



208 10th Avenue Multi-Family Project

208 10th Avenue Seattle, WA
Early Design Guidance Package
East DRB Meeting Date - July 24, 2013

Architect:
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PROJECT INFORMATION

Address: 208 10th Avenue
 DPD Project # 3014594

Project Team:

Owner: WW Investments LLC
 Architect: Bazan Architects, Marc Jenefsky AIA, NCARB, LEED AP,
 Civil Engineer: Decker Consulting
 Landscape Architect: Andrews Landscape Architects
 Structural Engineer: PSM
 Geotechnical Engineer: Geotech Consultants



SITE LOCATION



PROJECT OBJECTIVES

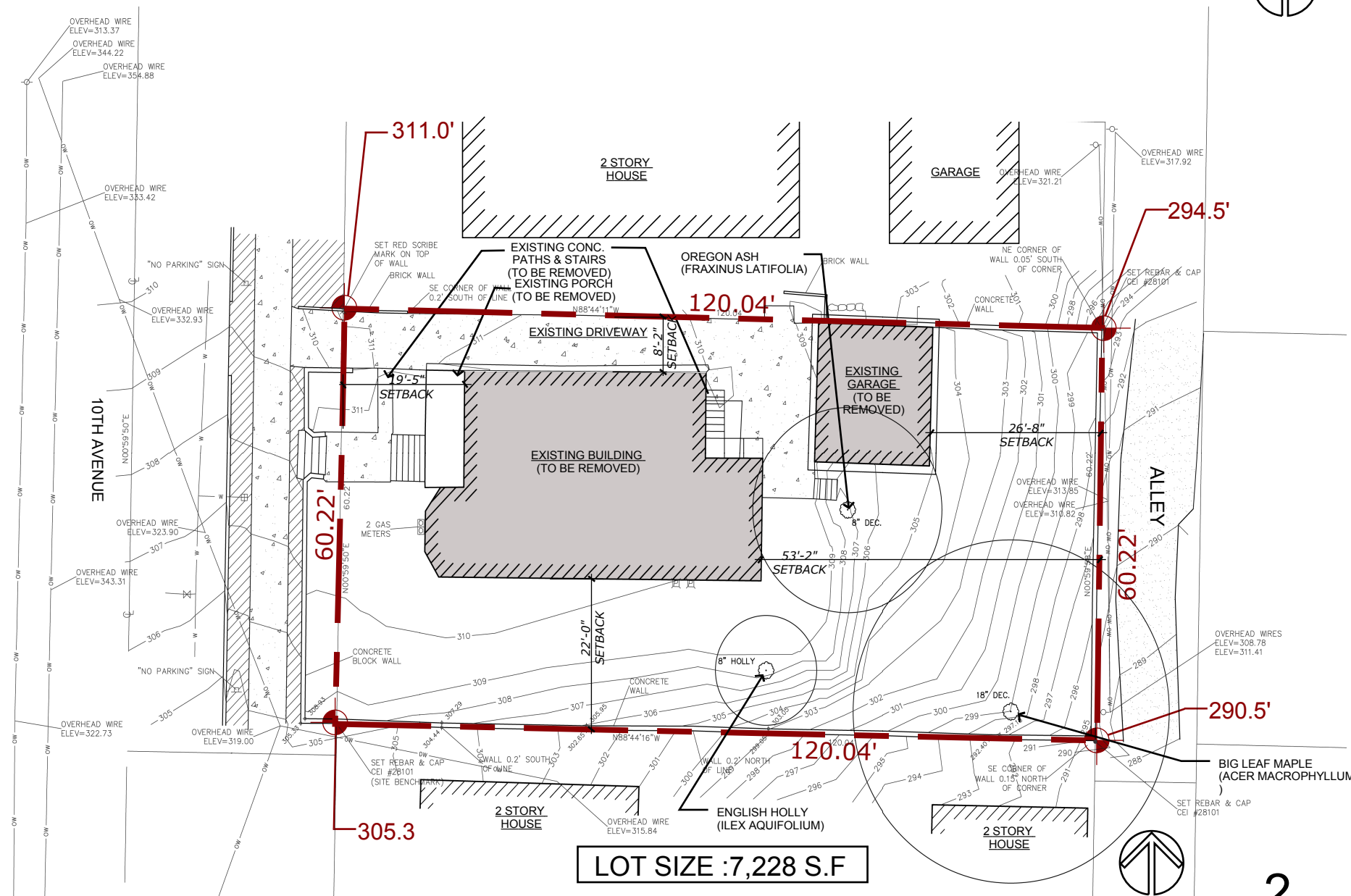
We propose to build a 91 unit apartment building, 8 stories tall with one floor of below grade parking for 36 bicycles and 10 parking cars (including one Van Accessible Parking space) access from the alley. We exceed the minimum requirements for bicycle and car parking. The building also contains 92 storage lockers as required for small units per the Seattle Building Code. We will have a rooftop deck with an indoor penthouse pavilion for all the residents. We moved the stair tower to the South to minimize shadowing of the rooftop access. The building has 6 ADA Type A Units with the remaining Type B units per the Fair Housing Guidelines. Refuse and recycling is located within the building or at the rear of the building, accessed by the proposed improved alley. We are proposing no Design Departures.

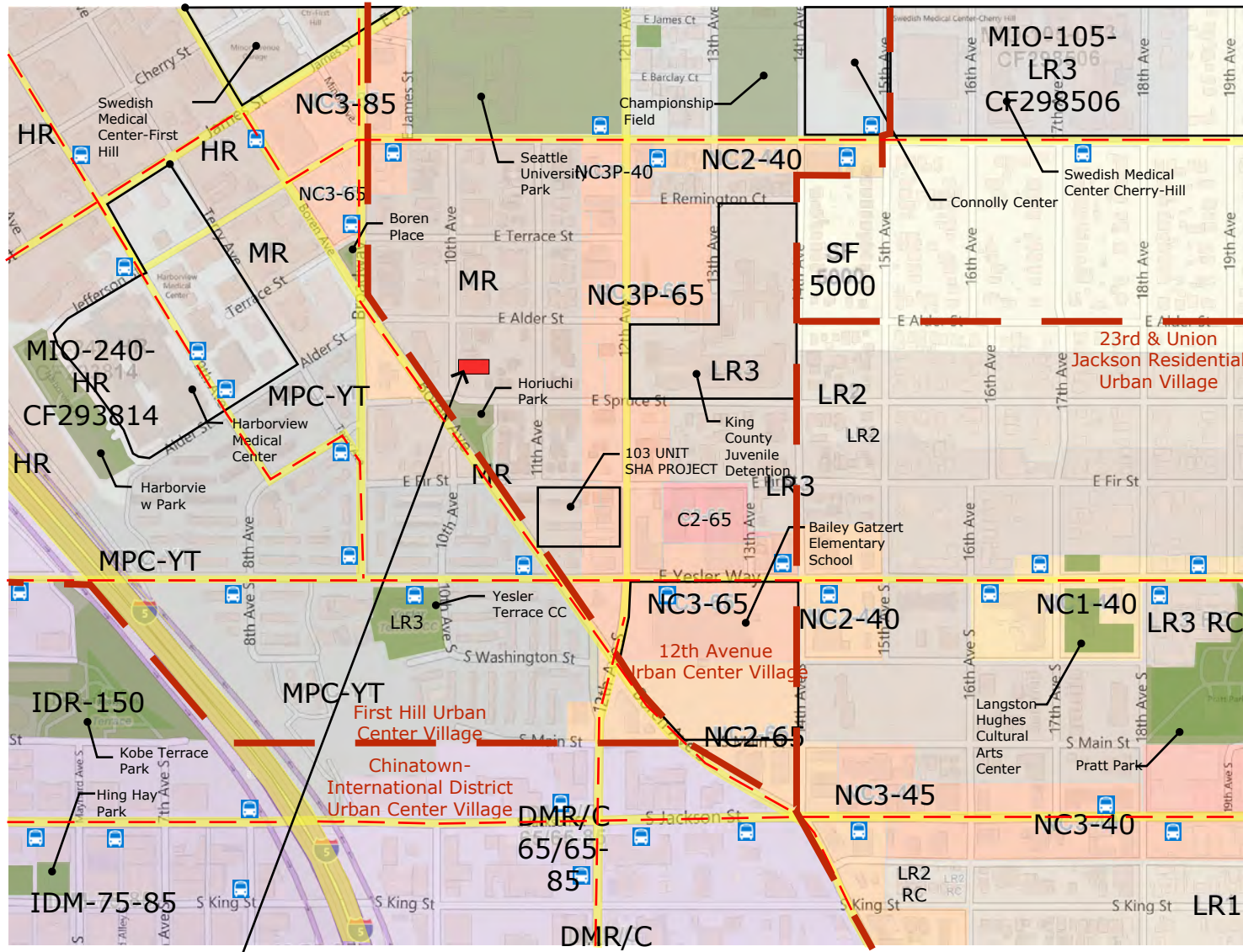
The development will require us to demolish a duplex with a detached one car garage.

We are building market rate affordable housing with an average unit size of 220 square feet. Our units are fully contained apartments with separate entrances via common fire rated corridors, full kitchens, fully accessible restrooms with 3 fixtures. Each unit meets the Seattle Building Code requirements for small efficiency units. Our building will be fully sprinklered, have a high speed elevator, have energy reducing features such as a high efficiency boiler for building hot water and heat. The project site is very small (7228 square feet) and because of that we were limited as to the building arrangement on the site. Instead we focused on varying the building by changes in material patters and providing bay window projections. The windows to the units will be large to provide natural daylight and also add visual interest to the building. The building will be all concrete structure with panelized infill exterior units. This type of construction will allow for larger windows while still meeting the structural codes. We are building to Built Green environmental standards. A portion of our units will be built to City of Seattle Affordable Housing Standards per 23.45.516.

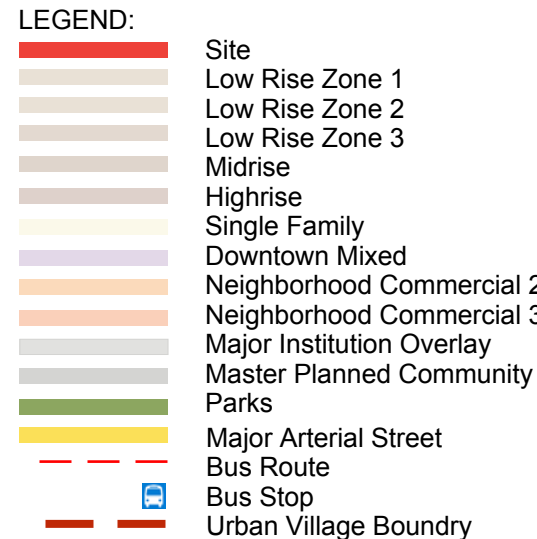
As part of this development we will: improve the alley access to the Southern portion of the alley thus introducing use and security to the alley from our property, have trash picked up at the alley, have all vehicle traffic enter and exit at the alley, rebuild the dilapidated retaining walls at the South and East, bring additional affordable housing to the neighborhood, build a high quality building using premium grade materials.

EARLY DESIGN GUIDENCE PACKAGE
 208 10TH AVENUE SEATTLE, WA - DPD PROJECT NUMBER 3013858





SITE LOCATION
 208 10th AVENUE SEATTLE, WASHINGTON
 2197600480
 MR (MIDRISE)
 7,228 S.F.
 12th AVENUE URBAN CENTER VILLAGE
 MR (MIDRISE)
 RESIDENTIAL-MULTIFAMILY DWELLING UNITS



CHAPTER 23.45 RESIDENTIAL MULTI FAMILY (SEATTLE MUNICIPAL CODE) 23.45.504 PERMITTED USES

Residential Use

23.45.510 FLOOR AREA RATIO

An MR zone Located within an Urban Village = 4.25
 Allowable F.A.R.: (7,228)(4.25) = 30,719 S.F.

23.54.015 REQUIRED PARKING

Vehicle Parking:
 No parking is required in MR zones located within Urban Villages if site is located within 1,320 feet of a street with frequent transit service.

- 9 spaces provided for all options.

Bicycle Parking:

- 36 provided for all options.

In multi-family structures, 1 long term bicycle storage space is required for every 4 units.

23.45.514 STRUCTURE HEIGHT

Apartment building located within an MR ZONE = 75'-0".

- Parapets may extend 4' above the maximum height limit.
- Screened mechanical equipment, stair penthouses and penthouse pavilions may extend 15' above the maximum height limit.
- Elevator penthouses may extend up to 16' above the maximum height limit.

23.45.518 SETBACK REQUIREMENTS

BUILDINGS IN MR ZONES

FRONT SETBACK:	5' minimum, 7' average
REAR SETBACK:	10' minimum with alley
SIDE SETBACK FOR FACADES <=40':	5' minimum, 7' average
SIDE SETBACK FOR FACADES > 40':	7' minimum, 10' average
OTHER FEATURES THAT PROVIDE FLOOR AREA:	Bay windows >5' from property line. No more than 10' in width and less than 30% of facade

23.45.522 AMENITY AREA

Required area dedicated as an amenity = 5% of the total gross floor area of a structure in residential use.
 (±29,804 S.F.)(5%) = 1,490 S.F.

- 50% of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure may be counted as amenity area provided at ground level.
- Amenity area required at ground level shall be provided as common space.
- All units shall have access to a common or privated amenity area.
- An amenity area shall not be enclosed within a structure.
- No common amenity area shall be less than 250 S.F. in area, and common amenity areas shall have a min. horizontal dimension of 10'.
- At least 50% of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.

23.45.524 LANDSCAPING REQUIREMENTS

Landscaping that achieves a Green Factor score of 0.5 or greater is required any lot with development containing more than one dwelling unit in Midrise zones.

Street trees are required if any type of development is proposed.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

For buildings with 51-100 dwelling units: 375 S.F. plus 4 S.F. for each additional unit above 50.

GENERAL INFORMATION

SITE LOCATION: 208 10th AVENUE SEATTLE, WASHINGTON
 2197600480
 PARCEL #: MR (MIDRISE)
 SITE ZONING: 7,228 S.F.
 LOT SIZE: 12th AVENUE URBAN CENTER VILLAGE
 OVERLAY: MR (MIDRISE)
 ZONING OF ADJACENT PROPERTIES: RESIDENTIAL-MULTIFAMILY DWELLING UNITS



① Apartments on 11th Ave.



② Condominium- 300 10th Ave.



③ Condominium- 303 10th Ave.



④ Apartment Building- 312 11th Ave.



⑤ Apartment Building- 914 E. Terrace St.



⑥ Apartment Building- 1011 E. Terrace St.



⑦ Apartment Building- 315 10th Ave.



⑧ Apartment Building- 413 11th Ave.





① Residential Houses on E. Spruce St.



② Clearwater Apartments-167 11th Ave.



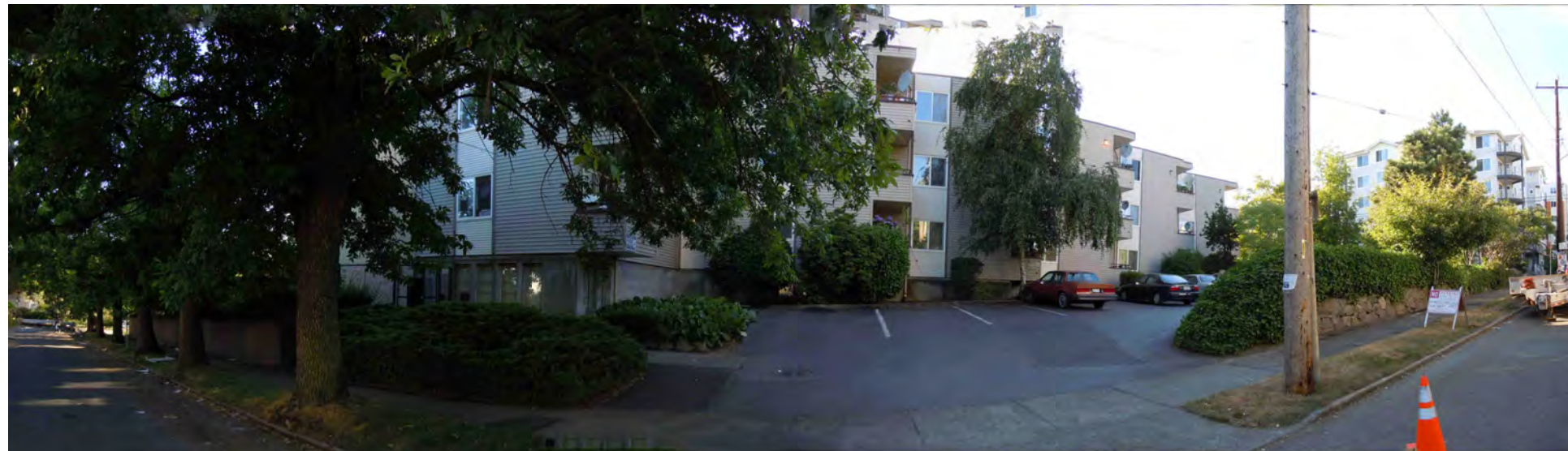
③ Horiuchi Park



④ Star Apartments - 170 11th Ave.



⑤ Abbotsford Apartments - 151 11th Ave.



⑥ Alder House Apartments from site



⑦ Alder House Apartments Main Entry



① 10th Ave. Streetscape



② East facing Panoramic



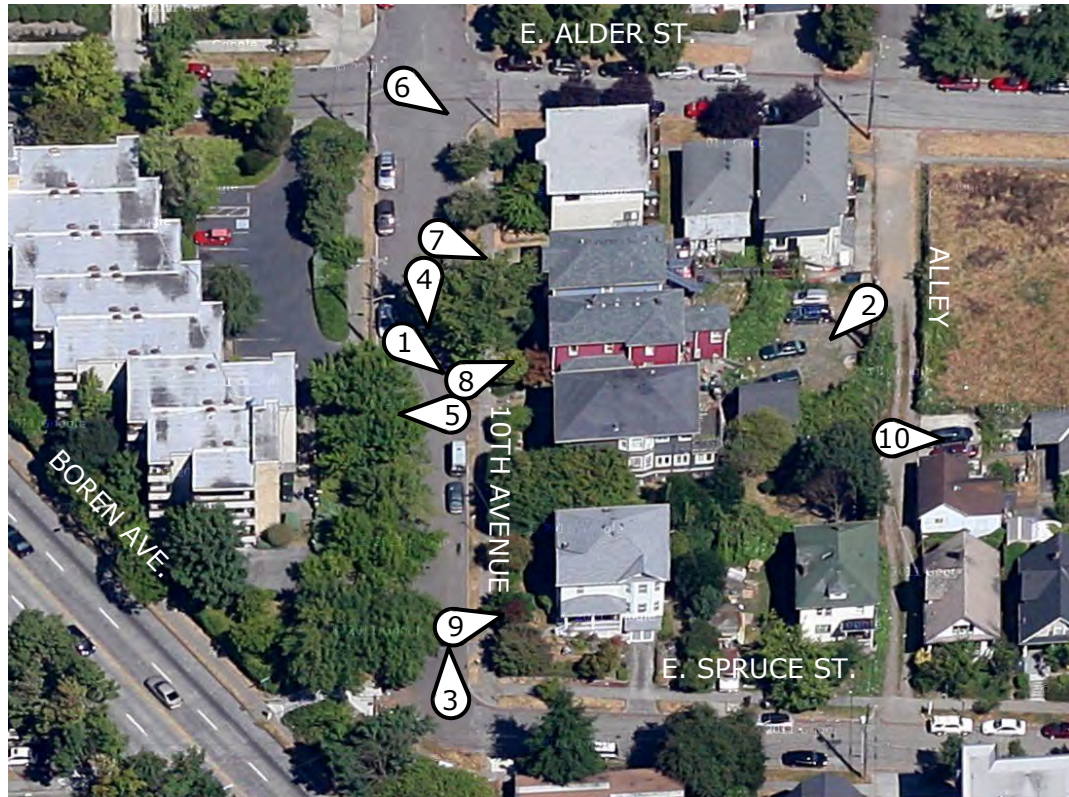
③ Corner of 10th Ave. and E. Spruce St. Panoramic



④ Alley from E. Spruce St.



⑤ Alley from E. Alder St.



EXISTING SITE CONDITIONS

Uses: The site currently is occupied by a 2 story, 4 bedroom 2 bath house converted to an apartment building. The property is lies between 2 residential houses to the north and south and abuts and alley to the east. The lot located near several busy transit arterials on 10th avenue.

Topography: The site has a relatively steep slope with a maximum elevation gain of 15.6 feet. The maximum elevation is at the northwest corner at just under 310 feet above sea level and it lowest point at the southeast corner it is just under 295 feet above sea level.

Access: The site is currently accessed by a 20 foot curb cut on the north west end of the lot. The neighborhood is easily accessed from Broadway to the west and 12th to the east. The site has a walkable sidewalk which we propose to maintain. There are major bus routes on Broadway, 12th, E. Yesler Way and E. Jefferson St.



① View of site from 10th Ave.



② View of site from Alley



③ 10th Ave. Looking North



④ 10th Ave. Looking South



⑤ Alder House Apartments view from site



⑥ Apartment building at E. Alder St and 10th



⑦ 216 10th Ave.



⑧ 214 10th Ave.



⑨ 1002 E. Spruce St.



⑩ Residence on the alley directly behind site

DESIGN GUIDELINES**A Site Planning**

A1: Site Characteristics: Our site has a steep slope from 311 at the middle of the site and 289 at the alley for a 22 foot difference. The 10th Ave side is also too high to be accessible so we are proposing the following: We will remove the mound of soil in the middle of the property so the property is flush with the adjacent sidewalk. We will add a garage entrance from the alley. We will also lower our first floor 2 feet so the garage is only 14 feet tall. The lowering of the building will also reduce the size of the retaining walls to the South. At this time those retaining walls are cracking and leaning. All this will also reduce or eliminate the critical areas at the SE corner of the property. Because of the placement of the building at a few feet lower, we are able to have both exits from the building be accessible and exit to 10th Avenue..

A2: Streetscape Compatibility: The neighborhood is quickly changing. We are the second development on this block to build to the new midrise standards. We are compatible with the new development. Our front and rear setbacks will be compatible with the houses/ duplex on either side of us. We are also maintaining a 10 foot average setback for the entire building which will help with the existing and future development to the North and South of our property.

A3: Entrances Visible from the Street: The entrance to our building will be centrally located and clearly visible from 10th Avenue. We will provide signage and landscaping to provide visibility and easy access to the entrance of our building.

A4: Human Activity: We will be encouraging human activity at the street level by providing seating and high transparency from the lobby at first levels of the building. Landscaping will provide a pleasant pedestrian experience on 10th Ave. In addition we are adding human activity to the alley as this is the bicycle entrance to our building.

A5: Respect for Adjacent Sites: We plan to focus on minimizing visual intrusion on the adjacent sites to the North and South. We are sunk into the ground at the NW corner. This portion of the building will have minimal windows. In addition we are proposing the stair and elevators to the South. This will minimize the windows in the house directly to the South. Having the stairs and elevators to the South will minimize the shadows on the adjacent northern properties. This is a small site, but even with that we are setting the building back from the property line 10 foot average. This is more than is required for the first 4 stories; however it helps to provide distance from the neighbors. We plan to use landscaping to provide screening to the high amount of activity at the entrances of our building and to all at grade windows from our units. To keep the adjacent properties quiet from our amenities areas, we will locate all amenities to the rooftop deck.

A6: Transition Between Residence and Street: Our building is access from the 10th Avenue sidewalk by a low sloping ramp from the South and a few steps down from the steeper North side. WE also have a large canopy to get pedestrians as they enter the property. The building to street transitions of our options have been specifically designed to be smooth and pleasant for the residents of our building as well as passing traffic. Our entrances are fully accessible and have lots of room for landscaping, site lighting and other site features while providing a sense of security for our residents.

A7: Residential Open Space: Our open/amenity space is provided of roof level in the form a roof deck, which is set back from the edges of the property. Plenty of seating and green roof planters are provided to give a garden feel to the space. We will also have a Penthouse Pavilion open to all residents adjacent to the rooftop deck. We will have excellent views to the East, West and South.

A8: Parking and Vehicle Access: We have 9 parking spaces, 1 van accessible parking space and 36 bicycle spaces located at the basement level accessed from the alley. We will improve a portion of the Alley to provide access to the parking. Alley will be improved to SDOT standards. 10th Avenue and the surrounding neighborhood has Zone 7 Parking restrictions which allow for residents to park on the nearby streets.

A9: Location of Parking on Commercial Street Fronts: There is no commercial uses on our street..

B Height, Bulk and Scale

B1: Transitions to lesser zones: Our project is located in the heart of a fast developing Midrise zone. Several tall apartment buildings have gone up in the area in the past few years and we believe that our building will further progress this movement. Another 7 story boarding house is under construction at the corner of 10th and East Alder Street to the North. Our site is very small, 7,228 square feet and do not easily step. We are reducing some of the height by remove 3 feet of the high part of the site and then recessing the building 2 feet further into the site. We reduced the bulk by keeping the setbacks 10 foot average around the entire site. Our scale is appropriate for the other developments in the neighborhood.

C Architectural Elements and Materials

C1: Architectural Context: The Styles and concepts of the surrounding buildings in the neighborhood vary greatly. We are creating a modern style building.

C2: Architectural Concept and Consistency: The design of our options reflect consistency in design. Each option while unique, offer several architectural elements which add to their concept as a whole. Each option has a definite entrance, a proud presence on the site and articulation of the facades.

C3: Human scale and activity: We will accomplish this by:

- Stepped retaining walls at the sidewalk with landscaping
- Grand entrance on 10th Ave
- Articulated façade with lots of windows
- A soft transition for building to street
- Balconies at the street side of the building
- Pedestrian activity at the alley via the bicycle entrance

C4: Durable, attractive and well detailed finish materials:

- Articulated façade with lots of windows
Concrete structure
- Panelized siding systems
- Delicate architectural details
Articulated rooftop roofs

C5: Structured Parking Entrances: We are proposing one garage entrance from the alley that is 10' wide and clearly visible. We have one van accessible exterior accessible parking space which will be covered by a canopy. Bicycles will also enter from the alley through the secure garage entrance.

D Pedestrian Environment

D1: Convenient, attractive and protected pedestrian entries:

- Prominent main building entrance on 10th Ave East with a decorative and modern weather protection canopy. The main entrance has large windows and we enter directly into the lobby. The lobby has stair access, mail boxes and easy access to the elevator lobby. There is a lower accessible entrance to the building located at the alley. This entrance will also have weather protection cover.
- Accessible building entrances on the first and basement levels.
- Stepped planters and stair ways
- Open guardrails where possible
Well lit entrances with security cameras

D2: Avoid blank walls: Our site is below the sidewalk and to minimize that impact, we propose:

- Stepped retaining walls with planters
- Grand entrance on 10th Ave
- Open railing where possible. At 10th Ave we will provide retaining walls to grade, or just above, and will continue the building code required guardrails with open metal railing systems.
Because of the many small units there are many windows on each façade.

D3: Minimize height of retaining walls: See D2 above. In addition we are lowering the property to reduce the height of the existing retaining wall for the Southern properties. At the alley there is currently a 6 to 9 foot retaining wall, isolating the property from the alley. Our new design will allow both vehicular and pedestrian access and thus reducing the retaining walls at the alley.

D4: Minimize parking on pedestrian ways: No curbcuts are proposed on 10th Ave. Cars will enter the parking garage via the alley. Currently the existing building has a curbcut for parking. We will remove that curbcut.

D5: Minimize visual impacts of the parking structure: Parking structure is located on the alley and underground. The parking garage is only visible at the alley.

D6: Screen dumpsters, utility and service areas: The dumpsters are located inside the building except for the organic disposal which will be in a screen area directly off the alley. Electrical and water will enter the property at the alley (if possible). The utility rooms for the water and electricity are located in the garage accessible from the alley.

D7: Consider personal safety:

- Well lit building entrances
- Gates and fences at on-grade
- Many large windows facing the streets and alleys
- Secure, locked main entrance
Secure locked alley entrance
Introduction of uses for the alley thus allowing for more alley activity

E Landscaping

E1 and E2 and E3: Reinforce existing landscape character, enhance site and special site conditions: The existing site has no street trees. The neighborhood has wonderful large street trees. We will add street trees to our project. We will also have stepped planters at the sidewalk filled with shrubs and seasonal flowers. We will also landscape for visual privacy for the neighbors directly to the north and south. The rooftop decks will have landscaping including a green roof perimeter at the deck and shrub planters for privacy.



Connolly Center

Recent Development



Swedish Medical Center - First Hill



Yesler Terrace Community Center



Harborview Medical Center - First Hill

Neighborhood growth and influences: This is a rapidly growing area of Capitol Hill. The Capitol Hill neighborhood has many sizes of housing, levels of income and types of people. Our project is in the heart of midrise housing. Since we started working on this site there are already many new tall buildings being proposed or recently completed. At the North end of our street, there is a new 7 story+ lofts, multi-family structure. To the South (near Fir and 11th) is a new 103 unit Seattle Housing Authority (SHA) multi-family project. One block to the North, a condominium project is under-going extensive exterior renovation. Within 3 block radius of our project are dozens of 5 to 8 story apartment and condominium buildings. SHA is also redeveloping Yesler Terrace 3 blocks from our project. This area is transforming into a dense neighborhood with many services close by.

Pedestrian Destinations

The site is located within walking distance to retail (12th Ave District) to parks (Horiuchi and Seattle U Park, schools (Seattle University and Bailey Gazert Elementary), religious centers (Vietnamese Catholic Community Church, Japanese Baptist Church and Goodwill Missionary Baptist Church), hospital's (Swedish and Harborview), community centers (Yesler Terrace and Langston Hughes Cultural Center). The First Hill Streetcar stop is 1 ½ blocks from our site (East Terrace and Broadway) and it links Seattle Central, Capitol Hill Business District and Downtown Seattle.

Views

Our site is at the edge of a plateau which allows beautiful views to the East (Cascades and Lake Washington) and Southeast (Beacon Hill). Our building is tall but slender (40 feet wide) so we will still allow for views around our building.



Possible View to the east of the Cascades



Horiuchi Park



12th Avenue Business District



Seattle University Park



Broadway Streetcar Rail

OPTION A (PREFERRED OPTION)

Option A proposes modern style 8 story apartment building containing 91 studio units ranging from 213 s.f. to 296 s.f. Each floor contains a laundry room and 1 accessible unit. In this option a larger accessible main entry is provided to allow for a better pedestrian experience and more landscaping. The structure will contain 9 parking spaces, 1 accessible parking space and room for 36 bicycles.

PROS

- Code compliant, No design departures
- Centrally located entry and retaining wall configuration create a more pedestrian friendly space.
- Stairs and elevators on South side to reduce shadow on Northern properties
- Larger unit sizes
- Modulated façade on 10th Ave
- Ten foot average setbacks
- More opportunities for interesting landscaping
- Unique modulation due to bay windows
- Japanese influence of tall articulated building on small lots



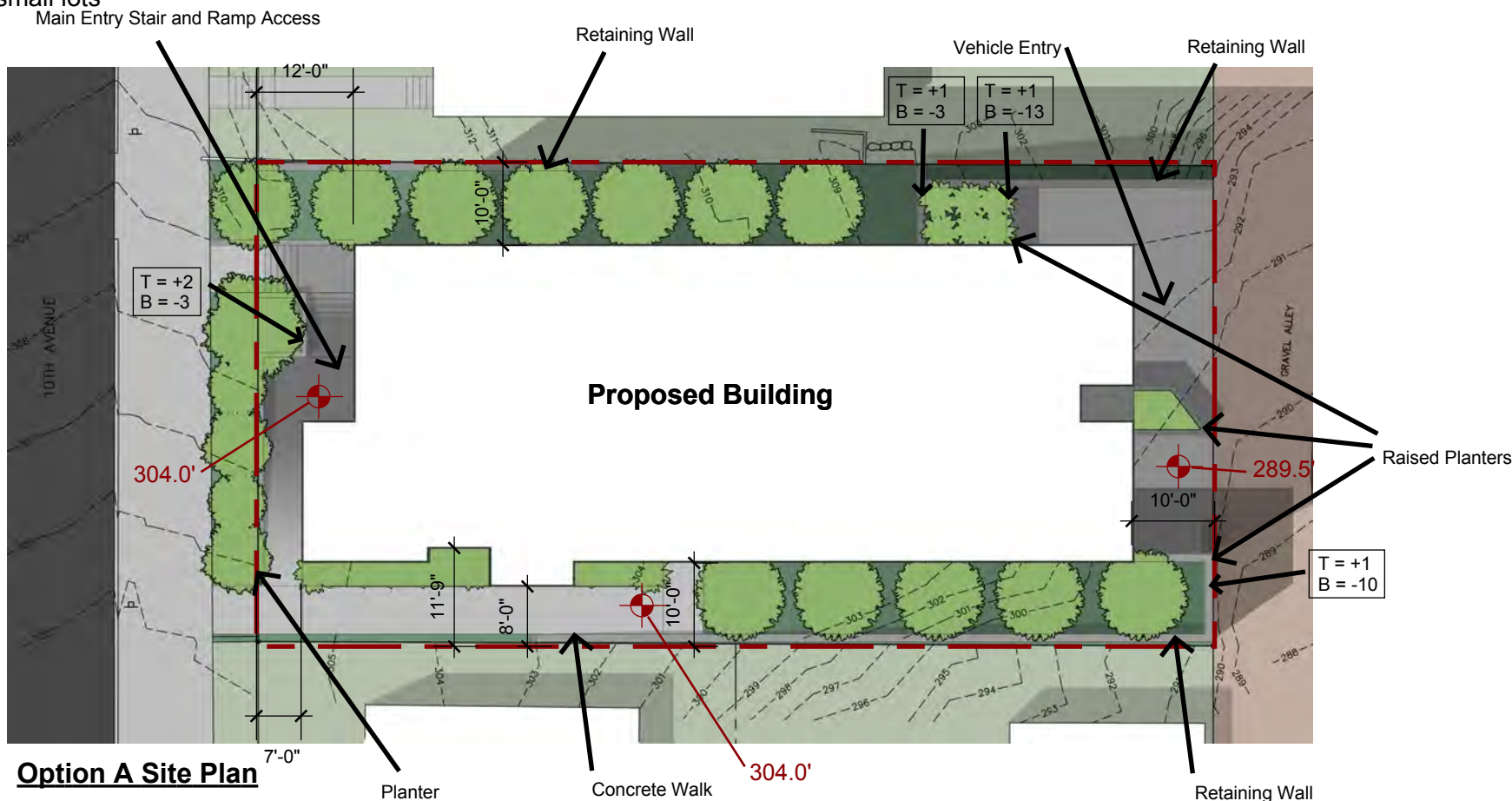
Option A - First Floor Plan



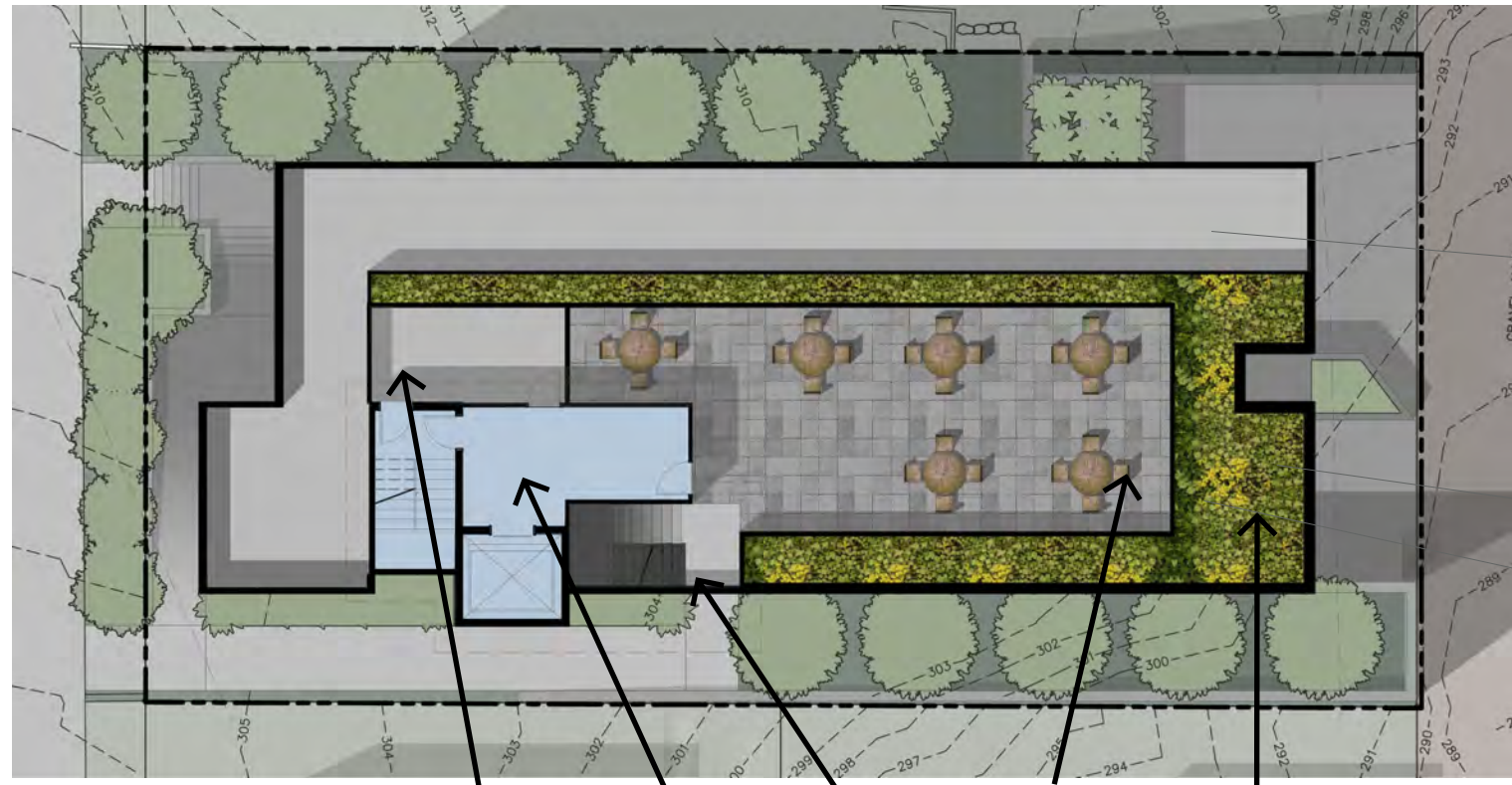
Option A - Floors Two Through Eight

STATS

	S.F.	Units
Lot Size:	7,228 S.F.	
Allowable F.A.R.	7,228 X 4.25 = 30,719 S.F.	
Basement Level	0 S.F.	0
First Floor	3,725 S.F.	7
Second Floor	3,725 S.F.	12
Third Floor	3,725 S.F.	12
Fourth Floor	3,725 S.F.	12
Fifth Floor	3,725 S.F.	12
Sixth Floor	3,725 S.F.	12
Seventh Floor	3,725 S.F.	12
Eighth Floor	3,725 S.F.	12
Roof Level	406 S.F.	12
Total	30,209 S.F.	91



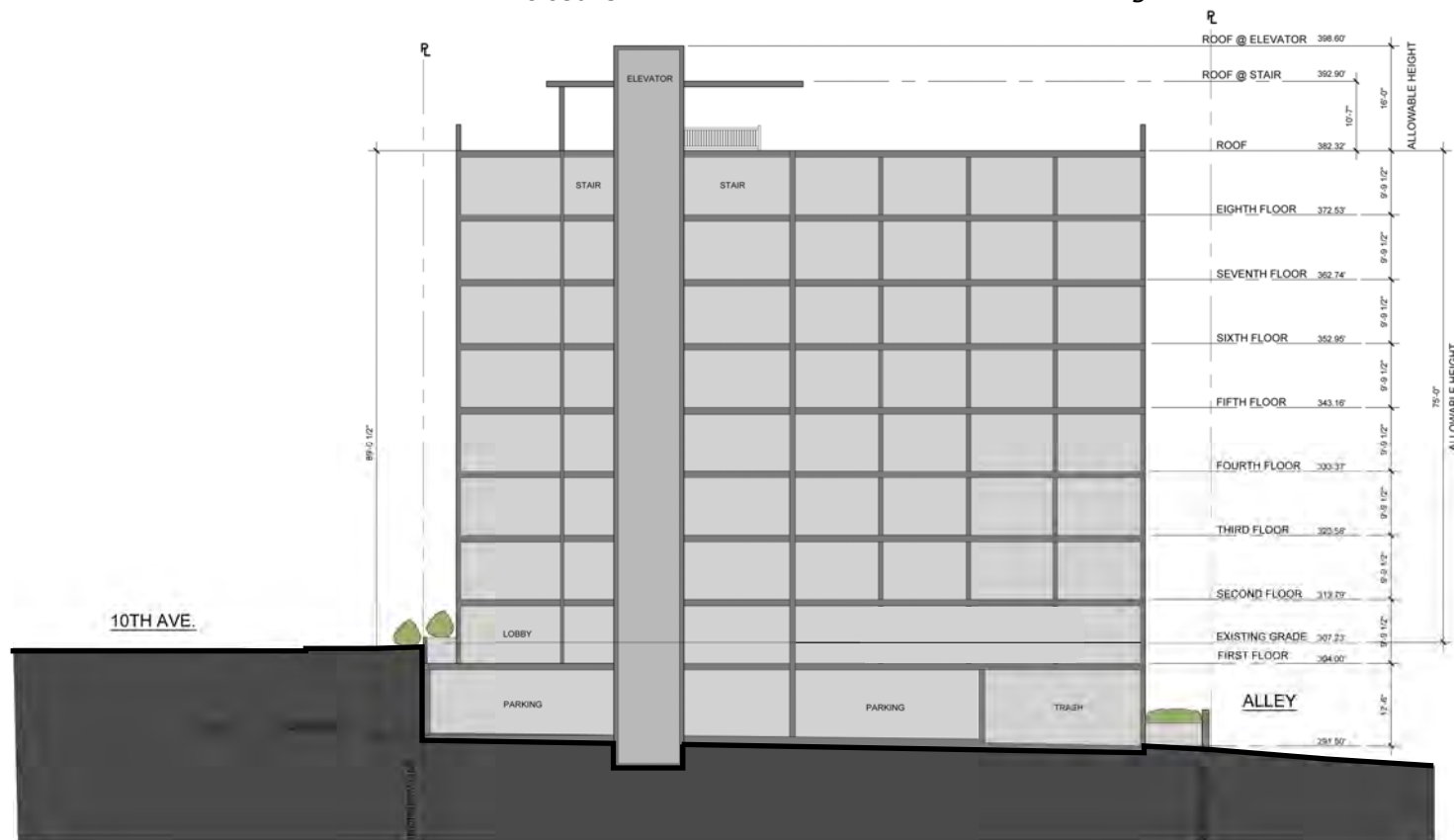
Option A Site Plan



Option A - Roof Level Plan Mechanical Penthouse Enclosure Open Stair Outdoor Seating Green Roof



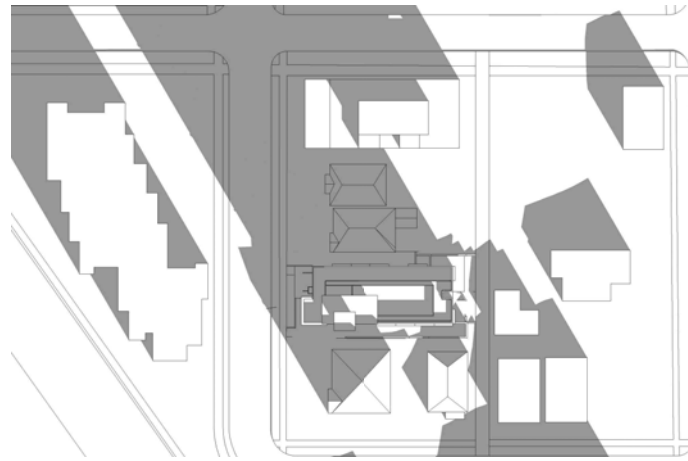
View looking Northeast



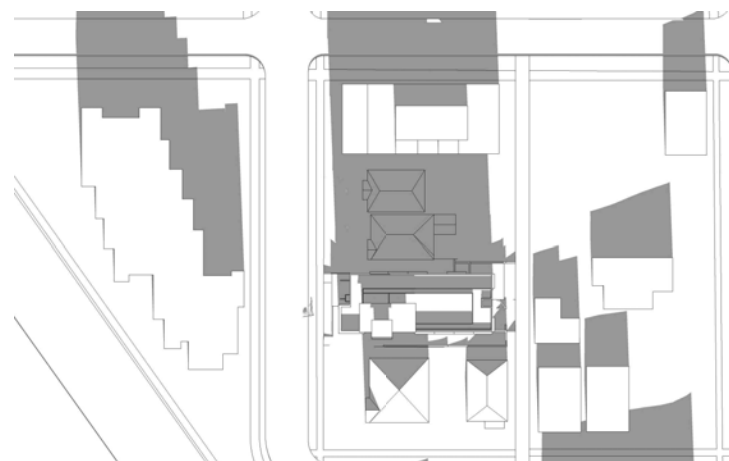
Option A Section



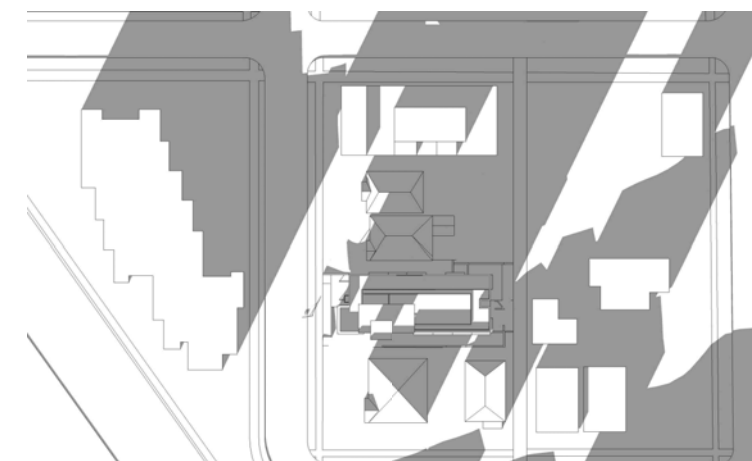
View looking Southeast



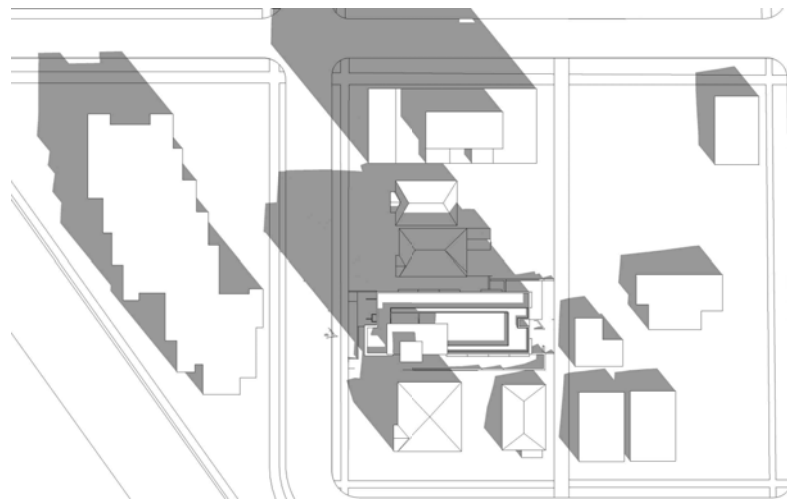
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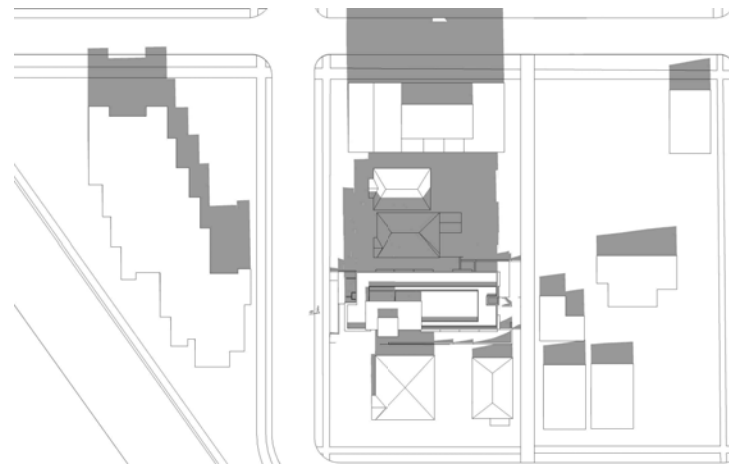
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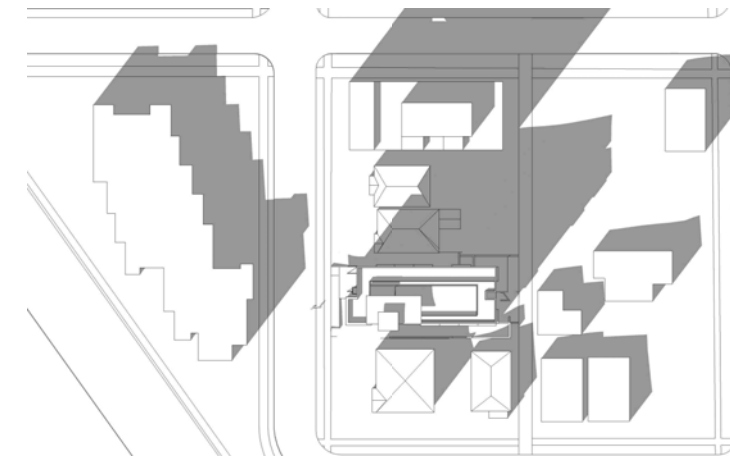
DEC 21 2:00PM



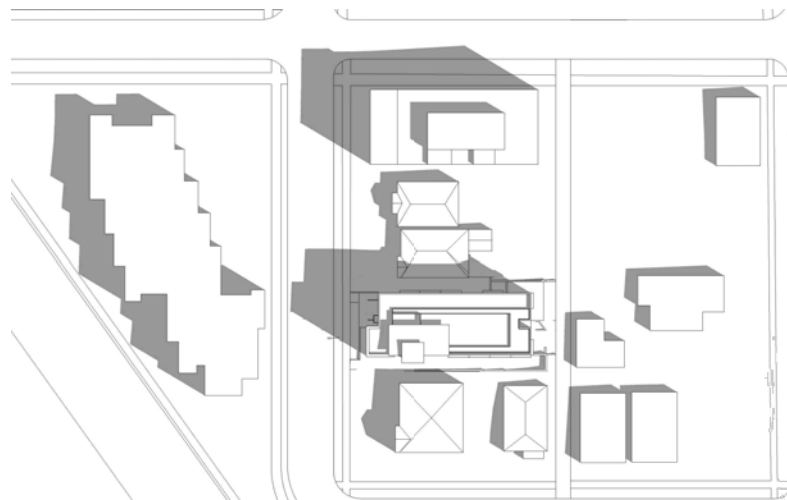
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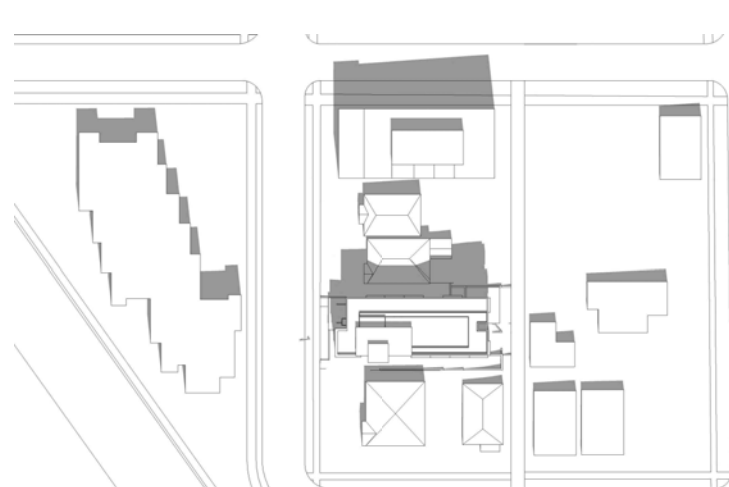
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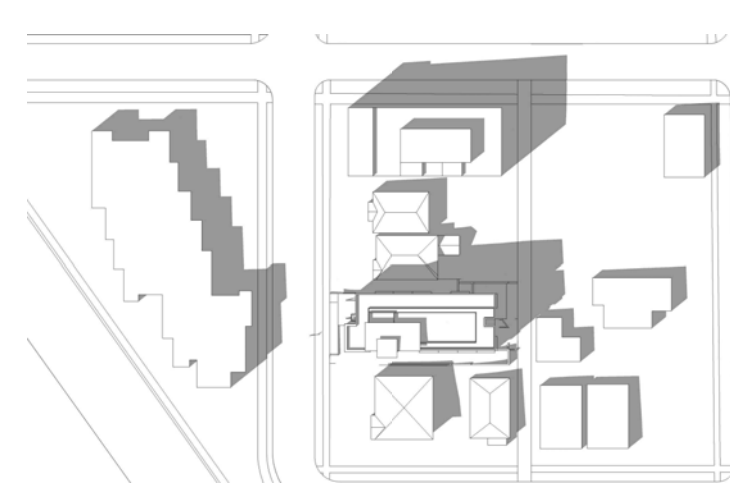
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JUNE 21 10:00AM



JUNE 21 12:00AM



JUNE 21 2:00PM

OPTION B

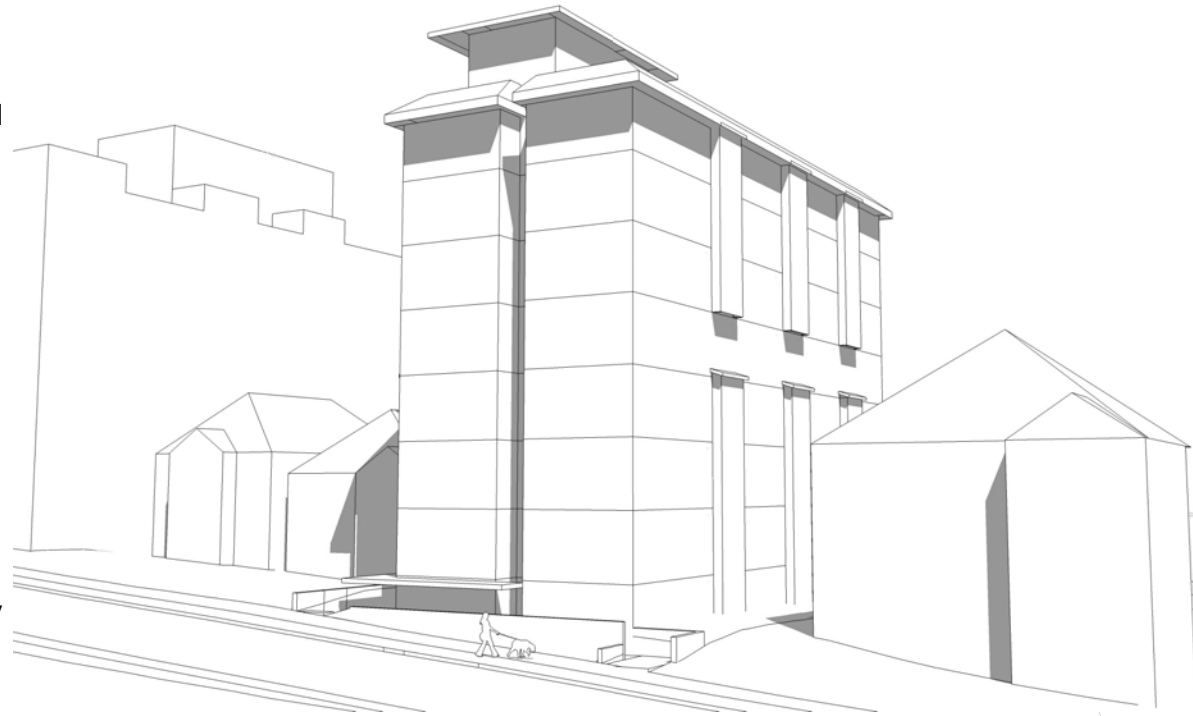
Option B proposes another 8 story apartment building containing 91 studio units ranging from 211 s.f. to 318 s.f. Styled after the buildings in the vicinity with mansard roofs simple facades and large bays. Each floor contains a laundry room and 1 accessible unit. In this option a shallower yet still accessible main entry on 10th Ave. The structure will contain 9 parking spaces and room for 36 bicycles.

PROS

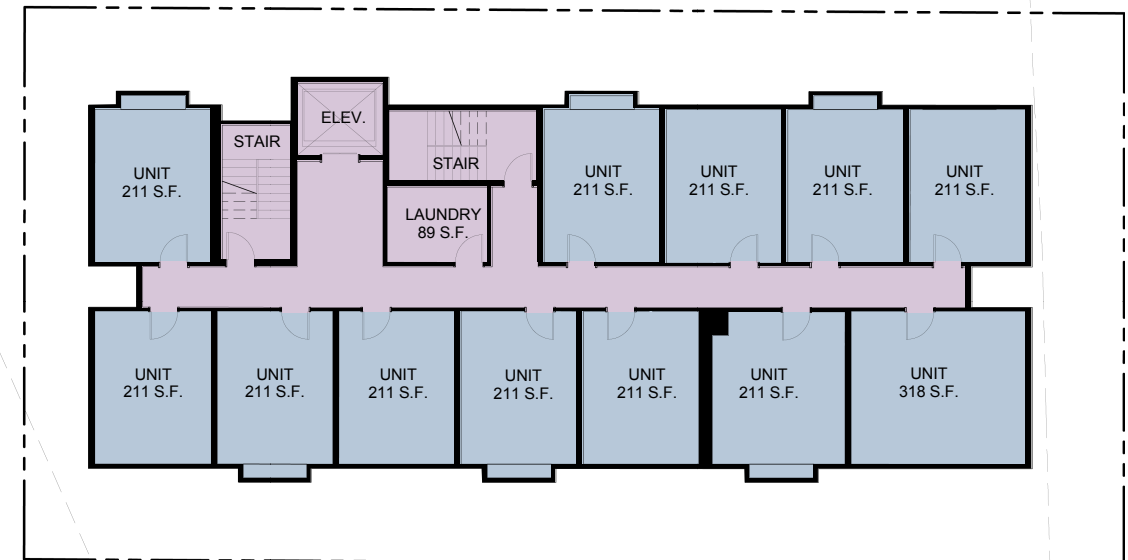
- Code compliant no design departures
- 10 foot average setbacks on sides and back

CONS

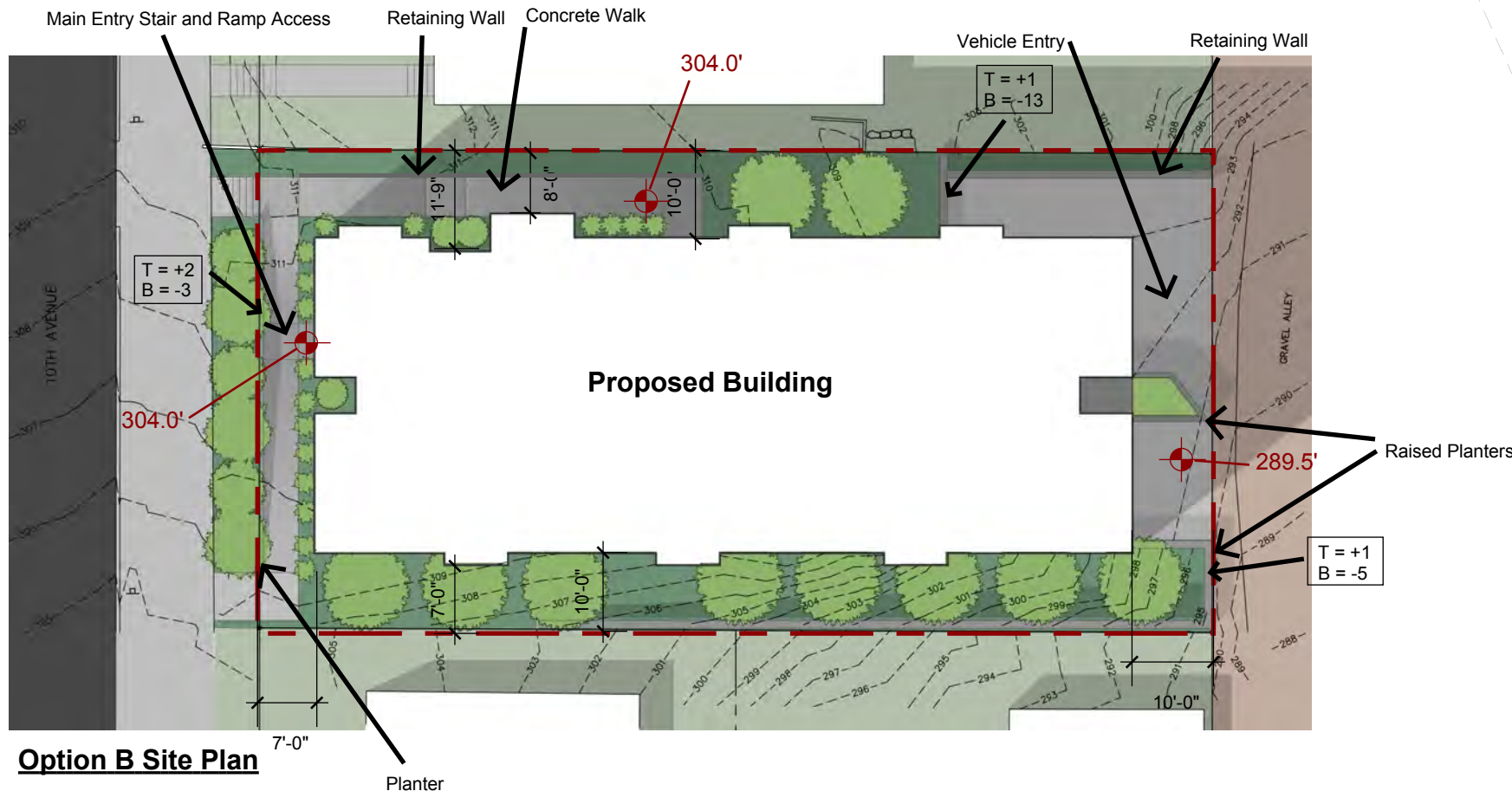
- Small average units
- Steeper Entrance form 10th Ave
- Minimal modulation on 10th Ave
- Narrow landscaping at entrance, less opportunity for varied landscaping
- 7 foot setback on 10th Ave
- Elevator and stair on North, longer shadow to the North - Design Departure required
- Side modulations less interesting



Option B - First Floor Plan



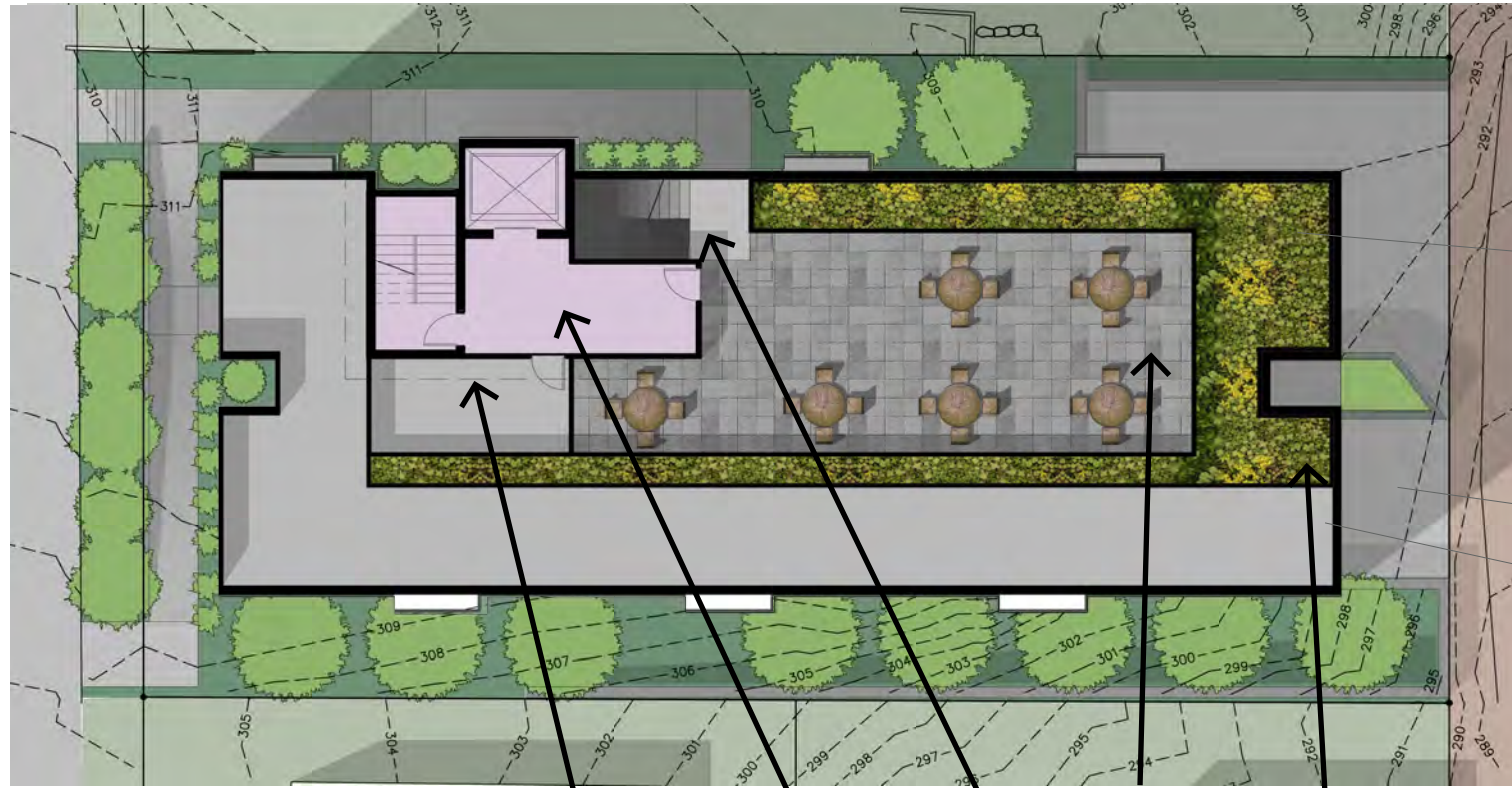
Option B - Floors Two Through Eight



Option B Site Plan

STATS

	S.F.	Units
Lot Size:	7,226 S.F.	
Allowable F.A.R.	7,226 X 4.25 = 30,705 S.F.	
Basement Level	0 S.F.	0
First Floor	3,742 S.F.	7
Second Floor	3,742 S.F.	12
Third Floor	3,742 S.F.	12
Fourth Floor	3,742 S.F.	12
Fifth Floor	3,742 S.F.	12
Sixth Floor	3,742 S.F.	12
Seventh Floor	3,742 S.F.	12
Eighth Floor	3,742 S.F.	12
Roof Level	406 S.F.	12
Total	30,342 S.F.	91

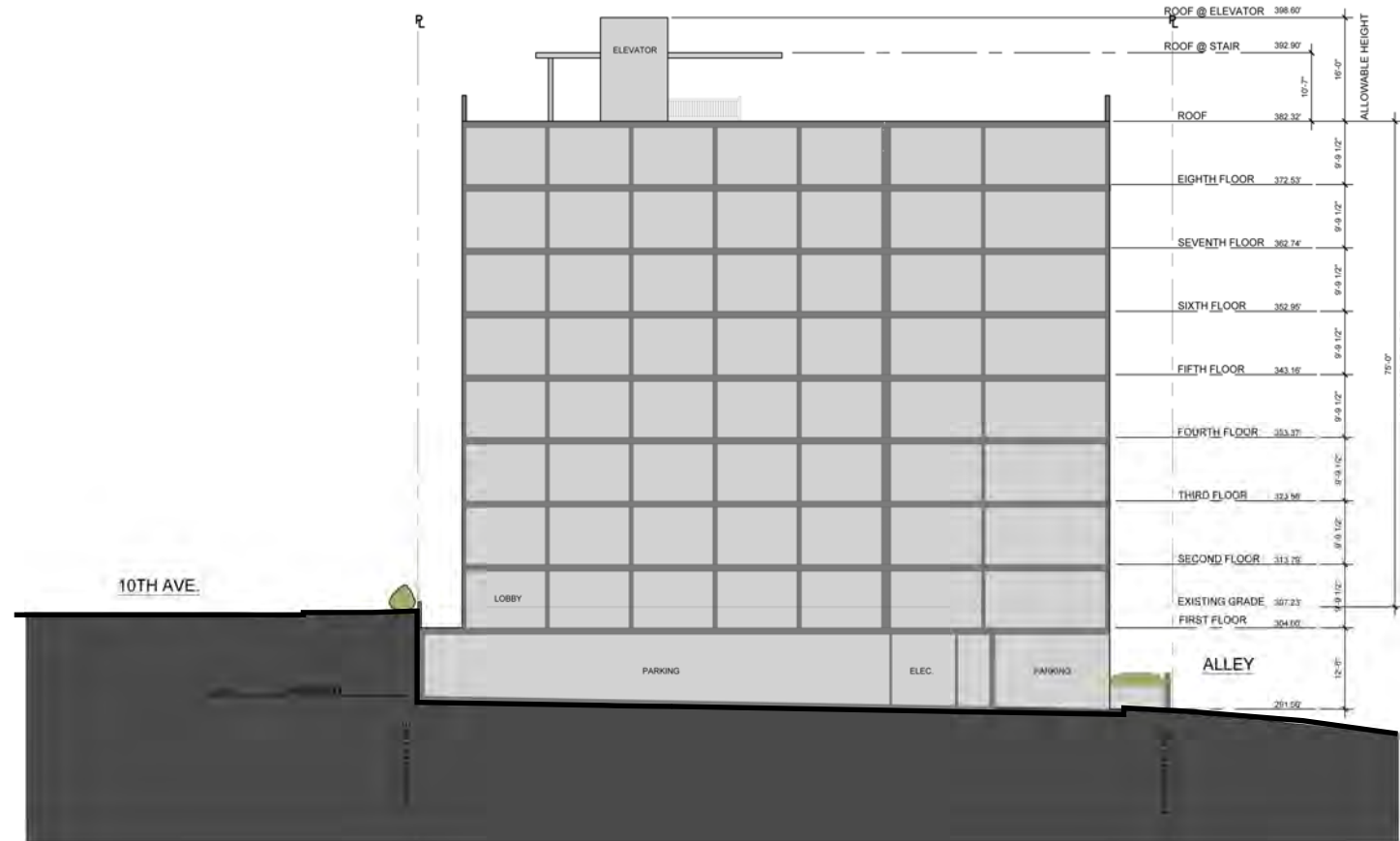


Option B - Roof Level Plan

Mechanical Enclosure Penthouse Open Stair Outdoor Seating Green Roof



View looking Northeast



Option B Section



View looking Southeast

OPTION C

Option C proposes another 8 story apartment building containing 95 studio units ranging from 211 s.f. to 249 s.f. This building has more of a monolithic approach which lends to several of the apartment buildings in the area. Each floor contains a laundry room. There are 4 accessible units on the first floor floors. The structure will contain 9 parking spaces and room for 36 bicycles.

PROS

- Code compliant
- Largest canopy
- Least steep approach at 10th Ave entrance

CONS

- Small average units
- Minimal modulation on 10th Ave
- Narrow landscaping at entrance, less opportunity for varied landscaping
- 7 foot setback on 10th Ave
- Elevator and stair on North, longer shadow to the North - Design Departure required
- Setbacks are narrower at the base of the building, more impact to North and South neighbors.



STATS

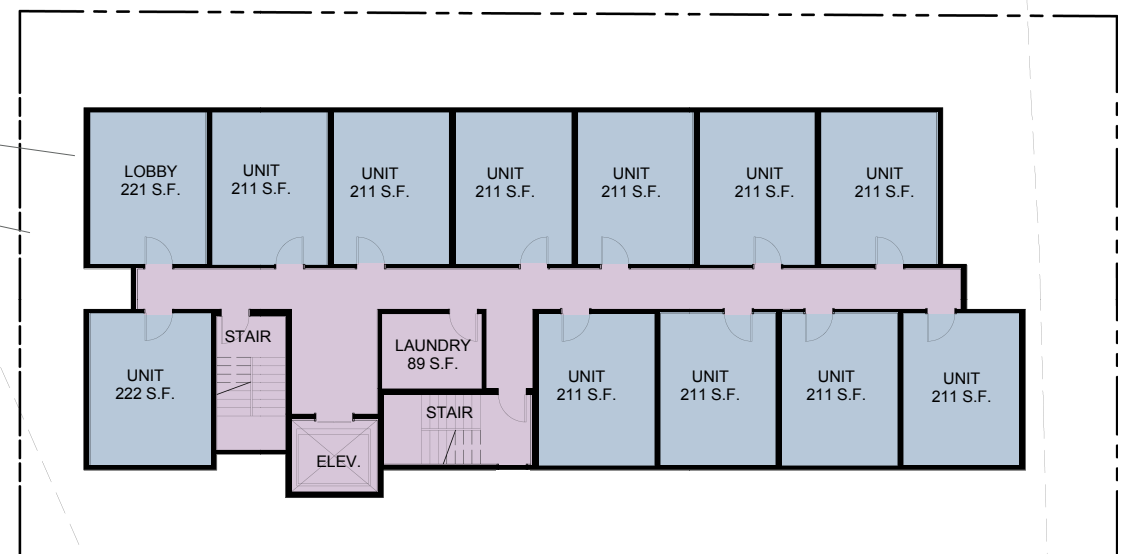
Allowable F.A.R. 7,226 X 4.25 = 30,705 S.F.
 Total F.A.R. 30,350 S.F.
 Total Units 91



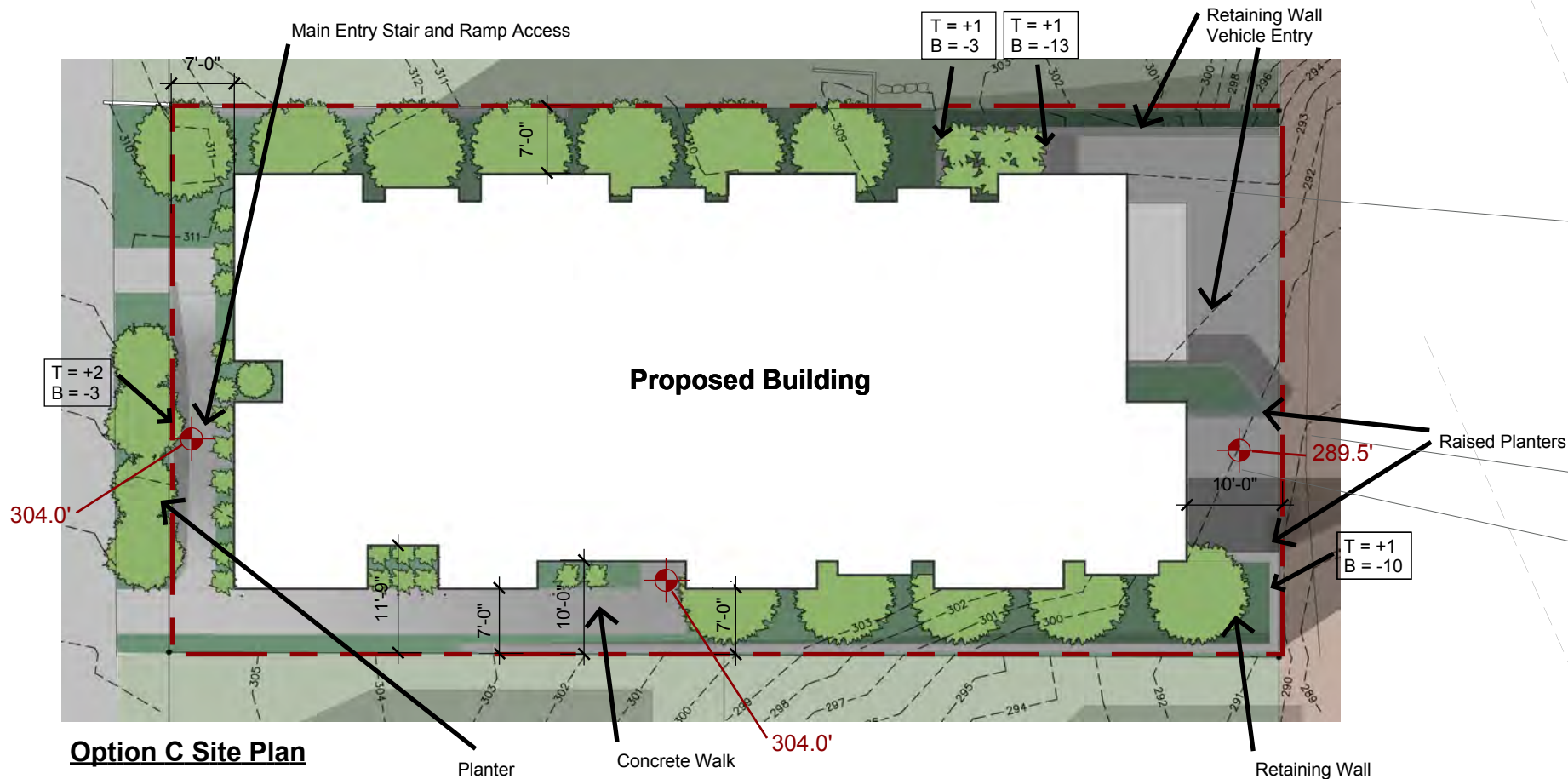
Option B - First Floor Plan



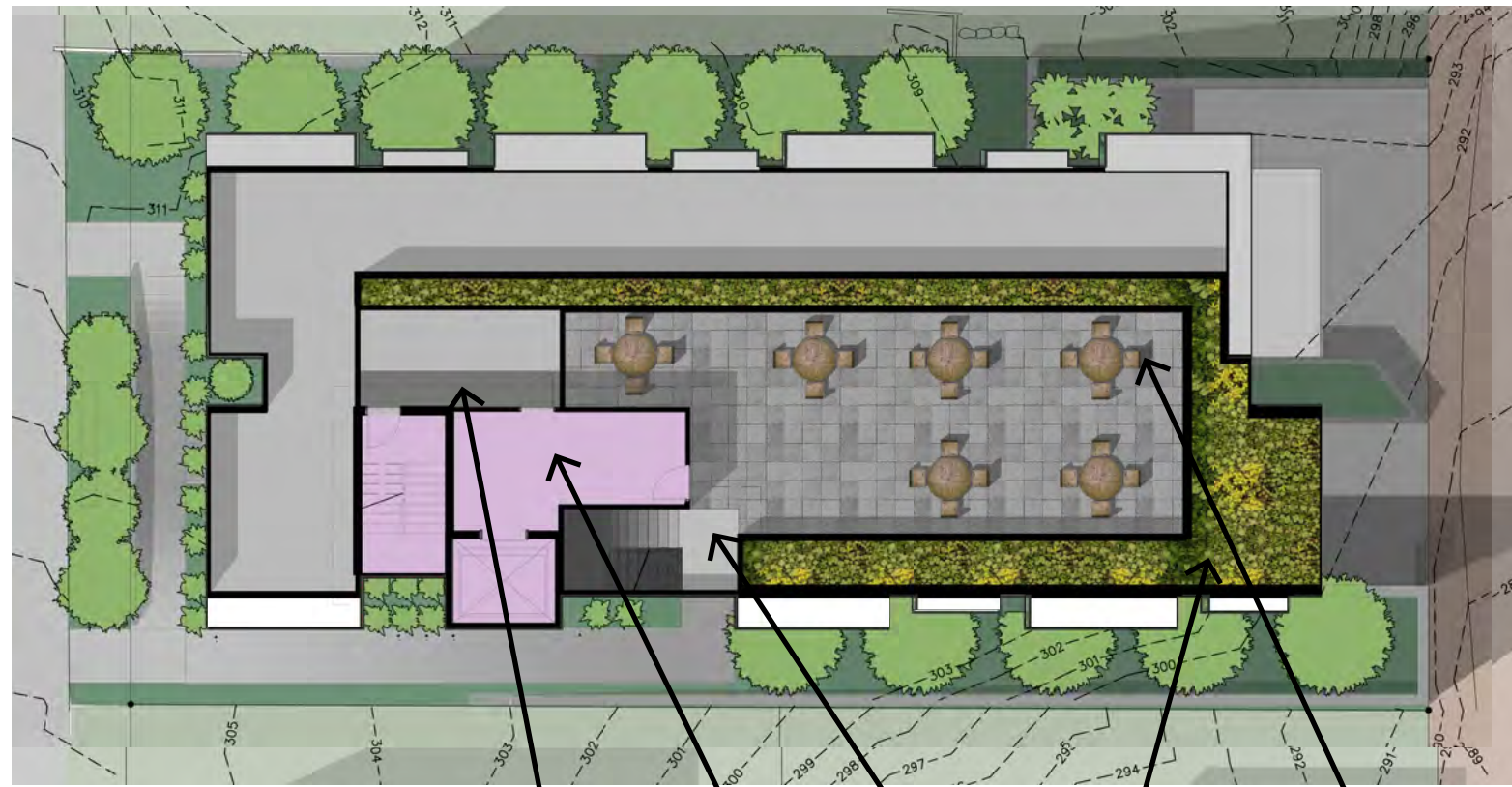
Option C - Floors Two Through Four



Option C - Floors Four Through Eight



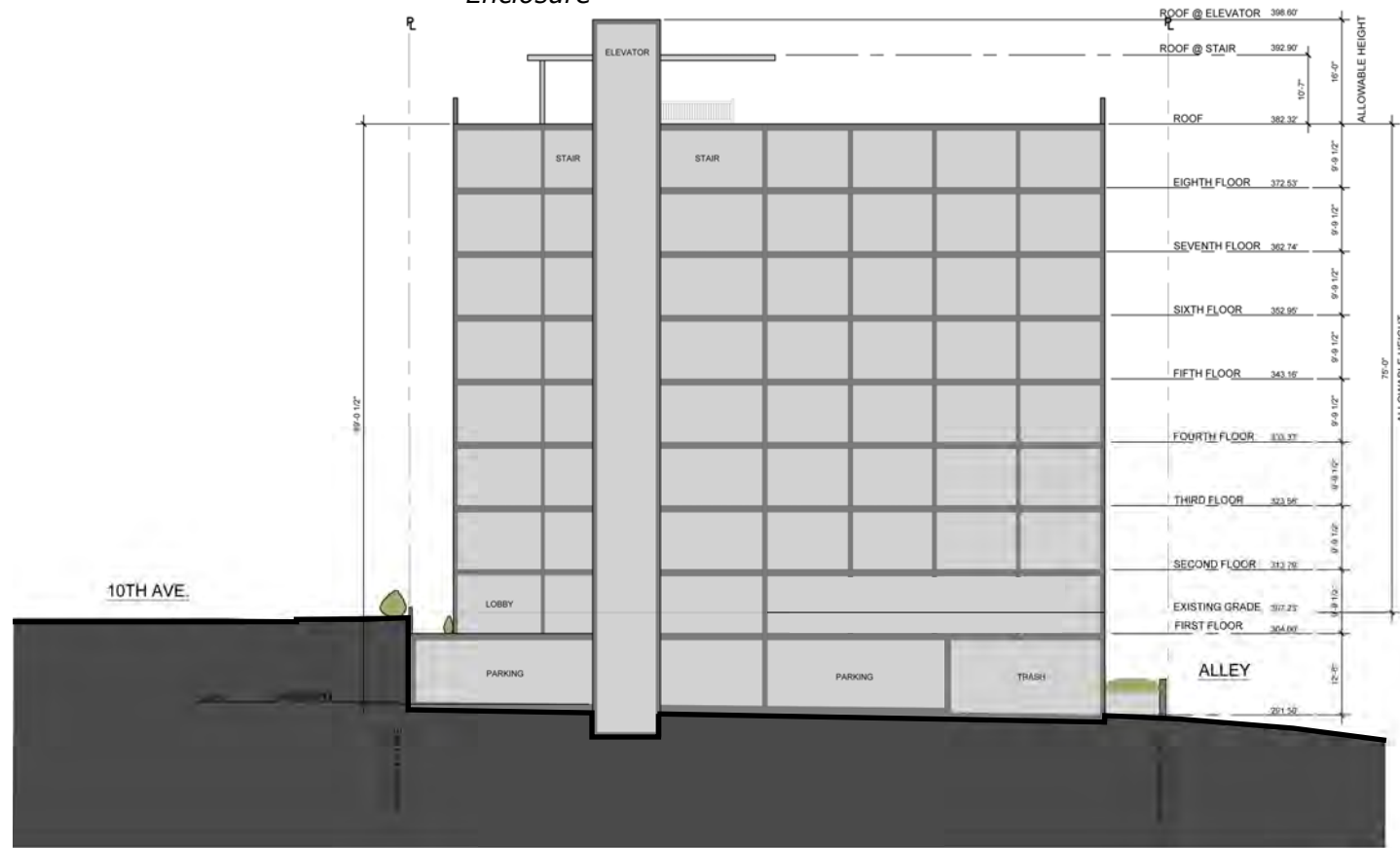
Option C Site Plan



Option C- Roof Level Plan Mechanical Enclosure Penthouse Open Stair Green Roof Outdoor Seating



View looking Northeast



Option C Section



View looking Southeast

GARAGE LEVEL

The garage level is similar on all three options. There are 10 parking spaces (9 under the building and 1 off the alley). There are 36 bicycle parking all within a secure room inside the secure garage. We exceed the minimums for both bicycle and vehicle parking requirements. The garage is also the home of the water and electrical service entrances to the building. The garage is 15 foot tall due to the steep elevation changes from front to back. The garage will not be visible from any of the site except for the back alley. The garage level will allow the property access to the alley. Currently it has no access. As part of this project we will improve the alley from East Spuce to our northern property line. In addition our use and lighting of our property at the alley will increase the alley security.



Alley direcity behind site

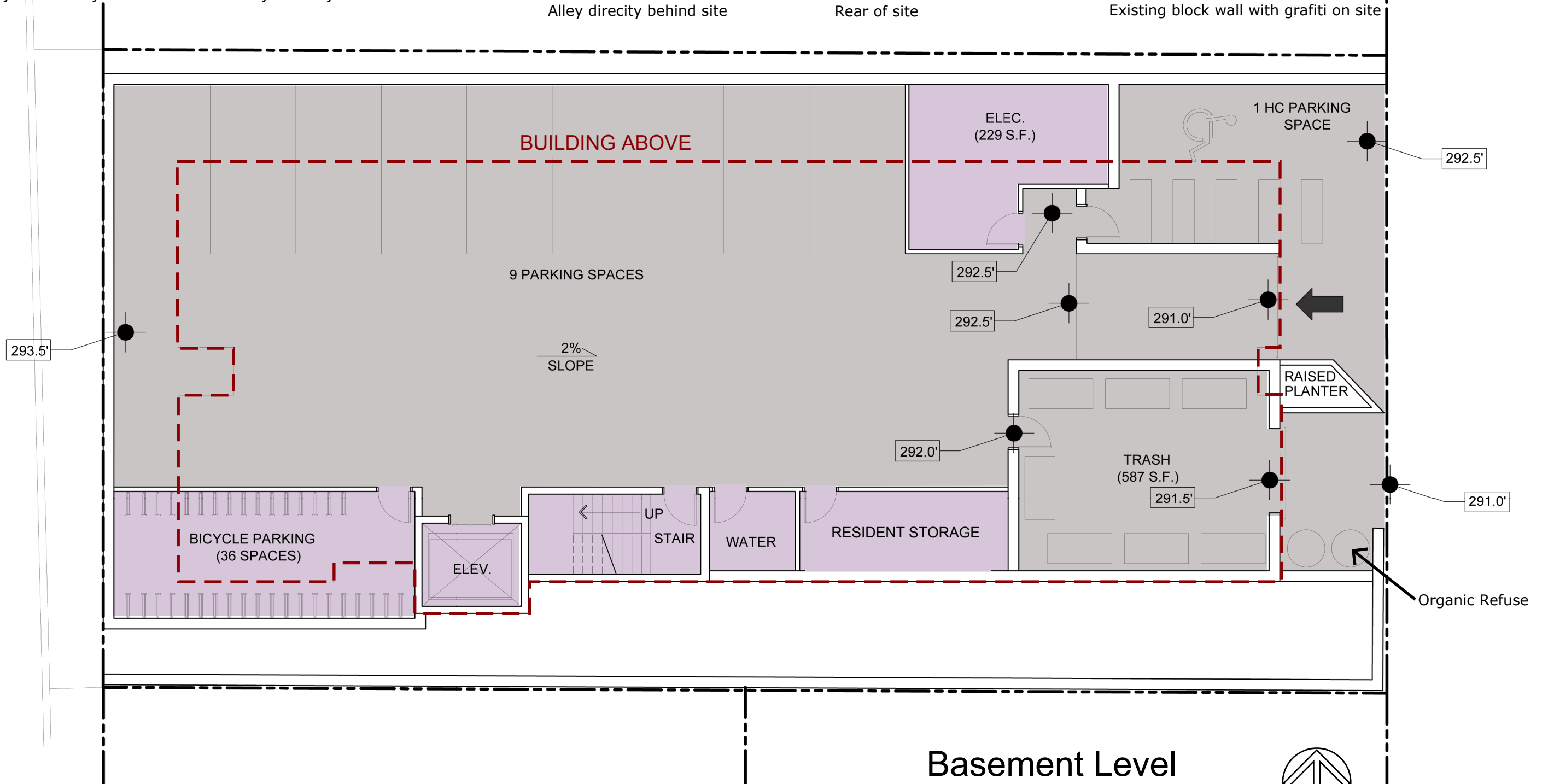


Rear of site



Existing block wall with grafiti on site

10th AVENUE



Basement Level

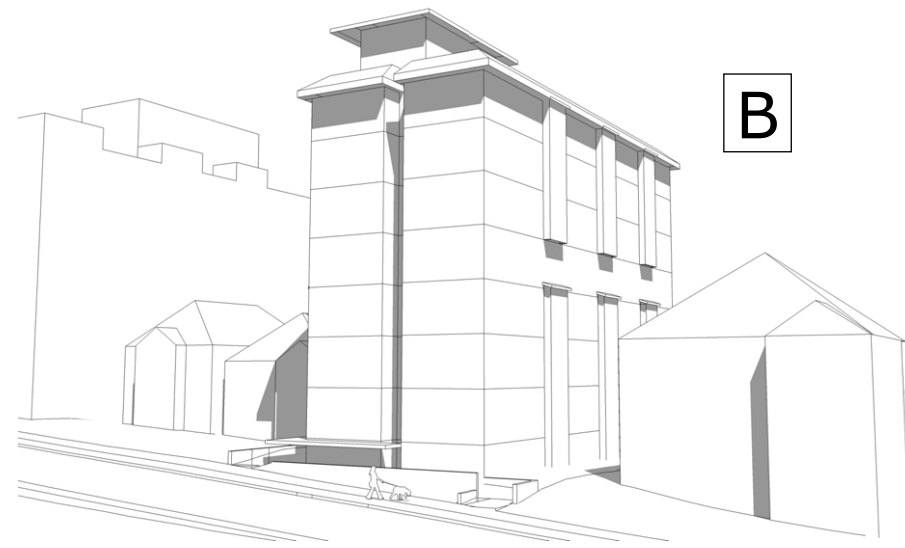
NTS



*Due to the small size of the site and the required property setbacks, we were limited on the modulations and building footprint. For this exercise we focused on ways to keep the unit quantity the same and change the components so the building could vary.



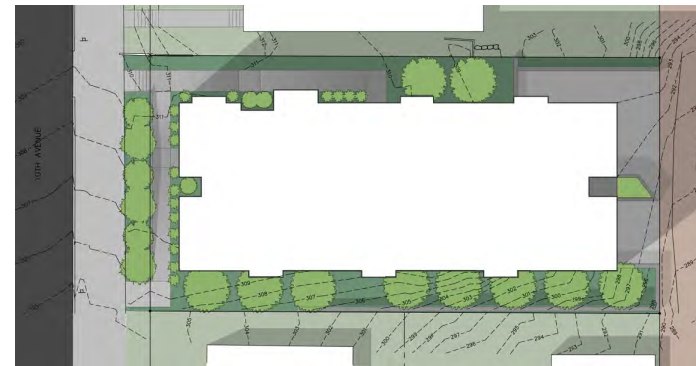
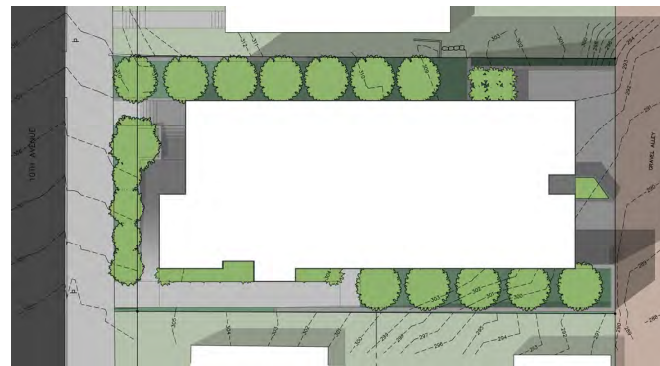
A



B



C



OPTION A (PREFERRED OPTION)

Option A proposes modern style 8 story apartment building containing 91 studio units ranging from 213 s.f. to 296 s.f. Each floor contains a laundry room and 1 accessible unit. In this option a larger accessible main entry is provided to allow for a better pedestrian experience and more landscaping. The structure will contain 9 parking spaces, 1 accessible parking space and room for 36 bicycles.

PROS

- Code compliant, No design departures
- Centrally located entry and retaining wall configuration create a more pedestrian friendly space.
- Stairs and elevators on South side to reduce shadow on Northern properties
- Larger unit sizes
- Modulated façade on 10th Ave
- Ten foot average setbacks
- More opportunities for interesting landscaping
- Unique modulation due to bay windows
- Japanese influence of tall articulated building on small lots

EARLY DESIGN GUIDANCE PACKAGE
208 10TH AVENUE SEATTLE, WA - DPD PROJECT NUMBER 3013858

OPTION B

Option B proposes another 8 story apartment building containing 91 studio units ranging from 211 s.f. to 318 s.f. Styled after the buildings in the vicinity with mansard roofs simple facades and large bays. Each floor contains a laundry room and 1 accessible unit. In this option a shallower yet still accessible main entry on 10th Ave. The structure will contain 9 parking spaces and room for 36 bicycles.

PROS

- Code compliant no design departures
- 10 foot average setbacks on sides and back

CONS

- Small average units
- Steeper Entrance form 10th Ave
- Minimal modulation on 10th Ave
- Narrow landscaping at entrance, less opportunity for varied landscaping
- 7 foot setback on 10th Ave
- Elevator and stair on North, longer shadow to the North - Design Departure required
- Side modulations less interesting

OPTION C

Option C proposes another 8 story apartment building containing 95 studio units ranging from 211 s.f. to 249 s.f. This building has more of a monolithic approach which lends to several of the apartment buildings in the area. Each floor contains a laundry room. There are 4 accessible units on the first floor floors. The structure will contain 9 parking spaces and room for 36 bicycles.

PROS

- Code compliant
- Largest canopy
- Least steep approach at 10th Ave entrance

CONS

- Small average units
- Minimal modulation on 10th Ave
- Narrow landscaping at entrance, less opportunity for varied landscaping
- 7 foot setback on 10th Ave
- Elevator and stair on North, longer shadow to the North - Design Departure required
- Setbacks are narrower at the base of the building, more impact to North and South neighbors.