

EARLY DESIGN GUIDANCE Analytic Design Proposal Packet

1145 10th Ave E

A Proposed Apartment Development
for Continental Properties, LLC.

PROJECT CONTACTS

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PROJECT INFORMATION

PROPERTY ADDRESS: 1145 10th Ave E
PARCEL NUMBER: 6762700280 & 6762700380
ZONE: LR 3 (Residential Multifamily Lowrise 3)
OVERLAYS: Urban Center
MAPPED ECA: No
LOT AREA: 40,000 SF
FAR: 1.6 (Frequent Transit Corridors)

LEGAL DESCRIPTION

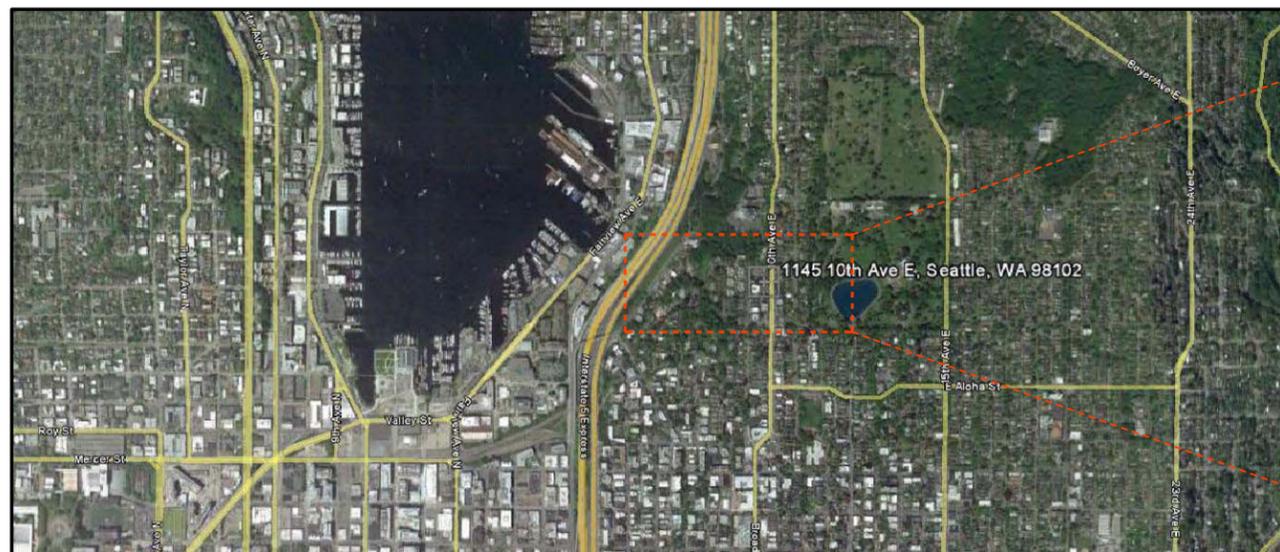
6762700280:
(901 E Highland Drive)

Lots 1 through 4 and 22 through 24 in Block C of Phinney's Addition to the City of Seattle as per Plat recorded in Volume 1 of Plats, Page 175, Records of King County, situate in the City of Seattle, County of King, State of Washington.

6762700380:
(1145 10th Ave E)

Lot 21 in Block C of Phinney's Addition to the City of Seattle as per Plat recorded in Volume 1 of Plats, Page 175, Records of King County, situate in the City of Seattle, County of King, State of Washington.

VICINITY MAP



SITE MAP



TITLE PAGE

EARLY DESIGN GUIDANCE- 1145 10th Ave E

T1

09/09/11

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ZONING REQUIREMENTS FOR LR-3 ZONE

PARKING REQUIREMENTS:

SMC 23.54.015 Chart B- Parking For Residential Uses

1 space per unit

SMC 23.54.020F2a Transit Reductions

Reduce by 20% if the use is located within 1,320 feet

of a street with frequent transit service

Parking Quantity Exceptions Transit Reductions

Supporting Document:

A3 Bus Stop Map & Time Table Calculation

A4 Metro Official Bus Time Table

A5 Metro official Bus Route

Proposed Unit:

76 Units

Required Parking:

61 Parking Stalls (76 stalls - (20% of 76 stalls)

Proposed Parking Stalls:

86 Stalls

ECA (FROM SEATTLE DPD DATABASE):

40% Steep Slope: No

Riparian Corridor: No

Floodprone: No

Known Slide Area: No

Archaeological Buffer: No

Wildlife Habitat/ Preservation Area: No

Potential Slide Area: No

Wetlands: No

Abandoned Landfill: No

Peat Settlement Prone: No

Heritage Tree: No

Liquefaction Zone: No

Land Use Code (with multifamily code update):

Floor Area Ratio (FAR) Table A for SMC 23.45.510:

1.3 or 1.5 (outside growth areas).

Growth areas include urban centers, urban villages, and station area overlay districts.

The higher FAR apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance listed in SMC 23.45.51.C.

For apartments in LR zones that qualify for the higher FAR limit, portions of a story that extend no more than 4 feet above existing or finished grade (whichever is lower) can be exempted from FAR.

Density Limit:

SMC 23.45.512

One unit/ 800 SF lot area or no limit

The higher density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance listed in SMC 23.45.51.C.

Building Height:

30' (outside growth areas).

+ 5 feet for roof with min. 6:12 pitch

+4 feet for partially below grade floor

Building Setbacks:

Table A for SMC 23.45.518

Front: 5 feet min.

Rear: 10 feet min. with alley. 15 feet min. without

alley.

Side- for building 40 feet or less in length: 5 feet

Side- for building 40 feet or less in length: 7 feet

avg.; 5 feet min.

Building Width Limit:

Table A for SMC 23.45.527

120' (outside growth area)

Maximum Façade Length:

SMC 23.45.527.B1

65% of lot depth for portion within 15' of a side lot line that is not a street or alley lot line.

Residential Amenity Area:

SMC 23.45.522

25% of lot area

Min. 50% must be provided at ground level

May be provided at grade on the roof or as balconies.

Shared space must be accessible to all residents, with a minimum area of 250 SF and min. dimension of 10 feet.

Green Factor:

SMC 23.45.524.A.2

Green Area Factor: 0.6

Green roof, planters, green walls, landscaping and plantings in the adjacent ROW are eligible.

Street Tree Requirements:

SMC 23.45.524.B

Street trees are required.

Existing street trees shall be retained unless the Director of Transportation approves the proposal.

Tree protections:

CAM 242

Tree removal on developed land is limited in all lowrise zones.

No exceptional trees may be removed.

No more than 3 non exceptional trees 6" in diameter or greater may be removed on a lot in any year period.

No permits are required within these limits. However, removal of hazard trees or tree removal as part of a development may require submittal of documentation.

LR-3 ZONING REQUIREMENTS

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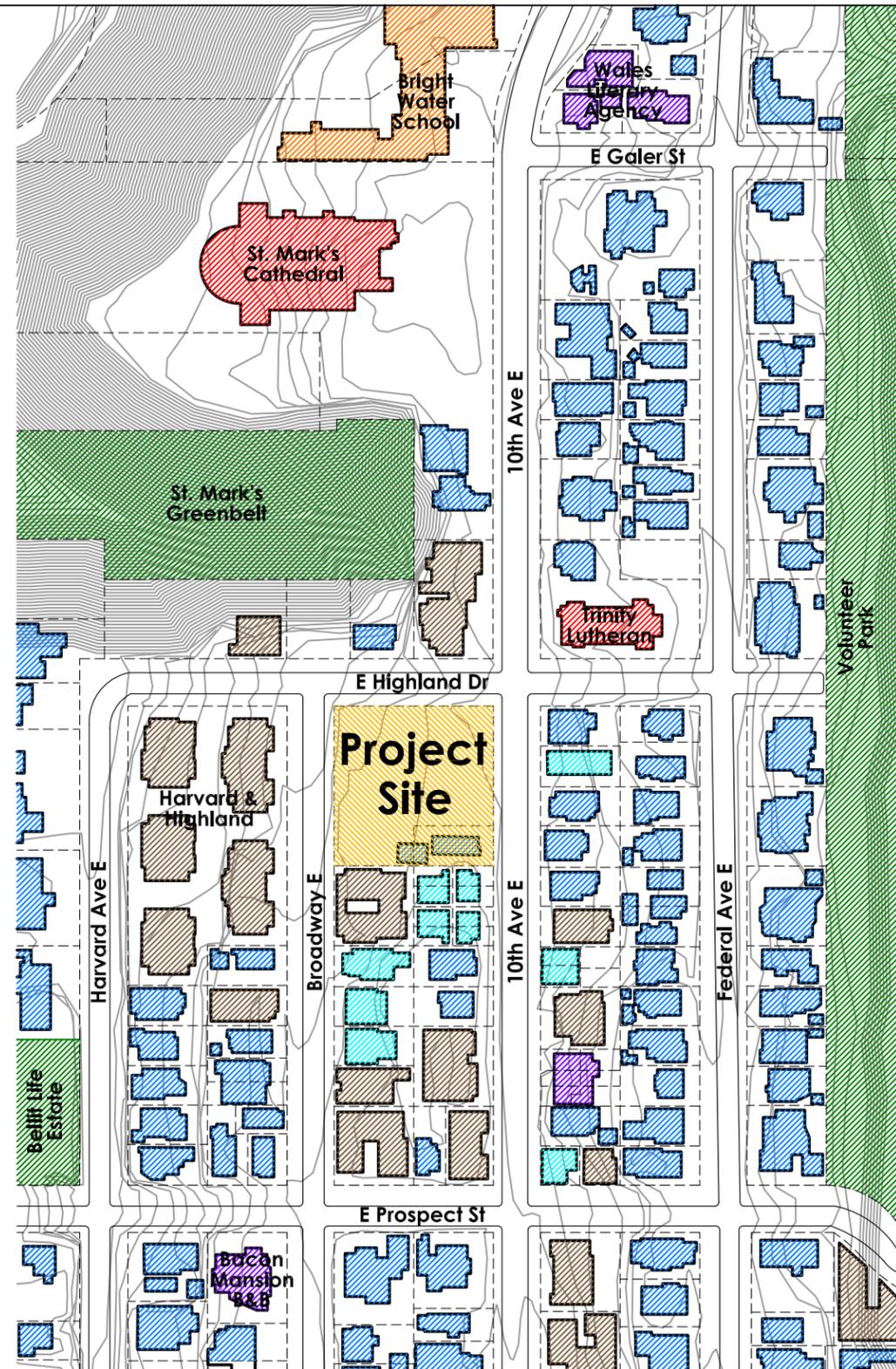
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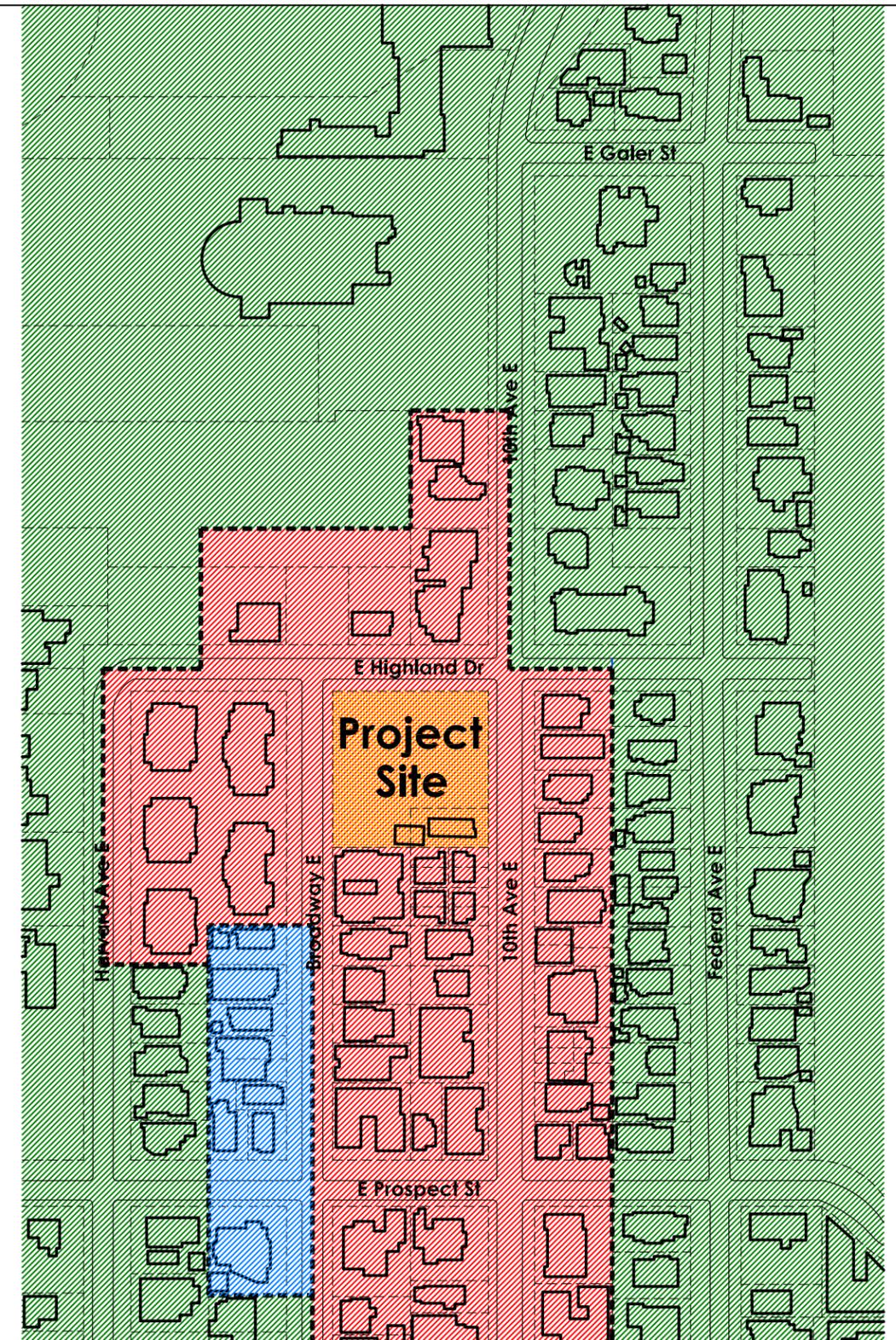
CONTEXT MAP



KEY

- CHURCH
- HOUSE
- SCHOOL
- DUPLEX
- APARTMENTS/
CONDO
- OFFICE
- PARK/
GREENBELT

ZONING MAP



KEY

- SF5000
- LR1
- LR3



CONTEXT & ZONING MAPS

EARLY DESIGN GUIDANCE- 1145 10th Ave E

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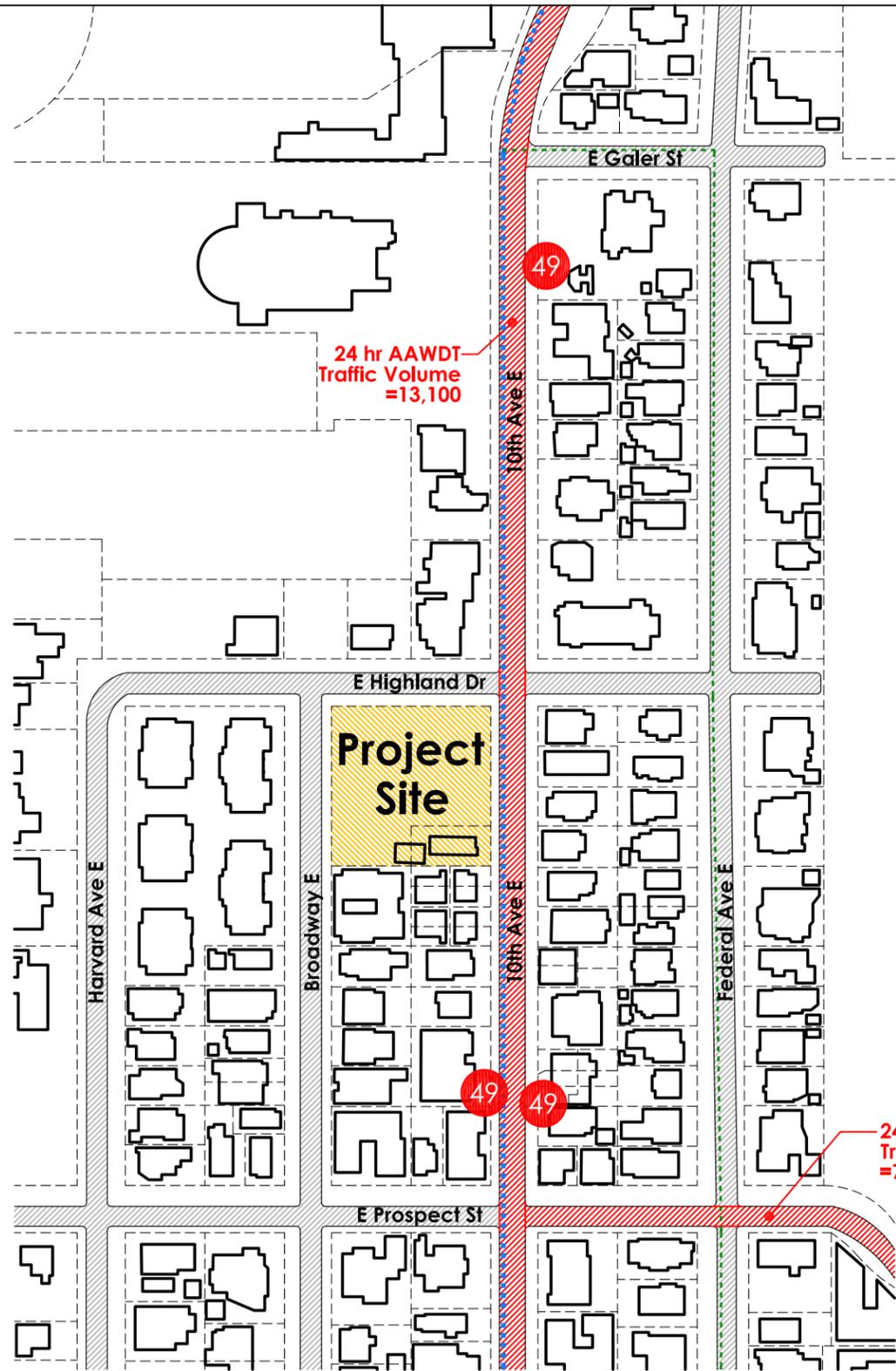
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TRAFFIC MAP

STREET PARKING MAP

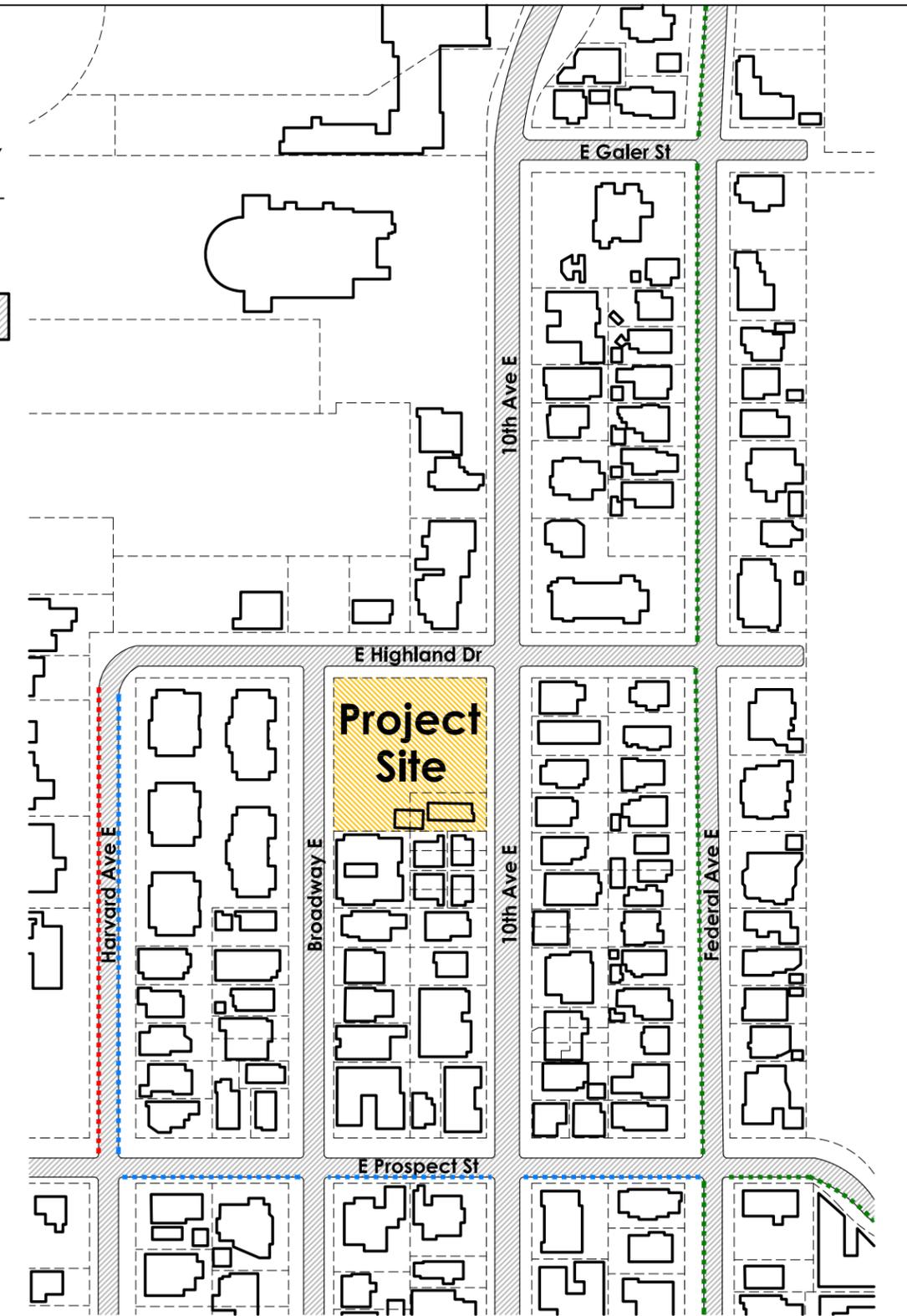


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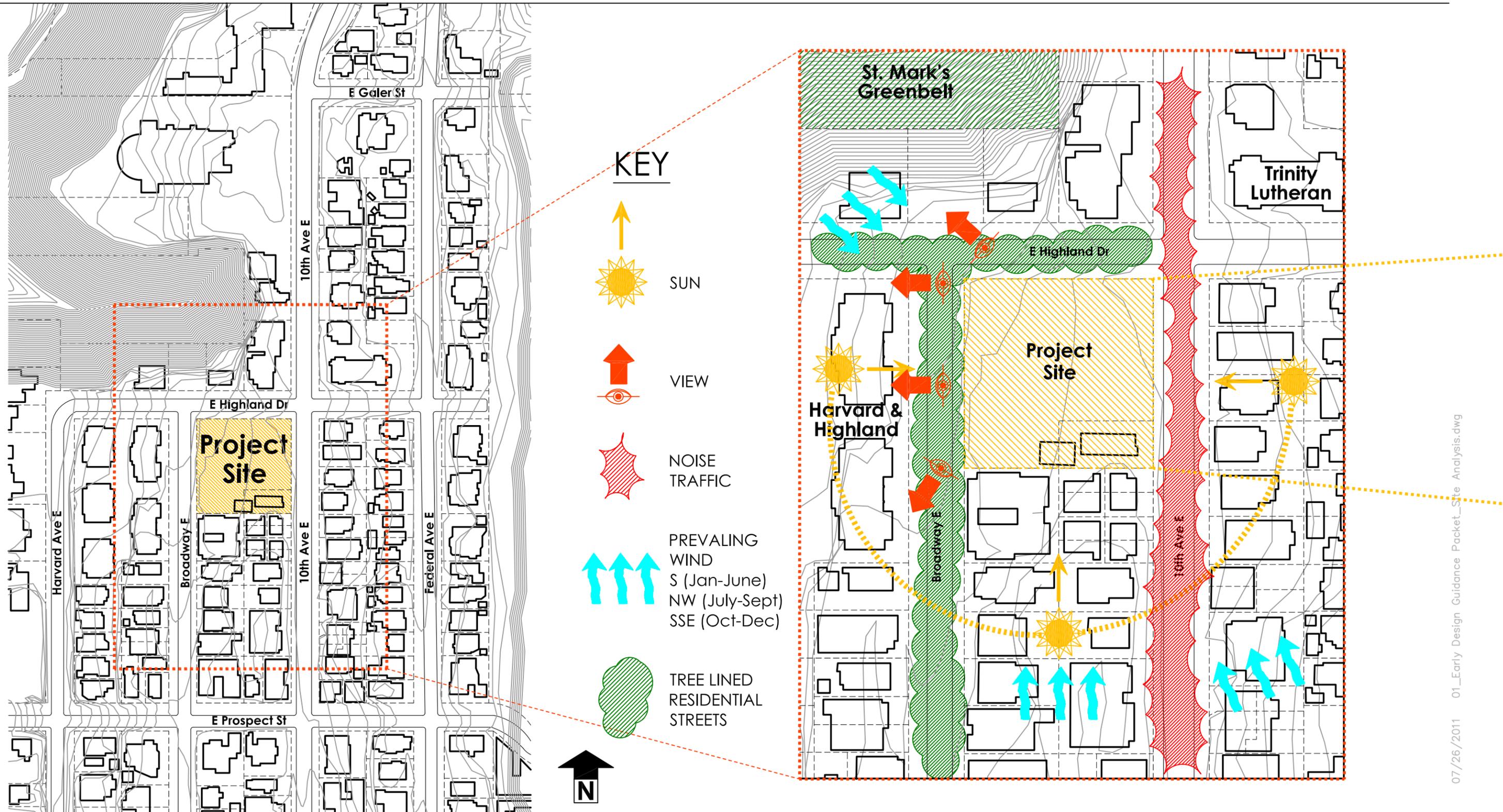
-  MINOR ARTERIAL
-  ACCESS STREET
-  ON STREET BIKE LANE (SHARROWS)
-  BIKE CONNECTOR LANE (UNSIGNED/UNMARKED)
-  BUS STOP #49 BUS LINE

KEY

-  UNRESTRICTED PARKING (EXCEPT CONDITIONS NOTED)
-  NO PARKING ALLOWED
-  4 hr PARKING 12PM-6AM EXCEPT WITH ZONE 15 PERMIT
-  2 hr PARKING 7AM-6PM EXCEPT WITH ZONE 4 PERMIT



SITE ANALYSIS



SITE ANALYSIS
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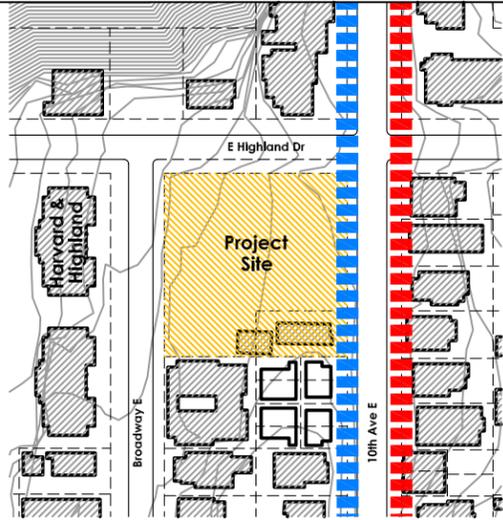
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CONTEXT PHOTOS



10TH AVENUE LOOKING EAST



ACROSS FROM PROJECT SITE



PROJECT SITE

10TH AVENUE LOOKING WEST

CONTEXT PHOTOS
EARLY DESIGN GUIDANCE- 1145 10th Ave E

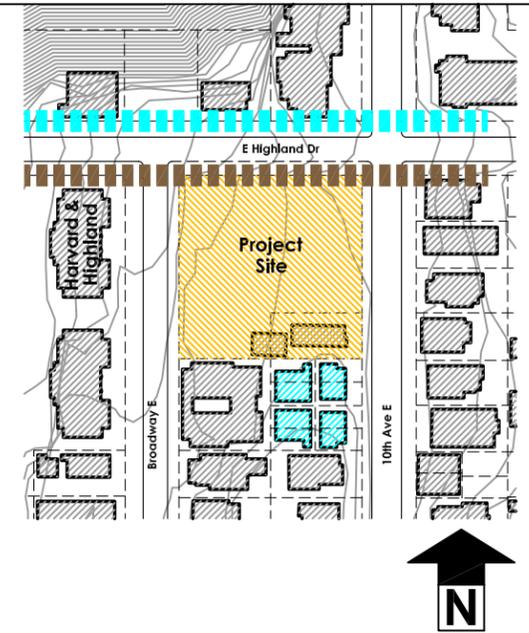
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CONTEXT PHOTOS



E HIGHLAND DR
LOOKING NORTH

ACROSS FROM PROJECT SITE



PROJECT SITE

E HIGHLAND DR LOOKING SOUTH

SITE PHOTOS

EARLY DESIGN GUIDANCE- 1145 10th Ave E

A8

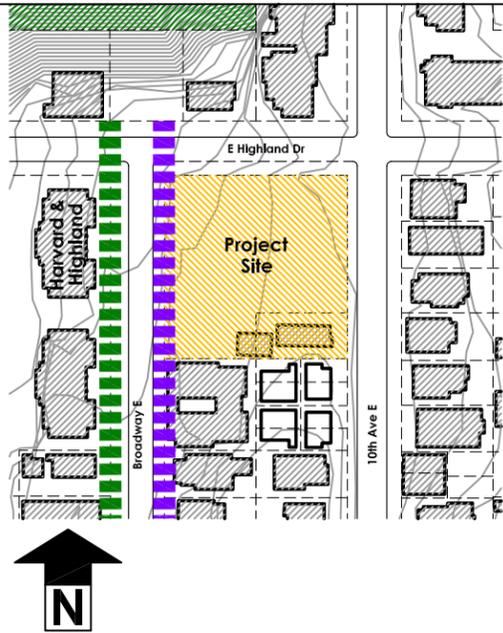
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CONTEXT PHOTOS



PROJECT SITE



BROADWAY E LOOKING EAST



BROADWAY E LOOKING WEST



ACROSS FROM PROJECT SITE

CONTEXT PHOTOS
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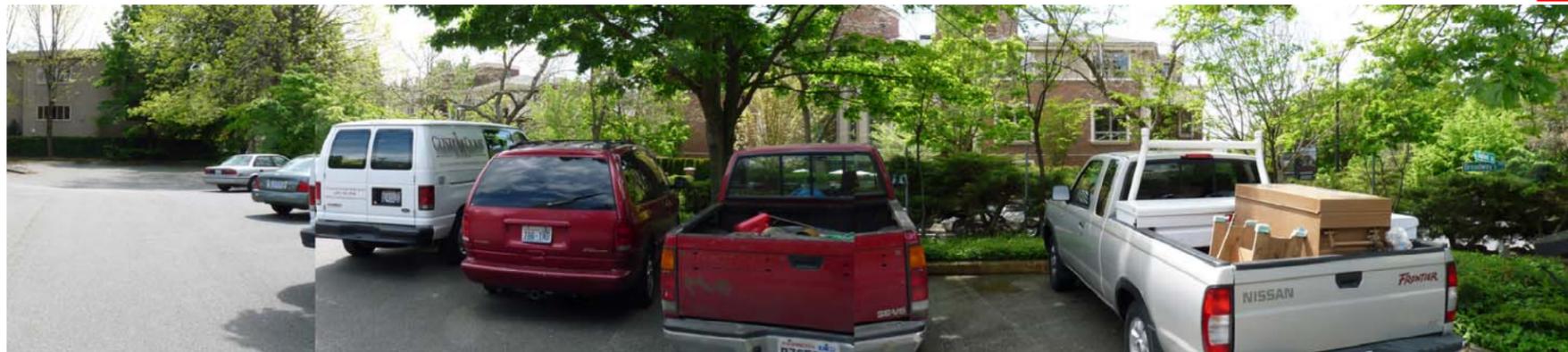
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SITE PHOTOS



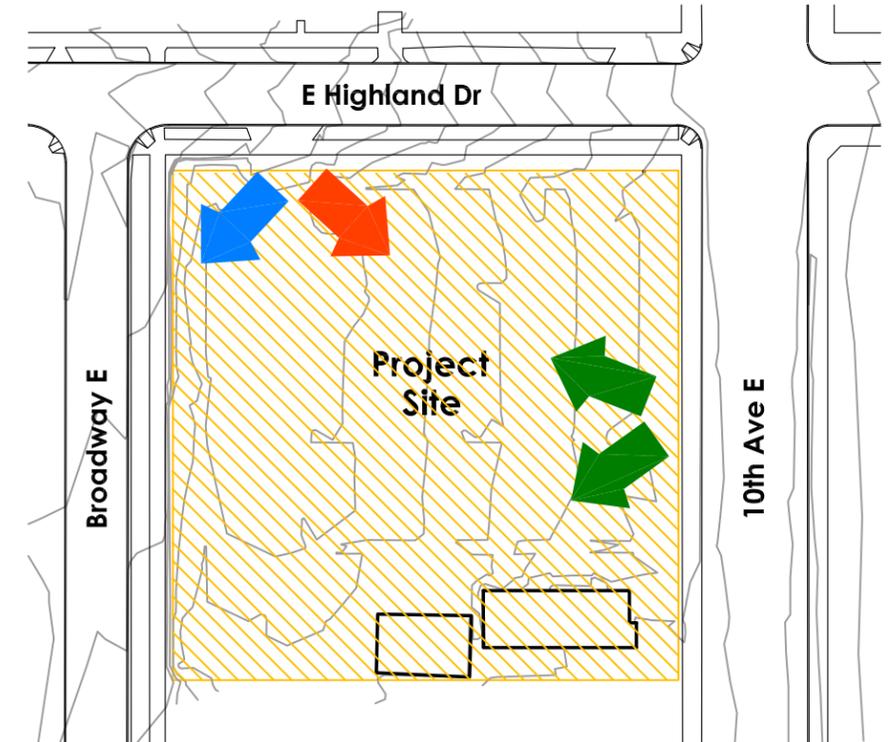
PROJECT SITE LOOKING SOUTH EAST ■



PROJECT SITE LOOKING SOUTH WEST ■



PROJECT SITE LOOKING WEST ■



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SITE PHOTOS
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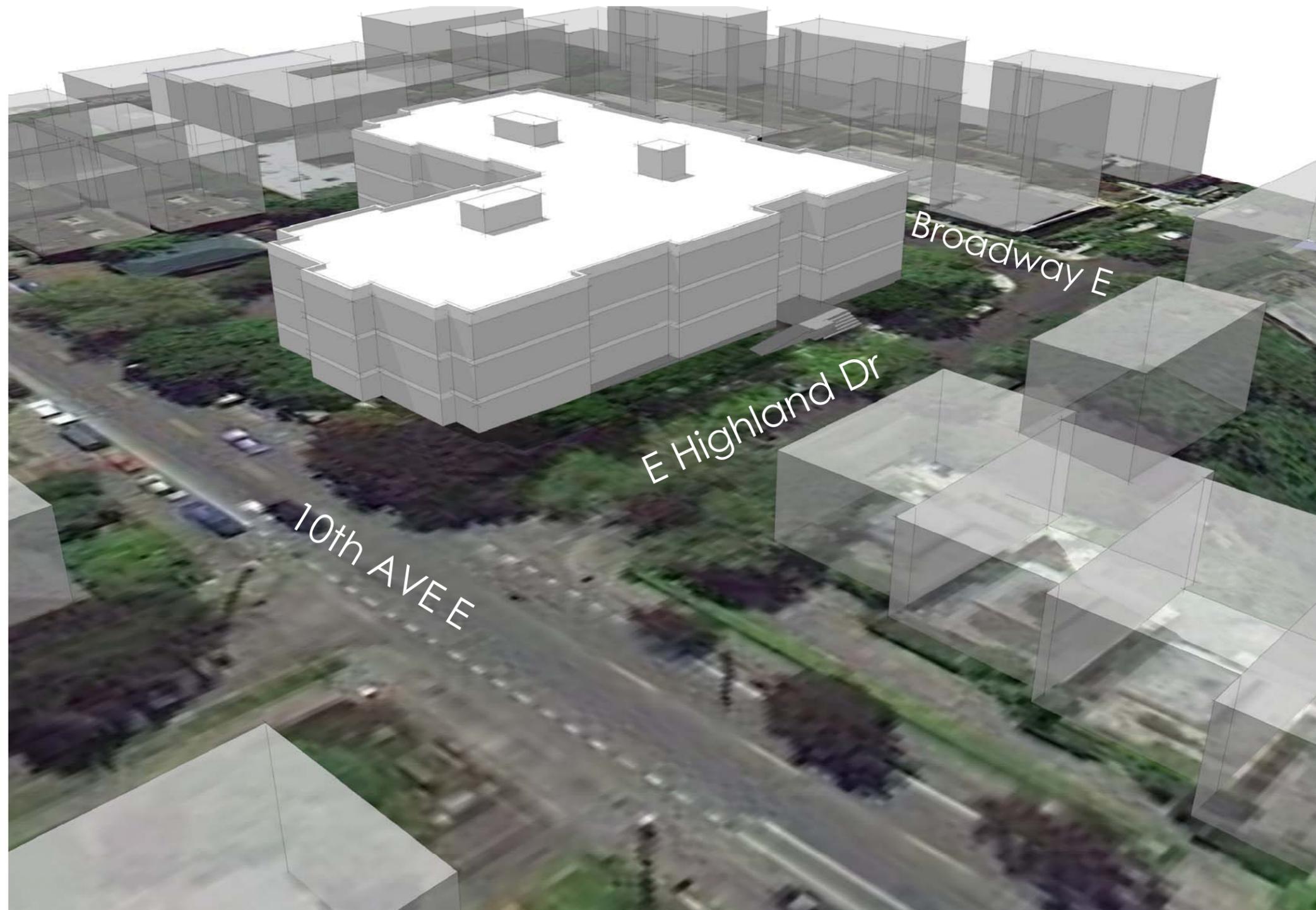
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DESIGN PROPOSAL- OPTION 1 (L-Shape)

View- Looking Southwest



L-Shape Highland & Broadway

Description:

- The building has a neighborhood scale primary entry for both residents and visitors on the tree lined residential street- E. Highland Dr. (Close to the corner of Broadway E. and E. Highland Dr.)

- Activates E. Highland Dr. at pedestrian level.
- Easy dropoff and pick up.
- Weather Protection.

- Vehicular entrance to a below partial grade parking structure is located on Broadway Ave.

- The building footprint is a L-Shaped configuration with façades fronting Broadway & East Highland Drive, creating an useable private resident open space landscape courtyard facing south-east corner.

This private courtyard provides security from the public for gathering, BBQ, reading, conversation... etc.

- The residential units will have frontage towards the tree lined residential streets of Broadway and East Highland or will look out toward a common area landscape courtyard with plenty of natural light exposure.

Advantages:

- Residential units have either landscape courtyard in neighborhood tree lined streets.
- Open space is common to all residents
- Creates strong street edge at Broadway & Highland
- Unit frontage is minimal and buffered from high traffic street- 10th Ave E.

Challenges:

- Courtyard buffering from high traffic street
- Late afternoon shadow on courtyard.

DESIGN PROPOSAL- OPTION 1
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DESIGN PROPOSAL- OPTION 1 (L-Shape)

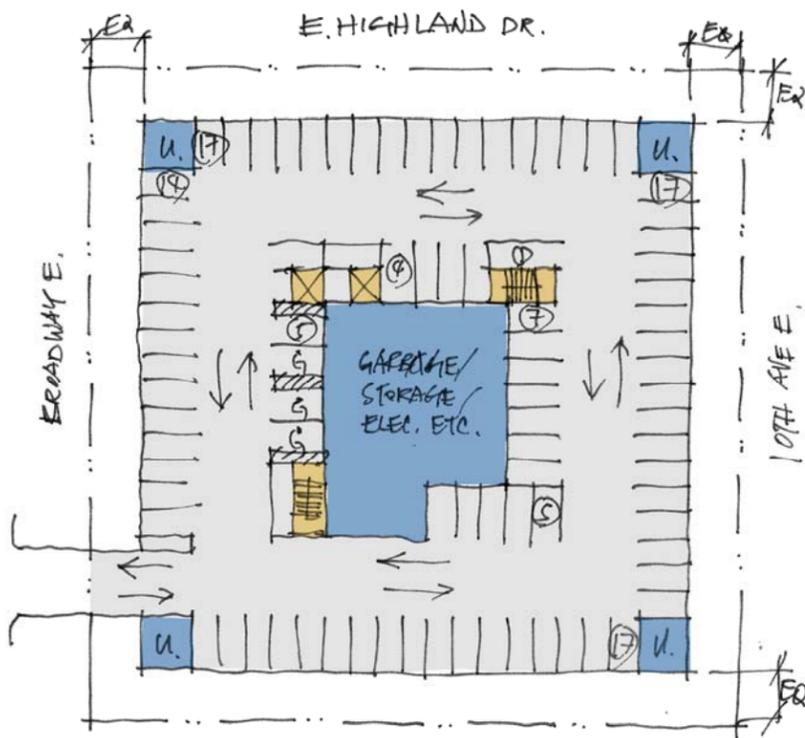
View- Looking Southeast



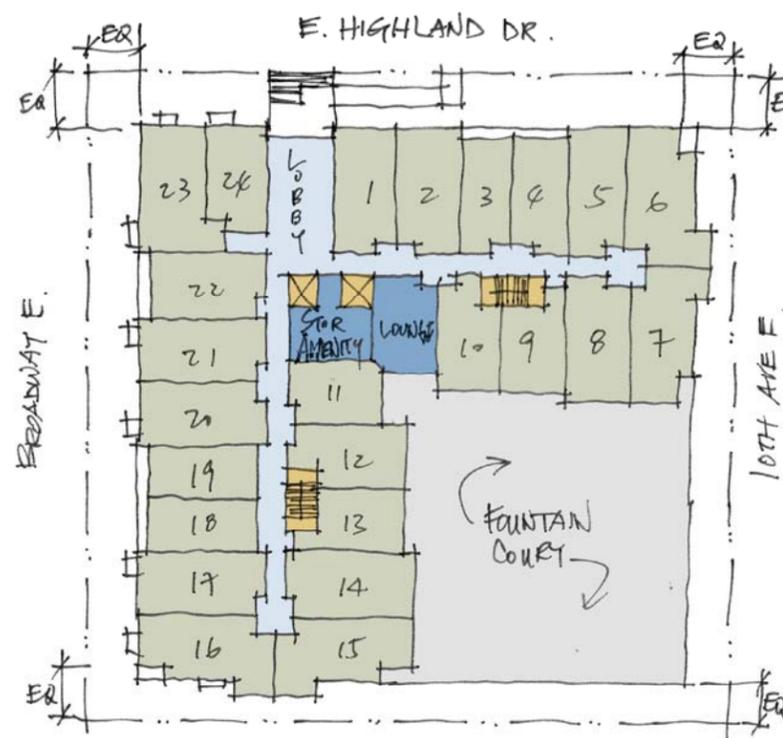
View- Looking Northwest



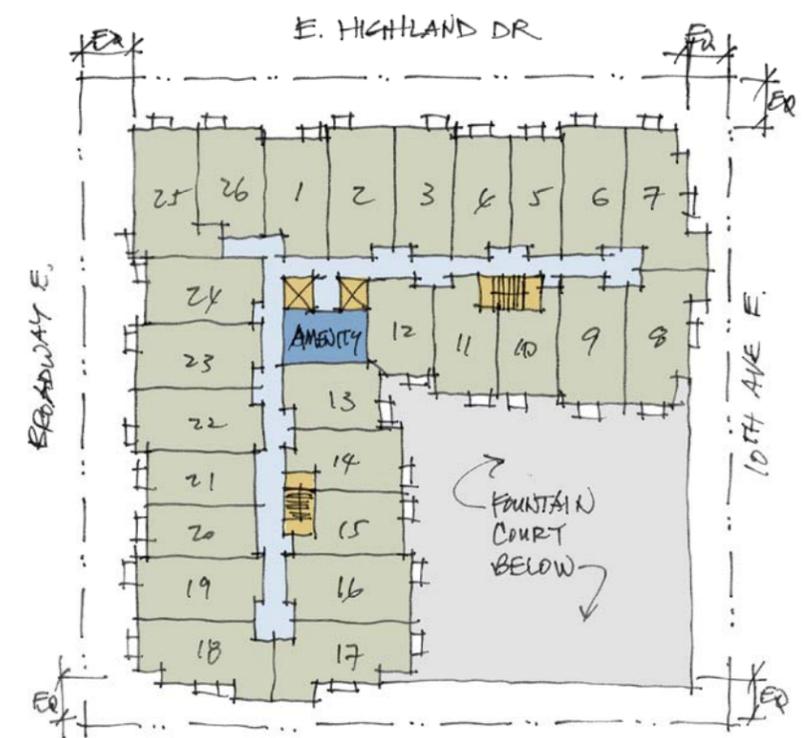
Parking Level



Courtyard Level



Upper Levels



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DESIGN PROPOSAL- OPTION 1

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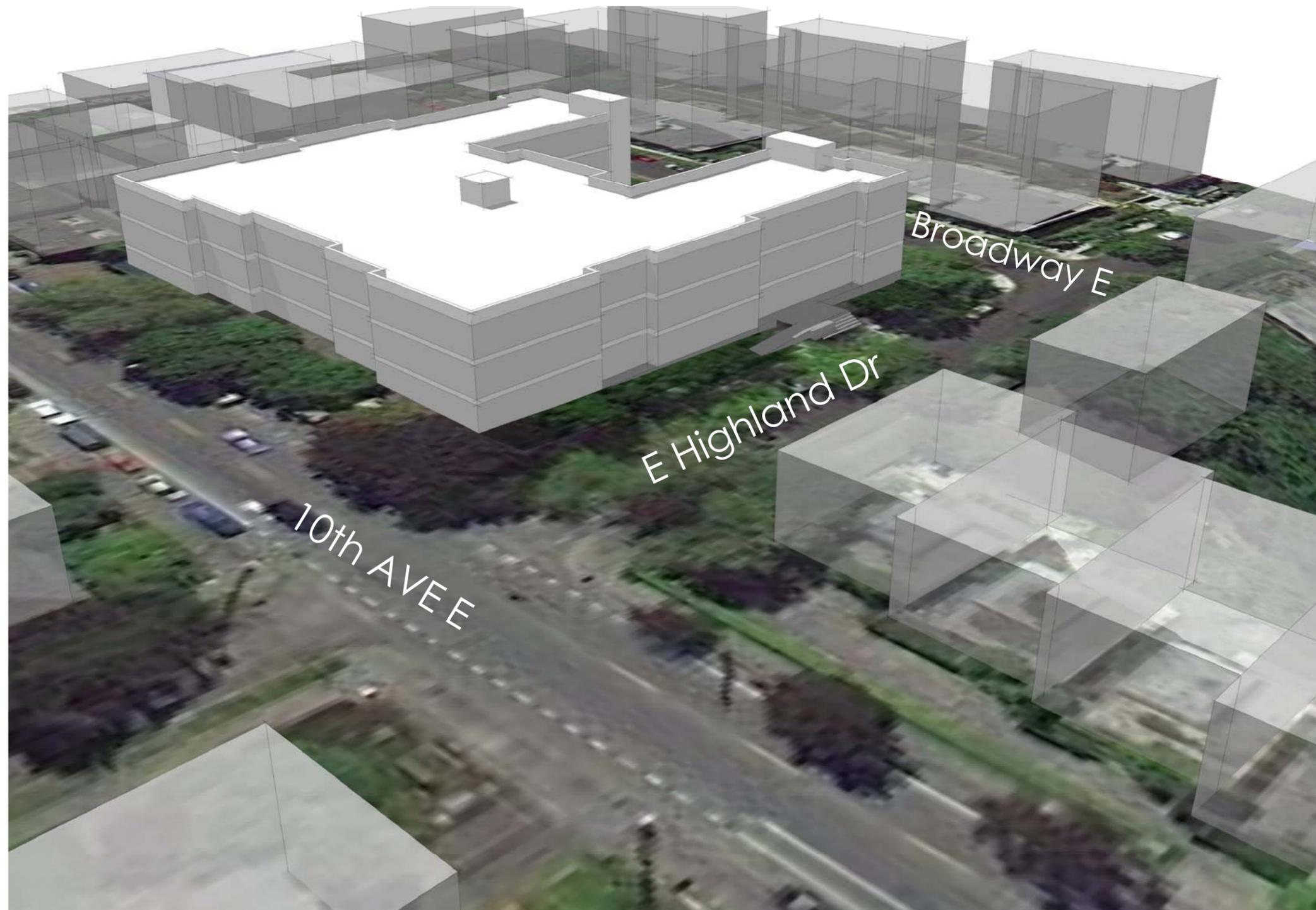
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DESIGN PROPOSAL- OPTION 2 (U-Shape)

View- Looking Southwest



U-Shaped Auto Court

Description:

- The building has an entry feature courtyard oriented toward Broadway Ave.
- The courtyard will serve as the primary auto entrance to the below grade parking along with pedestrian lobby entrance.
- The residential units will have frontage on East Highland Drive and 10th Ave East, and adjacent property to the south and a few with courtyard exposure.

Advantages:

- Open courtyard will have afternoon sun exposure
- Strong edges on on E. Highland and 10th Ave E.

Challenges:

- Less usable open space common to all residents.
- Does not create strong street edge along Broadway.
- Residential units along south property line have limited exposure to right of way and natural light.

DESIGN PROPOSAL- OPTION 2 (U-Shape)

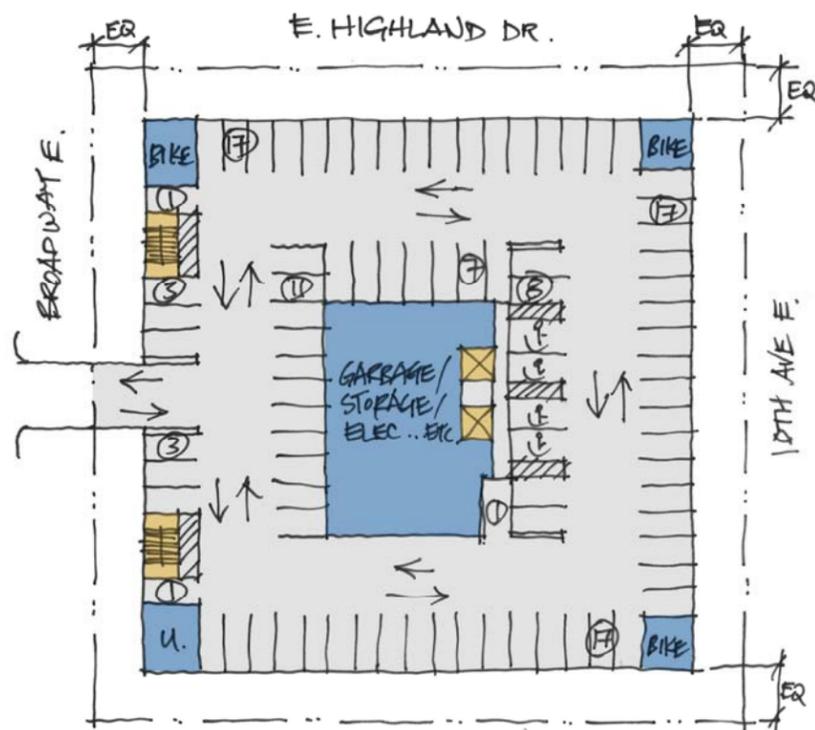
View- Looking Southeast



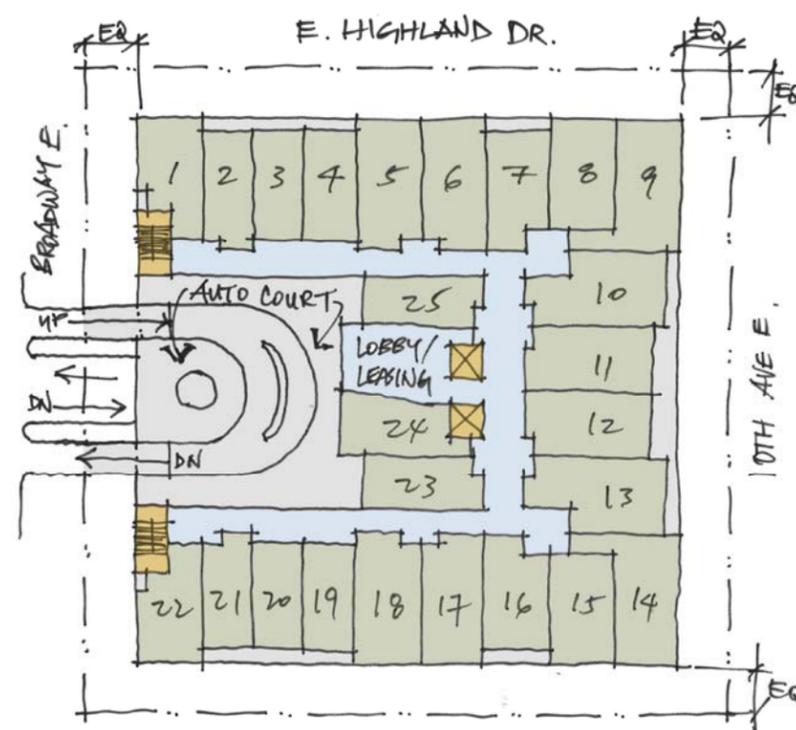
View- Looking Northwest



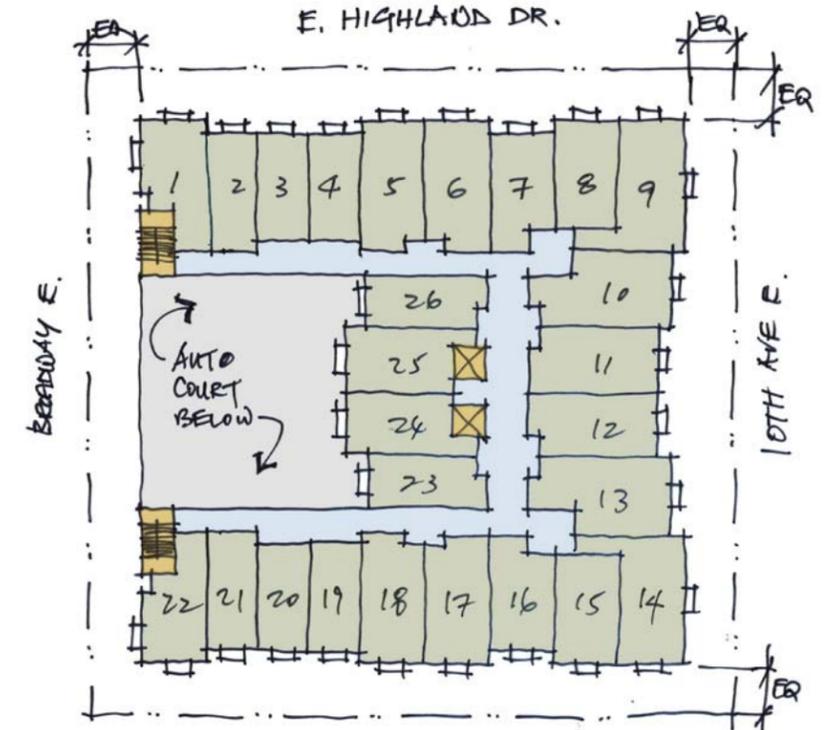
Parking Level



Courtyard Level



Upper Levels



DESIGN PROPOSAL- OPTION 2
EARLY DESIGN GUIDANCE- 1145 10th Ave E

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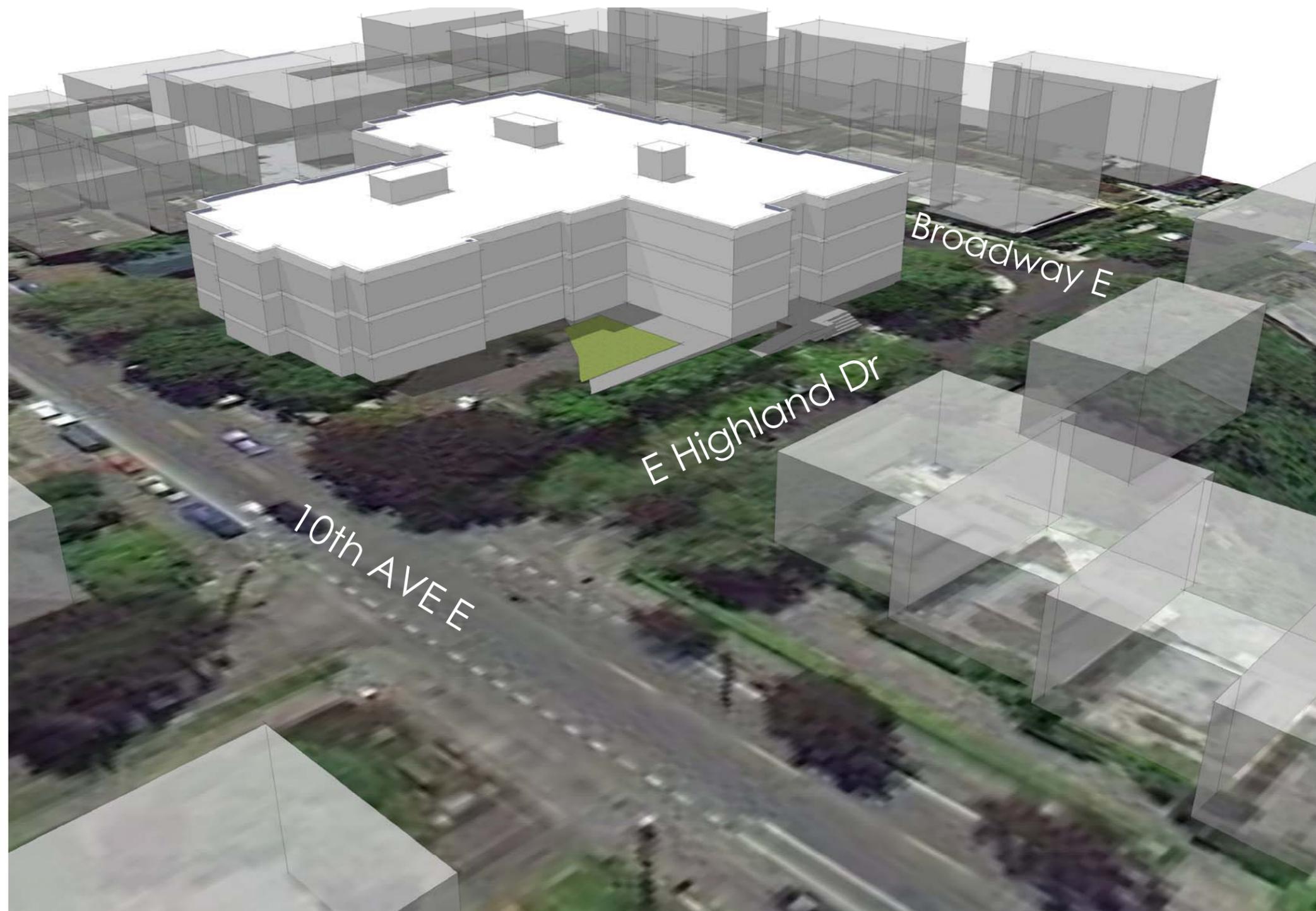
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DESIGN PROPOSAL- OPTION 3 (T-Shape)

View- Looking Southwest



T-Shape

Description:

· The building has a neighborhood scale primary entry for both residents and visitors on the tree lined residential street- E. Highland Dr. (Close to the corner of Broadway E. and E. Highland Dr.)

- Activates E. Highland Dr. at pedestrian level.
- Easy dropoff and pick up.
- Weather Protection.

· Vehicular entrance to a partial below grade parking structure is located on Broadway Ave.

· The building footprint is a T-Shape configuration facade fronting Broadway and partially Highland Drive.

· The residential units will have frontage toward Broadway and landscape buffer zones.

Advantages:

· Unit frontage is minimized and buffered from high traffic street.

Challenges:

- No usable common open space to all residents and Sense of community space and access to all residents.
- Street facade at East Highland Drive.

DESIGN PROPOSAL- OPTION 3 (T-Shape)

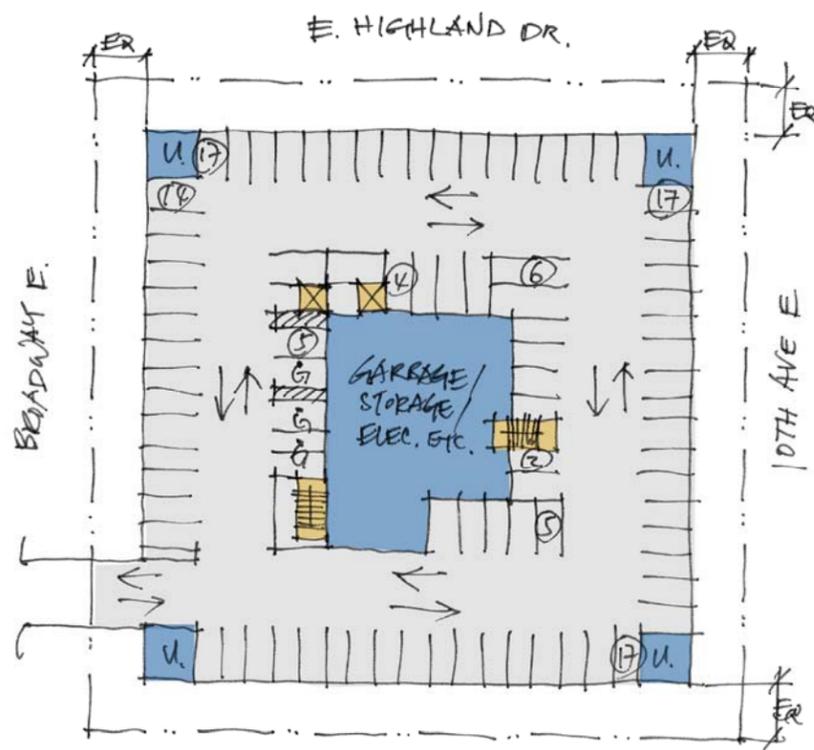
View- Looking Southeast



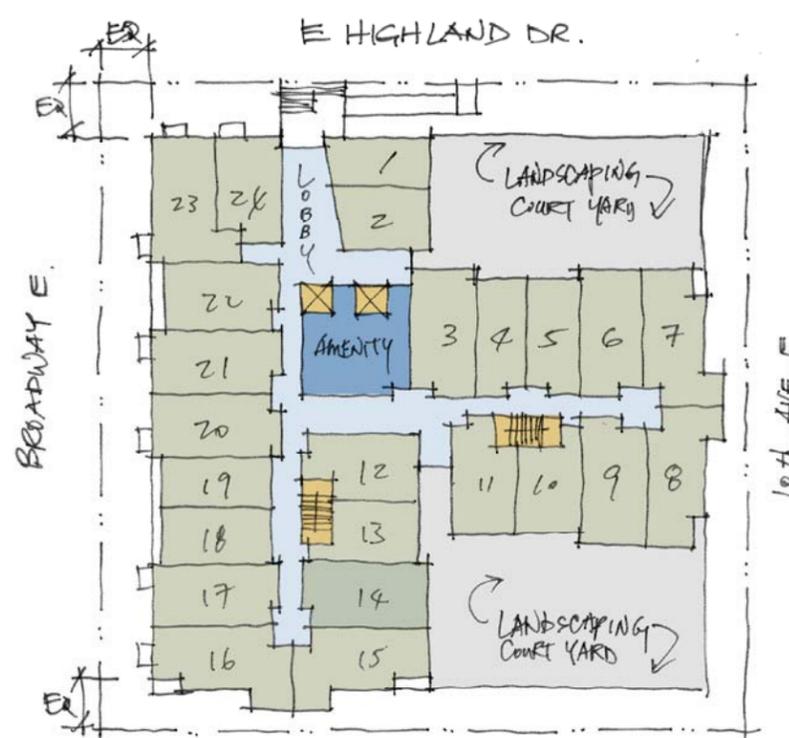
View- Looking Northwest



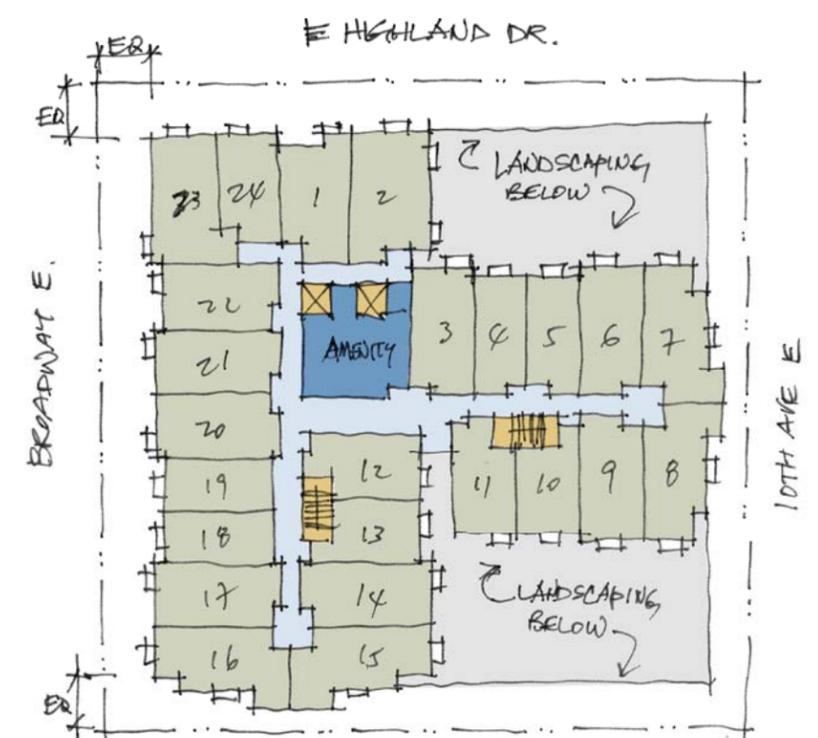
Parking Level



Courtyard Level



Upper Levels



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DESIGN PROPOSAL- OPTION 3

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A16

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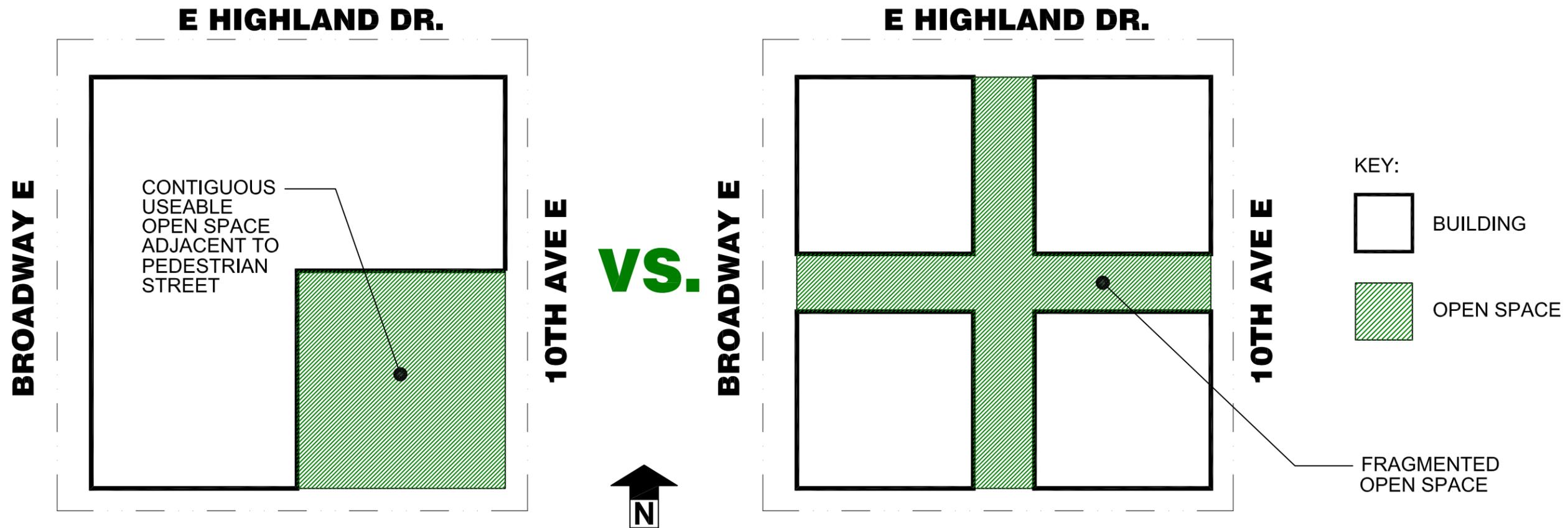
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DEPARTURE REQUEST

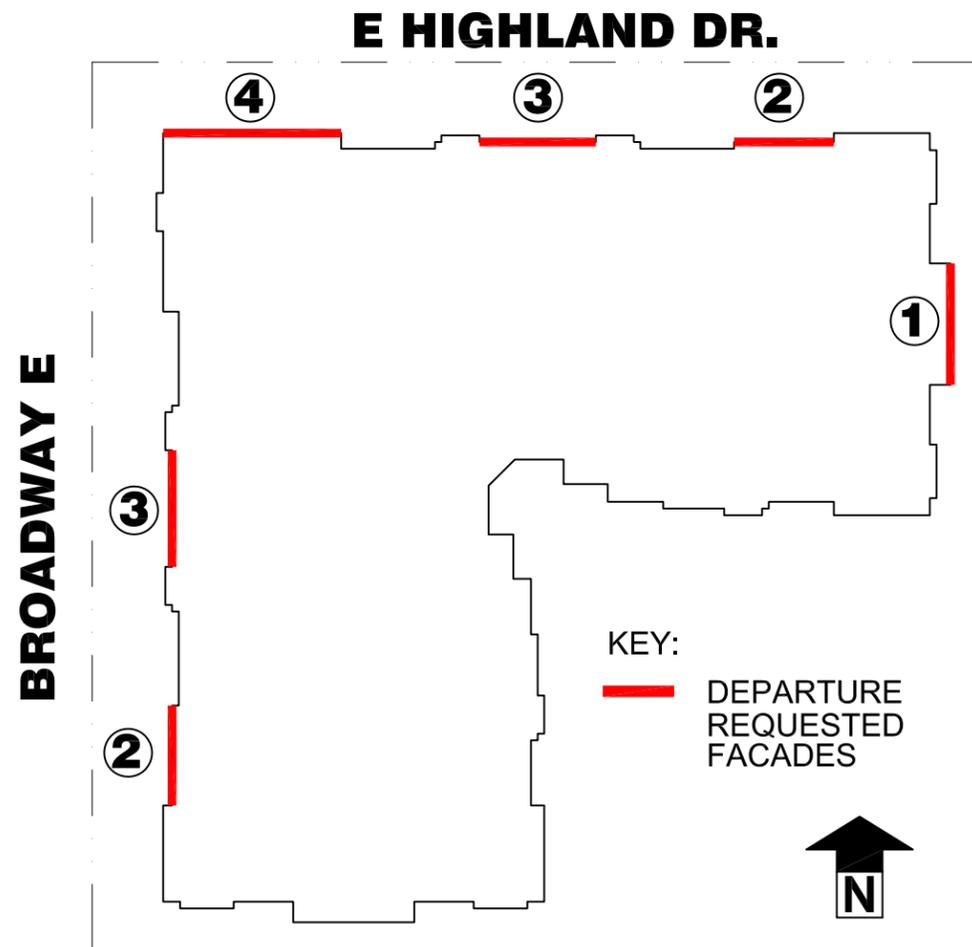
#	Code Requirement	Departure Requested	Explanation for Departure
1	SMC 23.45.527 Table A Maximum Structure Width for apartments in LR3 Zone outside Urban Villages, Urban Centers or Station Area Overlay Districts= 120 feet	Increase allowed maximum structure width from 120 ft to 180 ft.	This departure enhances the urban quality of the project at the street front and allows for larger contiguous useable open space adjacent to the pedestrian street. Please see diagram below. This departure also allows for building frontages more consistent with the scale of surrounding buildings, particularly the Harvard & Highland building across the street.



#	Code Requirement	Departure Requested	Explanation for Departure
2	SMC 23.54.030.D.1c Minimum Driveway Width for two-way traffic accessing parking area with more than 30 spaces = 20 feet	Reduce 20-foot driveway requirement to 16 feet.	Since traffic volumes for the site are low and the impact of driveway curb cuts on the street should be minimized, we propose reducing the required curb cut and driveway width at the vehicular entrance by four (4) feet. We include this departure at the Board's direction.

#	Code Requirement	Departure Requested	Explanation for Departure
3	SMC 23.45.529.C.2 Separate façade planes (min. 150 SF/ max. 500 SF project or recess by min. depth 18") required for street facing façade of a structure exceeds 750 SF in area.	Partial street facing facades per diagram below.	SMC 23.45.529.C.2e The director may allow exceptions to the façade articulation requirements in this subsection SMC 23.45.529.C.2, if the director determines that the street-facing façade will meet the intent of subsection 23.45.529.A.1: 1.) Street-facing facades provide visual interest. 2.) Street-facing facades contributes to an attractive streetscape. 3.) Street-facing facades avoid the appearance of blank walls along the street. 4.) Street-facing facades Foster a sense of community that integrates pedestrian-oriented development with the neighborhood environment and promote easy surveillance of the street by the residents. 5.) Street-facing facades promote livability by providing a sense of openness and access to light and air. 6.) Street-facing facades compatible with the scale and character of the neighborhood housing types.

09/09/2011 06_Early Design Guidance Packet_Departure Request.dwg



FACADE #1

① FACADE #1
181 SF
(5'-4" W x 34'-0" H)



FACADE #2

② FACADE #2
175 SF
(6" W x 34'-0" H)



FACADE #3

③ FACADE #3
145 SF
(4'-3" W x 34'-0" H)

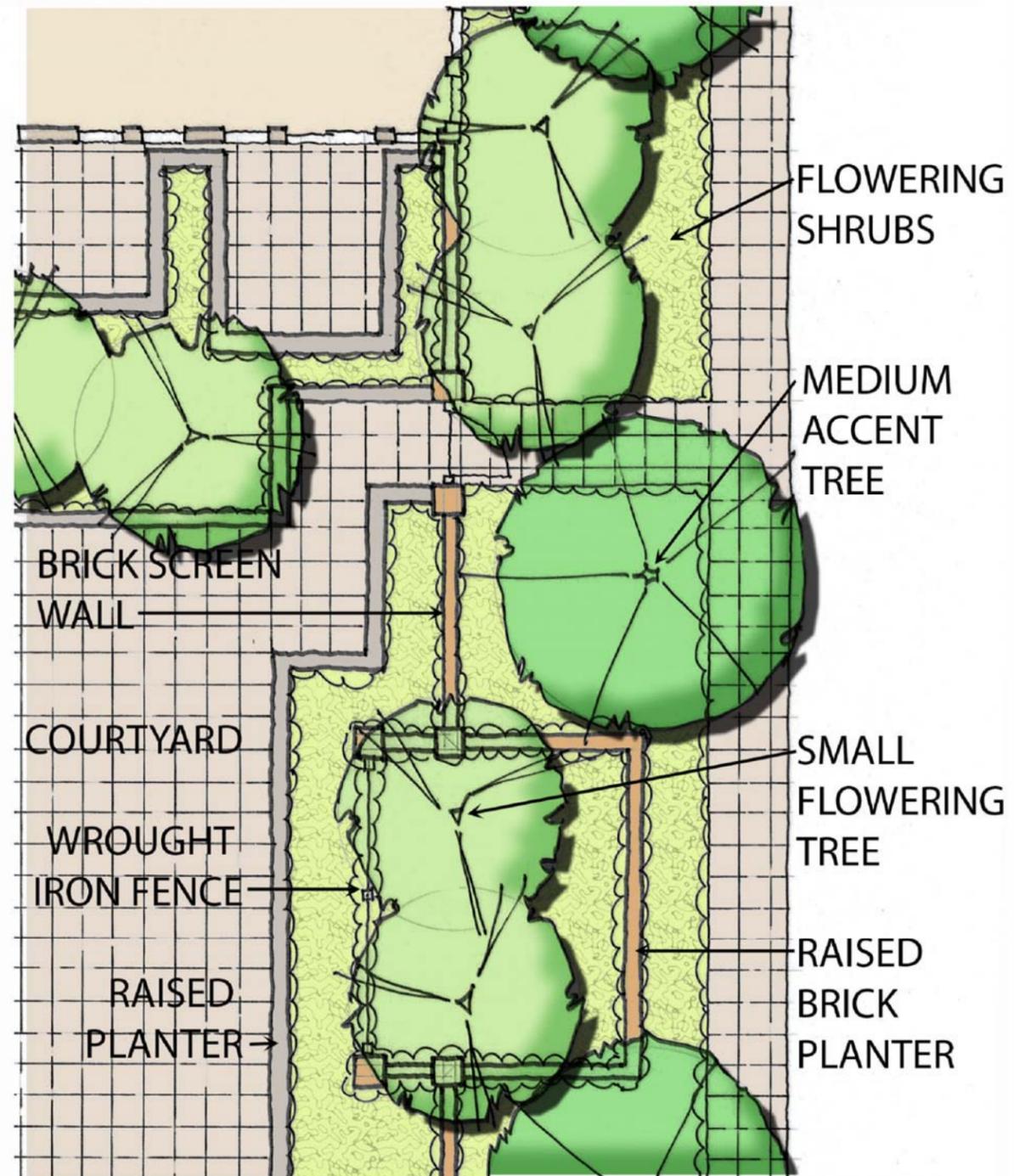


FACADE #4

④ FACADE #4
618 SF
(18'-2" W x 34'-0" H)

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LANDSCAPING CONCEPT- FENCE & GATE



PARTIAL LANDSCAPING/ GARDEN FENCE PLAN



GARDEN FENCE IMAGE



GARDEN FENCE IMAGE



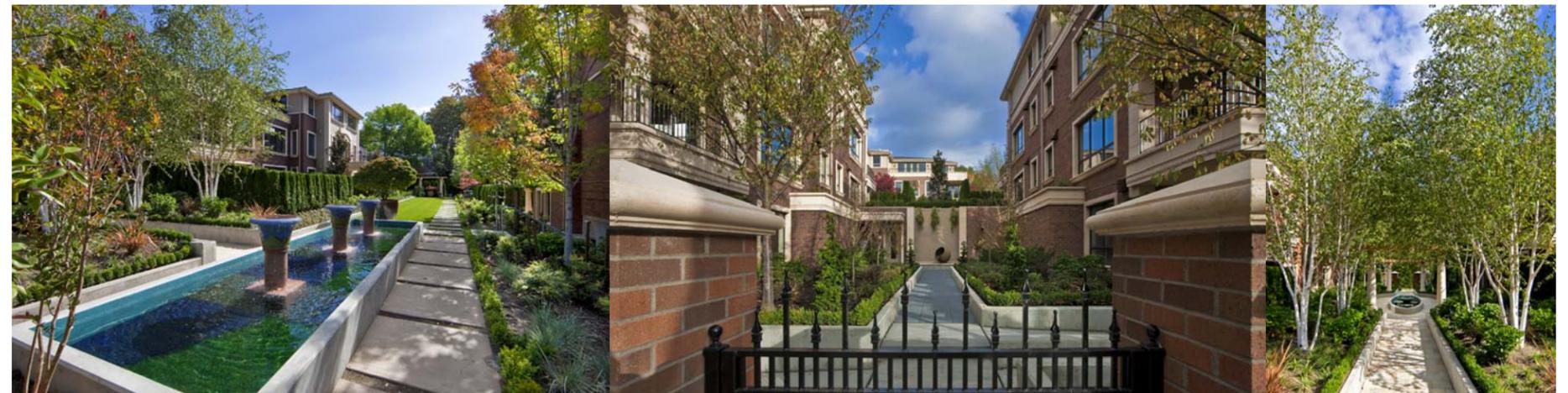
GARDEN FENCE IMAGE

Thomas Rengstorf Associates Project Portfolio Examples (Landscape Architect)



The Harvard Estate

Harvard & Highland



The Harvard Estate

Harvard & Highland

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TRA Project Portfolio Examples
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Studio Meng Strazzara Project Portfolio Examples (Architect)



Harvard & Highland



Harvard & Highland



Broadway on Broadway



East John Court



The Harvard Estate

SMS Project Portfolio Examples
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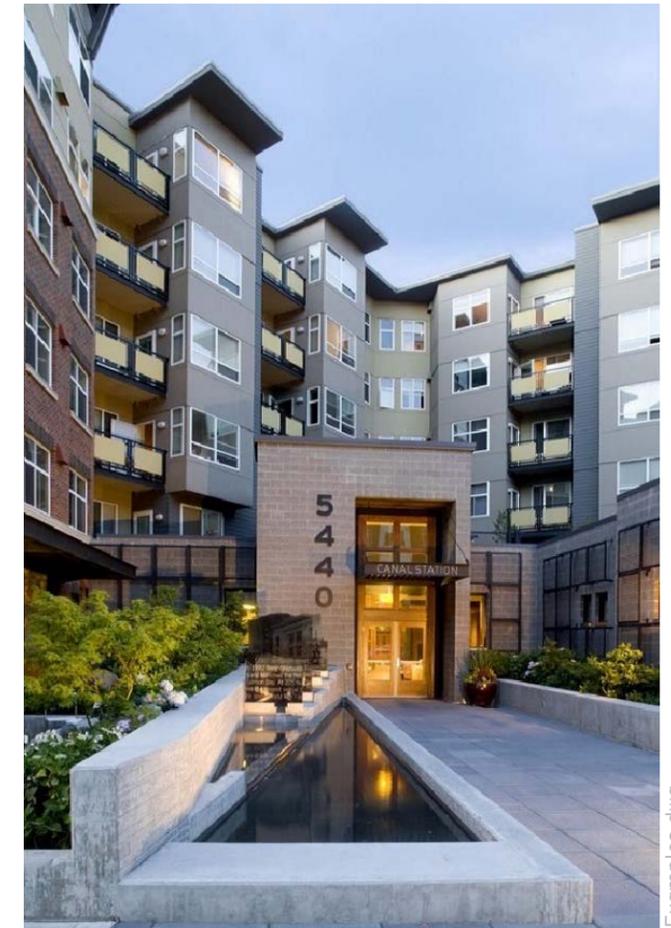
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Continental Properties, LLC . Portfolio Examples (Developer)



Canal Station and Canal Station North



Canal Station



Kirkland Central

Continental Project Portfolio Examples
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