

HOLGATE APARTMENTS

1814 12TH AVE. S.



DESIGN REVIEW BOARD RECOMENDATION

PROJECT # 3011576

JULY 24, 2012

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DIEPENBROCK & ASSOCIATES, INC. ARCHITECTS
TRA; LANDSCAPE 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; 22
 Parking Stalls; 12
 Residential Area 18,000 SF
 Garage Area 4,200 SF
 Total Building Area 22,200 SF
 FAR 14,300 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.

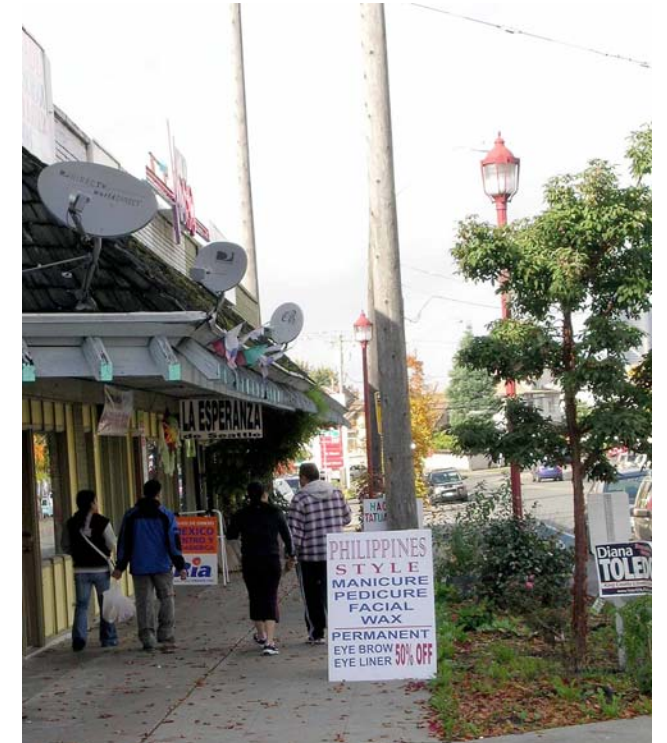
To keep residents in a small apartment building of about 21 units by allowing them to have a sense of ownership of the building through the opportunity to connect to the garden and their neighbors.

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



SITE

ALLEY

12TH AVE S.

13TH AVE S.

S. HOLGATE ST LOOKING NORTH



13TH AVE S.

ALLEY

12TH AVE S.

S. HOLGATE ST LOOKING



S. HOLGATE ST.

12TH AVE S. LOOKING WEST

S. MASSACHUSETTES ST



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



12TH AVE S. LOOKING WEST

S. GRAND ST.



S. HOLGATE ST.

SITE

12TH AVE S. LOOKING EAST

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



1 SITE FROM THE SOUTHWEST



2 SITE FROM THE SOUTHEAST



3 NORTH NEIGHBOR FROM THE WEST



4 EAST NEIGHBOR ACROSS THE ALLEY

ADJACENT TO THE SITE

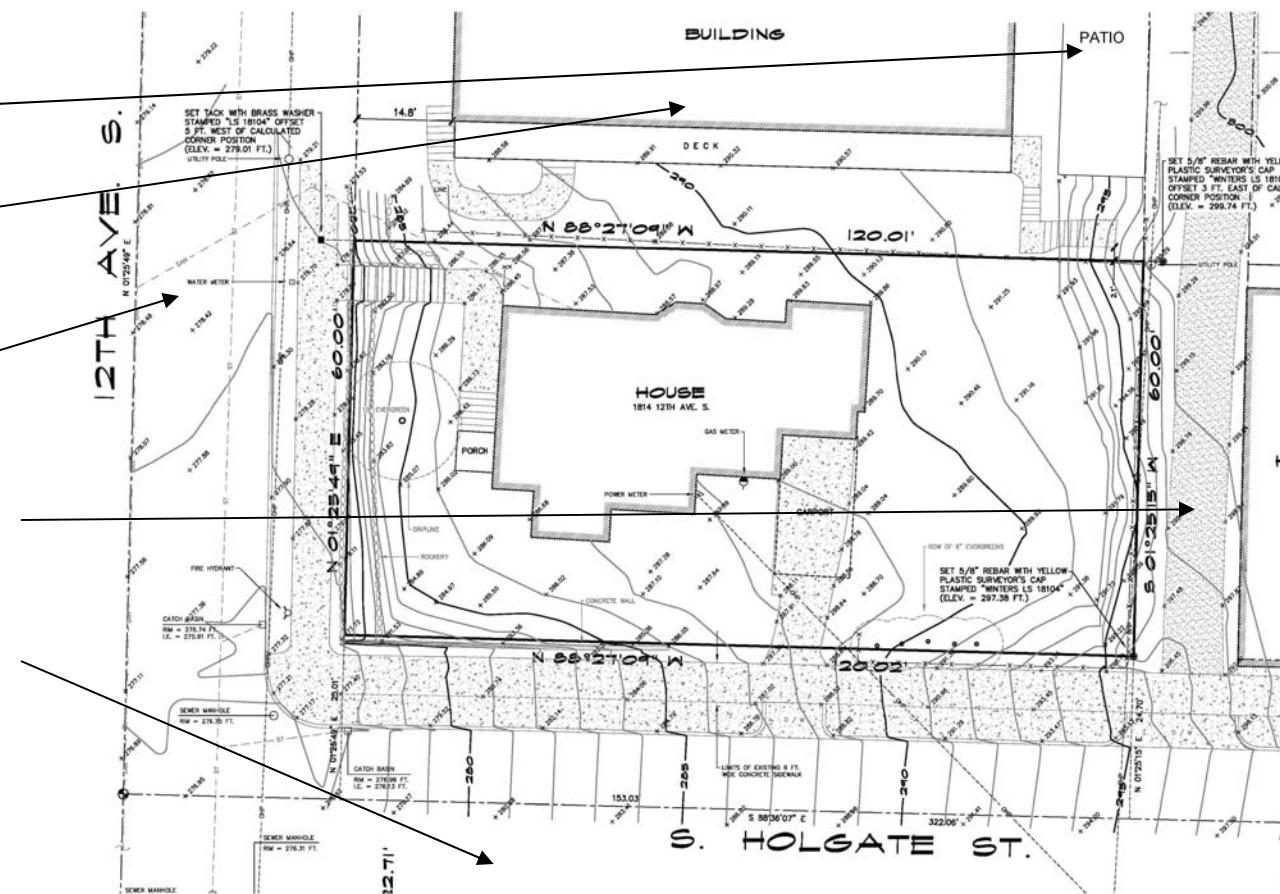
Common Patio in the rear yard at the elevation of the alley

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 BEACON PLAYFIELD LOOKING NORTH



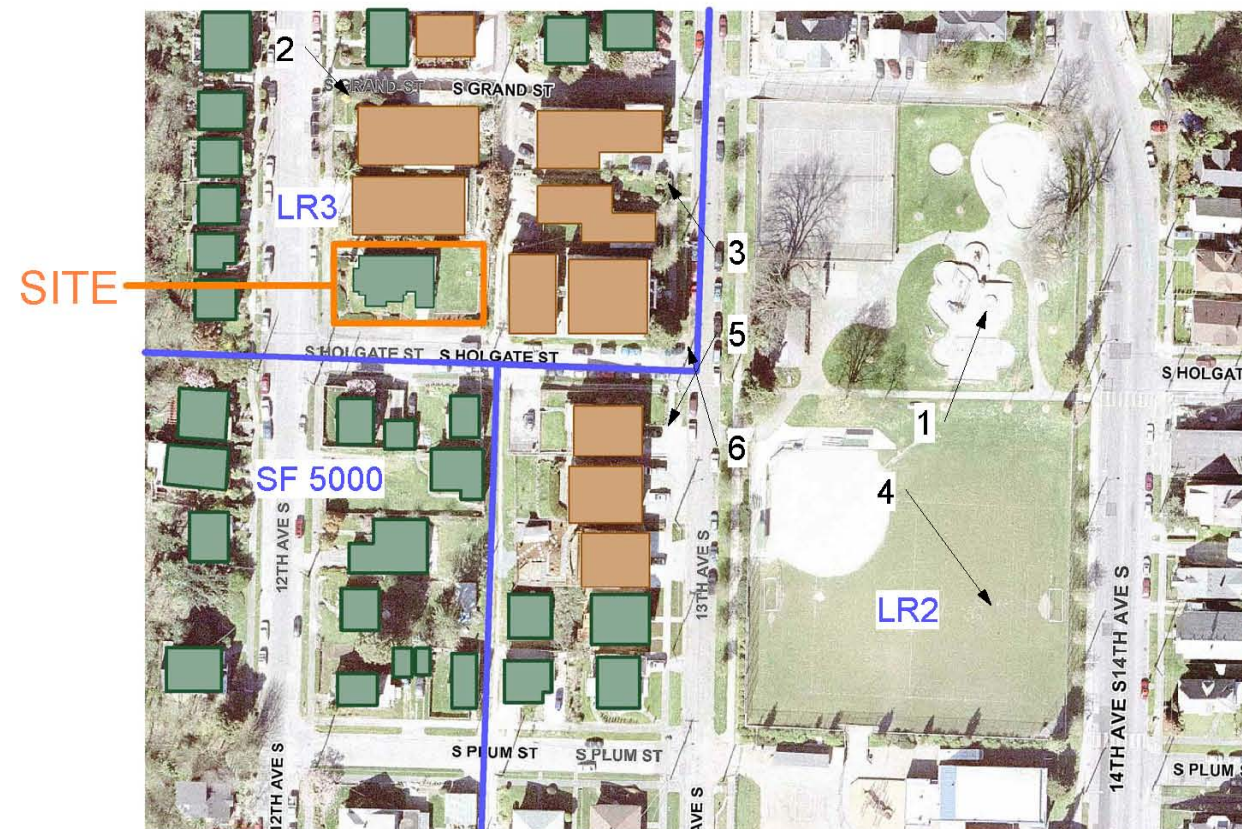
4 BEACON PLAYFIELD LOOKING SOUTH



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.

RESPONSE TO PRIORITIZED DESIGN REVIEW GUIDELINES IDENTIFIED IN THE 2ND EDG MEETING ON MARCH 13, 2012

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Responding to public comment, the Board asked to see façade development that possessed some of the qualities of the newly built townhouses at the southeast corner of South Grand St. and 12th Ave. S. The project's use of wood, the articulation of the fenestration and its clean lines appealed to the Board members. (March 13, 2012)

The applicant proposes to use a simulated stained wood lap siding on the 5 bays of the project similar to the naturally finished cedar siding used at the townhouse project. The siding is fiber cement and has a 50 year material warranty and a 15 year finish warranty which along with the other exterior materials will meet the Owner's and the Built Green criteria for durable and sustainable siding.

See response to C-4

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls. North Beacon Hill-specific supplemental guidance:

The north side of the project, including the patio area, received considerable discussion. The relationship of the building and court with the adjacent apartment building concerned the Board. A sectional study should reveal the relationship of the two properties by highlighting the applicant's attention to privacy (lighting, screening). The Board noted its keen interest in the materials and detailing of the balconies and balustrades. An elevation, as well, of the exterior hallway overlooking the courtyard is required for the Recommendation meeting. This should also be included in the MUP plan set. (March 13, 2012)

The applicant proposes a solid 6' high wood fence to screen the two properties and provide some security to the building. The applicant also proposes to add a wood trellis to the inside of the solid wood fence to add texture and a structure for vines to grow up to soften the fence from the project's side. An elevation of the fence is provided to show the extent of the fence and the trellis.

The proposal for the balconies is to use two kinds of rails, an open one with vertical pickets on the bottom two floors to help activate and encourage a visual connection to the courtyard and a solid rail at the top floor with solid columns to articulate the height and provide a top to the courtyard at the 4th floor. Steel trellis's at the columns will be planted with vines to mirror the trellis at the fence line and bring the courtyard planting up to the 2nd floor. Color will be added to the columns and top rail to further accentuate the courtyard's framework.

C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The Board requested that the applicant consider the following materials and approaches: use of wood on the facades, a solid material such as unit masonry or concrete at the base, a greater variety of glazing that expresses the organization of the units, and added depth and articulation to the windows. The new project at S. Grand St. and 12th Ave. S. should represent an influence on the design.

At the Recommendation meeting, color elevations and material boards are required. The architect will need to provide perspectives along 12th Ave. S. It will be important to show the lower elevation of the units, the secondary residential entry, and garage on 12th Ave. (March 13, 2012)

The applicant proposes an architectural concrete for the façade of the basement level. The applicant proposes adding another window type, a slider over a fixed panel on all of the bays similar in shape and articulation as the single hung windows used on the rest of the building. The applicant further proposes adding decklettes with patio doors at the bays to add more variety of window expression.

The deckettes on the bays, the Juliette balconies on the west and south corner of the building, and the canopies over the entrances on 12th Ave S. and S. Holgate St. are proposed to be steel with a frosted glass panel which along with the steel top rails at the upper floor decks will add another material accent to the building façade.

D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Locating the waste storage area away from the 12th Ave S. exterior wall will allow for expanded residential use and greater transparency at street level. The Board will consider the departure request for a smaller solid waste area based on modifications to its location. (December 13, 2011) .

The Board requested that the applicant study placing the solid waste and recycling area near the alley. This will entail discussions with SDOT and Seattle Public Utilities. (March 13, 2012)

The Board had incorrect information about the pattern for solid waste pick up in the neighborhood and about the requirements to improve the alley and did not consider some of the issues that were discussed during the first EDG meeting.

During the Board's discussion about the proposed location of the solid waste on the West façade of the garage at the 1st EDG meeting they considered the alley location but decided that due to the impacts on the neighbors it was more desirable to have the solid waste in the garage.

The incorrect information regarding the pattern of solid waste pick up in the neighborhood was that all of the solid waste for the apartment buildings on the block that have access to the alley between 12th Ave S. and 13th Ave. S. was picked up in the alley. This is not correct. Most of the apartment buildings solid waste is picked up in either 13th Ave S. or in 12th Ave S. There is minimal if any solid waste pick up in the alley for the building across the alley from the project. The only building on the block that has alley pick up for all of their solid waste is the townhouse project on the corner of 12th Ave S. and S. Graham St..

The incorrect information about the requirements for alley improvements was that SDOT would require that the project improve the alley by paving it. This is also not correct only DPD can require alley improvements based on whether the project uses the alley for either access for parking or for access to solid waste. The City of Seattle has determined that no alley improvements are required for the project.

The applicant believes the currently proposed location of solid waste in the garage is less disruptive to the neighbors and more convenient and safer for the residents, especially disabled residents, of the project than a likely exterior location that abuts the alley. Furthermore the location of the proposed pick up location in 12th Ave S. has significantly less impact on the neighbors across 12th Ave S. because it is approximately 56 feet away from their houses as compared to a pick up location in the alley that would be only several feet away from the apartments to the east.

D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.

In wishing to locate vehicular access at S. 12th Ave, the applicant has proposed a narrow swath of green space between the alley and the proposed structure. (December 13, 2011)

The Board expressed its satisfaction with locating vehicular access on 12th Ave. S. Potential placement of solid waste storage on the alley interested the Board. This alternative should be explored and resolved by the Recommendation meeting.

See response to D-6 above

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

Refinement of the landscape plan should proceed. Guidance noted above emphasizes the importance of the entry, breezeway and north court in terms of relationship with adjacent properties, safety issues, and consistency of architectural concept. (December 13, 2011)

The rear patio should have more plantings than enumerated by the applicant's departure request. The fencing/screening that occurs along 12th Ave. S. should be carried around to the north property line.

The landscape plan has been changed to provide 28% of the entry courtyard and 32% of the rear patio courtyard in landscaping.

The fence along the north property line is proposed to be a standard wood fence with solid boards on the outside facing the neighboring property with a 2 x 2 lattice on the inside facing the courtyard to match the 2 x 2 lattice fence screening the units facing 12th Ave S. The solid fencing is necessary for both privacy and security.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the applicant asked the Board to consider the following departures: allow street rather than alley access for vehicles and reduce the amount of space for the waste storage area. The Board responded to the latter by requesting that the storage be relocated away from the 12th Ave. S. exterior wall.

At the second EDG meeting, the applicant outlined several departure requests.

1. Street access. Allow garage access from the street rather than the alley.

2. Garage area four feet above grade. Allow a portion of the garage above four feet beyond grade.

DPD Note: Garages above grade are allowed. The applicant would not be allowed to deduct the area above four feet from the floor area ratio calculations as FAR is not a departable request.

DPD has determined that street access is being allowed because of the topography and therefore this departure would not be required.

3. Solid Waste Storage Standards. The applicant requests a smaller area than the Land Use Code requires. If feasible, the Board would prefer placement of the solid waste area near the alley.

4. Landscape. The zoning code requires landscaping 50% of the amenity area in the entry and rear courtyards. The applicant requested landscaping totaling 10 to 15%. The Board stated that this figure was too low.

The landscape plan has been changed to provide 28% of the entry courtyard and 32% of the rear patio courtyard in landscaping.

5. Garage Door Setback. The code requires a garage door setback to be a minimum of 15 feet from the property line. At the initial EDG meeting, the Board asked for placement of the garage door closer to the street.

6. The applicant would like to request that the 4 proposed deckettes on the south and west façade be allowed to encroach a maximum of 6" into the 5' setback.

7. The applicant would like to propose that a 6' high fence instead of a 4' high fence be allowed within the front setback on either side of the 12 Ave. S. Entry to screen the units facing 12th Ave S.

EDG SELECTED SCHEME 3-13-12



LOOKING NORTH FROM 12TH AVE S.



LOOKING WEST FROM S. HOLGATE ST.



LOOKING SOUTH FROM 12TH AVE S.



COURTYARD & ENTRY VIEWS



LOOKING NORTH FROM 12TH AVE S.

PROPOSED FAÇADE & MATERIALS



- METAIL FACIA AT ROOF

CEMENT PANEL WITH FLASHING REVEALS

METAIL FLASHING AT PARAPET WALL

METAIL FACIA AT BAYS

FAUX WOOD CEMENT LAP SIDING AT BAYS

CEMENT LAP SIDING AT BODY

METAL BASE FLASH-ING AT PT EDGE

ARCHITECTURAL CON-CRETE AT BASEMENT

METAL CANOPY WITH FROSTED GLASS AT ENTRY
- METAILS RAIL @ ROOF DECKS

VINYL PATIO DOORS WITH METAL DECK-LETTES & FROSTED GLASS PANEL AT BAYS

VINYL WINDOWS SLIDERS OVER FIXED AT BAYS

VINYL WINDOWS SINGLE HUNG AT BODY

METAL CANOPY WITH FROSTED GLASS AT ENTRY

METAL BALCONY WITH FROSTED GLASS AT CORNER

LOOKING NORTH FROM 12TH AVE S.

PROPOSED FAÇADE & MATERIALS



LOOKING EAST FROM 12 AVE S. AT TOWNHOUSE & PROPOSED PROJECT

PROPOSED FAÇADE & MATERIALS



- METAIL FACIA AT ROOF
- METAILS RAIL @ ROOF DECKS
- CEMENT PANEL WITH FLASHING REVEALS
- METAIL FLASHING AT PARAPET WALL &
- METAIL FACIA AT BAYS
- CEMENT LAP SIDING AT BODY
- VINYL SINGLE HUNG WINDOWS AT BODY

LOOKING WEST FROM S. HOLGATE ST.

PROPOSED FAÇADE & MATERIALS



VINYL PATIO
DOORS WITH
METAL DECK-
LETTES &
FROSTED GLASS
PANEL AT BAYS

VINYL SLIDERS
OVER FIXED PAN-
EL WINDOWS AT
BAYS

METAL CANOPY
WITH FROSTED
GLASS AT ENTRY

METAL GATE AT
ENTRY

ENTRY AT S. HOLGATE ST.



METAILS RAIL @ ROOF
DECKS

METAIL FACIA AT BAYS

CEMENT LAP SIDING
AT BODY

VINYL PATIO DOORS
WITH METAL DECK-
LETTES & FROSTED
GLASS PANEL AT BAYS

FAUX WOOD CEMENT
LAP SIDING AT BAYS

METAL BALCONY
WITH FROSTED
GLASS AT CORNER

METAL CANOPY
WITH FROSTED
GLASS AT ENTRY

ENTRY AT 12TH AVE. S.

PROPOSED FAÇADE & MATERIALS



METAILS RAIL @ ROOF DECKS

VINYL PATIO DOORS WITH METAL DECK-LETTES & FROSTED GLASS PANEL AT BAYS

VINYL WINDOWS SLIDERS OVER FIXED AT BAYS

VINYL WINDOWS SINGLE HUNG AT BODY

METAL CANOPY WITH FROSTED GLASS AT ENTRY

METAL BALCONY WITH FROSTED GLASS AT CORNER

GARAGE DOOR MILL FINISH WITH METAL LATH PANELS

LOOKING SOUTH FROM 12TH AVE S.

PROPOSED FAÇADE & MATERIALS

CEMENT PANEL WITH
FLASHING REVEALS

CEMENT LAP
SIDING

SOLID RAIL WITH CE-
MENT PANELS WITH
FLASHING REVEALS

SOLID COLUMNS WITH
CEMENT PANELS WITH
FLASHING REVEALS

OPEN METAL RAIL
WITH PICKETS

METAL TRELLIS ON
COLUMNS UP TO TOP
OF 1ST FLOOR RAIL

CEMENT PANEL WITH
FLASHING REVEALS

METAIL FLASHING AT
SIDING CHANGE

METAIL FLASHING AT
SIDING CHANGE

VINYL WINDOWS
SINGLE HUNG AT
BODY

CEMENT LAP
SIDING



LOOKING SOUTH FROM THE NEIGHBORS TO THE NORTH

PROPOSED FAÇADE & MATERIALS



LOOKING EAST REAR PATIO



- SOLID RAIL
CEMENT
PANELS WITH
FLASHING
REVEALS
- CEMENT LAP
SIDING
- SOLID COLUMNS
CEMENT PANELS
- OPEN METAL RAIL
WITH PICKETS
- METAL TRELLIS
ON COLUMNS UP
TO TOP OF 1ST
FLOOR RAIL
- WOOD TRELLIS
ON SOLID WOOD
FENCE AT PROP-
ERTY LINE

LOOKING WEST REAR PATIO

PROPOSED MATERIAL BOARD



1 PANEL SIDING - TOP STORY

Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is “Relaxeded Khaki”, SW-6149 by Sherwin Williams.

2 PAINTED LAP SIDING - BODY

Cement board lap siding with an 8” exposure and a closed-joint rainscreen system. Paint color is “Garden Gate”, SW-6167 by Sherwin Williams.

3 STAINED LAP SIDING - BAYS

Lap siding textured weatherboard by CertainTeed. Color stain “Cedar”, Installed with a 5” exposure.

4 PODIUM BASE

Exposed architectural concrete. Natural concrete coloring.

5 RESIDENTIAL WINDOWS

Vinyl windows, color to be “tan”.

6 METAL - FLASHINGS

Parapet flashings and trims to be powdercoated metal. Color to match a lighter tone of “Garden Gate”, SW-6167.

7 METAL - RAILINGS & AWNINGS

Metal railing and awning components powdercoated black. Color match to Nu-Ray Metals “Matte Black”.

8 RAILINGS - INSET PANEL

Frosted tempered glass panel, inset in metal powdercoated frame.

9 PAINTED PANEL SIDING - ACCENT

Cement board panel siding with prefabricated flashing reveals. Paint color is a match to “Cedar” siding.

FAÇADE TREATMENT EXAMPLES



CEMENT PANEL WITH FLASHING REVEAL



METAL FLASHING



METAL RAILING WITH PICKETS



CEMENT PANEL WITH FLASHING REVEAL

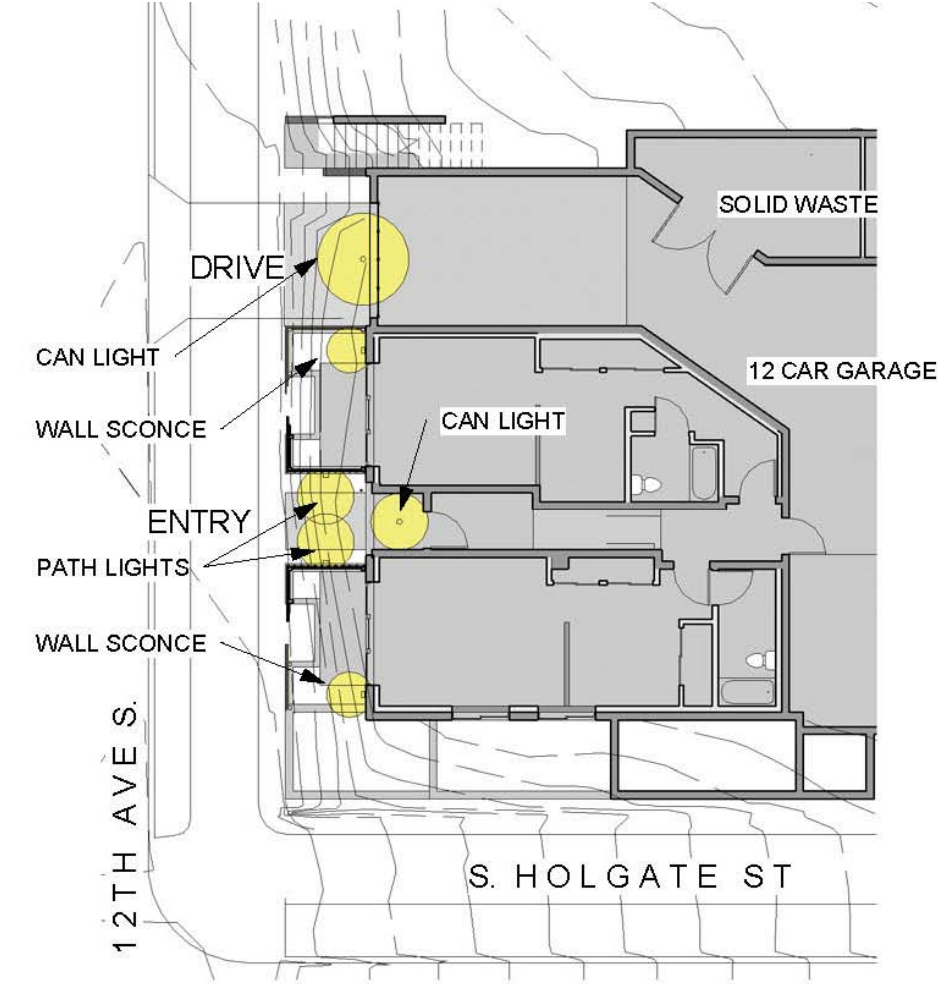


FAUX WOOD LAP CEMENT SIDING

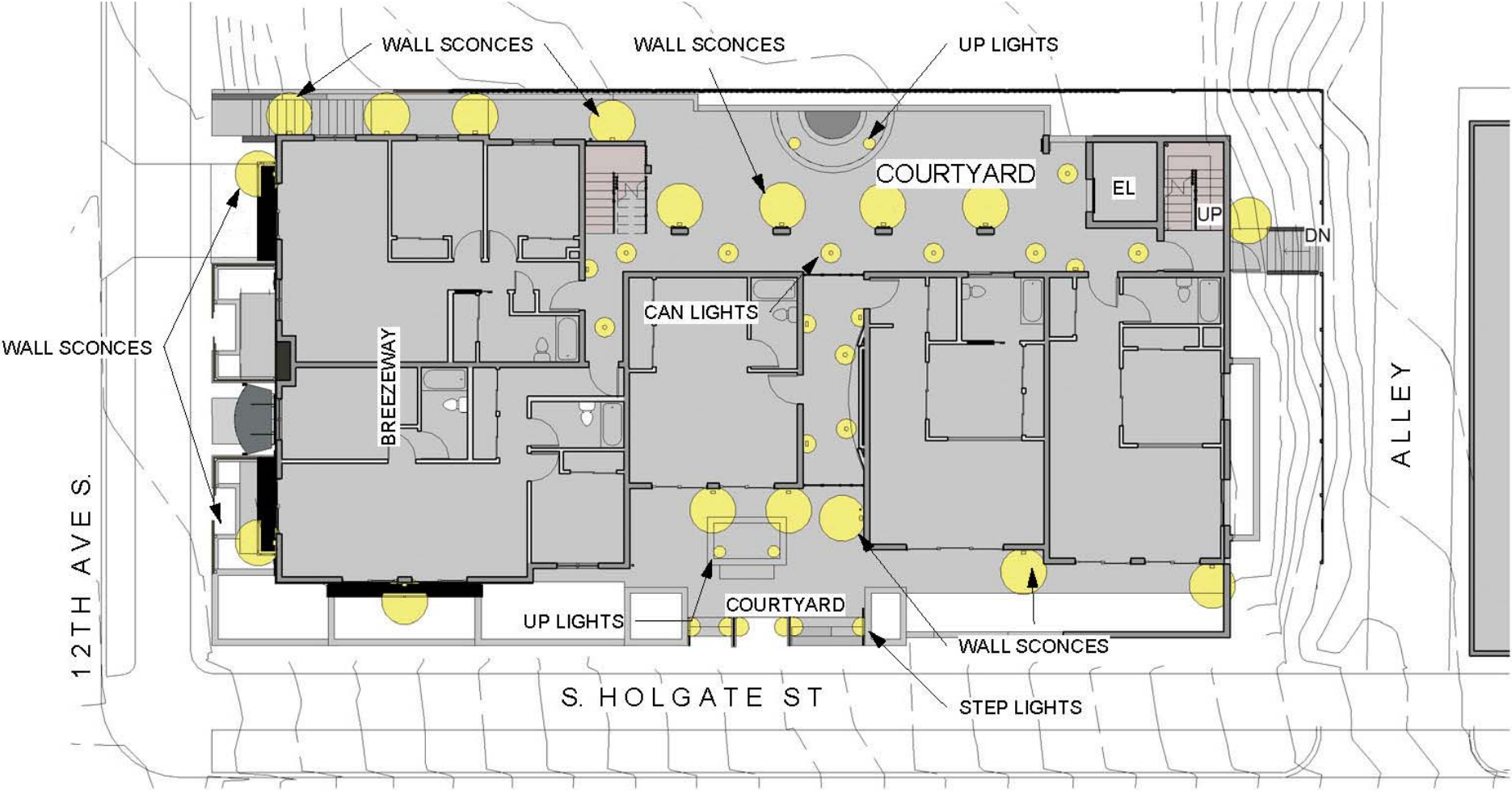


NO TRIM AT WINDOWS AND DOORS

CONCEPTUAL LIGHTING PLAN



BASEMENT LIGHTING PLAN

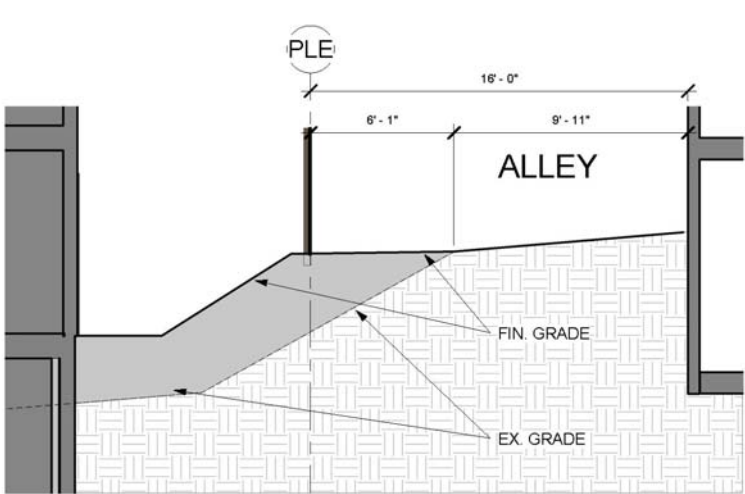


FIRST FLOOR LIGHTING PLAN

ALLEY DESIGN



EXISTING ALLEY



GRADE AT ALLEY



NEIGHBOR AT ALLEY



EXISTING GRADE AT ALLEY



PROPOSED DESIGN AT ALLEY

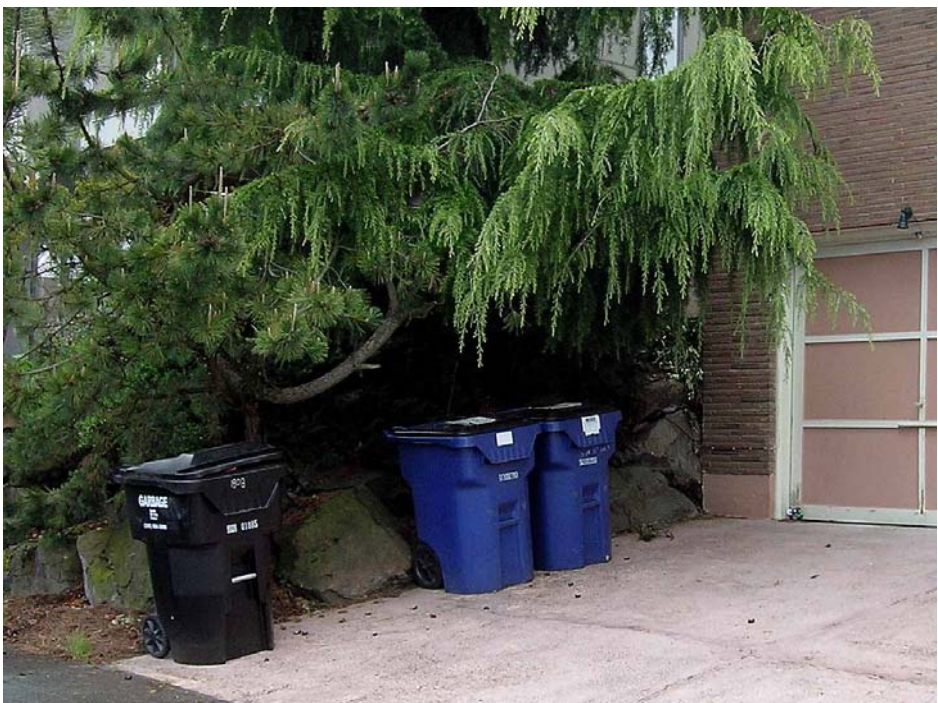


ALTERNATIVE WASTE PICK UP AT ALLEY

WASTE PICK UP; NEIGHBORHOOD PATTERN



13TH AVE S WASTE PICK UP LOCATIONS

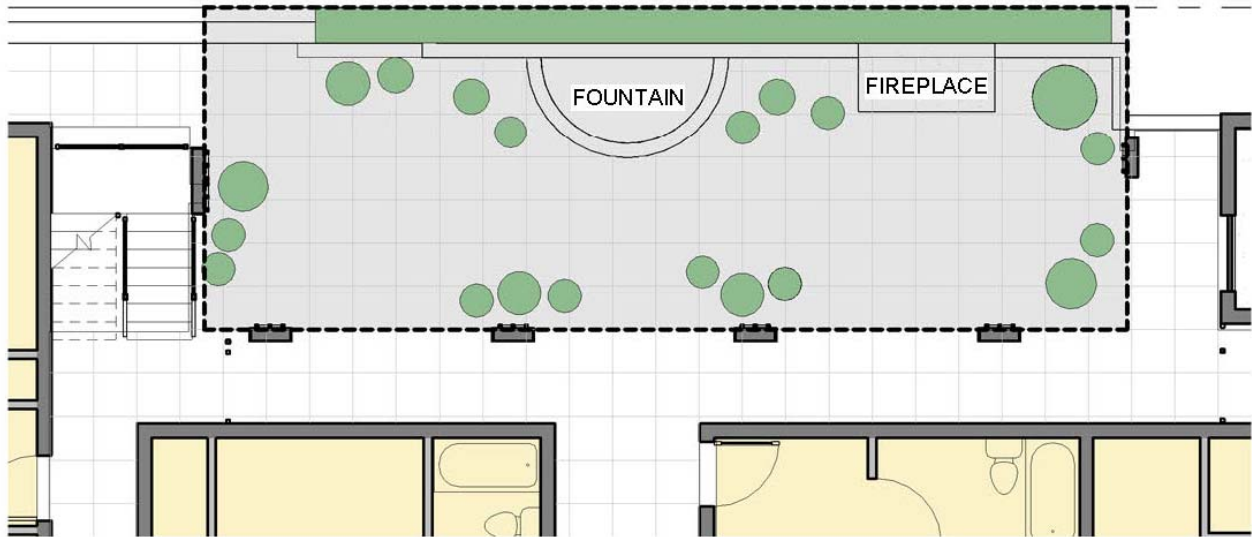


ALLEY WASTE PICK UP LOCATIONS

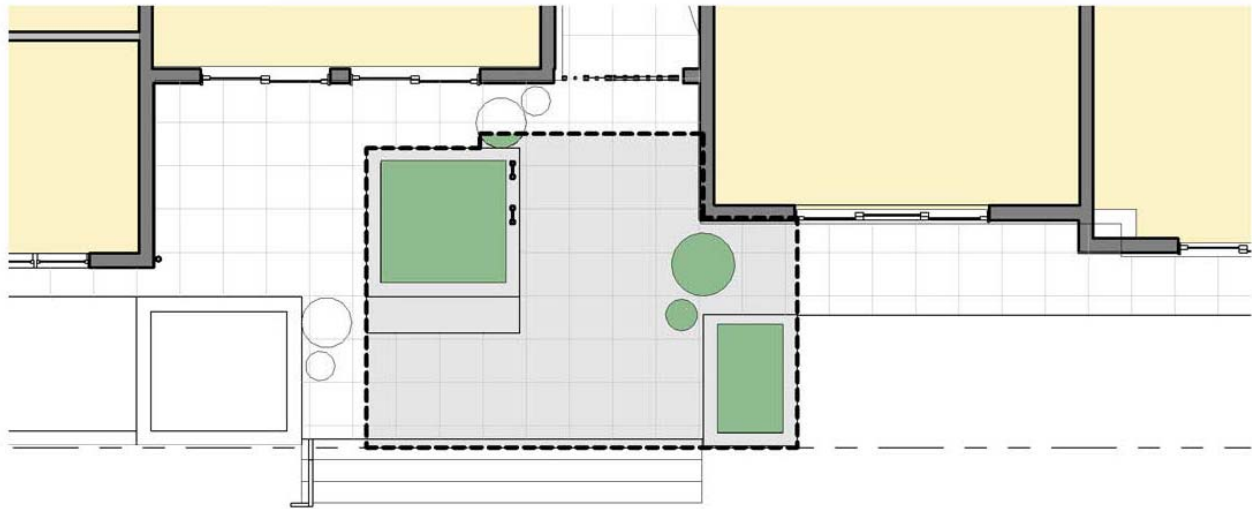
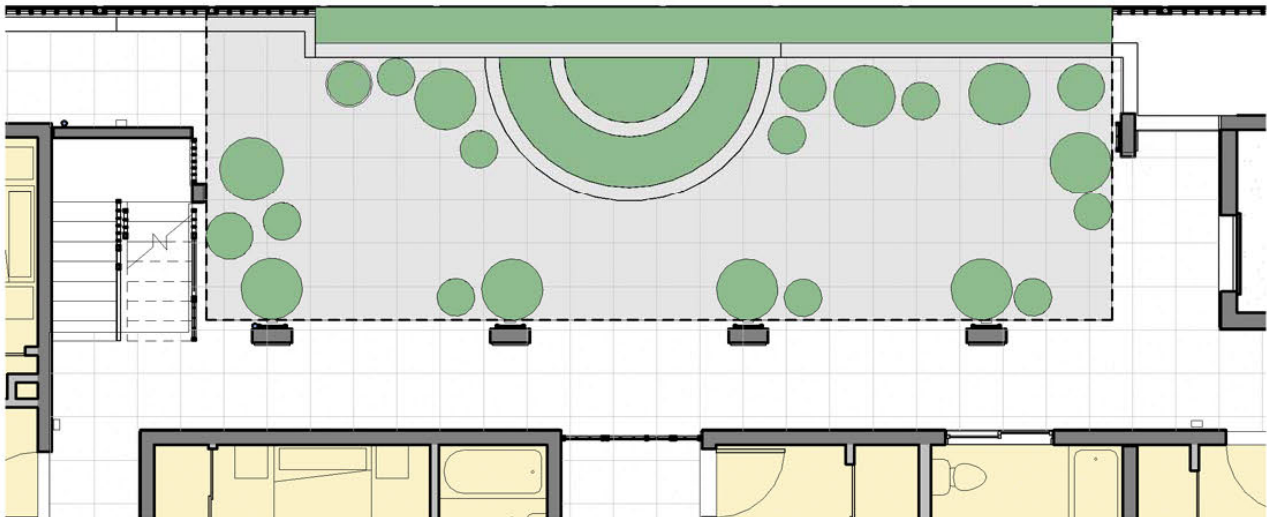
12TH AVE S WASTE PICK UP LOCATION

LANDSCAPE DEPARTURE

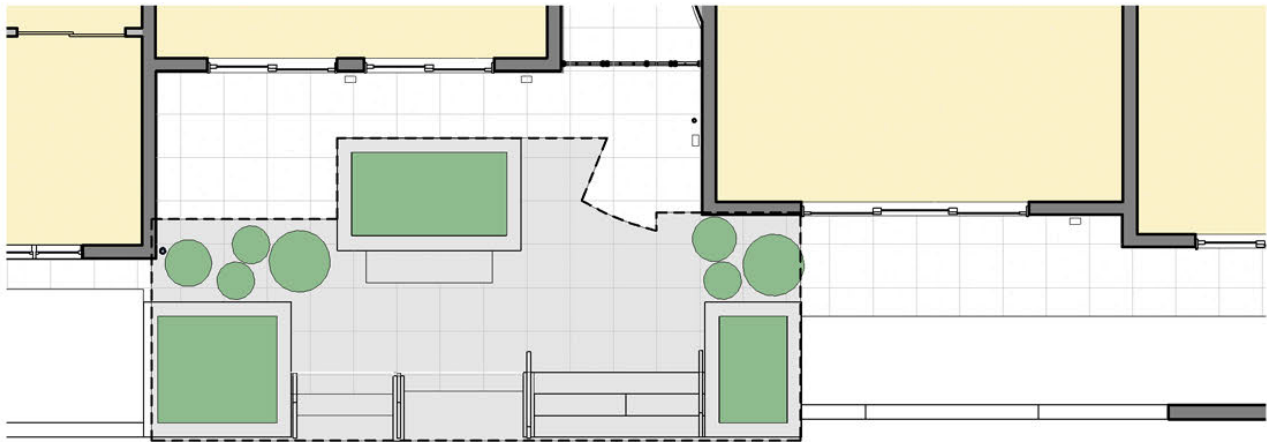
REAR PATIO
PROPOSED 105 SF , 16%
REQUIRED 330 SF, 50%



REAR PATIO
PROPOSED 204 SF , 34%
REQUIRED 304 SF, 50%



ENTRY COURTYARD
PROPOSED 54 SF , 20 %
REQUIRED 134 SF, 50%



ENTRY COURTYARD
PROPOSED 97 SF , 28%
REQUIRED 175 SF, 50%

PROPOSED LANDSCAPING EDG 3-13-12

PROPOSED LANDSCAPING DRBR 7-24-12

ZONING SUMMARY

23.45.510 Floor area ratio (FAR) limits

ALLOWED; 14,400 SF
PROPOSED; 14,324 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, 6.4 average
REQUIRED/ PROPOSED Rear; 10' minimum
REQUIRED Side; 7' average; 5' minimum
PROPOSED north; 5' minimum, 9.3' average
PROPOSED south; 5' minimum, 7.8' average

23.45.522 AMENITY AREA

TOTAL REQUIRED;
7,200 SF X .25 = 1,800 SF
PROPOSED = 3,038 SF
COMMON AREA REQUIRED;
1,800 X .5 = 900 SF
PROPOSED = 925 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; 42.25'

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 = 1,979 SF

DRIVEWAYS;
REQUIRED; SLOPE < 15%
PROPOSED; SLOPE = 8 %

23.54.040 SOLID WASTE AREA; DEPARTURE REQUESTED

AREA REQUIRED; 225 SF
PROPOSED; 155 SF

WIDTH REQUIRED; 12'
PROPOSED; 2'-8" & 10'-5"

DEPARTTURES, EXCEPTION SUMMARY

EXCEPTION;	SELECTED SCHEME
ACCESS OFF STREET	x
SOLID WASTE	x

DEPARTURE	
50% LANDSCAPE FOR COMMON AREA	x
15' SETBACK FOR GARAGE DOOR	x
5' SETBACK FOR DECKLETES	x
FRONT SETBACK FOR 6' FENCE	x

EXCEPTIONS
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

Street Access has been allowed by the exception for infeasible access from the alley due to topography.

DEPARTURES FROM SOLID WASTE STORAGE STANDARDS

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

To depart from the required area, width, and location the proposed room must be workable, approved by Seattle Public Utilities (SPU), and the additional space increase the proposed residential density. The number and size of containers in the room has been approved by SPU as workable.

DEPARTURES REQUESTED

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 to support these activities. If half of the area of the courtyards are required to be landscaped they cannot easily support these activities. The applicant proposes to landscape approximately 28% of the front entry and 32% of the rear patio amenity areas.

GARAGE DOOR SETBACK DEPARTURE.

The code requires that a garage door on the street be setback a minimum of 15 feet from the street property line. This departure would allow the garage door to be in line with the façade which is setback 7 feet from the street per the DRB request..

DECKLETES

The Board has requested that the applicant propose ways to diversify the window expression for the building. Four decklettes are proosed on the West and South facades which will encroach 6" into the 5' minimum setback. The applicant is requesting a departure to allow these decklettes to fulfill this DRB request.

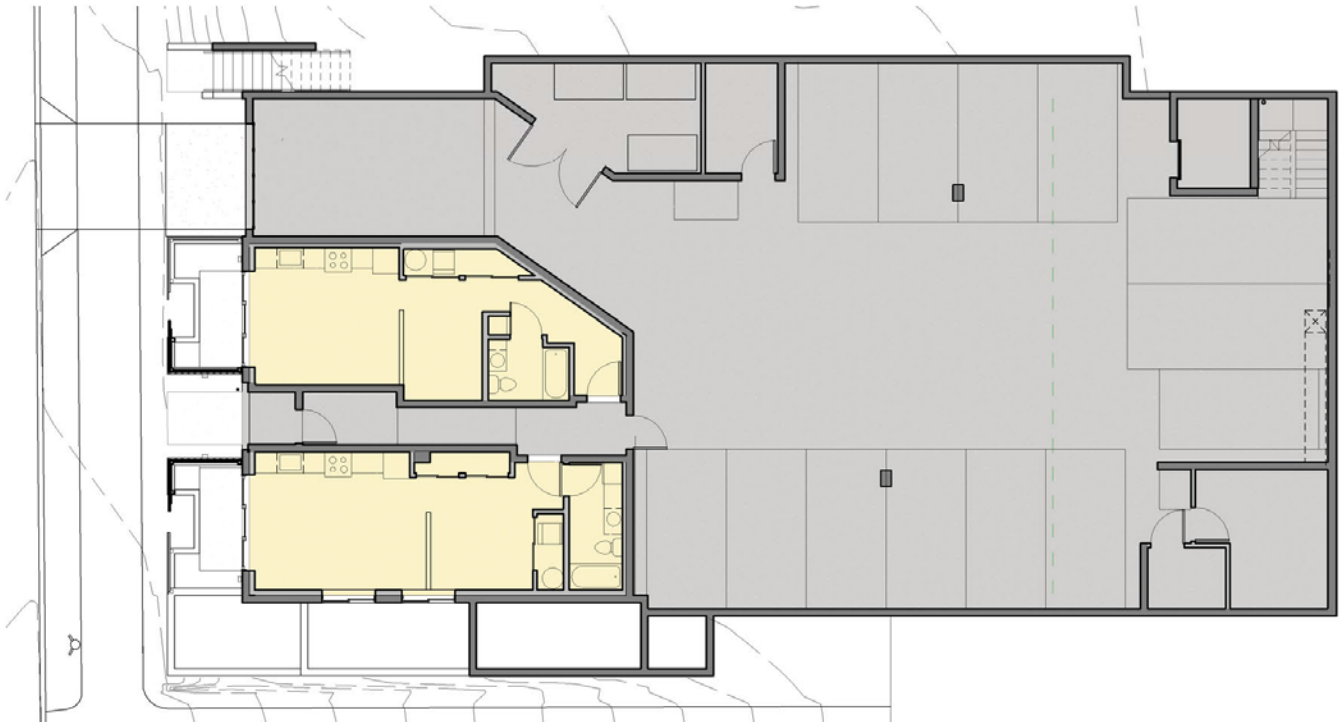
FENCE

Fences are restricted to 4' high in the front yard. To screen the 2 basement units and their outdoor spaces from pedestrians on 12th Ave S. and people using the on 12th Ave S. entry a 6' high fence is necessary. The fence is proposed to be an open 6" x 6" lattice with vines.

FLOOR PLANS

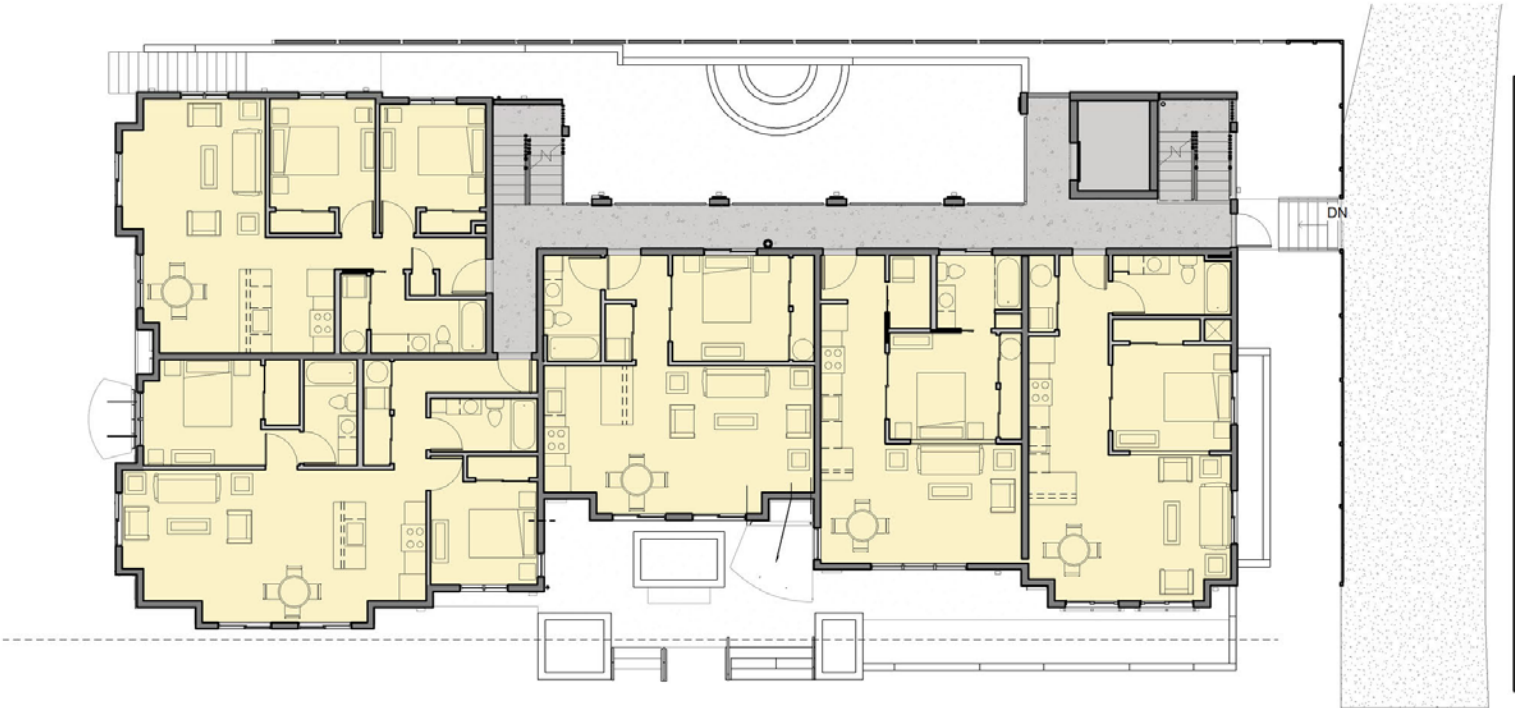


1ST FLOOR PLAN



BASEMENT FLOOR PLAN

FLOOR PLANS

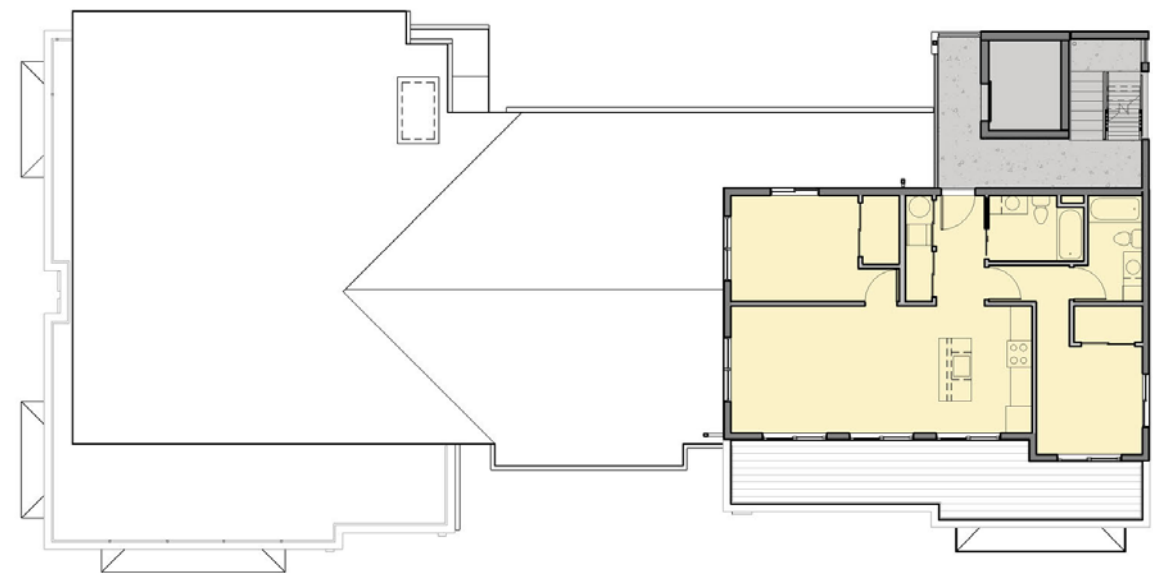


2RD & 3RD FLOOR PLAN

FLOOR PLANS



4TH FLOOR PLAN



5TH FLOOR PLAN

ELEVATIONS



SOUTH ELEVATION

ELEVATIONS



NORTH ELEVATION

ELEVATIONS

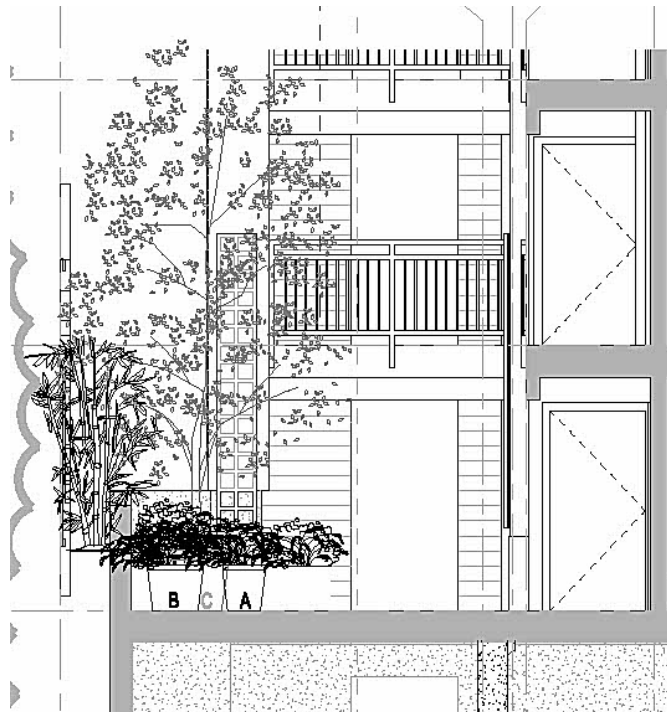


EAST ELEVATION

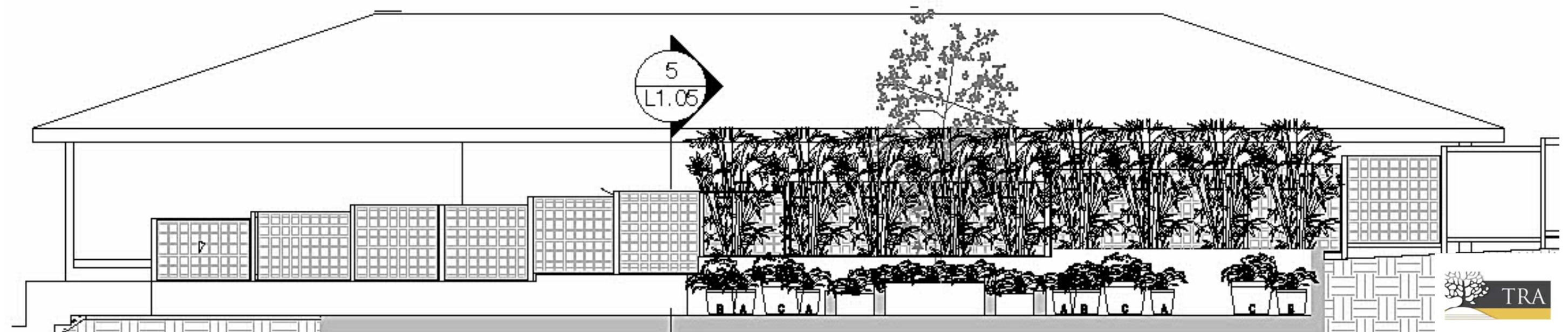


WESTELEVATION

FENCE AT NORTH PROPERTY LINE



5/L1.05 SECTION THROUGH COURTYARD FENCE



SOUTH ELEVATION OF NORTH FENCE

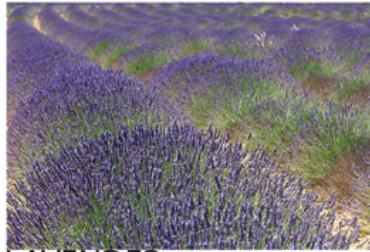
ILLUSTRATIVE LANDSCAPE PLAN



LANDSCAPE DESIGN STRATEGY FOR SELECTED 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.

PLANT MATERIALS



LAVENDER



PIERIS



RED FLOWER CURRANT



PARDON ME DAYLILY



SWORD FERN



VINE MAPLE



MAIDEN GRASS



MYRICA



STELLA DE ORO



STYRAX



SALAL



HOSTA



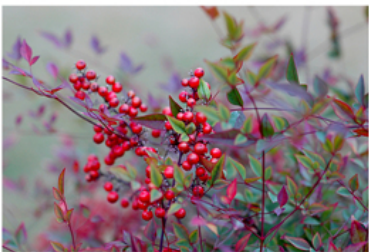
SERVICEBERRY



SNOWBERRY



LONICERA



NANDINA



CAREX



OREGON GRAPE



PACIFIC SUNSET



KARL FOERSTER



EUPHORBIA



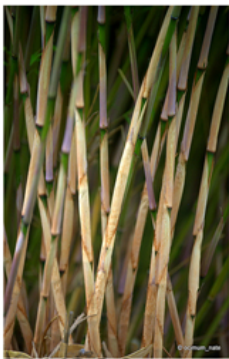
LITTLE PRINCESS SPIRAEA



MAHONIA REPENS



BLACK EYE SUSAN



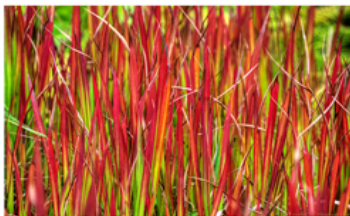
BAMBOO



ASTILBE



LIRIOPE



BLOOD GRASS



BLUE OAT GRASS

