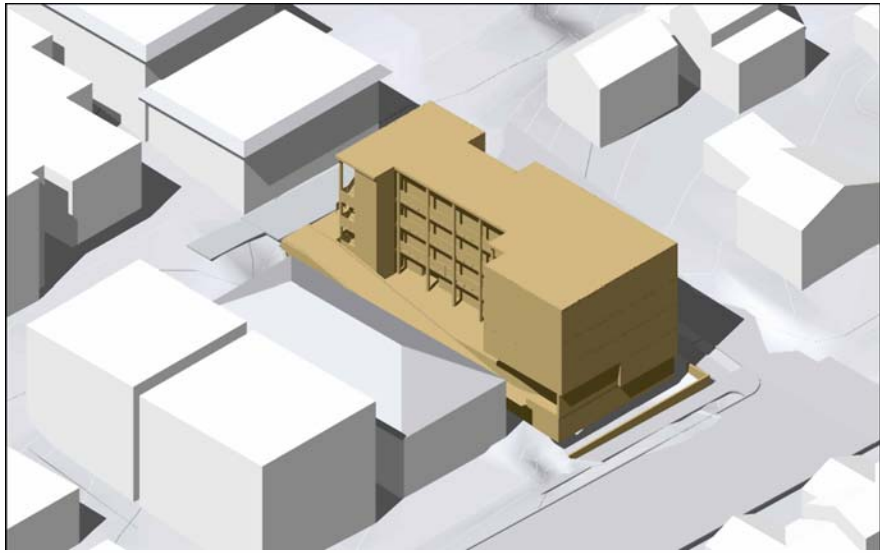
EAST/WEST SECTION



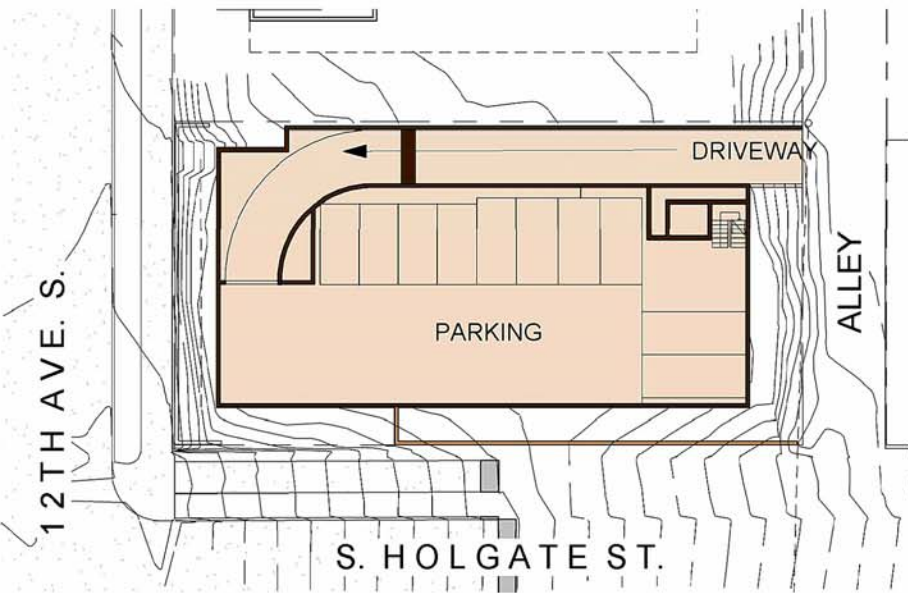
VIEW LOOKING SOUTHWEST



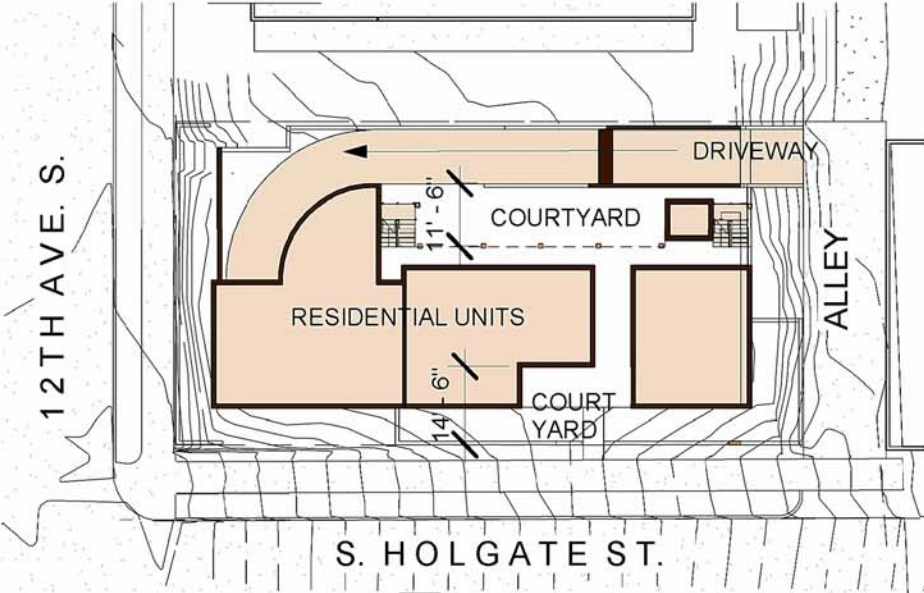
VIEW LOOKING NORTHEAST



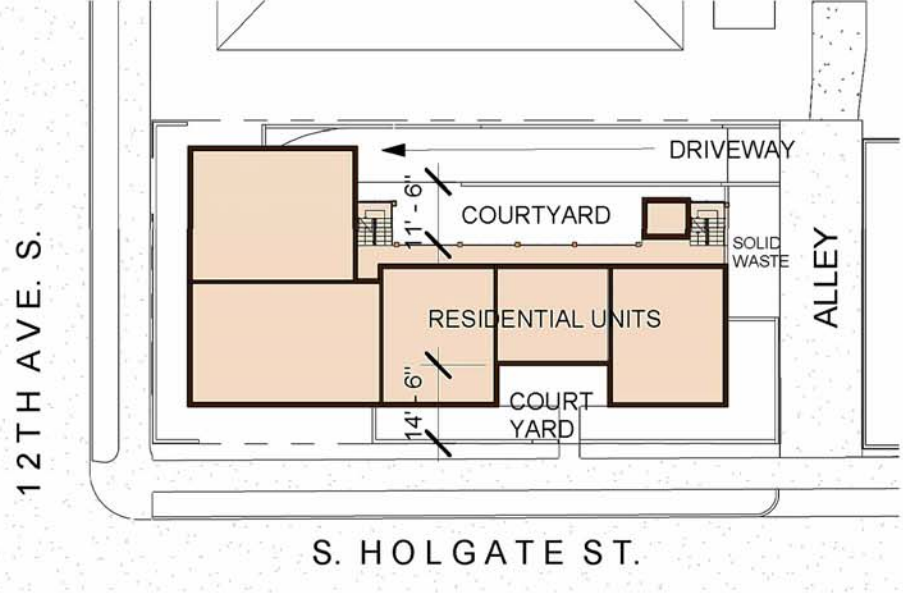
VIEW LOOKING SOUTHEAST



S. HOLGATE ST.
GARAGE FLOOR



S. HOLGATE ST.
1ST FLOOR



S. HOLGATE ST.
2ND-4TH FLOORS

OPTION 1; ACCESS OFF THE ALLEY



LOOKING NORTH FROM 12TH AVE S.



LOOKING SOUTH FROM 12TH AVE S.



LOOKING WEST FROM S. HOLGATE ST.

CODE COMPLIANT

No design departures, code exceptions taken.

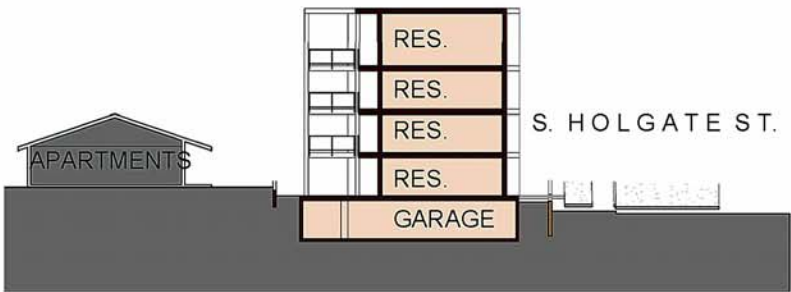
PROS;

- Doesn't remove any street parking from 12th Ave S.
- Doesn't create any potential conflicts between driveway traffic and pedestrian traffic along 12th Ave S.

CONS;

- Requires that the alley be improved which will increase through traffic and impact neighbor's alley residential units.
- Increases driveway traffic through the alley which will impact neighbor's alley residential units.
- Locates solid waste area off alley which will impact neighbor's alley residential units.
- Driveway height above grade and driveway traffic will impact the neighbor to the north and the rear patio courtyard outdoor space.
- Location of driveway will remove units from garage and 1st floor level creating potential blank walls with no life and no eyes on 12th Ave S.
- Inefficient driveway and garage is costly to build and may not be feasible.
- Has the lowest green factor of the schemes with less landscaped area on site.
- Has the smallest on grade amenity space for residents use.

OPTION 2; INCREASE REAR COURTYARD SETBACK



NORTH/SOUTH SECTION



EAST/WEST SECTION



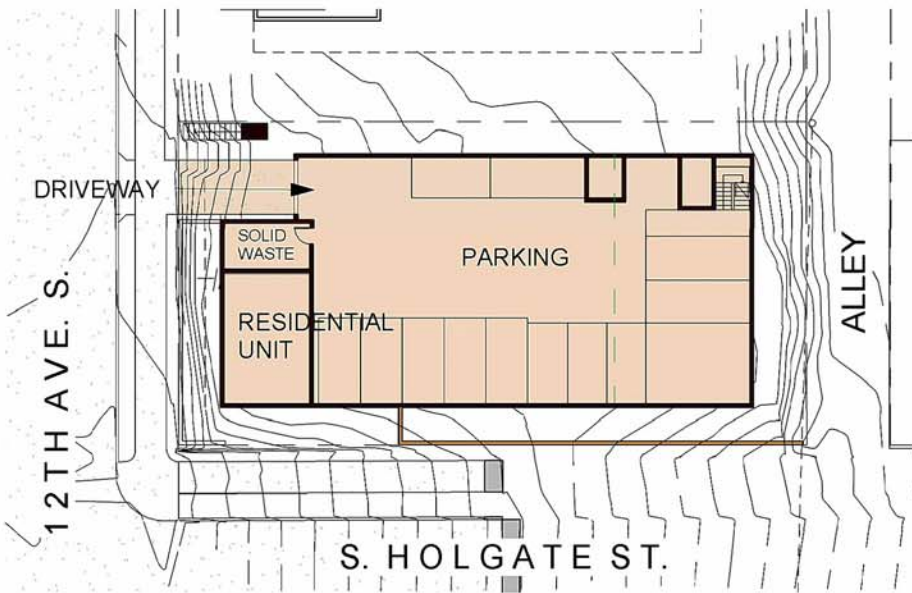
VIEW LOOKING SOUTHWEST



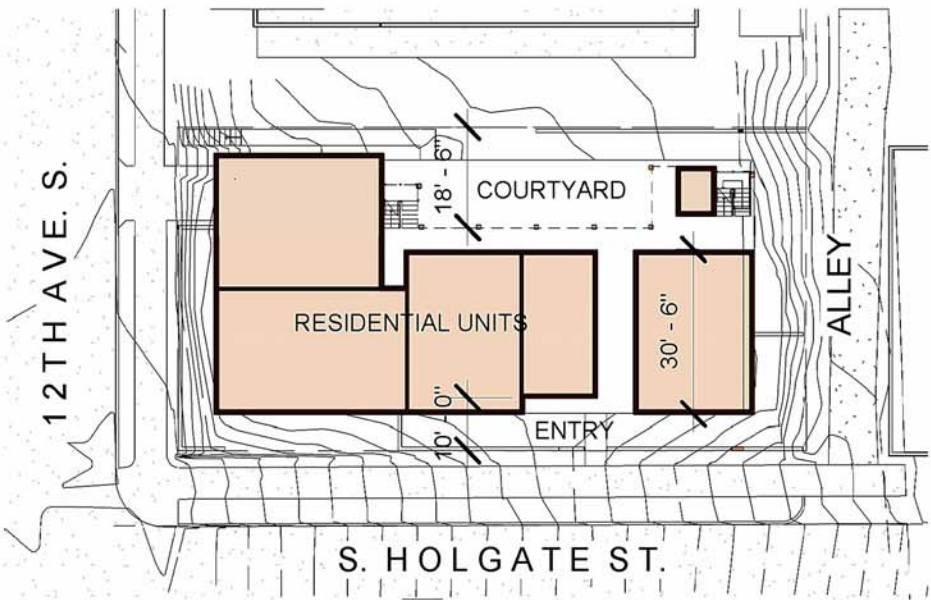
VIEW LOOKING NORTHEAST



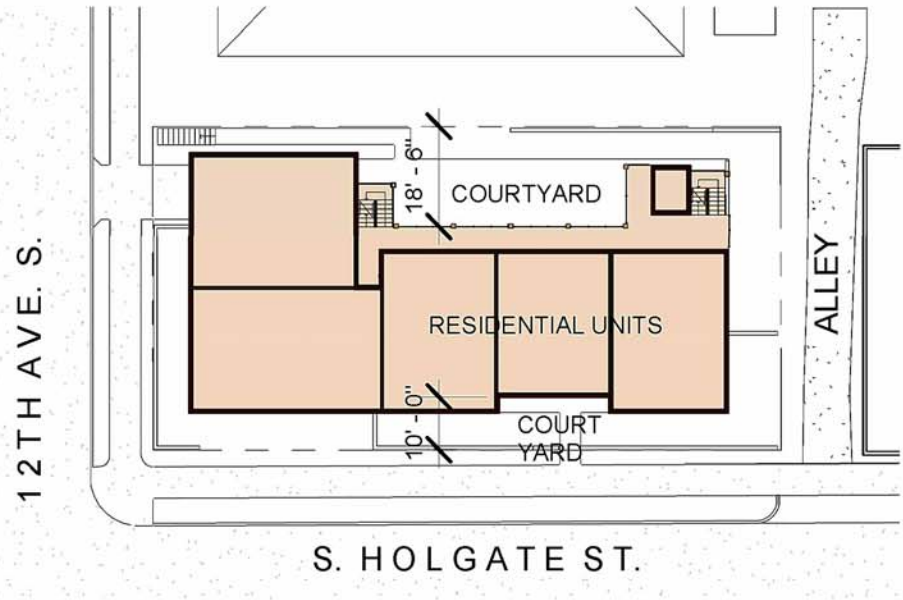
VIEW LOOKING SOUTHEAST



GARAGE FLOOR



1ST FLOOR



2ND-4TH FLOORS

OPTION 2; INCREASE REAR COURTYARD SETBACK



LOOKING NORTH FROM 12TH AVE S.



LOOKING SOUTH FROM 12TH AVE S.



LOOKING WEST FROM S. HOLGATE ST.

STREET ACCESS EXCEPTION, SOLID WASTE AREA DEPARTURE.

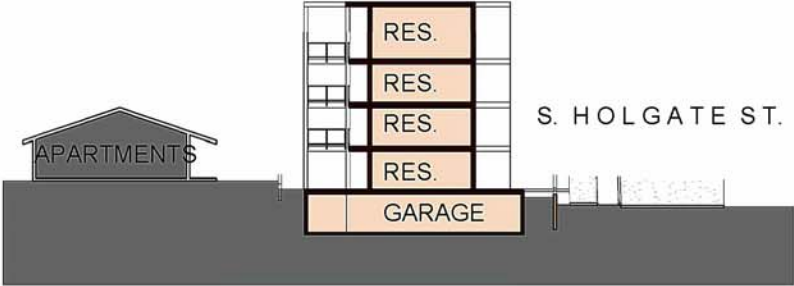
PROS;

- Creates a 3 foot larger setback and building modulation along the north
- Creates the largest rear patio courtyard.
- Enters off street and so eliminates driveway traffic through alley and impact on alley units.
- Locates solid waste in garage off 12th Ave S. and eliminates impacts of solid waste storage on neighbor's alley residential units.
- Eliminates the need to improve the alley which will increase alley traffic and impact on alley residential units.
- Increases Green Factor, with more landscaped area on site
- Has more on grade amenity space for residents use.
- Efficient and less costly garage allows the project to provide parking for 12 stalls.

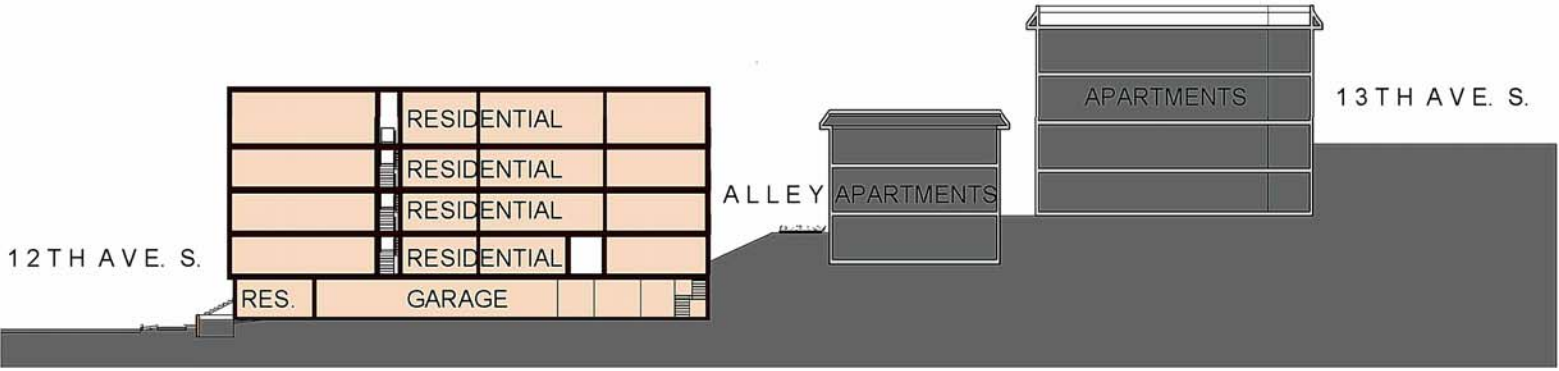
CONS;

- Decreases depth of building modulation along S. Holgate St, decreasing size of entry courtyard and potential activity in the south facing courtyard.
- Decreasing modulation and increases
- Removes a potential parking space from 12th Ave S.
- Creates potential conflicts between driveway traffic and pedestrian traffic along 12th Ave S.

OPTION 3 PREFERRED SCHEME; BALANCED COURTYARDS



NORTH/SOUTH SECTION



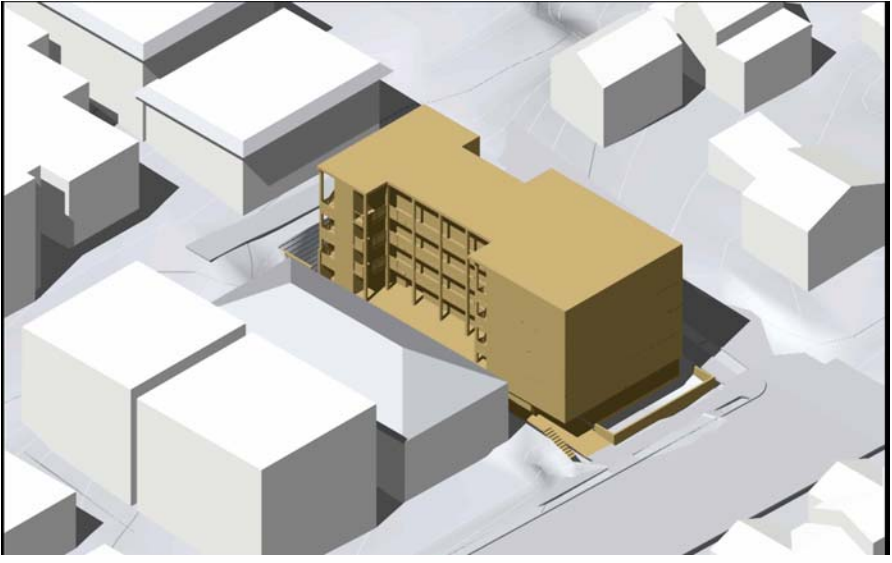
EAST/WEST SECTION



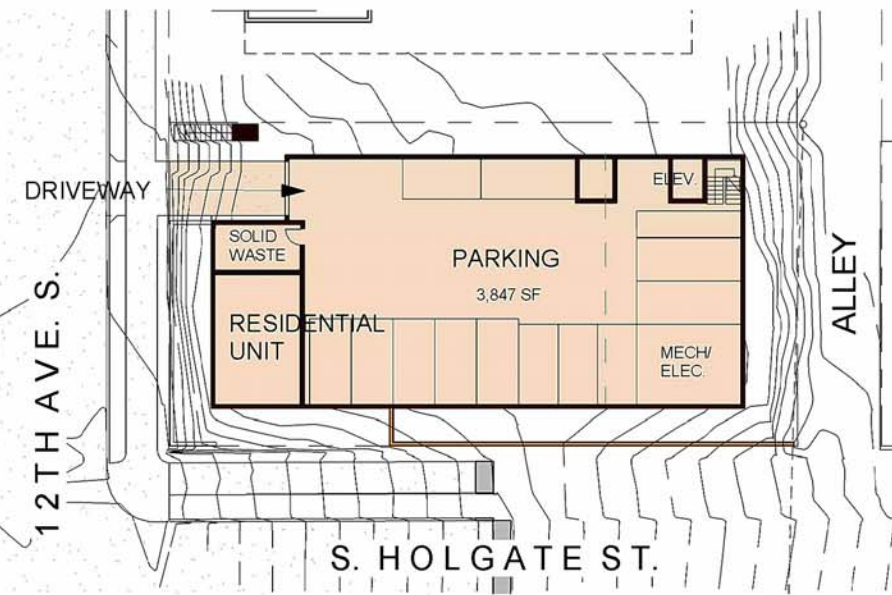
VIEW LOOKING SOUTHWEST



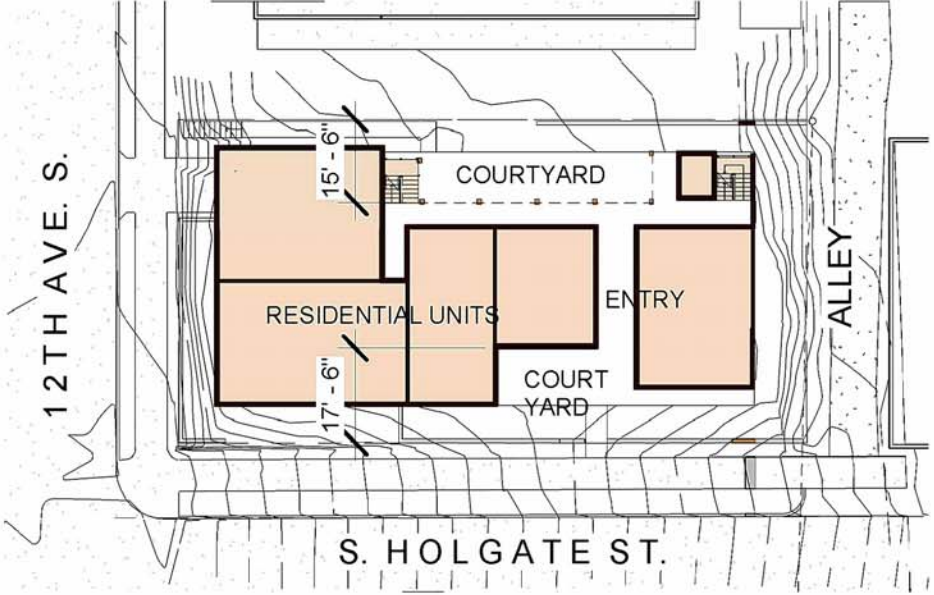
VIEW LOOKING NORTHEAST



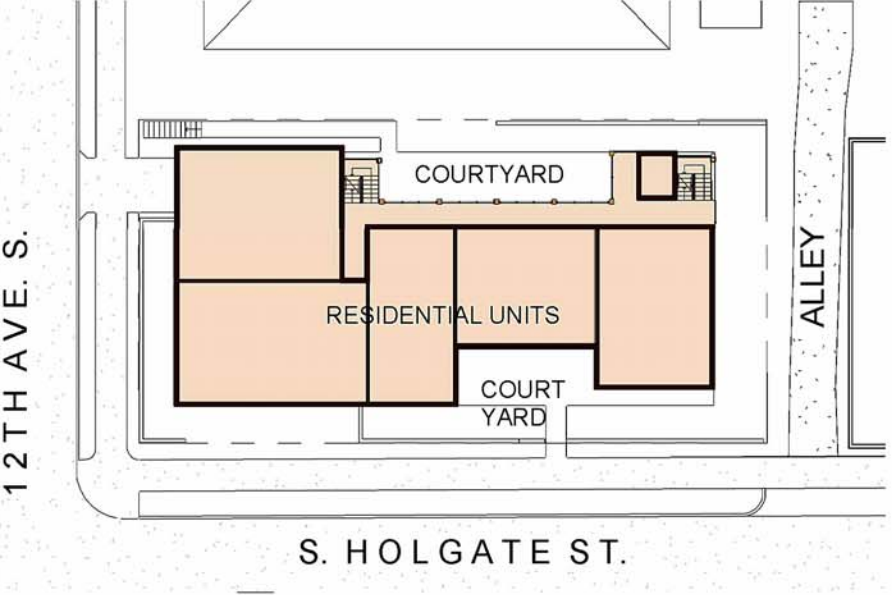
VIEW LOOKING SOUTHEAST



GARAGE FLOOR



1ST FLOOR



2ND-4TH FLOORS

OPTION 3 PREFERRED SCHEME; BALANCED COURTYARDS



LOOKING NORTH FROM 12TH AVE S.



LOOKING SOUTH FROM 12TH AVE S.



STREET ACCESS EXCEPTION, SOLID WASTE AREA DEPARTURE.
LANDSCAPE 50% OF THE COMMON AMENITY AREA DEPARTURE
POSSIBLE MINIMUM SETBACK DEPARTURE

PROS;

- Creates a larger setback and building modulation on Holgate Ave S.
- Creates larger entry courtyard and allows activity in the south facing courtyard.
- Enters off street and eliminates alley driveway traffic and impact on alley residential units.
- Locates pick up of solid waste in garage off 12th Ave S. and eliminates impacts of solid waste storage on neighbor's alley residential units.
- Eliminates the need to improve the alley which will increase alley traffic and impact neighbor's alley residential units.
- Increases Green Factor, with more landscaped area on site.
- Has more on grade amenity space for resident's use.
- Efficient and less costly garage allows project to provide parking for 12 stalls.

CONS;

- Decreases the building modulation along the lot line to the north.
- Removes a potential parking space from 12th Ave S.
- Creates potential conflicts between driveway traffic and pedestrian traffic along 12th Ave S.

FAÇADE STUDY PREFERRED OPTION

3 BASIC BUILDING MASSES



LOOKING NORTHEAST FROM 12TH AVE . S.

UNIT STACKS



LOOKING NORTHWEST FROM S. HOLGATE ST

UNIT STACKS



LOOKING SOUTHEAST FROM 12 AVE. S.

USE THE ROOF FORM TO ORIENT THE BUILDING TO THE MAJOR STREET, BAL-
ANCE THE BUILDING MASS WITH THE STEEP STREET, ARTICULATE THE 3 BASIC
BUILDING MASSES, POINT TO ENTRY COURTYARD, AND EXPRESS THE PATH OF
THE ROOF RUNOFF FLOWING INTO THE COURTYARD, DOWN THE DOWNSPOUTS,
AND INTO THE RAINGARDENS THAT CASCADE DOWN THE STREET.

EXPRESS THE BUILDING'S BASE, MIDDLE, AND TOP WITH BAYS, DIFFERENT WIN-
DOW TYPES, AND DIFFERENT SIDING CHOICES, TEXTURES, AND COLORS TO AR-
TICULATE THE FAÇADE AND HELP THE BUILDING RELATE TO THE LOWER BUILD-
INGS IN THE NEIGHBORHOOD.

BREAK UP MAIN BUILDING MASS WITH RECESSES AND BAYS , WHICH CAN BE EX-
RESSED WITH DIFFERENT SIDING CHOICES AND COLORS TO MEET THE INTENT
OF THE NEW CODES DESIGN GUIDELINES, CREATE A SCALE THAT RELATES TO
THE SINGLE FAMILY HOUSES IN THE NEIGHBORHOOD AND TO HELP EACH UNIT
BE IDENTIFIABLE FROM THE STREET.

POSSIBLE FAÇADE TREATMENTS



DIEPENBROCK & ASSOCIATES/
RUDD DEVELOPMENT CO.



DIEPENBROCK & ASSOCIATES/
RUDD DEVELOPMENT CO.



ZONING SUMMARY
FOR PROPOSED OPTION 3
PREFERRED SCHEME

23.45.510 Floor area ratio (FAR) limits

ALLOWED; 14,400 SF
PROPOSED; 14,200 SF

23.45.514 STRUCTURE HEIGHT

ALLOWED; 40'+ 4' FOR SHED ROOF
PROPOSED; 40'+ 4' FOR SHED ROOF

23.45.518 SETBACKS

REQUIRED; Front; 5'
PROPOSED; 5' minimum, 6.42 average
REQUIRED/ PROPOSED Rear; 10' minimum
REQUIRED Side; 7' average; 5' minimum
PROPOSED north; 5' minimum, 9.3' average
PROPOSED south; 5' minimum, 7.88' average

23.45.522 AMENITY AREA

TOTAL REQUIRED;
7,200 SF X .25 = 1,800SF
PROPOSED = 1,886 SF
COMMON AREA REQUIRED;
1,800 X .5 = 900 SF
PROPOSED = 989 SF

23.45.524 LANDSCAPING REQUIREMENTS

REQUIRED GREEN FACTOR = .6
PROPOSED = .6

23.45.527 STRUCTURE WIDTH & FAÇADE
LENGTH

BUILDING LENGTH;
ALLOWED; 150'
PROPOSED; 105'

FAÇADE LENGTH;
ALLOWED; 75'
PROPOSED; 45.66'

23.45.536 PARKING LOCATION, ACCESS, AND
SCREENING

PARKING;
REQUIRED; NONE
PROVIDED; 12 STALLS

BICYCLE PARKING;
REQUIRED; 5
PROVIDED; 5

ACCESS;
STREET ACCESS REQUIRED IF;
ALLEY IS UPHILL OF STEEP LOT
INCREASED GREEN FACTOR
REQUIRED; .6
PROPOSED; >.6
LARGER GROUND-LEVEL AMENITY AREAS
REQUIRED; 900 SF
PROPOSED = 1,826 SF

DRIVEWAYS;
REQUIRED; SLOPE < 15%
PROPOSED; SLOPE = 5%

23.54.040 SOLID WASTE AREA; DEPARTURE RE-
QUESTED

AREA REQUIRED; 225 SF
PROPOSED; 154 SF

WIDTH REQUIRED; 12'
PROPOSED; 10'

DEPARTTURES, EXCEPTION SUMMARY

<u>EXCEPTION;</u>	OPT. 1	OPT. 2	OPT. 3
ACCESS OFF STREET		x	x
<u>DEPARTURE</u>	OPT. 1	OPT. 2	OPT. 3
SOLID WASTE AREA		x	x
50% LANDSCAPE FOR COMMON AREA			x
MIN SETBACKS			x

DEPARTURE, EXCEPTIONS REQUESTED

Both the departure from the solid waste storage area standards and the exception that requires street access instead of alley access are allowed by the zoning code if the projects meets certain conditions.

STREET ACCESS ALLOWED

For the exception that requires street access in stead of alley access the project must provide more on grade amenity space and a higher green factor than a design that takes access from the alley. Option 3 the preferred scheme with access off the street provides more green factor and more on grade amenity space than option 1 the scheme with access off the alley and so meets the conditions for street access.

DEPARTURES FROM SOLID WASTE STORAGE STANDARDS

The solid waste storage room is proposed to be in the garage next to the garage level unit. This location is the least intrusive on the apartment residents and on the neighbors.

To depart from the required area and width the proposed room must be workable, approved by Seattle Public Utilities (SPU), and the additional space increase the proposed residential density.

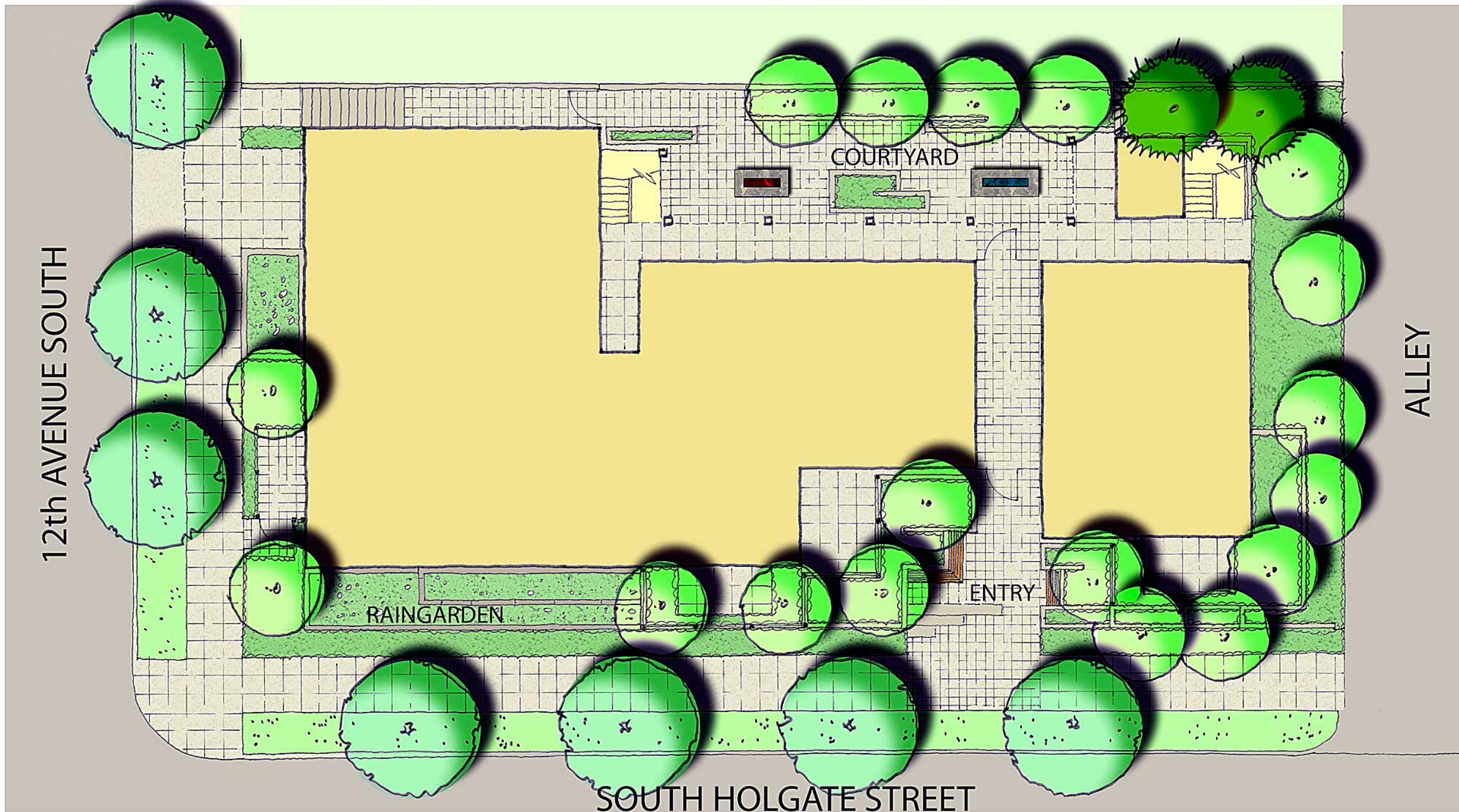
The size and location have been approved by SPU as workable. The additional area is added to the area of the studio unit on the garage level. Therefore the proposed solid waste storage meets the conditions for the departure.

LANDSCAPE DEPARTURE

The zoning code requires landscaping 50% of the amenity area in the entry and rear courtyards. These courtyards are proposed to be the outdoor living rooms for the development. They can be flexible areas used by the residents for various activities such as waiting, small gatherings, gardening, and children playing. There is seating and a fire pit proposed to support these activities. If half of the area of the courtyards are required to be landscaped they cannot easily support these activities.

MINIMUM SETBACKS

The code requires a minimum of 5' setbacks for the front and side yards and 10' minimum for the rear yard. We are studying the possibility of placing up to 8' high cisterns in these setbacks that are not expressly allowed by the code. If we cannot place the cisterns in the setbacks they may be cost prohibitive because they would likely have to be supported by the garage lid. We are also studying adding decklettes to the façade. The new code does not allow architectural features such as decklettes to be placed within the setbacks as the previous code did. If we had to increase the setback by the 6" required for the decklettes we would most likely not add them.



LANDSCAPE DESIGN STRATEGY FOR OPTION 3; PREFERRED SCHEME

- Use a combination of hardscapes and plantings to shape the outdoor spaces, planters, groves of trees, and vertical green trellis along with more traditional foundation plantings and seasonal displays
- Provide habitat for urban wildlife such as birds and squirrels in the rear patio to add life.
- Incorporate multi-functions of plantings to create bio-retention cells, shelter, shade, and habitat.
- Use native plants.