

B A Z A N    A R C H I T E C T S

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GEOTECH CONSULTANTS

# 2202

## East Olive Street

### Early Design Guidance Application Booklet

July 3, 2012

D.P.D. PROJECT NUMBER - 3013256

## OWNER

WW INVESTMENTS LLC

636 - 120TH AVENUE NORTHEAST

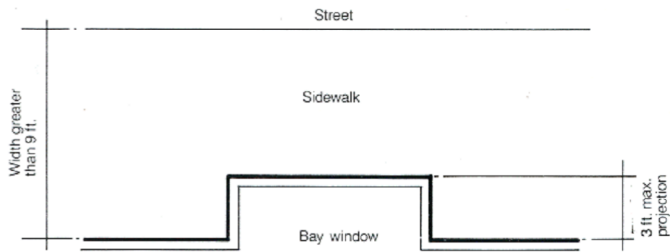
SUITE A 200

BELLEVUE, WASHINGTON 98005

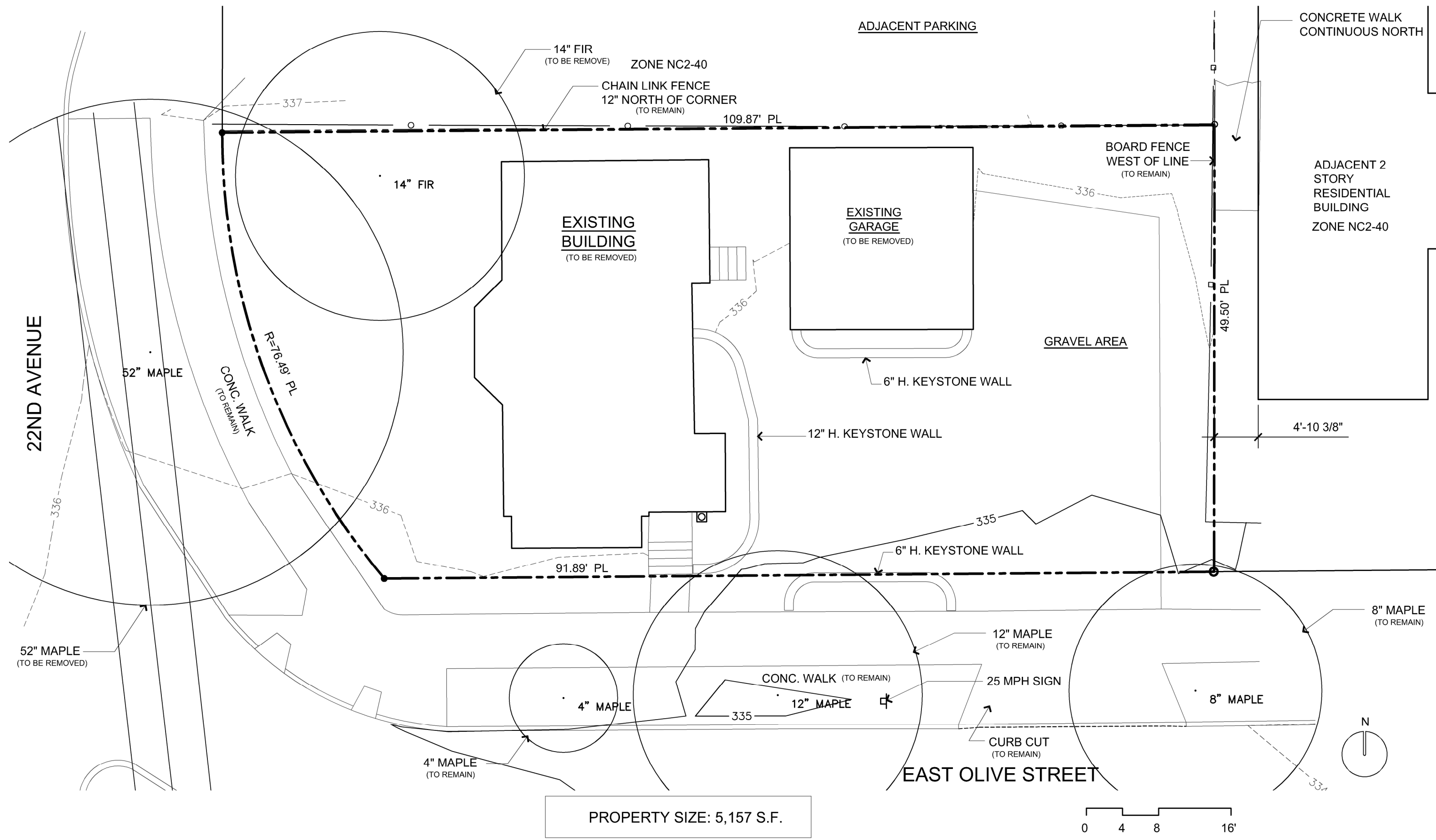
EVAN WESTCOTT / 425.289.7442

evan@westcorpconstruction.com

SITE LOCATION: SITE SIZE: NUMBER OF UNITS:	2202 EAST OLIVE STREET SEATTLE, WASHINGTON 5,157 S.F. ALTERNATIVE A: 45 RESIDENTIAL UNITS	LANDSCAPING: 23.47A.016	2. REQUIRED TO ACHIEVE A GREEN FACTOR SCORE OF .30 OR GREATER FOR LOT WITH DEVELOPMENT CONTAINING MORE THAN FOUR NEW DWELLING UNITS WILL ACHIEVE 30 OR GREATER.
SITE ZONING:	NC2-40 (NEIGHBORHOOD COMMERCIAL 2)	OPEN SPACE:	REQUIRED WITH CONSTRUCTION OF OVER 20 UNITS IN NC ZONE.
S.E.P.A. REVIEW: CAM 238	REQUIRED WITH CONSTRUCTION OF OVER 20 UNITS IN NC ZONE.	AMENITIES: 23.47.024	5% OF GROSS FLOOR AREA REQUIRED FOR AMENITIES
PERMITTED USES: 23.47A.004	RESIDENTIAL-MULTIFAMILY DWELLING UNITS		REQUIRED 747 S.F. ALTERNATIVE A COURTYARD 220 S.F. ROOFTOP DECK 621 S.F. PROVIDED 841 S.F.
HEIGHT IN NC2 ZONE: BUILDING HEIGHT:	MAXIMUM HEIGHT IS 40 FEET TO TOP OF ROOF 40'-0" TO TOP TOP OF PARAPET 44'-0" TO TOP OF STAIR & ELEVATOR ROOF 56'-0"	MODULATION:	NEIGHBORHOOD COMMERCIAL-NOT REQUIRED
23.47A.012A.			
HEIGHT ROOFTOP FEATURE: 23.47A.012C4	MECHANICAL EQUIPMENT, 15 ADDITIONAL FEET. STAIR AND ELEVATOR PENTHOUSE, 16 ADDITIONAL FEET. PARAPET WALLS, 4 ADDITIONAL FEET.	DESIGN DEPARTURES:	STRUCTURAL BUILDING OVERHANG BAY WINDOWS ABOVE 8 FT. CAN EXTEND 3 FT. INTO THE RIGHT OF WAY WITH ADDITIONAL APPROVAL FROM SEATTLE DEPARTMENT OF TRANSPORTATION. 23.53.035 (SEE EXHIBIT-B @ BOTTOM OF SHEET) THE SEATTLE DEPARTMENT OF TRANSPORTATION BELIEVES THAT WE HAVE MET THE CODE REQUIREMENTS REGARDING STRUCTURAL OVERHANGS AND HAS ADVISED THAT WE WAIT TO APPLY FOR OUR STREET USE PERMITS UNTIL FINAL DESIGN IS APPROVED
FLOOR AREA RATIO: 23.47A.013	3 x PROPERTY SIZE = 15,471 S.F. GROSS FLOOR AREA (ALTERNATIVE A) = 14,926 S.F.		REASON FOR DEPARTURE: - BAY WINDOWS PROVIDE A MORE APPEALING MASS.
STRUCTURE WIDTH/DEPTH:	NONE REQUIRED		RESIDENTIAL UNITS AT GRADE THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4FT. ABOVE OR 4FT. BELOW SIDEWALK GRADE OR BE SETBACK AT LEAST 10FT. FROM THE SIDEWALK. 23.47A.008
SETBACKS: 23.47A.014	NONE REQUIRED		REASON FOR DEPARTURE: - ALLOWS FOR A MORE SECURE ENTRY BY ACCESSING THE UNITS AT THE INTERIOR RATHER THAN AT STREET LEVEL. - STREET LEVEL UNITS ARE MORE APPEALING ON GRADE THAN BELOW GRADE. - PROVIDES THE STRUCTURE WITH A BETTER RELATIONSHIP WITH THE ADJACENT RIGHT OF WAY.
STREET LEVEL USES:	RESIDENTIAL USES MAY OCCUPY 100% OF STREET LEVEL STREET FACING FACADE IN A STRUCTURE IF IT IS NOT LOCATED IN A PEDESTRIAN DESIGNATED ZONE, OR DOES NOT FACE A DESIGNATED PEDESTRIAN STREET.		
23.47A.005C4			
STREET LEVEL DEVELOPMENT STANDARDS: 23.47A.008D1	NOT APPLICABLE - DUE TO A NON DESIGNATED PEDESTRIAN ZONE.	ALT. DESIGN DEPARTURES:	LIVE/WORK UNITS LESS THAT 30' IN DEPTH (NOT PREFERRED) NONRESIDENTIAL USES SHALL EXTEND AN AVERAGE OF AT LEAST 30FT. AND A MINIMUM OF 15 FT. IN DEPTH FROM STREET-LEVEL STREET-FACING FACADE OR DIRECTORS RULE TO MODIFY DEPTH REQUIREMENTS TO ALLOW FOR NO MORE THAN 50 PERCENT OF THE FOOTPRINT BE NONRESIDENTIAL. 23.47A.008 - LIVE/WORK UNITS LESS THAN 30' IN DEPTH ALLOW FOR A MORE EFFICIENT USE OF THE FOOTPRINT OF THE STRUCTURE AND FOLLOWS THE INTENT OF THE CODE TO ALLOW NO MORE THAN 50% OF THE STRUCTURE'S FOOTPRINT TO BE NONRESIDENTIAL.
AUTO PARKING: 23.54.015 TABLE B	NO PARKING REQUIRED IN AN URBAN VILLAGE AND LESS THAN 1320 FEET FROM FREQUENT TRANSIT		ADDITIONAL HEIGHT REQUIRED FOR LIVE/WORK (NOT PREFERRED) THE HEIGHT OF A STRUCTURE MAY EXCEED THE OTHERWISE APPLICABLE LIMIT BY UP TO 4 FT. PROVIDED A FLOOR-TO-FLOOR HEIGHT OF 13 FEET OR MORE IS PROVIDED FOR NONRESIDENTIAL USES AT STREET LEVEL. 23.47A.012 - REMAINING AT STREET LEVEL ALLOWS FOR MORE ATTRACTIVE LIVE/WORK SPACES - MAINTAINING BUILDING HEIGHT AVOIDS IMPEDIMENT OF THE VIEWS OF ADJACENT PROPERTIES.
BICYCLE PARKING: 23.54.015 TABLE E	¼ UNITS. 45 UNITS = 12 BICYCLE PARKING AREAS		



D.P.D. BAY WINDOWS DIAGRAM  
EXHIBIT-B, SMC 23.53.035







PANORAMIC VIEW ALONG EAST OLIVE STREET , LOOKING NORTH

PROJECT SITE



PANORAMIC VIEW ALONG EAST OLIVE STREET , LOOKING SOUTH



PANORAMIC VIEW ALONG 22ND AVENUE , LOOKING EAST

PROJECT SITE



PANORAMIC VIEW ALONG 22ND AVENUE , LOOKING WEST

APPROVED MUP 3007358







## EXISTING SITE CONDITIONS

**USES:** THE SITE CURRENTLY IS OCCUPIED BY A TWO STORY HOUSE CONVERTED TO COMMERCIAL OFFICES, A STORAGE BUILDING AND 3 TO 4 SURFACE PARKING SPACES. THE PROPERTY IS ON THE CORNER OF 22ND AVENUE AND EAST OLIVE STREET.

**TOPOGRAPHY:** THE SITE IS RELATIVELY FLAT WITH A MAXIMUM ELEVATION GAIN OF 1.8 FEET. MAXIMUM HEIGHT IS AT THE NORTHWEST CORNER AT JUST UNDER 337 FEET. AT THE SOUTHEAST CORNER IT IS JUST OVER 335 FEET.

**ACCESS:** THE SITE IS CURRENTLY ACCESSED BY A 20 FOOT CURB CUT ON THE EAST END OF EAST OLIVE STREET. THE NEIGHBORHOOD IS EASILY ACCESSED FROM 23RD AT A STOP LIGHT AND AT MADISON AND 22ND AT ANOTHER STOP LIGHT. THE SITE HAS A WALKABLE SIDEWALK WHICH WE PROPOSE TO MAINTAIN. THERE ARE MAJOR BUS ROUTES ON 23RD AND ON MADISON.

**NEIGHBORHOOD GROWTH AND INFLUENCES:** THIS IS A RAPIDLY GROWING AREA OF SEATTLE. THE CAPITOL NEIGHBORHOOD HAS MANY LEVELS OF INCOME AND TYPES OF PEOPLE. THE NEIGHBORHOOD HAS CLOSE BY RETAIL AND MANY APARTMENT UNITS. OUR BUILDING WILL BE MODULATED TO REDUCE THE IMPACTS OF THE SIZE AND WILL BE SECURE FOR ALL THE TENANTS.



1 - Auto Repair Shop adjacent from the site property.



2 - Houses across the street from the site property.



3 - Office building west from site along E. Olive Street.



6 - Approved MUP 3007358

LARGE WINDOWS  
FACING STREET

LARGE WINDOWS  
FACING STREET



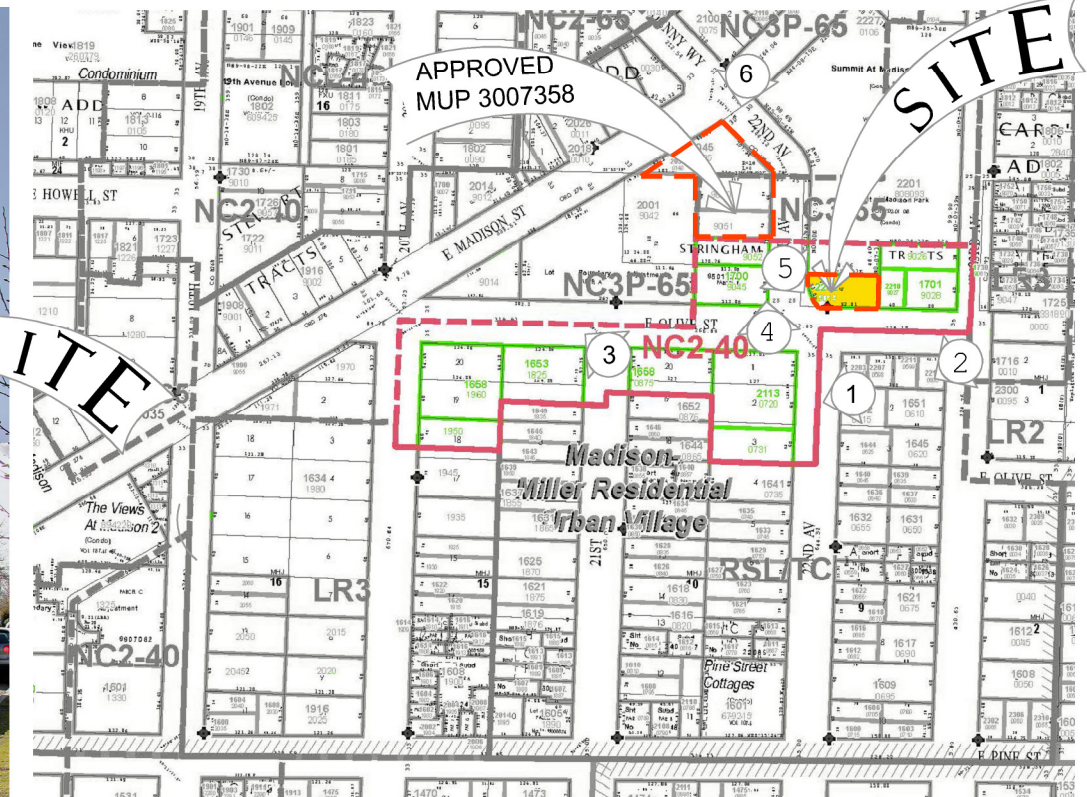
4 - Woodwork Shop/Studio space west across the site property.



BRICK BASE  
FACADE

SITE

5 - Grocery store garage/  
Condominiums adjacent  
north of site property.





DESIGN REVIEW GUIDELINES FOR MULTIFAMILY & COMMERCIAL BUILDING

A-1: RESPONDING TO SITE CHARACTERISTICS: THE SITE IS RELATIVELY FLAT WITH AN EXISTING TWENTY FOOT CURBCUT ON THE EAST SIDE OF THE PROPERTY. WE PROPOSE TO KEEP THE CURBCUT. THERE IS A CURVED CORNER WITH TRAFFIC CIRCLES AT THE INTERSECTION OF 22ND AVE AND EAST OLIVE STREET. WE PROPOSE THE MAIN ENTRY ON THAT CORNER.

A2: STREETScape COMPATIBILITY: THIS NEIGHBORHOOD IS CHANGING. OUR NEW BUILDING IS CONSISTENT WITH THE NEW ZONING AND WE WILL MAINTAIN THE RHYTHM OF THE MIX OF SMALL COMMERCIAL, LARGE RESIDENTIAL AND SMALLER MULTI-FAMILY RESIDENTIAL. FOR CONSISTENCY IN THIS ZONE, WE WILL ALSO MAINTAIN THE BUILDING CLOSE TO THE STREET. THIS SITE IS TOO SMALL FOR RETAIL (PER THE CLIENT'S MARKET STUDY) AT THE FIRST FLOOR. THERE IS ALSO NOT ENOUGH AREA ON-SITE TO GET PARKING FOR RETAIL. IN ADDITION WE ARE ON A BLOCK THAT HAS RESIDENTIAL RIGHT ACROSS THE STREET AND THERE ARE STILL SINGLE FAMILY HOMES IN THE NEIGHBORHOOD. THIS STREET STILL HAS A RESIDENTIAL QUALITY TO IT. FOR THESE REASONS WE WANT TO BUILD RESIDENTIAL ON THE STREET.

A3: ENTRANCES VISIBLE FROM THE STREET: MAIN ENTRANCE TO THE BUILDING IS AT THE MOST PROMINENT CORNER OF THE PROPERTY AND ORIENTED TOWARDS THE CORNER.

A4: HUMAN ACTIVITY: OUR PROJECT WHILE BEING ALL RESIDENTIAL STILL ENCOURAGES HUMAN ACTIVITY. WE ARE CATERING THE UNITS TOWARDS PEOPLE WHO RIDE BICYCLES AND USE MASS TRANSIT SO THERE WILL BE ACTIVITY COMING AND GOING FROM OUR BUILDING.

A5: RESPECT FOR ADJACENT SITES: WE ARE SETTING OUR BUILDING BACK FROM THE 2 ADJACENT PROPERTIES, WHICH WILL ALLOW AIR AND LIGHT INTO THOSE PROPERTIES. WE ARE NOT REQUIRED TO DO THIS, WE ARE DOING IT FOR THE LIVABILITY WE ARE CREATING FOR THE ADJACENT NEIGHBORS. WE DO NOT HAVE BLANK WALLS FACING THE NEIGHBORS' PROPERTY.

A6: TRANSITION BETWEEN RESIDENCES AND STREET: OUR PROMINENT ENTRANCE HAS ARTICULATION AND LANDSCAPING THAT WILL ALLOW FOR A SOFTER AND SAFER TRANSITION TO THE ADJACENT SIDEWALK. WE WILL HAVE WINDOWS ON THE STREET THAT WILL AID IN SECURITY. TRASH IS IN A SECURE ENCLOSED ROOM AND ALL BICYCLES WILL BE IN A LOCKED CAGE. TO PROVIDE VISUAL PRIVACY TO TENANTS THE WINDOWS OF THE UNITS AT GRADE WILL HAVE THE MIDDLE SECTION OBSCURED SO PASSER OF PEOPLE CANNOT LOOK IN.

A7: RESIDENTIAL OPEN SPACE: WE ARE PROPOSING OPEN SPACE TO BE DIVIDED INTO TWO AREAS. WE HAVE AN INTERIOR COURTYARD AT THE BACK OF THE PROPERTY AND A ROOF TOP DECK. BOTH OPEN AREAS ARE FOR ALL THE RESIDENTS AND ARE FULLY HANDICAPPED ACCESSIBLE.

A8 AND A10: PARKING AND VEHICULAR ACCESS AND CORNER LOTS: WE HAVE 1 TEMPORARY LOADING SPACE, 12 TO 18 BICYCLE PARKING AND NO PERMANENT PARKING. THE LOADING, BICYCLE PARKING AND TRASH ACCESS ARE ALL LOCATED AS FAR FROM THE CORNER AS POSSIBLE (SIMILAR LOCATION TO EXISTING). THIS IS THE PREFERRED LOCATION PER CONVERSATION WITH SDOT. CITY NOISE AND CAR EXHAUST AND HEADLIGHTS. THIS PROPERTY IS IN A DENSE URBAN NEIGHBORHOOD AND LIKE ALL URBAN NEIGHBORHOODS THE TENANTS WILL BE SUBJECT TO NOISE, EXHAUST AND LIGHTS. WE PROPOSE THE FOLLOWING TO HELP EASE THE CONCERNS WITH THESE:

- OUR WINDOWS TO THE UNITS WILL HAVE VENTILATION/ OPERABLE WINDOWS ACROSS THE BOTTOM AND TOP OF EACH WINDOW. THIS WILL ALLOW FOR EACH TENANT TO HAVE CONTROL OF WHERE THE AIR IS ENTERING THE UNITS UP HIGH OR DOWN LOW). THE WINDOWS WILL BE LARGE IN A HORIZONTAL DIRECTION AND NOT VERY TALL. THIS WILL ALLOW THE WINDOWS TO REMAIN OPEN WHEN THE TENANT IS NOT HOME (TO SMALL TO CRAWL INTO). AT THE FIRST FLOOR THE CENTER PORTION (NON OPERABLE) WILL HAVE OBSCURE GLAZING WITH PATTERNS SO TO ADD VISUAL INTEREST TO THE STREETScape AND ALSO PROVIDE VISUAL PRIVACY FOR THE TENANTS (SEE SKETCH).
- WE WILL ALSO PROVIDE WINDOW SHADES THAT ALLOW FOR PRIVACY AND STILL ALLOW NATURAL LIGHT TO ENTER THE UNITS. THIS WILL BE IMPORTANT ON THE NORTH FACING UNITS,
- ALL OF OUR UNITS WILL BE ACOUSTICALLY INSULATED FROM THE EXTERIOR AND BETWEEN INTERIOR UNITS. WE ALSO ARE PROPOSING A SOUND MAT BETWEEN FLOORS. ELEVATOR AND TRASH NOISE IS ALSO ISOLATED FROM THE UNITS(NO COMMON WALLS WITH UNITS).
- ALL DOORS TO THE UNITS ARE OFF THE SECURE CORRIDOR, SO CITY NOISE WILL NOT COME THROUGH THE DOOR.
- OUR WINDOWS WILL HAVE DOUBLE GLAZING FOR NOISE. WE WILL PROVIDE WINDOWS THAT PERFORM ACOUSTICALLY WELL IN URBAN ENVIRONMENTS.
- ALL OF OUR UNITS WILL HAVE WHOLE UNIT VENTILATION THAT WILL PROVIDE FRESH AIR FROM THE ROOF OR FROM THE UPPER FLOORS. THE ROOF IS THE CLEANEST PLACE TO GET AIR FOR THE UNITS, ESPECIALLY THE FIRST FLOOR UNITS.
- THE CORRIDOR WILL HAVE OPERABLE WINDOWS TO THE PRIVATE COURTYARD FOR FRESH AIR VENTILATION.
- THE COURTYARD WILL HAVE A WATER FEATURE THAT WILL PROVIDE CALMING BACKGROUND NOISE THAT WILL MASK THE CARS INTO THE SAFEWAY PARKING GARAGE (SEE LANDSCAPE PLANS).

- HEADLIGHTS ON THE WINDOWS AT THE FIRST FLOOR WILL BE REDUCED WITH LANDSCAPING. WE PROPOSE BUSHES THAT WILL BE TALL ENOUGH TO BLOCK HEADLIGHT BEAMS.
- AT THE NORTH SIDE WE ALSO PROPOSE BUSHES THAT WILL BE TALL ENOUGH TO PROVIDE VISUAL PRIVACY FROM PASSING CARS ENTERING THE SAFEWAY PARKING AREA.
- OUR BUILDING WILL HAVE EXTERIOR LIGHTING THAT WILL ILLUMINATE THE ENTRY AND SIDEWALK. WE WILL NOT SHINE LIGHTS INTO OTHER UNITS EITHER ON OR OFF OUR PROPERTY.

B1: HEIGHT, BULK AND SCALE COMPATIBILITY: WE ARE BUILDING TO THE ALLOWABLE BUILDING HEIGHT, BUT THE BUILDING IS SETBACK ON BOTH THE NORTH AND EAST. THIS WILL ALLOW MORE LIGHT TO ENTER THOSE PARCELS. THE ADJACENT PROPERTY TO THE NORTH IS MUCH TALLER THAN OUR BUILDING. THE BUILDINGS TO THE EAST ARE SMALLER SCALE - 2 STORY; BUT WE ANTICIPATE THOSE SITES TO BUILD TO THE MAXIMUM HEIGHT ONCE THEY ARE SOLD. THERE IS A PROJECT IN DESIGN WITH MUP APPROVAL ON 22ND ACROSS FROM OUR PROJECT. PROJECT NUMBER 3007358. IT IS NC2-40. THIS PROJECT WILL ALSO BE BUILT TO THE SAME BULK AND DENSITY AS OURS. TO SOFTEN OUR BUILDING WE WILL HAVE SIGNIFICANT WINDOWS ON BOTH SIDES FACING THE STREETS, WE ALSO HAVE EXTENDED WINDOW BOXES OVER THE ROW. IN ORDER TO ARTICULATE THE FAÇADE. AS MENTIONED BEFORE, THE FAÇADE IS HIGHLY ARTICULATED AT THE ENTRY. WE ALSO ARE PROPOSING LARGE AMOUNTS OF BRICK AT THE BASE OF THE BUILDING (OR SOMETHING SIMILAR). THIS BRICK WILL PROVIDE PERMANENCE AT THE STREET LEVEL.

C1: ARCHITECTURAL CHARACTER: THE ARCHITECTURE IN THIS NEIGHBORHOOD VARIES SIGNIFICANTLY. WE WILL ATTEMPT TO DEVELOP AN ARCHITECTURAL PROJECT THAT HAS APPROPRIATE FENESTRATIONS, ARTICULATION AND PERMANENCE.

C2: ARCHITECTURAL CONCEPT: WE WANTED A BUILDING THAT RESPONDED TO THE STREETS, PROVIDED FENESTRATIONS ABOVE THAT ADDED RESIDENTIAL CHARM TO THE FAÇADE. WE PROPOSED A BRICK VENEER (OR SOMETHING SIMILAR) AT THE BASE TO RESPOND TO THE BUILDING'S UP CLOSE RELATIONSHIP WITH THE PEDESTRIANS AT THE SIDEWALK.

C3: HUMAN SCALE: HUMAN SCALE ELEMENTS: BAY WINDOWS OVER THE ROW, PROMINENT ENTRY AT THE CORNER, WINDOWS WITH MINIMAL BLANK WALLS AT THE STREET LEVEL, DIFFERENT MATERIALS AND COLORS FOR THE SIDING, LANDSCAPING AT THE SIDEWALK AND STREET TREES WILL ADD TO THE HUMAN EXPERIENCE.

C4: EXTERIOR FINISH MATERIALS: WE WILL USE DURABLE AND SUSTAINABLE MATERIALS AT THE EXTERIOR OF THE BUILDING.

C5: GARAGE ENTRANCE: THERE IS NO GARAGE

D1: PEDESTRIAN ENTRY: AS MENTIONED ABOVE THE MAIN ENTRY IS ON THE PROMINENT CORNER WITH THE SECONDARY ENTRANCE ALONG EAST OLIVE STREET. BOTH ENTRIES WILL HAVE ROOFS, LIGHTING AND LANDSCAPING.

D2: BLANK WALLS: BECAUSE THE RESIDENTIAL UNITS ARE PROPOSED ALONG BOTH STREETS, THERE WILL BE MINIMAL BLANK WALLS. WE WILL HAVE A ROLL UP DOOR AT THE TRASH ROOM, WHICH WILL ONLY BE ACCESSIBLE BY THE WASTE MANAGEMENT COMPANIES.

D3: RETAINING WALLS: NO RETAINING WALLS ARE PROPOSED

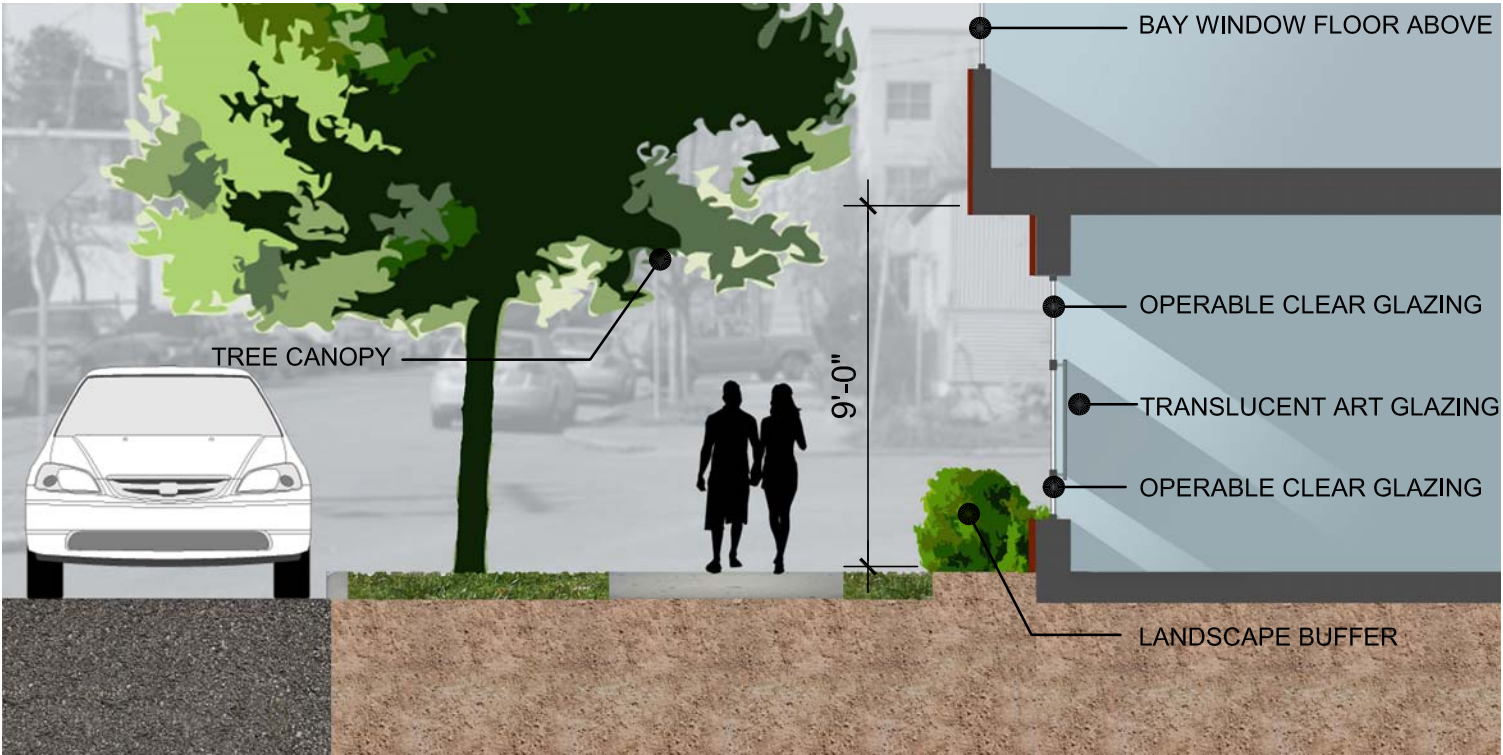
D4/D5: PARKING LOT LOCATIONS: NO PARKING LOTS ON SITE. THERE IS A LOADING SPACE, LOCATED AT THE FAR EAST FOR TEMPORARY RESIDENT USE. AGAIN THE CURBCUT IS LOCATED AS FAR FROM THE CORNER AS POSSIBLE.

D6: DUMPSTER AND UTILITY SERVICE: ALL WASTE IS IN AN ENCLOSED ROOM ON-SITE. ELECTRICAL ACCESS IS OFF THE LOADING SPACE AT THE EAST. THE ELEVATOR EQUIPMENT ROOM IS LOCATED IN THE REAR COURTYARD AWAY FROM THE STREET AND MECHANICAL UNITS ARE PROPOSED TO BE ON THE ROOF.

D7: PERSONAL SAFETY: ALL TENANTS MUST ACCESS THEIR UNITS FROM A SECURED LOBBY. COURTYARD AND ROOFTOP GARDEN ARE ALSO SECURED FOR RESIDENTS ONLY.

E1/E2: LANDSCAPING TO REINFORCE CHARACTER OF NEIGHBORHOOD AND ENHANCE THE BUILDING: STREET TREES WILL BE ADDED THAT WILL ADD TO THE STREET TREES ON THE REST OF THE STREET. WE PROPOSE A GREENFACTOR APPROACH, SO WE MAY HAVE SOME DRAINAGE PLANTERS AT GRADE. THE PRIVATE COURTYARD AND ROOFTOP DECK WILL ALSO CONTAIN TREES AND PLANTS TO ENCOURAGE THEIR USE. THERE IS A SMALL PLANTING AREA BETWEEN THE PROPERTY LINE AND THE SIDEWALK, WE PROPOSE TO PLANT THAT WITH SEASONAL COLOR AND EVERGREEN SHRUBS.

E3: LANDSCAPING FOR SPECIAL SITE CONDITIONS: THIS WILL BE A SUSTAINABLE CARBON REDUCING PROJECT. WE ARE STRIVING FOR A BUILT GREEN 4 STAR OR LEED SILVER. WE WILL UTILIZE THE ROOF FOR ROOFTOP GARDEN AND POSSIBLY A GREEN ROOF.



VIEW AT STREET LEVEL TO FLOOR AT GRADE  
(THIS IS PREFERRED OPTION)



VIEW AT STREET LEVEL TO FLOOR BELOW GRADE



## ALTERNATIVE A (Preferred) - Site Plan & Landscape







VINE MAPLE



SERVICEBERRY



STRAWBERRY TREE



CORNUS KOUSA



BAMBOO SSP.



DAVID'S VIBURNUM



CHERRY LAUREL



KOREAN BOX



BLUE OAT GRASS



MISCANTHUS



HEAVENLY BAMBOO



ORANGE SEDGE



SWORD FERN



AGAPANTHUS



CAREX 'ICE DANCE'



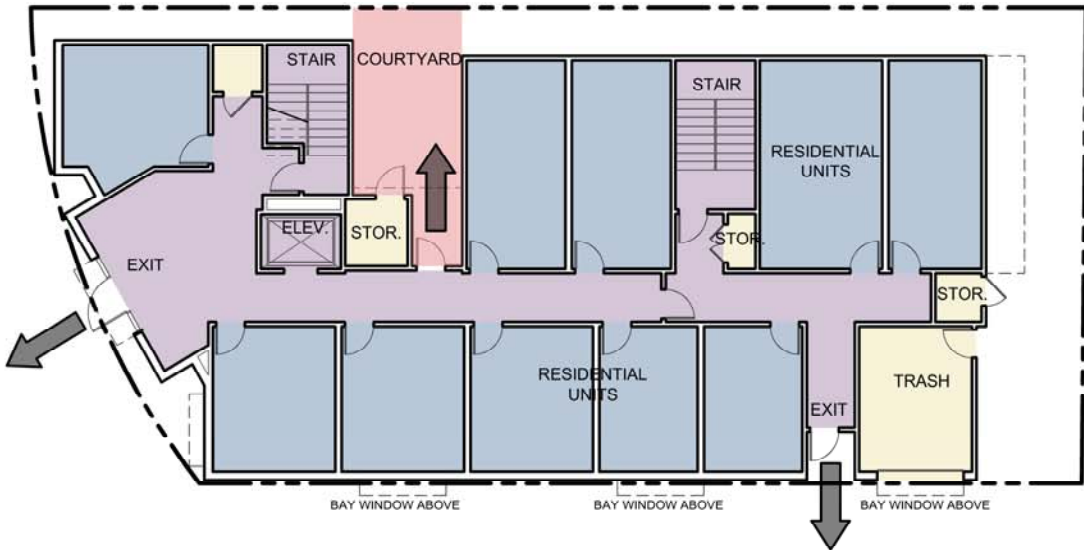
ROBB'S EUPHORBIA



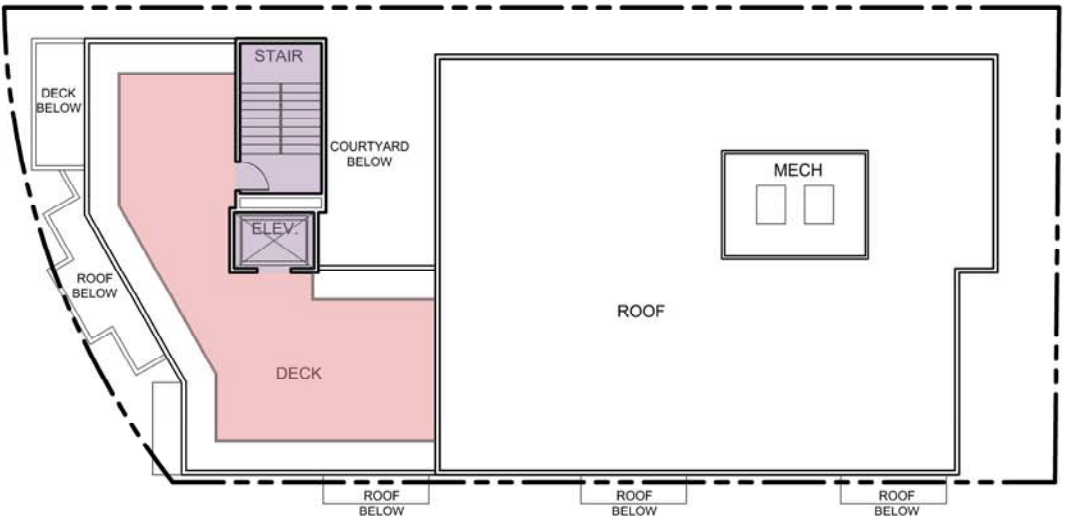
ALTERNATIVE A (Preferred) - Plan Diagram



Second and Third Floor



First Floor



Rooftop



Fourth Floor

LEGEND:

- STANDARD RESIDENTIAL UNITS
- SEMI-PUBLIC SPACE
- ACCESORY USE
- PRIVATE DECK AREAS
- LARGE RESIDENTIAL UNITS (SEE ALTERNATE COMPARISONS)
- AMENITIES/OPEN SPACE



LOT SIZE	5157 S.F.
FIRST FLOOR	3616 S.F.
SECOND FLOOR	3760 S.F.
THIRD FLOOR	3760 S.F.
FOURTH FLOOR	3593 S.F.
ROOF ELEVATOR AND STAIRS	197 S.F.
TOTAL	14926 S.F.
ALLOWABLE BUILDING HEIGHT	40 FT.
HEIGHT OF ELEV./STAIR TOWER	15 FT.
BUILDING HEHGT	55 FT.

NUMBER OF APARTMENTS	45 UNITS
FLOOR AREA RATIO CALCULATION	15471 S.F. (MAXIUM BUILDABLE AREA)
AVERAGE APARTMENT SIZE	225 S.F.
NET APARTMENT AREA	10,125 S.F.
GROSS APARTMENT AREA	332 S.F.
AMENITIES AREA REQUIRED	747 S.F.
AMENITIES ON SITE AT GRADE	220 S.F.
AMENITIES ON SITE AT ROOF	621 S.F.
TOTAL	841 S.F.



SITE DATA

ZONING NC2-40

DEVELOPMENT OBJECTIVES

THE OBJECTIVE IS TO BUILD A 45 UNIT APARTMENT BUILDING. THERE WILL BE 4 FLOORS OF RESIDENTIAL BETWEEN 3593 AND 3760 PER FLOOR. THE FIRST FLOOR HAS A PROMINENT ENTRY ON THE CORNER OF EAST OLIVE STREET AND 22ND AVENUE. THERE IS A SECONDARY ENTRANCE ON EAST OLIVE STREET. THE FOURTH FLOOR IS SET BACK ON 22ND AVENUE TO PROVIDE PROPER CLEARANCE FROM EXISTING HIGH POWER OVERHEAD ELECTRICAL LINES. THERE IS A ROOFTOP AMENITIES DECK WITH STAIR AND ELEVATOR ACCESS. ON THE NORTH SIDE OF THE PROJECT THERE IS A PRIVATE COURTYARD THAT CAN BE USED BY ALL TENANTS. FLOORS 2 THROUGH 4 HAVE APARTMENTS WITH BAY WINDOWS FACING BOTH STREETS. AT THE STREET LEVEL AT EAST OLIVE STREET AT THE EASTERN END OF THE PROPERTY, THERE IS A TEMPORARY LOADING SPACE (FOR APARTMENT TENANTS LOADING AND UNLOADING) AND A TRASH ROOM (TRASH, RECYCLE AND COMPOST). WE WILL KEEP THE 20 FOOT CURB CUT. PER S.D.O.T. VERBAL CONSULTATION THE EXISTING CURB CUT IS IN THE MOST APPROPRIATE LOCATION OF SITE PROPERTY. THEREFOR, WE PROPOSE TO MAINTAIN EXISTING CURB-CU. WE ARE PROPOSING TO BUILD THIS PROJECT TO A LEED SILVER STANDARD.

THIS PROJECT WILL CATER TO A GROUP OF PEOPLE WHOM ARE NOT NORMALLY ACCOUNTED FOR IN NEW HOUSING. WE ARE PROPOSING MICRO APARTMENTS WITH SIZES FROM 155 TO 277 SQUARE FEET. EACH UNIT WILL HAVE A KITCHEN AND FULL BATHROOM. THESE UNITS ARE MARKETED TO PEOPLE WHO NEED AN AFFORDABLE PLACE TO LIVE AND ARE USUALLY WORKING OR TRAVELING AND NOT HOME OFTEN. SOME OF THE PEOPLE WHO WOULD RENT OUR TYPE OF UNITS ARE:

- SINGLE
- HAVE A JOB AND DESIRE TO LIVE CLOSE TO WORK IN AN AFFORDABLE UNIT ON CAPITOL HILL
- STUDENT WHO WANT TO BE CLOSE TO TRANSIT TO U.W. OR SEATTLE UNIVERSITY
- URBAN LIFESTYLE PERSON WHO DOESN'T HAVE A CAR, PREFERS WALKING, TRANSIT OR BICYCLING
- WORKER WHO COMMUTES FROM ANOTHER AREA (OR STATE) AND LIVES IN SEATTLE 2 TO 5 DAYS PER WEEK AND THEN COMMUTES BACK HOME
- A PERSON WHO TRAVELS FREQUENTLY AND NEEDS A SMALL AFFORDABLE PLACE TO CALL HOME.

THE SITE CURRENTLY IS OCCUPIED BY A TWO STORY HOUSE CONVERTED TO COMMERCIAL OFFICES, A STORAGE BUILDING AND A 3 TO 4 SURFACE PARKING SPACES. THE PROPERTY IS ON THE CORNER OF 22ND AVENUE AND EAST OLIVE STREET. NEIGHBORING PROPERTIES TO THE NORTH CONTAIN A VERY LARGE MIXED USE WITH A SAFEWAY, PARKING GARAGE AND 4 OR MORE FLOORS OF RESIDENTIAL UNITS IN A NC3-65 ZONE. THE PROPERTY DIRECTLY TO THE EAST IS MIXED USE, BUSINESS AND RESIDENTIAL IN A NC2-40 ZONE. ACROSS THE STREET ON EAST OLIVE STREET ARE SINGLE FAMILY RESIDENCES IN A RSL/TC ZONE. DIAGONAL ACROSS THE STREET FROM THE CORNER OF 22ND AVE AND EAST OLIVE STREET IS AUTO REPAIR SHOP IN A NC2-40 ZONE. ACROSS 22ND AVE IS A VACANT LOT BEING DEVELOPED INTO A MIXED USE PROJECT, ALSO NC2-40. IN ADDITION ACROSS 22ND IS SMALL MANUFACTURING BUILDING.

THE ROW PLANTING STRIP HAS 52 INCH DIAMETER DECIDUOUS TREE. WE HAD A CERTIFIED ARBORIST REVIEW THE TREE AND THEY DETERMINED THE TREE HAS HAD FIRES IN THE INTERIOR, HAS SUFFERED SIGNIFICANT ROOT DAMAGE DUE TO ROAD AND SIDEWALK WORK AND IS PARTIALLY DISEASED. SHE HAS DEEMED THE TREE UNSAFE AND WE PROPOSE TO REMOVE IT. WE WILL REPLACE WITH CITY APPROVED STREET TREE. THE OTHER STREET TREES WILL REMAIN.



PRIVATE DECK



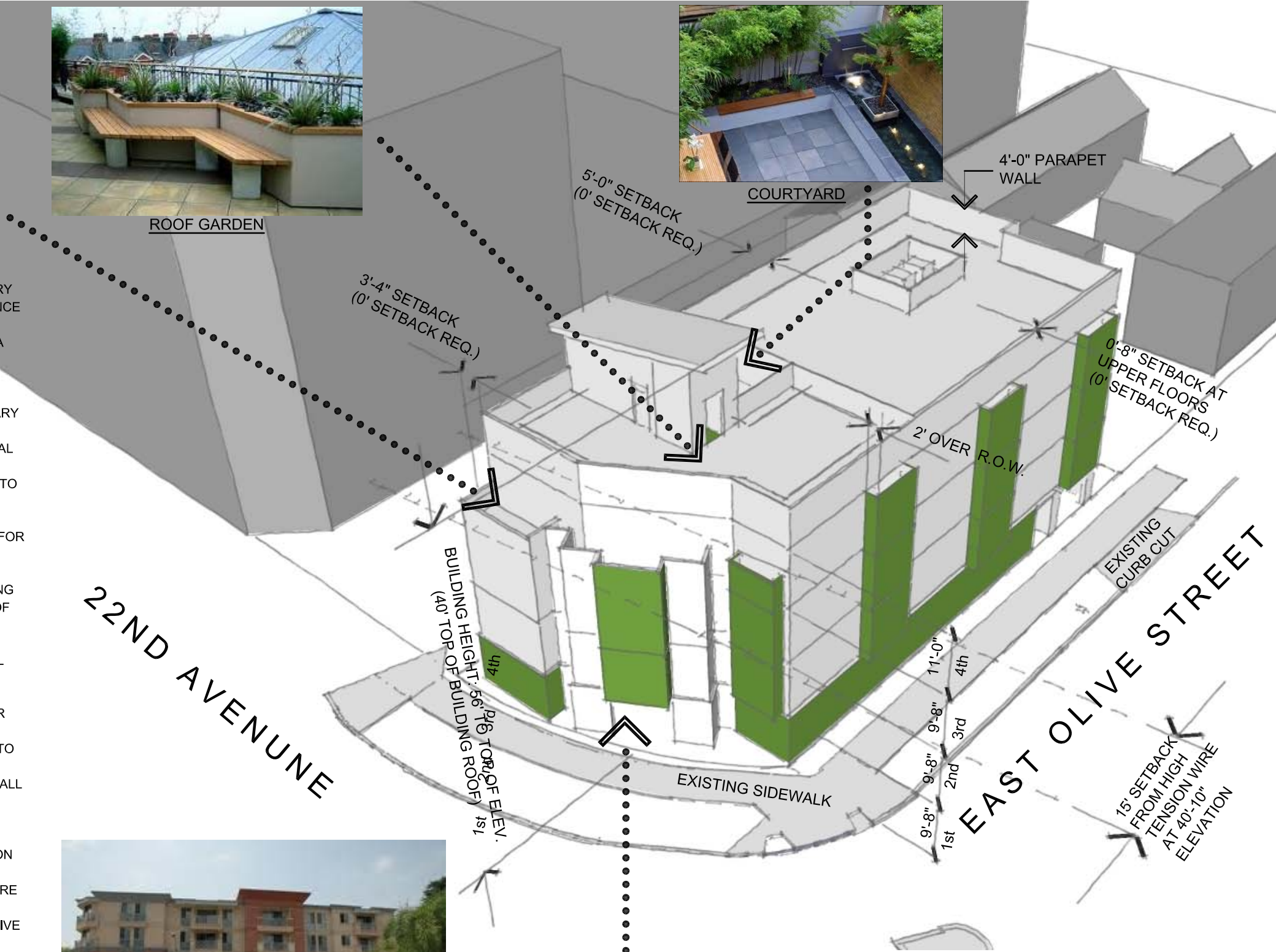
ROOF GARDEN



COURTYARD



FACADE INSPIRATION



LEGEND:

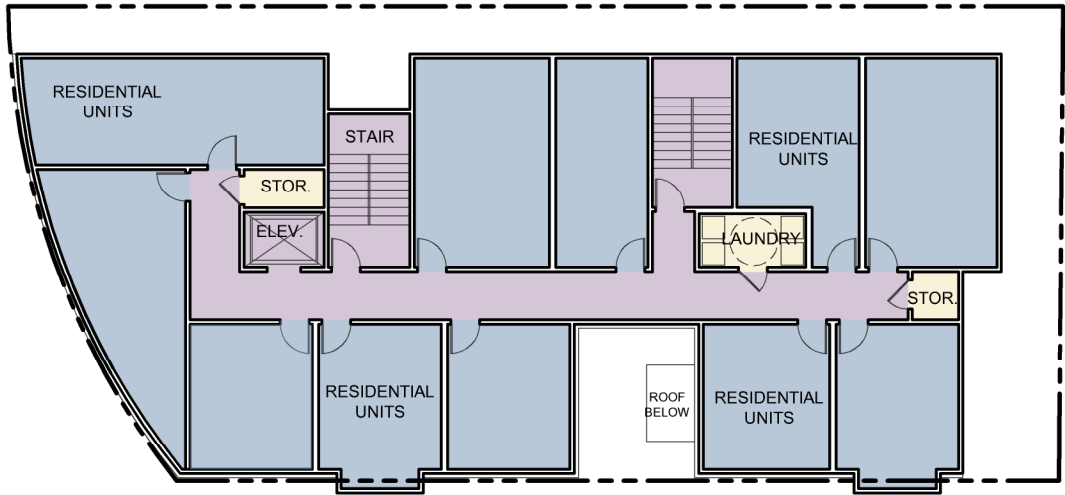
- DESIGN DEPARTURE (BAY WINDOWS & FIRST FLOOR AT GRADE)



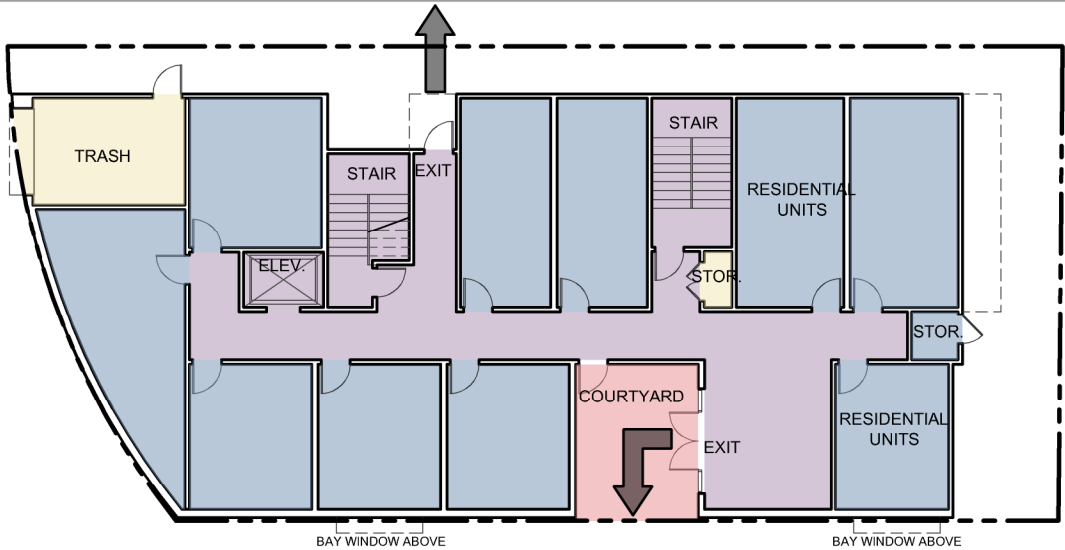




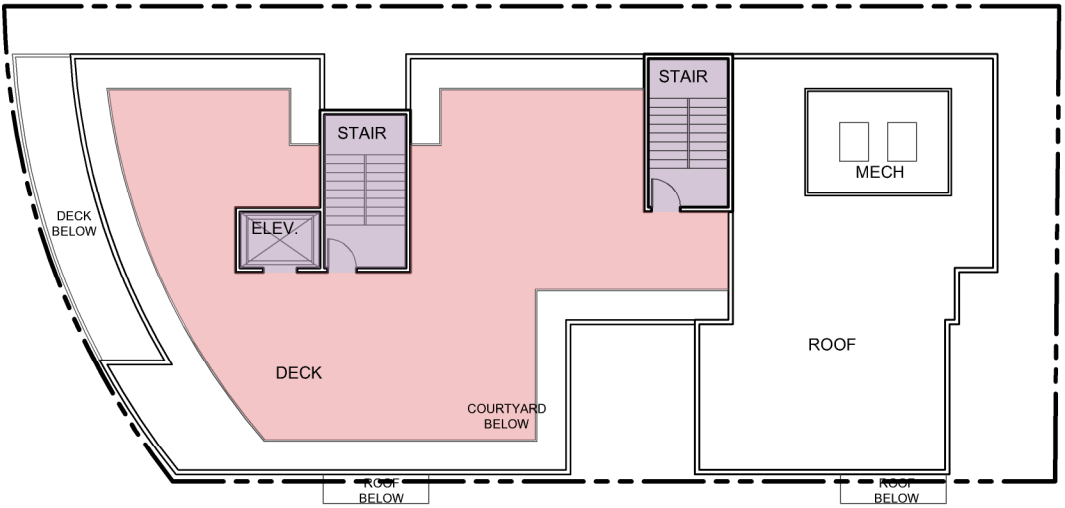
ALTERNATIVE B - Plan Diagram



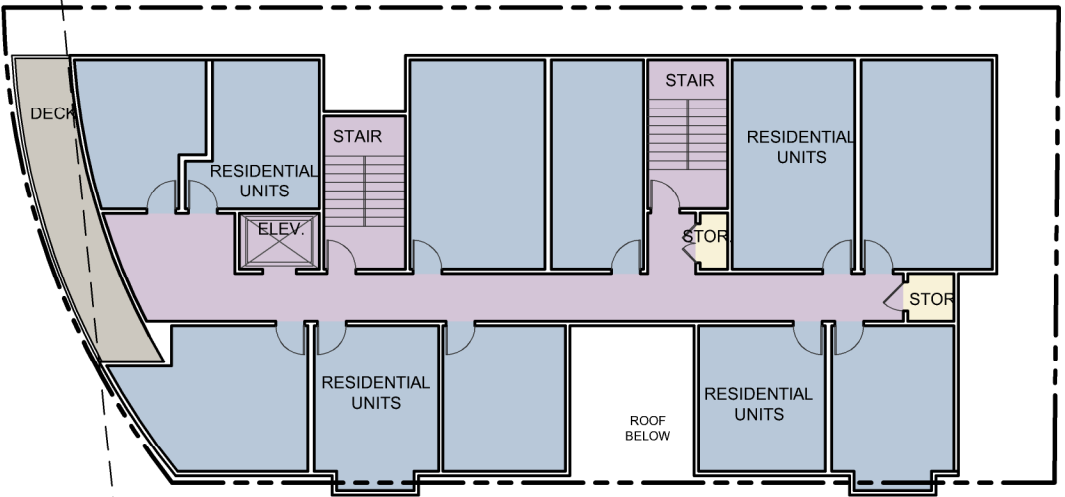
Second and Third Floor



First Floor



Rooftop



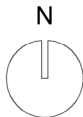
Fourth Floor

LEGEND:

- STANDARD RESIDENTIAL UNITS
- SEMI-PUBLIC SPACE
- ACCESORY USE
- PRIVATE DECK AREAS
- LARGE RESIDENTIAL UNITS (SEE ALTERNATE COMPARISONS)
- AMENITIES/OPEN SPACE

--- EXIT FROM BUILDING

0 8 16 24 32'



LOT SIZE----- 5157 S.F.

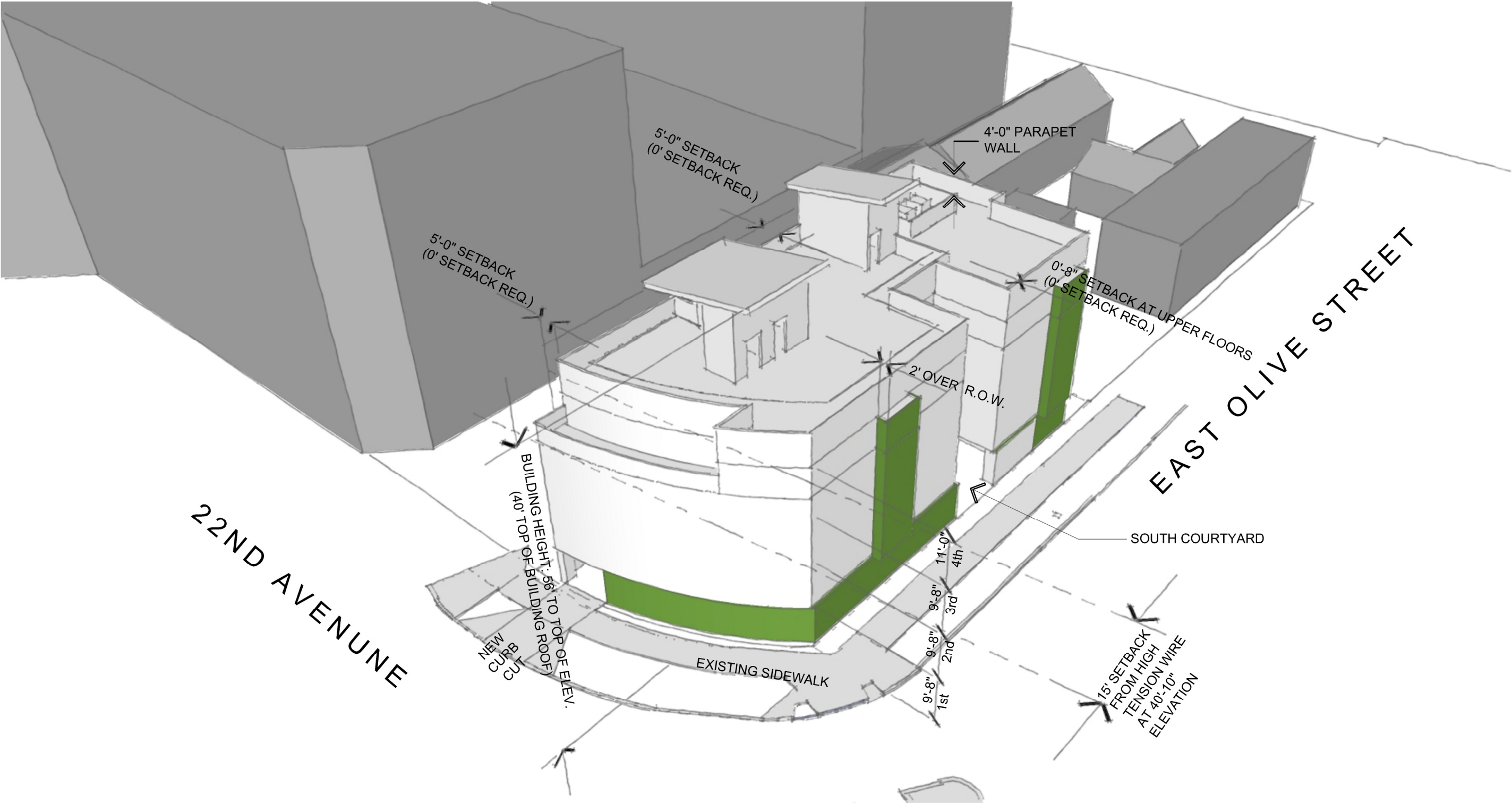
FIRST FLOOR----- 3600 S.F.  
SECOND FLOOR----- 3781 S.F.  
THIRD FLOOR----- 3781 S.F.  
FOURTH FLOOR----- 3581 S.F.  
ROOF ELEVATOR AND STAIRS----- 314 S.F.  
TOTAL----- 15057 S.F.

ALLOWABLE BUILDING HEIGHT----- 40 FT.  
HEIGHT OF ELEV./STAIR TOWER ----- 15 FT.  
BUILDING HEHGT----- 55 FT.

NUMBER OF APARTMENTS----- 43 UNITS  
FLOOR AREA RATIO CALCULATION-----15471 S.F. (MAXIUM BUILDABLE AREA)  
AVERAGE APARTMENT SIZE-----225 S.F.  
NET APARTMENT AREA-----10,125 S.F.  
GROSS APARTMENT AREA ----- 332 S.F.

AMENITIES AREA REQUIRED ----- 747 S.F.  
AMENITIES ON SITE AT GRADE ----- 220 S.F.  
AMENITIES ON SITE AT ROOF ----- 621 S.F.  
TOTAL ----- 841 S.F.

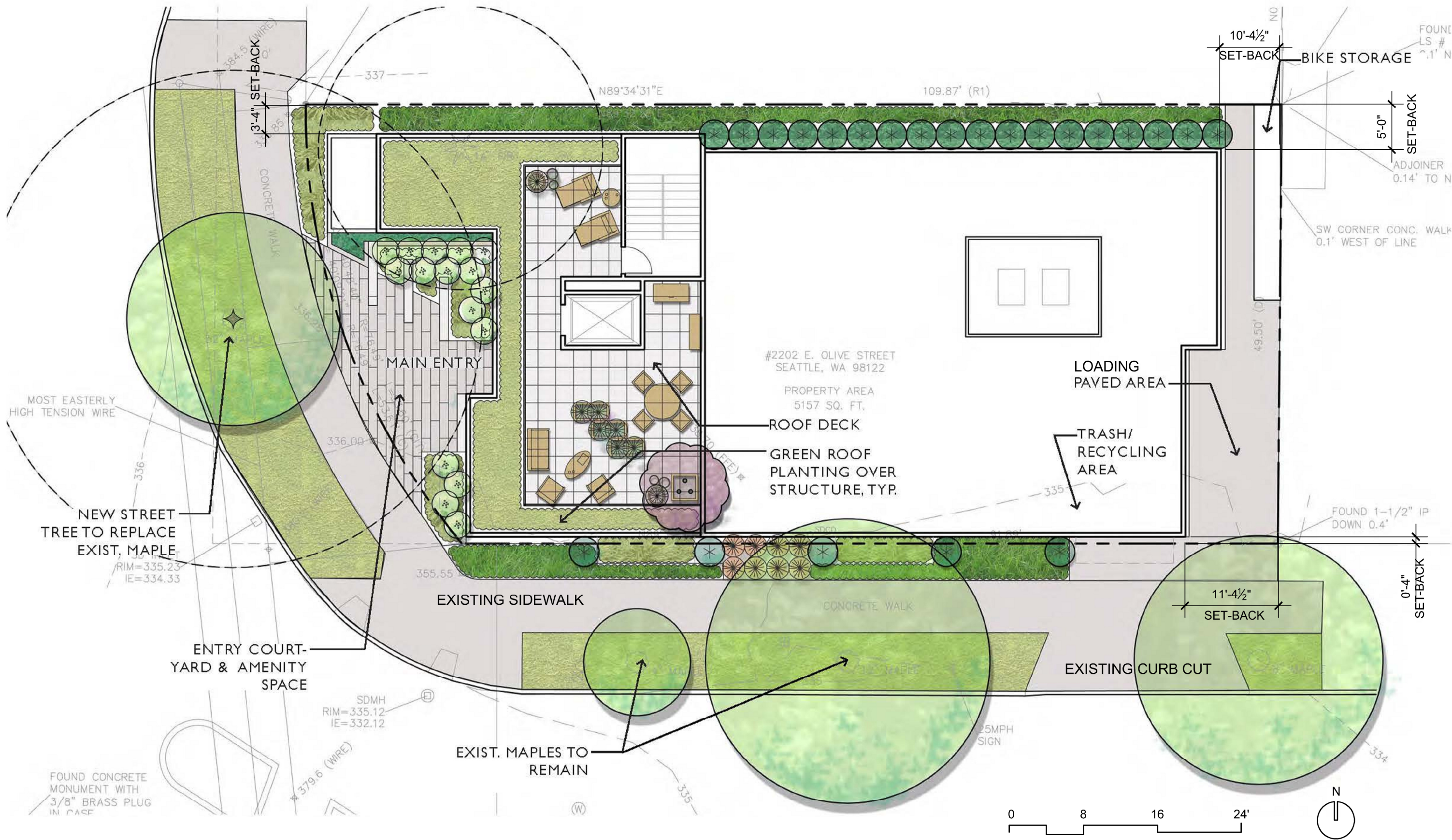




LEGEND:

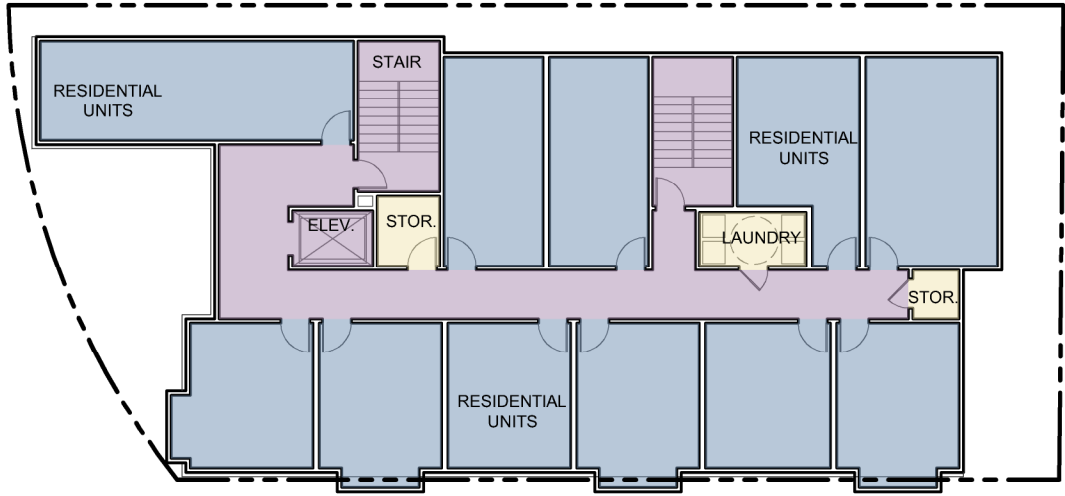
- █ -- DESIGN DEPARTURE  
(BAY WINDOWS & FIRST FLOOR AT GRADE)



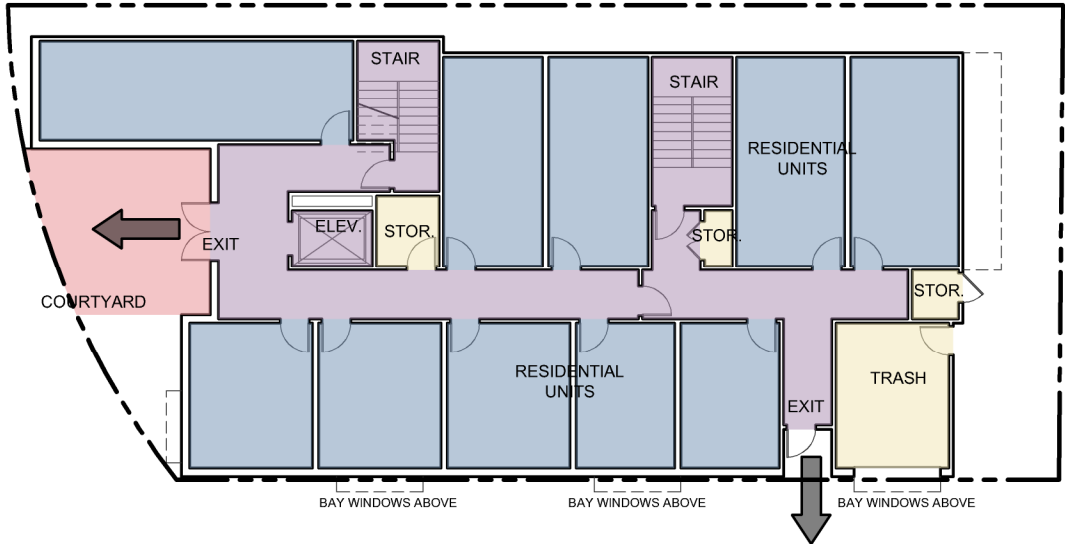




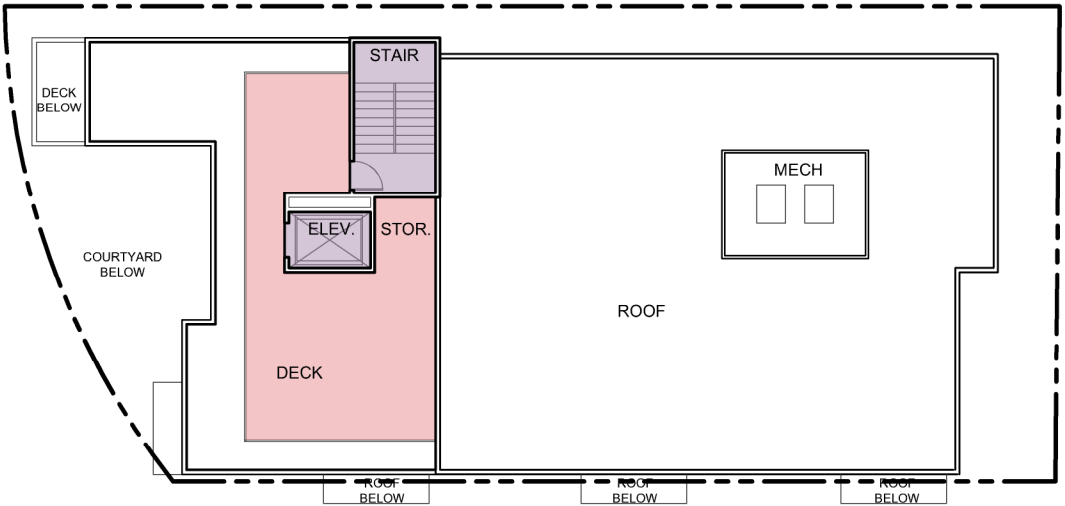
ALTERNATIVE C - Plan Diagram



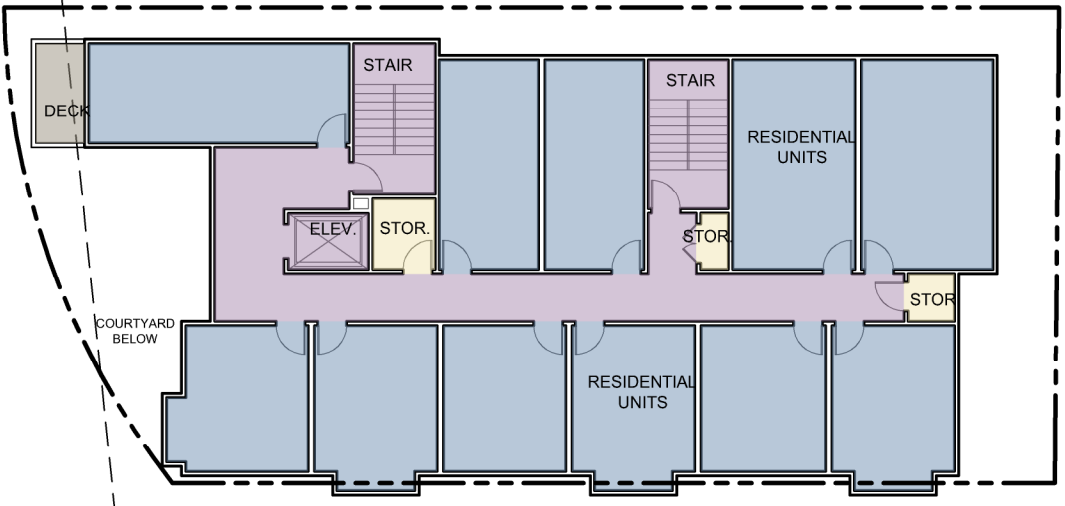
Second and Third Floor



First Floor



Rooftop



Fourth Floor

- LEGEND:
- STANDARD RESIDENTIAL UNITS
  - SEMI-PUBLIC SPACE
  - ACCESORY USE
  - PRIVATE DECK AREAS
  - LARGE RESIDENTIAL UNITS (SEE ALTERNATE COMPARISONS)
  - AMENITIES/OPEN SPACE
  - EXIT FROM BUILDING

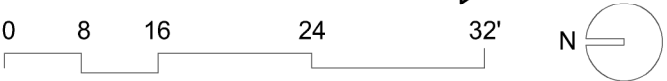
LOT SIZE----- 5157 S.F.

FIRST FLOOR----- 3533 S.F.  
 SECOND FLOOR----- 3725 S.F.  
 THIRD FLOOR----- 3725 S.F.  
 FOURTH FLOOR----- 3725 S.F.  
 ROOF ELEVATOR AND STAIRS----- 195 S.F.  
 TOTAL----- 14846 S.F.

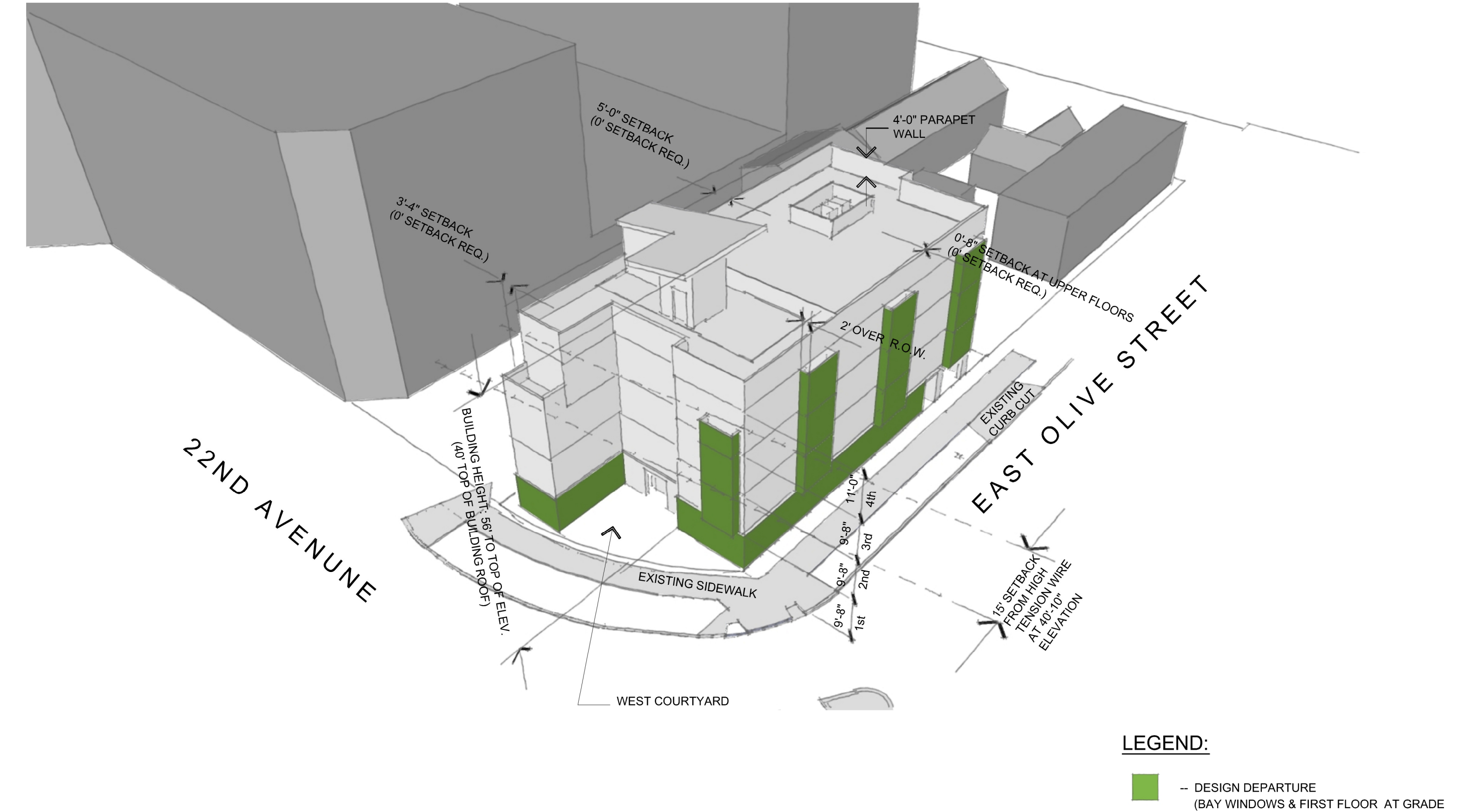
ALLOWABLE BUILDING HEIGHT----- 40 FT.  
 HEIGHT OF ELEV./STAIR TOWER ----- 15 FT.  
 BUILDING HEHGT----- 55 FT.

NUMBER OF APARTMENTS----- 43 UNITS  
 FLOOR AREA RATIO CALCULATION-----15471 S.F. (MAXIUM BUILDABLE AREA)  
 AVERAGE APARTMENT SIZE-----227 S.F.  
 NET APARTMENT AREA-----9,759 S.F.  
 GROSS APARTMENT AREA -----332 S.F.

AMENITIES AREA REQUIRED -----742 S.F.  
 AMENITIES ON SITE AT GRADE -----310 S.F.  
 AMENITIES ON SITE AT ROOF -----560 S.F.  
 TOTAL -----870 S.F.

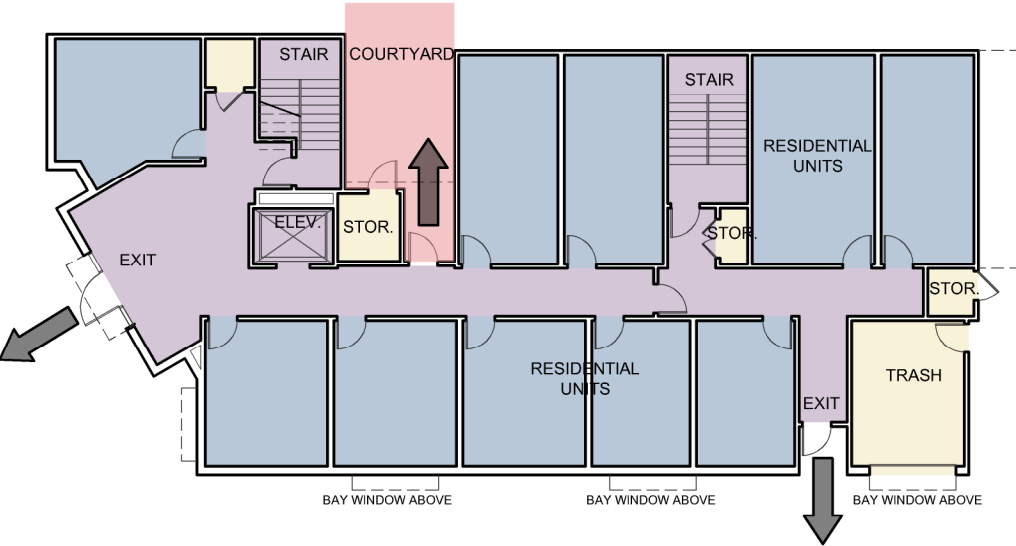






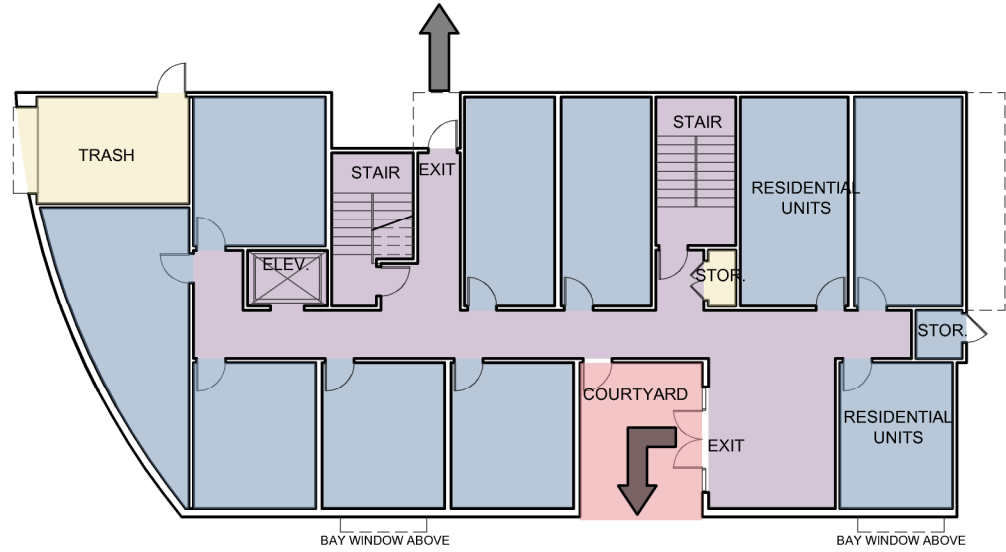


ALTERNATIVE A (PREFERRED ALTERNATIVE)



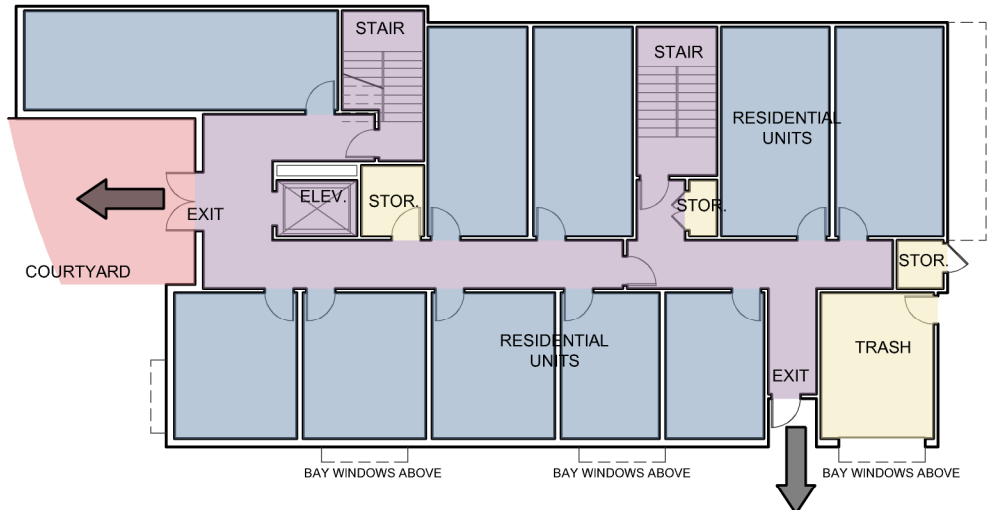
First Floor  
(RESIDENTIAL AT GRADE)

ALTERNATIVE B

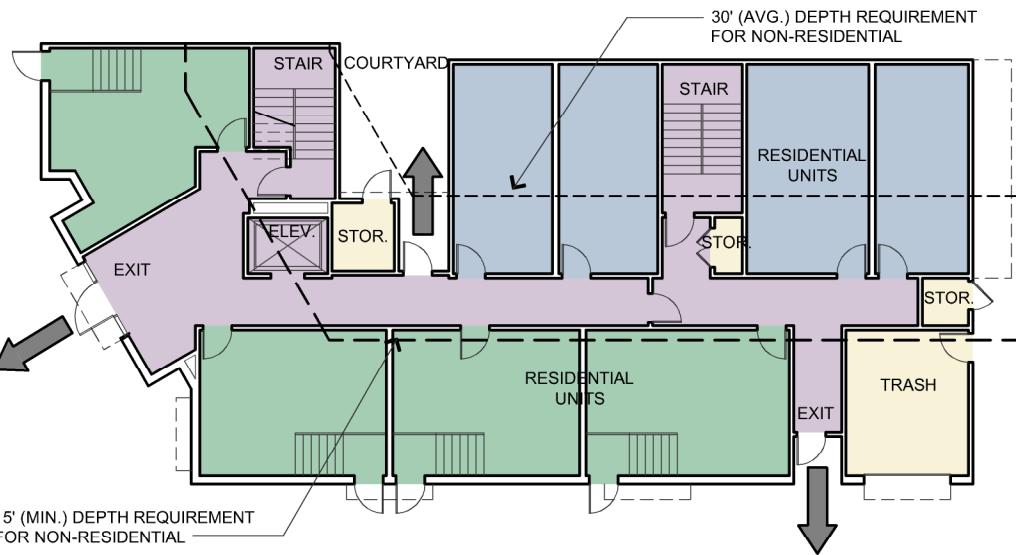


First Floor  
(RESIDENTIAL AT GRADE)

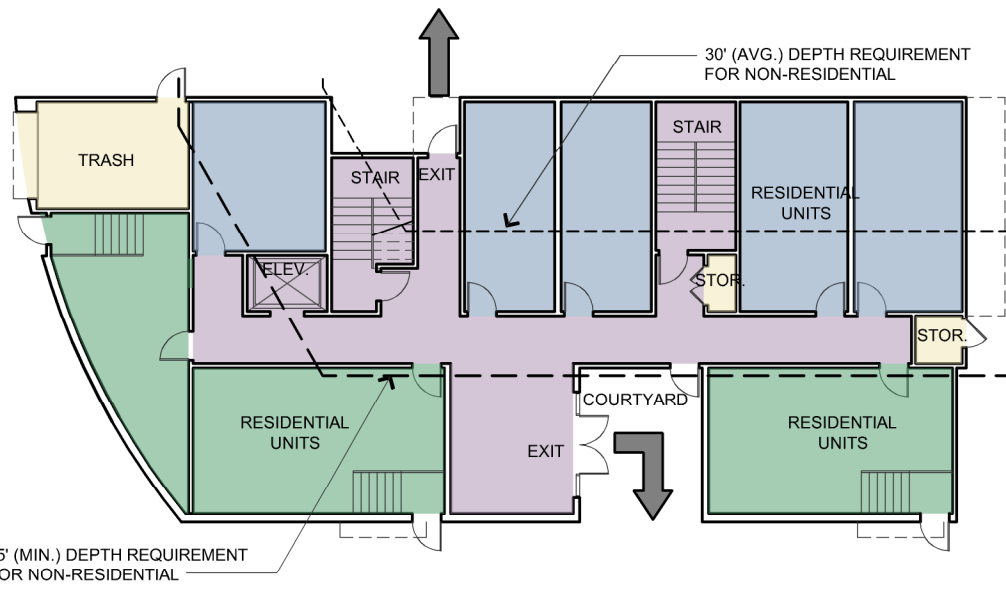
ALTERNATIVE C



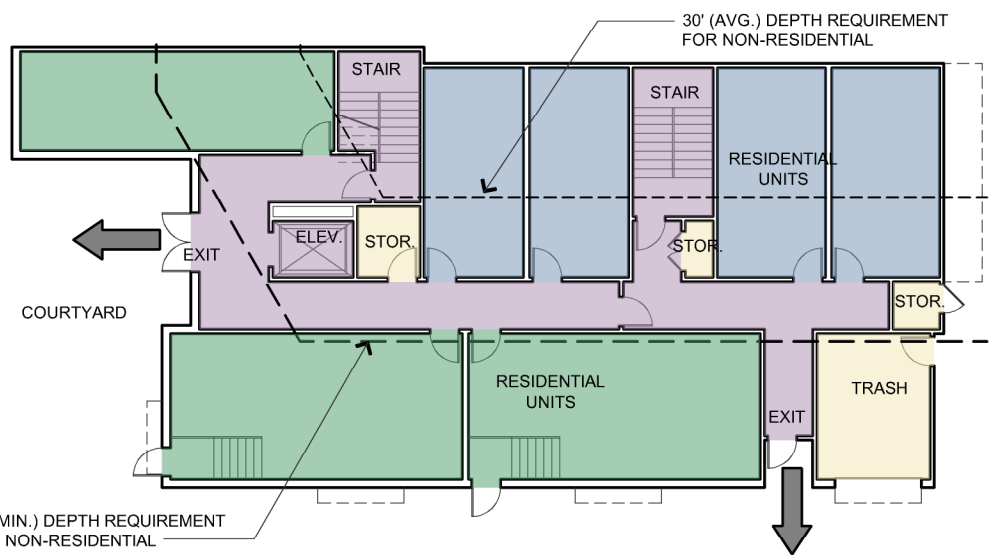
First Floor  
(RESIDENTIAL AT GRADE)



First Floor  
(RESIDENTIAL BELOW GRADE)



First Floor  
(RESIDENTIAL BELOW GRADE)



First Floor  
(RESIDENTIAL BELOW GRADE)

LEGEND:

- STANDARD RESIDENTIAL UNITS
- SEMI-PUBLIC SPACE
- ACCESSORY USE
- PRIVATE DECK AREAS
- LARGE RESIDENTIAL UNITS (SEE ALTERNATE COMPARISONS)
- AMENITIES/OPEN SPACE
- EXIT FROM BUILDING



ALTERNATIVE 'A'

DESCRIPTION

45 UNITS OF RESIDENTIAL IN A 44 FOOT TALL STRUCTURE WITH BAY WINDOWS AND RESIDENTIAL UNITS AT-GRADE ON THE FIRST LEVEL. THE TENANTS ENTER THE BUILDING THROUGH A SAFE AND SECURE LOBBY.

ALTERNATIVE A HAS A SOUTHWEST ENTRY TO THE BUILDING, A PRIVATE NORTH FACING COURTYARD, ROOFTOP DECK, SECURE BICYCLE STORAGE AND AN ENCLOSED TRASH ROOM AT THE SE CORNER OF THE PROPERTY. THERE IS A TEMPORARY TENANT LOADING SPACE ON THE EAST END OF THE PROPERTY.

ADVANTAGES

- THE SW ENTRY IS PRONOUNCED ON THIS UNUSUAL CURVED OFFSET CORNER. WE ARTICULATED THE BUILDING TO WORK WITH THE UNUSUAL CORNER.
- THERE IS A SECURE TENANT ONLY OUTDOOR COURTYARD FOR ENTERTAINING AND RELAXING AND A ROOFTOP DECK. ALL AMENITIES AREAS ARE FULLY HANDICAP ACCESSIBLE.
- THE ENTRY LOCATION ALLOWS FOR A LOBBY THAT CONTAINS A STAIR AND ELEVATOR
- TEMPORARY TRUCK LOADING SPACE ALLOWS TENANTS TO LOAD AND UNLOAD BELONGINGS WITHOUT DOUBLE PARKING IN THE STREET
- TWO ENTRIES ONTO THE STREET
- MORE UNITS FACING THE STREET, SAFER.

DISADVANTAGES

- WE PREFER THE RESIDENTIAL UNITS AT GRADE. IF THE UNITS ARE BELOW GRADE WE WILL HAVE ACCESS FROM THE STREET SIDE UNITS AND THEN INTERIOR STAIRS LEADING TO THE FLOOR BELOW. THESE UNITS WOULD NOT HAVE A SECURE LOBBY FROM WHICH TO ENTER THE UNITS. OUR MARKETING RESEARCH STATES THAT INTERNAL ACCESS UNITS ARE PREFERRED BY TENANTS BECAUSE THEY ARE SAFER UNITS.

ALTERNATIVE 'B'

DESCRIPTION

45 UNITS OF RESIDENTIAL IN A 44 FOOT TALL STRUCTURE WITH BAY WINDOWS AND RESIDENTIAL UNITS AT-GRADE ON THE FIRST LEVEL. THE TENANTS ENTER THE BUILDING THROUGH A SAFE AND SECURE LOBBY.

ALTERNATIVE B HAS A SOUTH ENTRY TO THE BUILDING THROUGH THE COURTYARD, ROOFTOP DECK, SECURE BICYCLE STORAGE, AND AN ENCLOSED TRASH ROOM AT THE NW CORNER OF THE PROPERTY. THERE IS NO A TEMPORARY TENANT LOADING SPACE.

ADVANTAGES

- THE SOUTH ENTRY IS ON THE SUNNY SIDE OF THE PROPERTY

DISADVANTAGES

- LESS PRONOUNCED ENTRY, OFF THE PROMINENT CORNER
- COURTYARD IS ALSO THE ENTRY SO LESS USEFUL FOR ENTERTAINING AND NOT LARGE ENOUGH TO WORK AS AN AMENITIES AREA.
- SECOND EXIT IS OFF THE BACK OF THE BUILDING SO LESS USEFUL FOR EVERYDAY ACCESS.
- ALL AMENITIES ARE ON ROOFTOP, NONE AT GRADE
- NO TEMPORARY LOADING SPACE
- ELEVATOR NOT NEAR THE MAIN LOBBY
- S.D.O.T. HAS VERBALLY EXPRESSED TO OUR TEAM THAT A CURB CUT ON 22ND STREET IS NOT APPROPRIATE SO IT WILL BE DIFFICULT TO GET THE TRASHED EMPTIED.
- TRASH ROOM IS DIRECTLY ADJACENT TO RESIDENTIAL UNITS
- ELEVATOR ADJACENT TO RESIDENTIAL UNITS
- WE PREFER THE RESIDENTIAL UNITS AT GRADE. IF THE UNITS ARE BELOW GRADE WE WILL HAVE ACCESS FROM THE STREET SIDE UNITS AND THEN INTERIOR STAIRS LEADING TO THE FLOOR BELOW. THESE UNITS WOULD NOT HAVE A SECURE LOBBY FROM WHICH TO ENTER THE UNITS. OUR MARKETING RESEARCH STATES THAT INTERNAL ACCESS UNITS ARE PREFERRED BY TENANTS BECAUSE THEY ARE SAFER UNITS.

ALTERNATIVE 'C'

DESCRIPTION

45 UNITS OF RESIDENTIAL IN A 44 FOOT TALL STRUCTURE WITH BAY WINDOWS AND RESIDENTIAL UNITS AT-GRADE ON THE FIRST LEVEL. THE TENANTS ENTER THE BUILDING THROUGH A SAFE AND SECURE LOBBY.

ALTERNATIVE C HAS A WEST ENTRY TO THE BUILDING THROUGH THE COURTYARD, ROOFTOP DECK, SECURE BICYCLE STORAGE AND AN ENCLOSED TRASH ROOM AT THE SE CORNER OF THE PROPERTY. THERE IS A TEMPORARY TENANT LOADING SPACE ON THE EAST END OF THE PROPERTY.

ADVANTAGES

- LARGE COURTYARD ENTRANCE ON THE WEST SIDE NEAR THE PROMINENT CORNER
- THE ENTRY LOCATION ALLOWS FOR A LOBBY THAT CONTAINS A STAIR AND ELEVATOR
- TEMPORARY TRUCK LOADING SPACE ALLOWS TENANTS TO LOAD AND UNLOAD BELONGINGS WITHOUT DOUBLE PARKING IN THE STREET
- TWO ENTRIES ONTO THE STREET
- MORE UNITS FACING THE STREET, SAFER.

DISADVANTAGES

- WEST COURTYARD AND THE LIMITING OF THE FAR CREATE MORE UNUSUAL APARTMENT CONFIGURATIONS ON THE WEST END.
- NO TENANT AMENITIES ON GRADE. THE WEST COURTYARD QUALIFIES AS AN AMENITIES AREA, BUT DUE TO ITS LOCATION IT IS MORE OF AN ENTRANCE TO A BUILDING.
- WOULD WORK BETTER IF BUILDING HAD A RETAIL COMPONENT. PER THE CLIENT'S MARKET STUDY, THE PROPERTY IS TOO SMALL FOR RETAIL TO WORK HERE, FINANCIALLY. WE ARE CONCERNED ABOUT CREATING RETAIL THAT WILL BE LEFT VACANT FOR LONG PERIODS OF TIME. THIS WILL DECREASE THE FINANCIAL VIABILITY OF THE PROJECT AND WILL REDUCE THE SECURITY ON THE ADJACENT STREETS.
- WE PREFER THE RESIDENTIAL UNITS AT GRADE. IF THE UNITS ARE BELOW GRADE WE WILL HAVE ACCESS FROM THE STREET SIDE UNITS AND THEN INTERIOR STAIRS LEADING TO THE FLOOR BELOW. THESE UNITS WOULD NOT HAVE A SECURE LOBBY FROM WHICH TO ENTER THE UNITS. OUR MARKETING RESEARCH STATES THAT INTERNAL ACCESS UNITS ARE PREFERRED BY TENANTS BECAUSE THEY ARE SAFER UNITS.