DESIGN REVIEW RECOMMENDATION

MEETING DATE JUNE 19, 2013

422 SUMMIT AVENUE E
SEATTLE, WA 98102
DPD #3014079

View of Southwest Corner at 422 Summit Avenue E

Developer:
ICP 422 Summit, LLC
3216 NE 45th Place, Suite 107
Seattle, WA 98105
contact: Skip Slavin

Landscape Architect:
Karen Kiest Landscape Architects
111 West John Street, Suite 305
Seattle, WA 98119
contact: Karen Kiest, ASLA

Architect:
Runberg Architecture Group, PLLC
One Yesler Way, Suite 200
Seattle, WA 98104
contact: Brian Runberg, AIA

Karen Kiest | Landscape Architects

RUNBERG ARCHITECTURE GROUP
www.runberg.com

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PROJECT GOALS

- To provide ***afforable*** rental units in the city's most desirable neighborhood and designated ***workforce housing*** that will be rent controlled for 50 years.
- To reduce the environmental footprint of the building's construction and use, and to help support the practice of ***sustainable*** development.
- To create a ***vibrant*** project that encourages a ***positive experience*** between the residents and the neighborhood.
- To help strenghten the high density, livable ***community*** in Capitol Hill.
- To achieve an ***economically feasible*** design that can be funded and built.

Workforce Housing Incentive

Overview

- The City Council adopted Ordinance (122882)

The City is proposing amendments to the Land Use Code to expand the use of incentive zoning programs beyond their current application in Downtown. The Workforce Housing Incentive would apply when a significant increase in development capacity, in the form of additional height or floor area beyond that permitted outright on a lot, is allowed. The added floor area or structure height would be conditioned on an applicant including specific elements in a project that would provide a public benefit. The proposed program would apply in different parts of the city as development regulations are revised to incorporate incentive zoning.

Workforce Housing Incentive has the potential to:

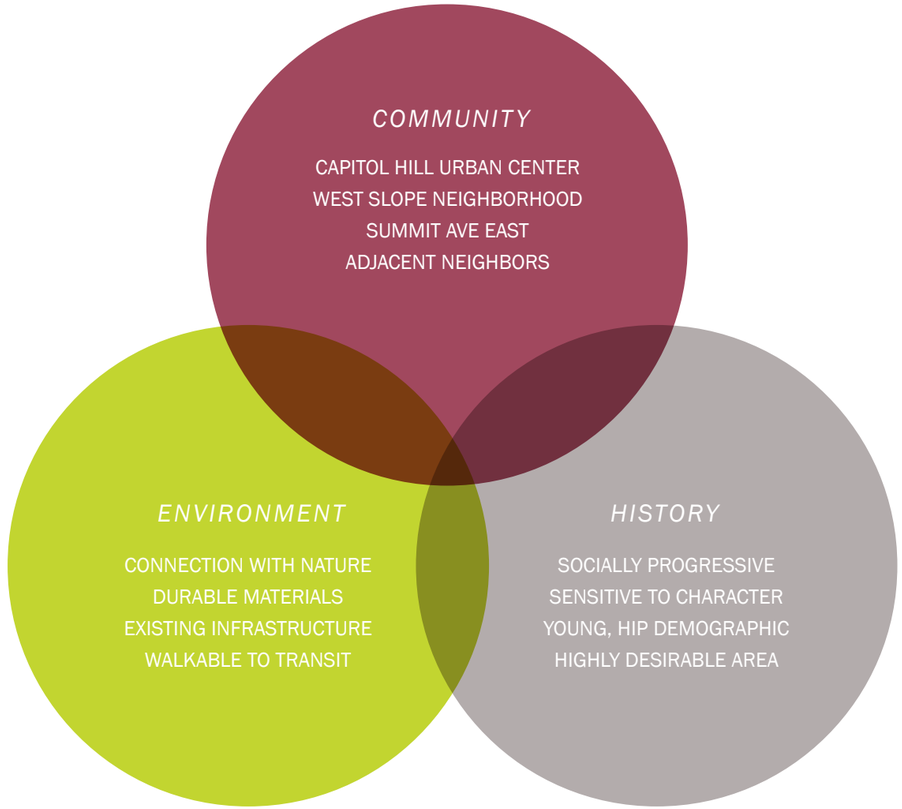
• Encourage growth where it is most appropriate and reduce development pressures on fragile natural environments and low-density, single-family areas;
• Promote housing affordability; and
• Encourage other benefits to serve growth such as new open spaces and landmark preservation.

City of Seattle
Office of Housing

PROJECT DATA

total number of stories	6 stories
basement parking levels	1 basement level
approx. # vehicles	13 vehicles
number residential units	48 units
total building sf	approx. 37,626 gsf

PROJECT VISION



HISTORICAL CONTEXT

DEVELOPMENT IN THE NEIGHBORHOOD

1910-1940

Traditional Building forms: base, middle, top with bays, cornices, and ornate facade detailing.
Exterior fire escapes and small common decks accessed from the corridor, but no private decks.
Masonry and wood exterior siding.
Wood windows, mostly double hung.
Minimal setbacks with interior light wells, courtyards, and shafts for passive ventilation.
Little or no on-site parking.




1950-1970

Fewer, if any, traditional building forms.
More overt expressions of mass and void.
Windows ganged into horizontal or vertical bands.
Exterior walkways and some private decks.
Textured veneers: masonry, terra cotta, and stone.
Aluminum and wood windows.
Underground or open air, covered parking garages with wide, continuous curb cuts.




1980-1990

Return of traditional forms such as pitched roofs, base-middle-top, expressed belly bands
Large exterior decks
Economic siding materials such as vinyl, Louisiana Pacific (LP) siding, and EIFS (drivit).
White vinyl windows, mostly sliders.
Mechanical ventilation.
On-site, underground parking.




2000- 2013

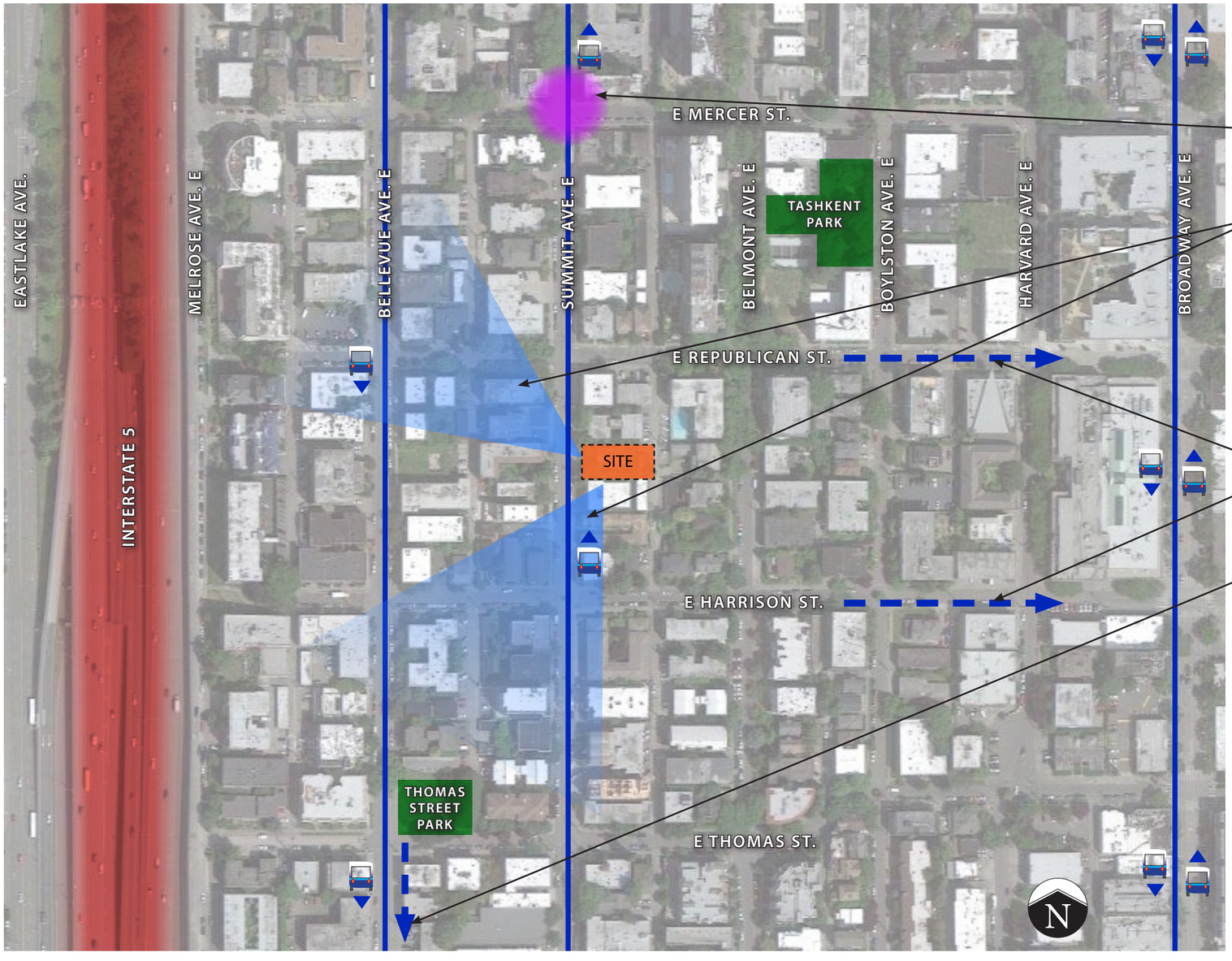
Modern boxes with more classically modern expressions.
Smaller exterior decks.
Rainscreen siding installations of metal, fibercement panels, and wood plank.
Larger glazing: mostly vinyl, fiberglass, and thermally broken aluminum windows.
Interior corridors with mechanical ventilation.
Reduced on-site and underground parking.





SITE CONTEXT

OPPORTUNITIES & CONSTRAINTS



SITE OPPORTUNITIES

Low traffic, pedestrian friendly streets.

Walking distance to two neighborhood parks.

Neighborhood Commercial Node.

Views to the south and west.

Lower buildings to the south and west allow for sun exposure and views at the upper units.

Prevailing south winds allow for passive ventilation during summer months.

Pedestrian connections to Broadway and Central Capitol Hill.

Connections to and from Downtown via Metro buses.

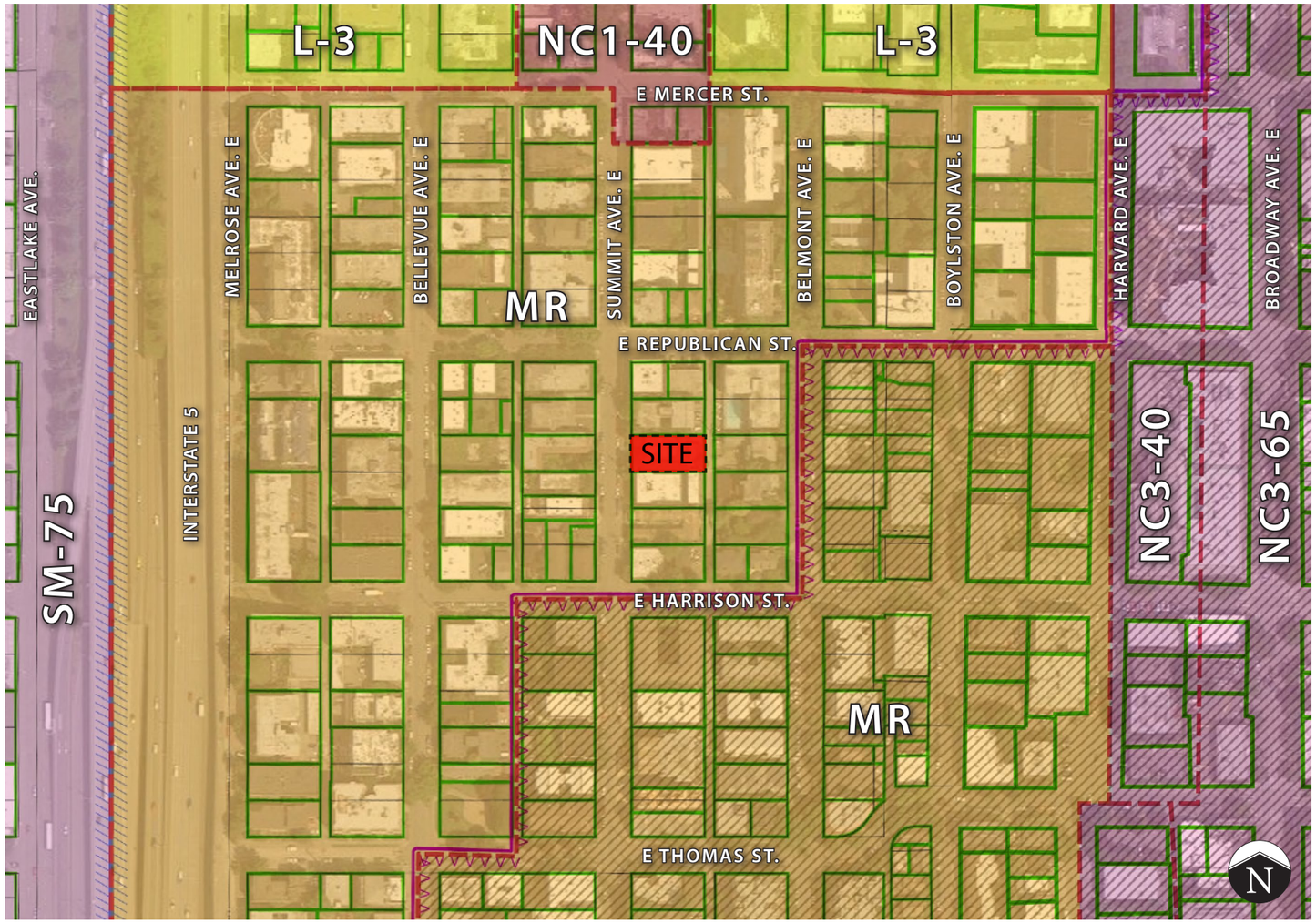
Pedestrian connection to the Pike/ Pine Corridor and Downtown.

SITE CONSTRAINTS

I-5 barrier to pedestrian access and a source of noise.

Lower buildings to the north are concerned about shadows created by the new development.

The site is a mid-block infill lot without the advantages of corner exposure.



Zoning Map - West Slope Neighborhood

Midrise
Lowrise 3
Seattle Mixed 75
Neighborhood Commercial 1-40
Neighborhood Commercial 3-40
Capitol Hill Light Rail Station Overlay

The site is zoned Midrise (MR) and is within the Capitol Hill Urban Center Village.

STRUCTURE HEIGHT (SMC 23.45.514)
- Measured from the average grade level to the highest point on the structure.
- Stair and elevator penthouses can extend 10' above height limit.

Base height limit:	60'	
Max. allowable height limit:	75'	(w/ workforce housing incentive)
Proposed structure height:	**69'-8"**	**COMPLIANT**

FLOOR AREA RATIO (SMC 23.45.510.E.4)
- Ratio of proposed building area relative to its site area.
- Effectively limits allowable size of building, while providing design flexibility.
- Measured to inside face of exterior walls more than 4' above grade.

Base allowble FAR:	3.2	
Max. allowable FAR:	4.25	(w/ workforce housing incentive)
Proposed FAR:	**3.75**	**COMPLIANT**

WORKFORCE HOUSING INCENTIVE (City Council adopted Ordinance 122882)
- Allows additional developable height and FAR in exchange for a portion of the development maintaining rents at 80% median income for 50 years.
- Requires project achieve LEED Silver or Built Green 4-stair certification.
- Area requirement is 17.5% of the Net Bonus Residential Area (80% of the additional residential area above the Base Allowable FAR.

Bonus Residential Area:	3,964 gsf	(x80%=)
Net Bonus Residential Area:	3,172 nsf	(x17.5%=)
Required Affordable Area:	555 nsf	
Proposed Affordable Area:	**752 nsf**	**COMPLIANT**

PARKING ACCESS (SMC 23.45.536.C.4.b)
"On steeply sloping lots, the Director may permit the use of both alley and street access provided the access from street is to a common parking garage in or under the structure, is no more than 4' above grade, and the siting of the project results in increased Green Factor, larger ground level amenity areas, and/or reduced surface area than alley access alone".
COMPLIANT

SIGHT TRIANGLE (SMC 23.45.536.C.4.b)
- Driveways serving less than 30 stalls may be 10' wide.
- Two-way driveways less than 22' wide require sight triangles on both sides

REQUESTING DEPARTURE FOR REDUCED SIGHT TRIANGLES **(see page 44)**

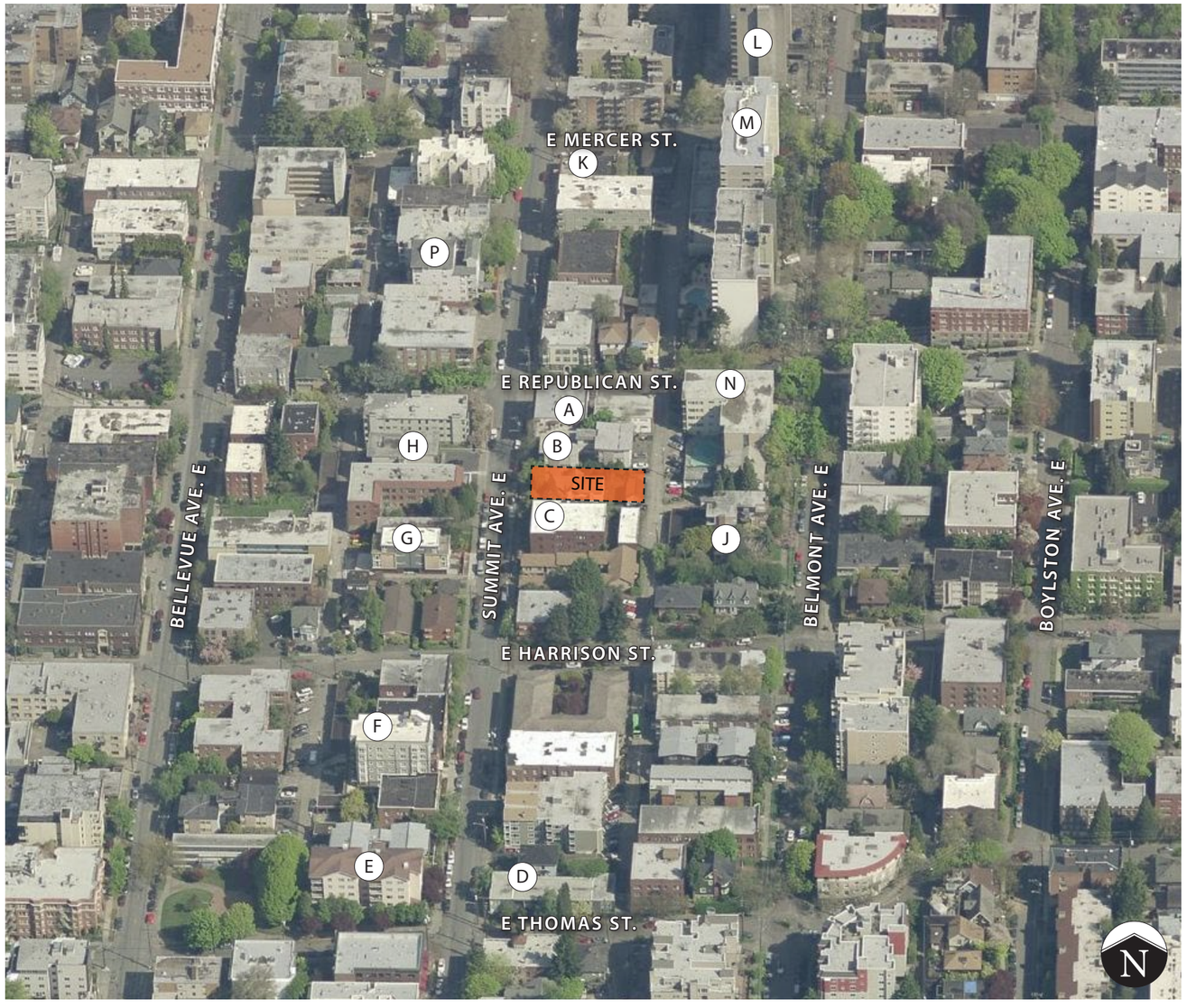
SETBACKS (SMC 23.45.518)

• Front setback from street lot line:	7' avg, 5' min.
• Side setback below 42'" from grade:	7' avg, 5' min.
• Side setback above 42" from grade:	10' avg, 7' min.
• Rear setback from alley lot line:	10' min.

REQUESTING DEPARTURE FOR REDUCED SETBACKS **(see pages 45-47)**

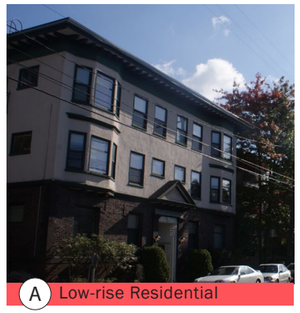
SITE CONTEXT

SURROUNDING BUILDINGS



3D View of Surrounding Blocks

Residential Retail


A Low-rise Residential


B Low-rise Residential


C Low-rise Residential


D Congregate Housing


E Mid-rise Residential


F Mid-rise Residential


G Low-rise Residential


H Low-rise Residential


J Mid-rise Residential


K Single-story Retail

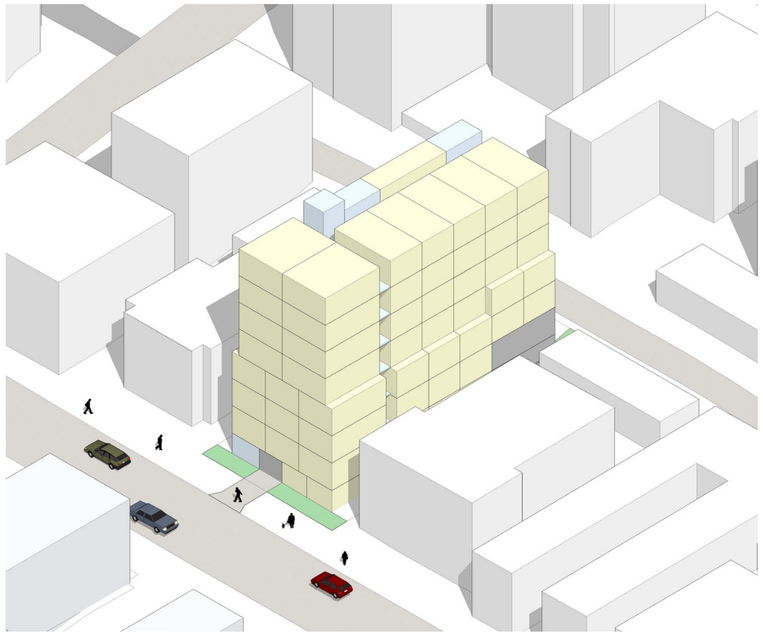

L High-rise Residential


M High-rise Residential


N Mid-rise Residential


P Mid-rise Residential

MASSING SCHEME A



Height 75'-0"
6 stories Type-III over 2 stories Type-I
35,460 total gsf

FAR 4.06
29,172 sf interior, above grade
30,613 sf MAX. (FAR 4.25)
(-1,512 sf) UNDER MAX. ALLOWABLE

56 units
16 parking spaces

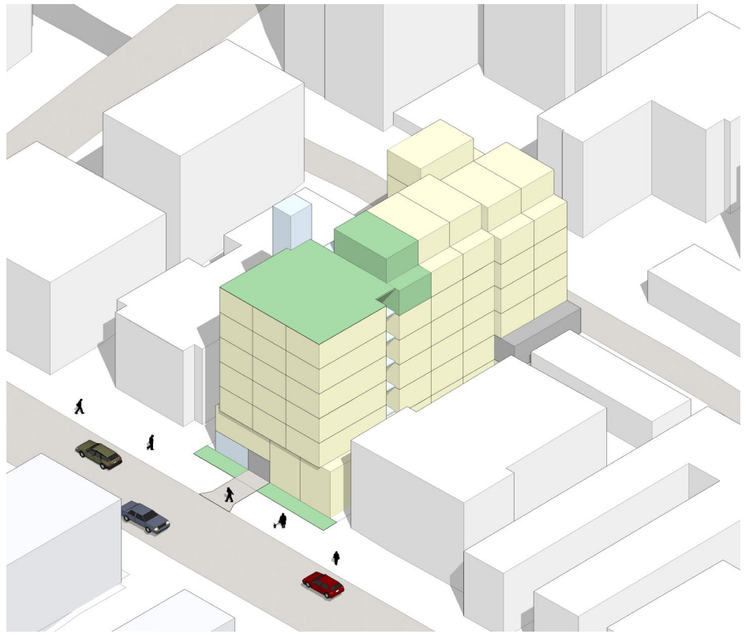
Front, Side, Rear Setbacks per Code
Residential Flats at Street level
Parking access from street and alley
Driveway centered on W Facade
Double-loaded interior corridors

Requested Departures:
None

Pros (Over Other Schemes):
+Side setbacks allow angle cut excavation which would greatly reduce the need for structural shoring
+Code compliant, no need for departures

Cons:
-Narrow north-facing units
-No upper level setbacks
-No common roof deck
-Greater perceived building height

MASSING SCHEME B



Height 69'-10"
5 stories Type-V over 2 stories Type-I
37,440 gsf

FAR 3.39
24,356 sf interior, above grade
30,613 sf MAX. (FAR 4.25)
(-6,257 sf) UNDER MAX. ALLOWABLE

48 units
18 parking spaces

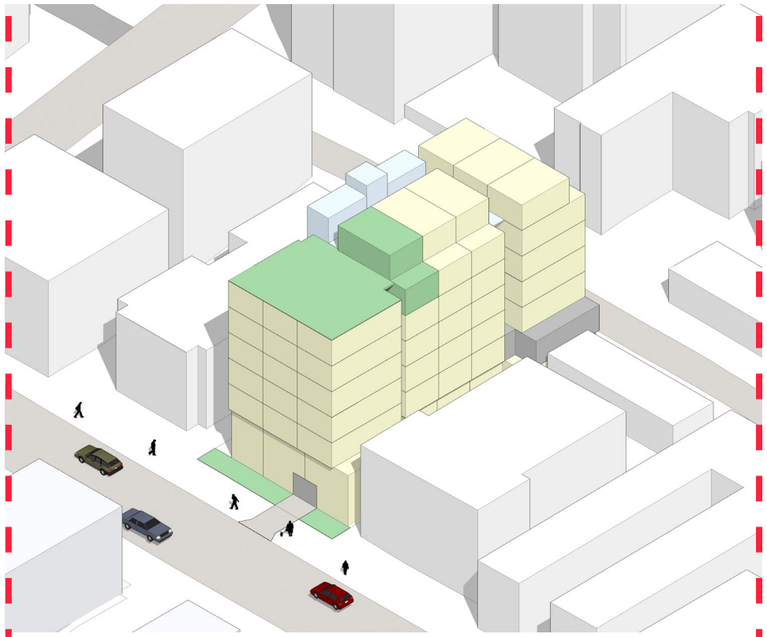
Reduced front, side, and rear setbacks
Res. townhomes at street level
Parking access from street and alley
Driveway centered on West Facade
Single-loaded exterior walkways

Requested Departures:
Reduced setbacks
Reduced sight triangles

Pros (Over Other Schemes):
+Usable unit layout in NW corner
+Upperlevel setbacks
+Common roof deck
+Shared courtyard at existing building entrance to north
+Residential lobby on street frontage

Cons:
-Blank North facade
-Requires departures for setbacks

MASSING SCHEME C (BOARD PREFFERED)



Height" 69'-10"
5 stories Type-V over 2 stories Type-I
37,300 gsf

FAR 3.61
25,963 sf interior, above grade
30,613 sf MAX. (FAR 4.25)
(-4,650 sf) UNDER MAX. ALLOWABLE

48 units
14 parking spaces

Reduced side and rear setbacks
Residential townhomes at street level
Parking access from street and alley
Single-loaded exterior corridors

Requested Departures:
Reduced setbacks
Reduced sight triangles

Pros (Over Other Schemes):
+Usable unit layout in NW corner
+Upper level setbacks
+Common roof deck
+Residential lobby on North facade
+Additional townhouse on street frontage

Cons:
-Blank North facade
-Requires departures for setbacks

DESIGN GUIDELINES

RESPONSES TO EDG PRIORITIES

A. Site Planning		
A-2	**Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.** **Capitol Hill-specific supplemental guidance:** • Retain or increase the width of sidewalks. • Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest. • Vehicle entrances to buildings should not dominate the streetscape. • Orient townhouse structures to provide pedestrian entrances to the sidewalk. • For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character. • New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.	Applicant's Response: We have maintained the 6' width of the sidewalk, but propose shifting it east to enlarge the existing 30" wide planting strip to 60" to allow street trees between the curb and sidewalk. SDOT supports this scheme. We have proposed the min. allowable driveway width of 10' and a modern, translucent garage door incorporated into the overall composition of the lower level facades. Street-level townhouses have entry stoops along Summit Ave E. to enhance the street's residential character. Our site does not span between 2 streets, but we have designed both the street and alley facades with care and attention to human-scaled details.
A-5	**Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**	The main entry to the building has been located along the north as the Board requested to enhance and strengthen the existing entry condition on the property to the north. The residential units on the south of the building have been recessed from the property line. The units at ground level are screened with a vertical planter wall. Where the walls are close to the property line, they have been left free of windows. Also large glass openings are covered by perforated panel guardrails up to a height of 42" to help obscure views into and out of the living spaces.
A-6	**Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.**	The street-level townhouses are recessed from the property line 5'-6" with an additional 2'-6" to the edge of the sidewalk. Carefully designed landscaping enhances the pedestrian environment and helps screen the unit living spaces from the street. Raised stoops also step up to the Townhouse entries.
A-8	**Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.** **Capitol Hill-specific supplemental guidance:** • Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.	We studied multiple driveway locations in detail and specifically decided to locate the driveway mid-way along the west façade to minimize the potential negative impacts to the adjacent buidlings. We've also proposed the min. allowable driveway width of 10' and a modern, translucent garage door incorporated into the overall composition of the lower level facades. And we've paved the driveway with interlocking paving stones to add texture and interest to the pedestrian environment.

B. Height, Bulk and Scale		
B-1	**Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.** **Capitol Hill-specific supplemental guidance:** • Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern. • Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way. • Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.	Applicant's Response: The proposed building is clearly broken up into 3 distinct masses, separated by open-ended exterior corridors with recessed ends to enhance the gaps. Our proposed building height is more than 5' below the allowable height per the Land Use Code. The upper-level setback along the west façade will greatly reduce the perceived height of this new structure when viewed from Summit Ave E. We are also providing upper-level setbacks to the south and east to minimize shadow on adjacent sites and have added translucent weather protection to the upper level decks that will look light and unimposing from below.

C. Architectural Elements and Materials		
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.** **Capitol Hill-specific supplemental guidance:** • Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood. • Solid canopies or fabric awnings over the sidewalk are preferred. • Avoid using vinyl awnings that also serve as big, illuminated signs. • Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.	Per the Board's EDG, we have designed the building exterior to be a singular modern expression with no arbitrary horizontal datums. The main facades have ganged window openings, defined by vertical accent fins, that are proportional to the overall building mass. The corners of the main levels are more massive punched openings that are ganged horizontally. The lower 2 levels have completely different interior layouts worthy of their own exterior expression. However the 2-story base on the west façade is also a very simple expression of smooth, architectural-grade concrete and light-colored metal panels, just 2 materials per the EDG. The upper-level mezzanines and stair tower are expressed with the same light-colored metal panels, distinct from the massing building mass, but complimentary to the overall composition. Per the Board's direction, we have also added some depth/ interest to the facades with decks and perforated panel railings spanning between the vertical fin elements.
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.** **Capitol Hill-specific supplemental guidance:** • Use wood shingles or board and batten siding on residential structures. • Avoid wood or metal siding materials on commercial structures. • Provide operable windows, especially on storefronts. • Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color. • Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood. • The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.	Per the Board's EDG, we have selected modern, durable exterior materials. The main body of the facades is fibercement panels, colored medium grey. The stair tower and mezzanine penthouses are a smooth metal panels, perhaps AEP Span prestige panels, in a warm off-white color. The vertical accent panels are a warm wood lap siding, perhaps CertainTeed fibercement panels with premium WeatherBoard finish of realistic wood grain and color. This is the most durable way to provide wood texture, because access to the upper levels of this mid-block site will be difficult for maintenance. The architectural concrete base will cast-in-place concrete with sharp horizontal reveals at 18" o.c. A light off-white color will be provided by a highly durable paint specifically designed to provide moisture protection on concrete. Using paint around the building base is also a great way to combat potential vandalism and maintain the quality of the ground-level facades. There will be no EIFS or vinyl siding on this project.

D. Pedestrian Environment		
D-1	**Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.** **Capitol Hill-specific supplemental guidance:** • Provide entryways that link the building to the surrounding landscape. • Create open spaces at street level that link to the open space of the sidewalk. • Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles. • Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality commercial streetscape.	Applicant's Response: The project has an enhanced public right-of-way and residential stoops/ porches at street level, a public through-way along the north façade, private patios along the south façade @ levels 2, 3, and 4, a rear setback at ground level, private decks on the top floor and a shared Common Room with access to a large shared Roof Deck with west views to downtown and the Olympics. Main building entry is along the north, townhouse entries are along Summit Ave E. A secondary tenant entry is provided along the alley with a desigated route to secure bicycle parking from the alley.

DESIGN GUIDELINES

SUMMARY OF BOARD DIRECTIVES

D-7	**<u>Personal Safety and Security</u>. Project design should consider opportunities for enhancing personal safety and security in the environment under review.** **Capitol Hill-specific supplemental guidance:** • Consider: pedestrian-scale lighting, but prevent light spillover onto adjacent properties; architectural lighting to complement the architecture of the structure; transparent windows allowing views into and out of the structure—thus incorporating the "eyes on the street" design approach' • Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.	<u>Applicant's Response:</u> The proposed building has main residential facades facing west, south, and east and townhouse units facing west at street-level. Many eyes-on-the-street. The north walkway is consciously being left open to avoid hiding spaces or people getting cornered. Entries off this walkway are slightly recessed, shallow enough to prevent hiding spaces. The entire ground-level will be well-lit. A call-box at the exterior building entry will require visitors to announce themselves and be buzzed in. Doors from the garage interior will be secured up into the building.
D-8	**<u>Treatment of Alleys</u>. The design of alley entrances should enhance the pedestrian street front.**	<u>Applicant's Response:</u> We have recessed the ground-level of the alley façade to improve vehicle maneuvering space per the Board's EDG. Per D-7, the Alley has its own entry along the north walkway.
D-12	**<u>Residential Entries and Transitions</u>. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians.**	*See A-1, A-6 and C-3.* <u>Applicant's Response:</u> See responses to A-2, A-6 and C-3 above.

E. Landscaping		
E-1	**<u>Landscaping to Reinforce Design Continuity with Adjacent Sites</u>. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**	<u>Applicant's Response:</u> The Landscape design of the streetscape has been designed to strengthen and improve the existing character with new street trees and attactive plantings added in between the curb and sidewalk.
E-2	**<u>Landscaping to Enhance the Building and/or Site</u>. 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.**	<u>Applicant's Response:</u> The location of the planter boxes on the roof deck are well-integrated into the exterior design and strengthen the mass-void of the facades below.

SUMMARY OF BOARD DIRECTIVES

MASSING AND BUILDING LOCATIONS ALONG THE ALLEY

- More detailed justification of Rear Setback
- Special care for the pedestrian experience in the Alley
- More information on existing and potential development across Alley.

NORTH FACADE

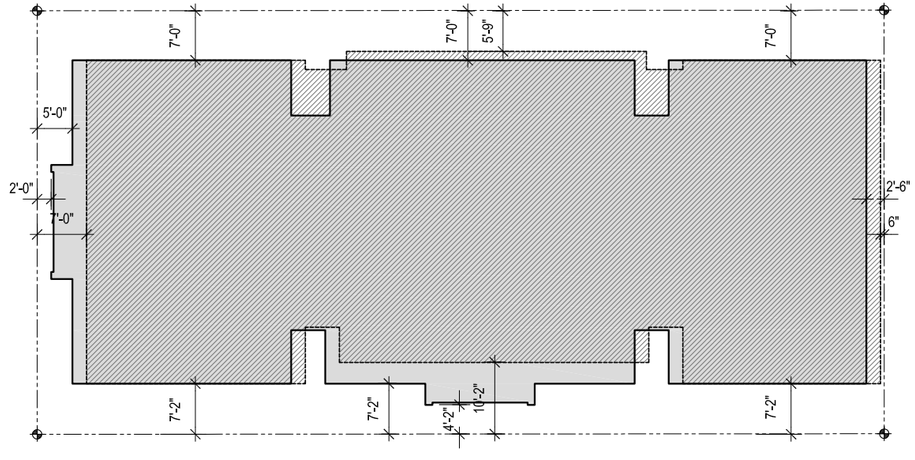
- Maintain through-lot connection between Summit Ave E and Alley
- Locate Residential Lobby along north facade
- Shift the central mass south to provide a more compliant side setback along the North facade.
- More detailed information on the sequence of experiences from Street to Alley.

SUMMIT AVE FACADE

- Three townhouses at street-level with stoops and landscape screening to create semi-private defensible residential space (avoid fencing).
- Express 2-story townhouse base with one or two materials and change of plane at material transitions.
- Singular expression for the West facade rather than horizontal datums aligning with existing buildings to the north and south
- Durable modern materials with clearly articulated exterior concept.

VEHICLE ACCESS ON SUMMIT AVE

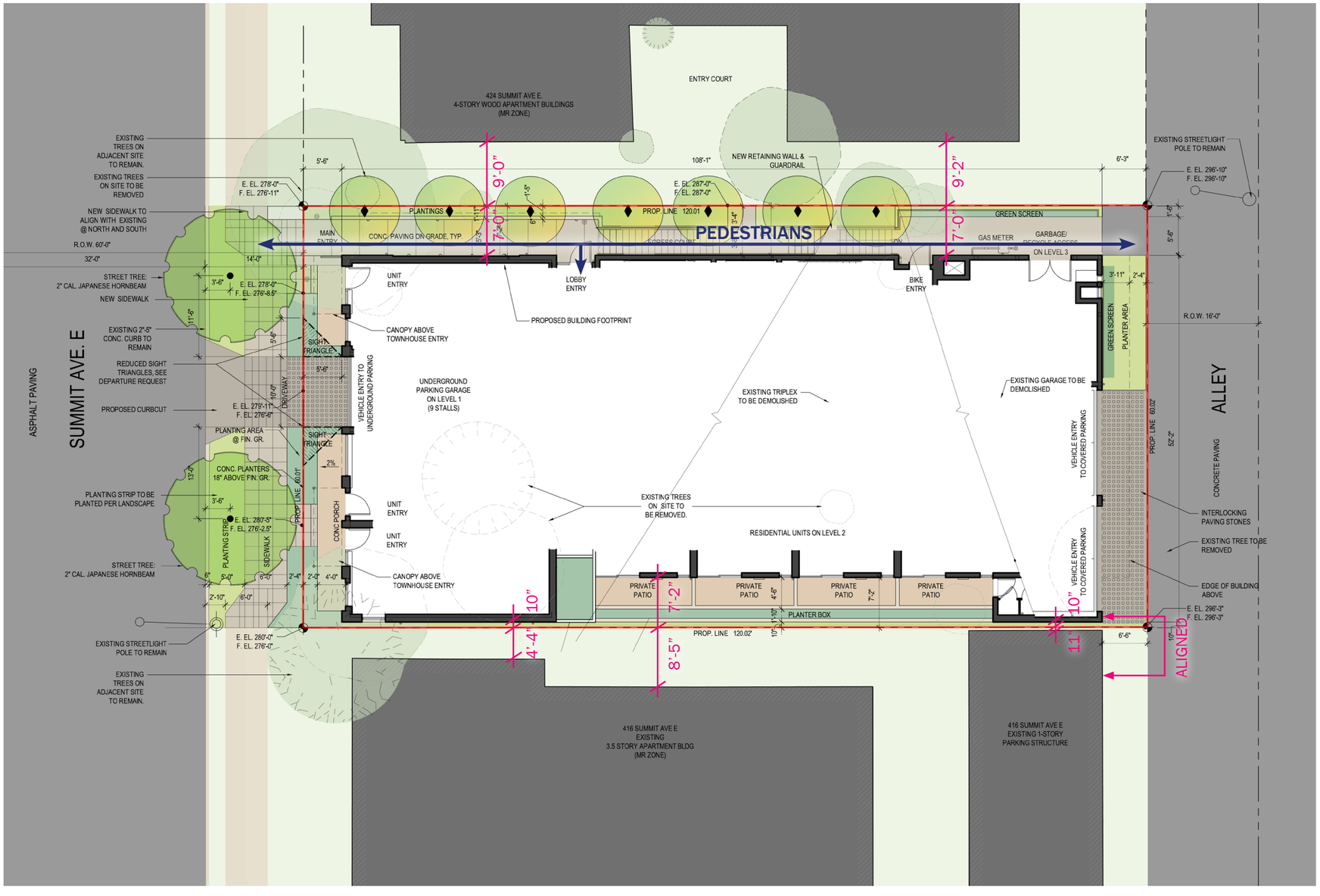
- Reluctantly accepted vehicle access on Summit Ave E if it's reduced to minimal allowable width per code (10'-0").
- Locate vehicle access in center of facade to maintain pedestrian streetscape at adjacent lot lines
- Special care to the design of the garage door and maintaining the pedestrian environment along Summit Ave E.
- Provide scooter, bike, and electric car parking spaces and facilities.



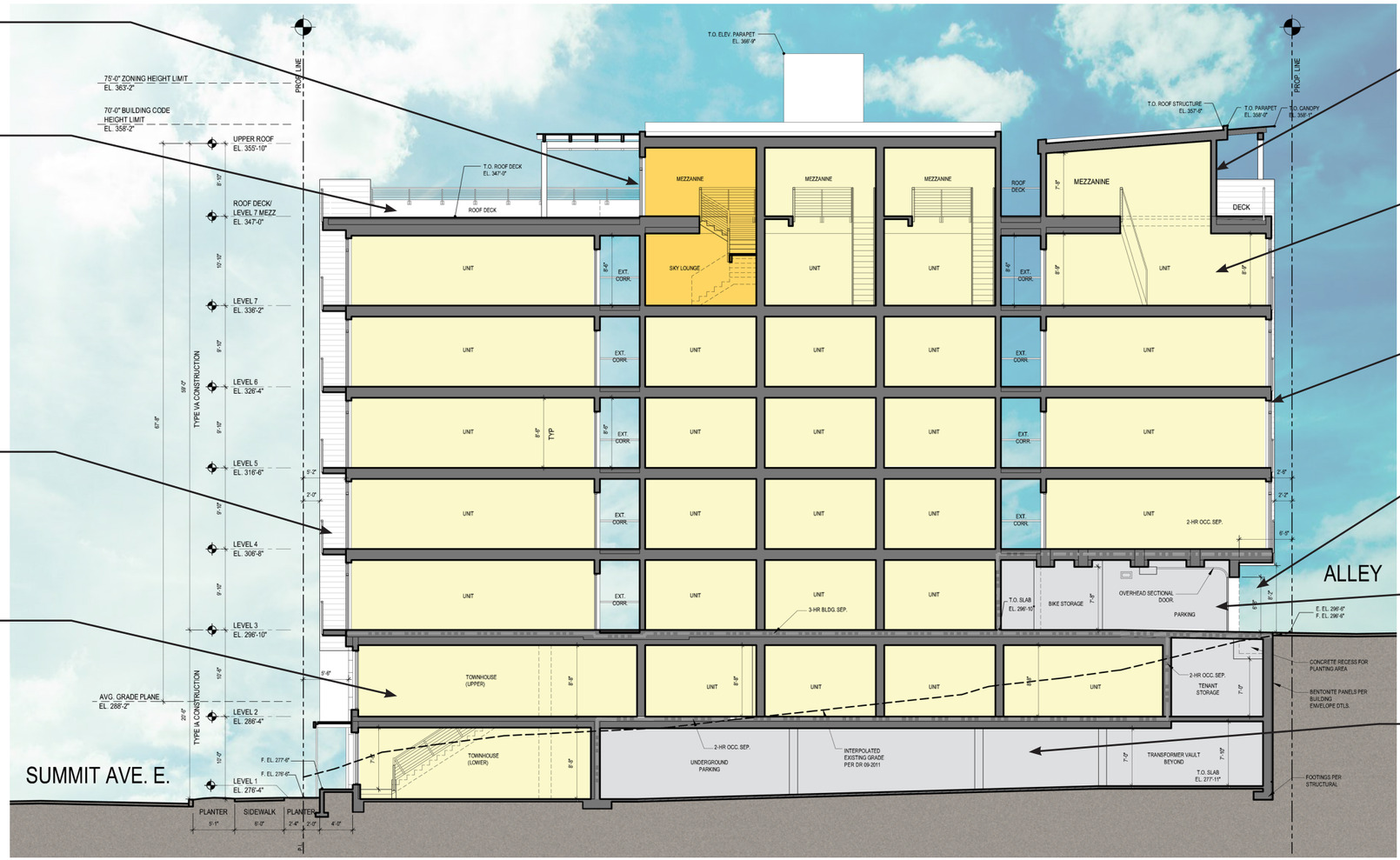
Comparison of EDG (hatched) vs DR Rec. (solid)

SITE PLAN

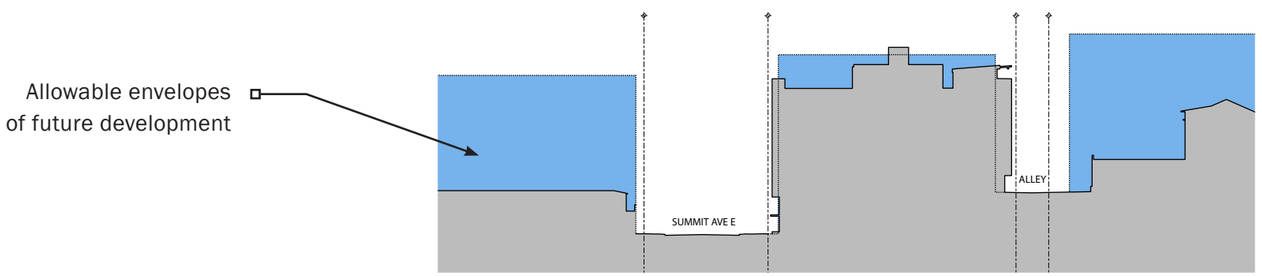
PROPOSED BUILDING FOOTPRINT



BUILDING SECTION



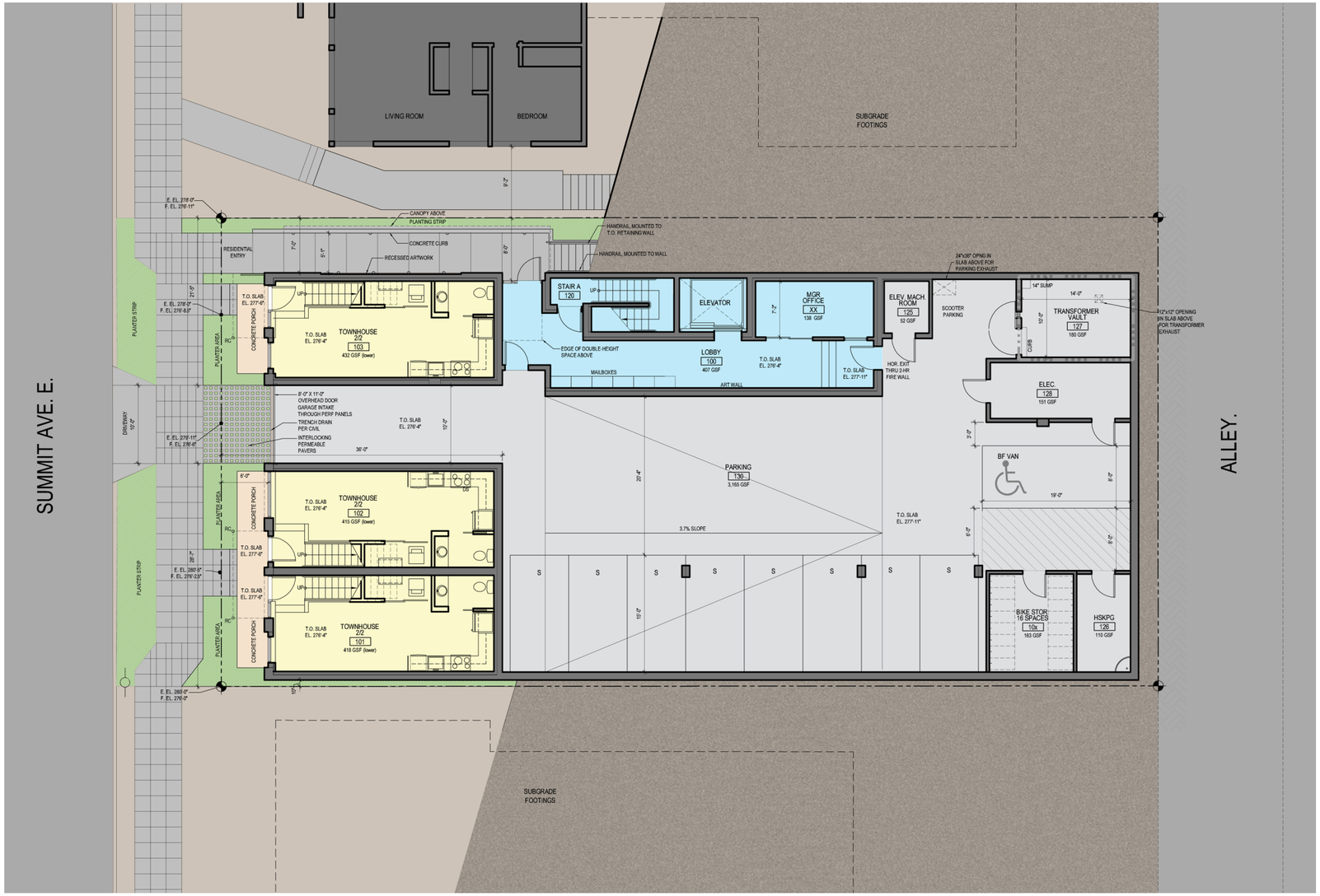
Section From West to East



E-W Section through Parcels across Summit Ave and Alley

BUILDING PLANS

GROUND FLOOR/ LEVEL 1



BUILDING PLANS

LEVEL 2


SUMMIT AVE. E.
ALLEY.
LIVING ROOM
BEDROOM
LIVING ROOM
BEDROOM
RETAINING WALL PER STRUCTURAL
PLANTER ON GRADE
VERTICAL PLANTER ON ALUM. FRAME
E. EL. 296'-10"
F. EL. 296'-10"
GARAGE EXHAUST FROM BELOW
GAS METER
T.O. SLAB EL. 296'-10"
SLOPE 2%
XFMR EXHAUST LOW ON WALL
E. EL. 296'-8"
F. EL. 296'-8"
PARKING EXHAUST LOUVER W/ DAMPER
VERTICAL PLANTER PER LANDSCAPE
STAIR A
320
UP
DN
ELEVATOR
STAIR B
321
EXTERIOR CORRIDOR
300
TRANSFORMER EXHAUST PER MECH
TRASH/ RECYCLE
310
406 GSF (375 NSF)
PLANTER AREA
E. EL. 296'-7"
F. EL. 296'-7"
UNIT E OPEN 1/1
303
475 GSF
UNIT E OPEN 1/1-BF
302
470 GSF
DECK
BOILER ROOM
309
104 GSF
FUTURE CHARGING STATION
S
E. EL. 296'-6"
F. EL. 296'-6"
INTERLOCKING PERMEABLE PAVERS
PARKING
308
753 GSF
E. EL. 296'-5"
F. EL. 296'-5"
UNIT E OPEN 1/1
301
475 GSF
UNIT A OPEN 1/1
304
478 GSF
UNIT A OPEN 1/1
305
472 GSF
UNIT F OPEN 2/1
306
615 GSF
15'-0" X 7'-0" OVERHEAD DOOR (1 OF 2)
E. EL. 296'-4"
F. EL. 296'-4"
PRIVATE PATIO
PLANTER AREA
DECK
E. EL. 296'-3"
F. EL. 296'-3"
LIVING ROOM
BEDROOM
DINING ROOM
LIVING ROOM
BEDROOM
PARKING GARAGE

BUILDING PLANS

LEVEL 4


SUMMIT AVE. E.
ALLEY.
ROOF BELOW
LIVING ROOM
BEDROOM
STAIR A
-20
STAIR B
-21
ELEVATOR
EXTERIOR CORRIDOR
-00
UNIT E
OPEN 1/1
-03
475 GSF
UNIT E
OPEN 1/1
-02
470 GSF
UNIT E
OPEN 1/1
-01
475 GSF
UNIT A
OPEN 1/1
-04
478 GSF
UNIT A
OPEN 1/1
-05
472 GSF
UNIT A
OPEN 1/1
-06
478 GSF
UNIT B
STUDIO
-07
430 GSF
UNIT B
STUDIO
-08
425 GSF
UNIT B
STUDIO
-09
430 GSF
DECK
DECK
ROOF BELOW

BUILDING PLANS

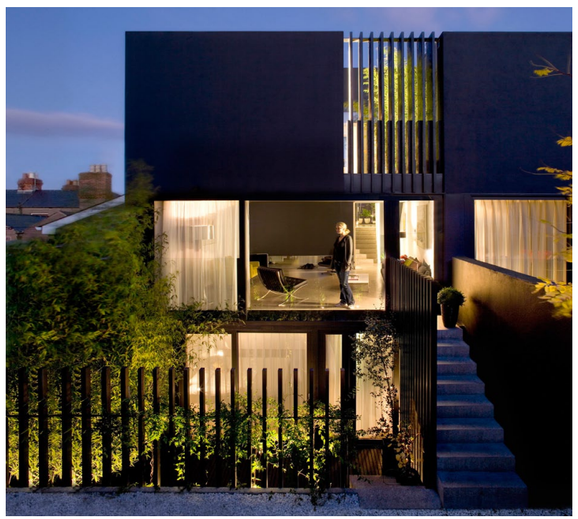
LEVEL 7


SUMMIT AVE. E.
ALLEY.
T.O. PARAPET EL. 349'-0"
PLANTERS PER LANDSCAPE
42" GUARDRAIL @ PERIMETER OF ROOF DECK
STAIR A 770
ELEVATOR
STAIR B 771
UNIT D 1/1 707 162 SF (mezz)
OPEN TO BELOW
CATWALK
DECK
T.O. WALL EL. 351'-0"
T.O. CURB EL. 347'-0"
CANOPY ABOVE
COMMON ROOF DECK 751 1230 GSF
T.O. PAVERS EL. 347'-0"
SKY LOUNGE 704 140 SF (mezz)
UNIT C 1/1 705 159 SF (mezz)
UNIT C 1/1 706 159 SF (mezz)
UNIT D 1/1 708 162 SF (mezz)
UNIT D 1/1 709 162 SF (mezz)
42" RAIL/GUARDRAILS
PROVIDE SIGNAGE: "EXIT PATH TO REMAIN CLEAR"
PRIVATE DECK
42" HIGH GUARDRAILS
PLANTERS PER LANDSCAPE
T.O. CURB EL. 347'-0"
14'-2"
15'-6"
9'-10"
11'-6"

EXTERIOR CONCEPT

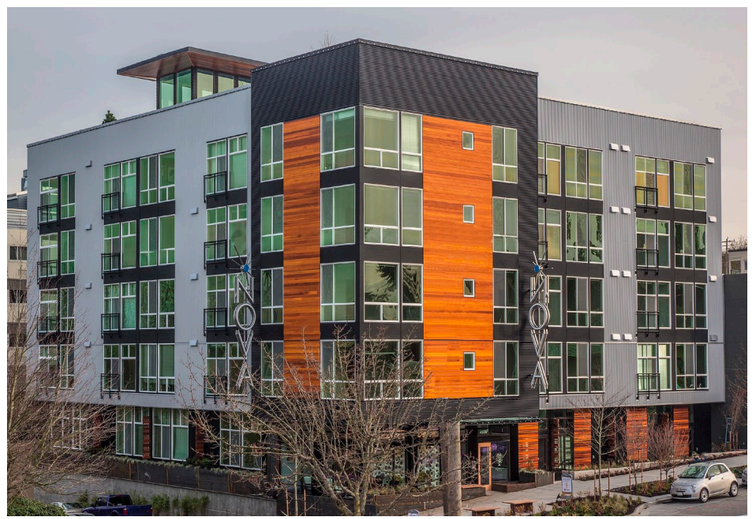
CHARACTER IMAGES FROM EDG

MINIMALIST FACADES



Solid facades should typically be avoided wherever possible, but if necessary, they can be powerful architectural expressions. When used with care, they highlight building openings, strengthen building forms, and provide quiet relief to the regular rhythms of mass-void that too often dominate the facades of multifamily projects.

SCALE & SIMPLICITY OF FORMS

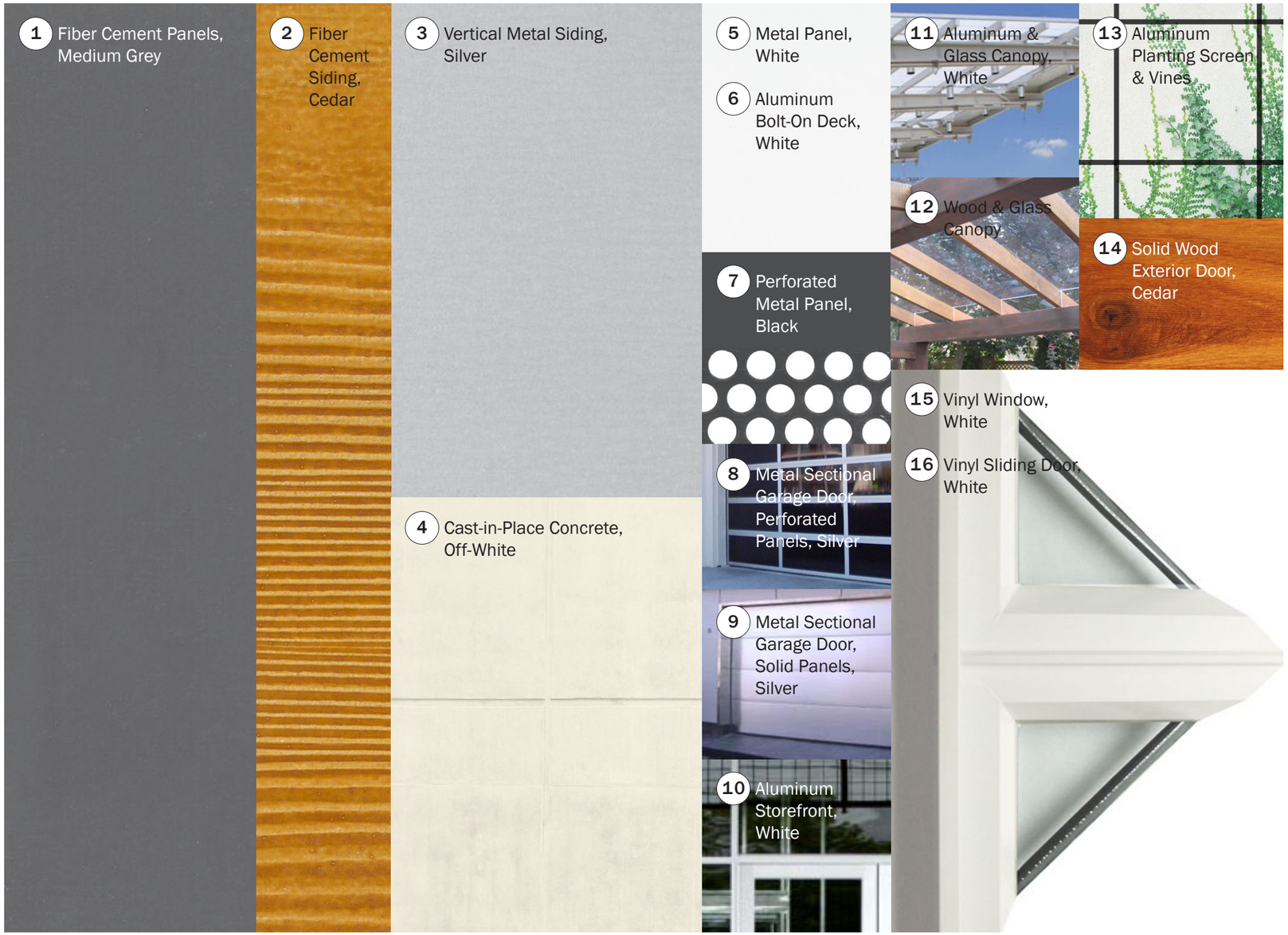


A small infill project on a tight, urban site should be simple in form, such that it will add to the variety of the street as a whole. Using a limited material palette and consistent form with subtle variation gives the building a clear identity without being monotonous.

C-4 EXTERIOR FINISH MATERIALS

- The exterior design intent is a modern color/material palette of cool grey and silver facades with vibrant, warm accents of wood. For added durability, the wood siding on the upper levels is a fiber cement board with true wood grain and color.
- The ground-level facades along Summit Ave E are simplified version of the same concept with warm-colored cast-in-place concrete, cool silver metal panels, and small-scale accents of wood and tile.
- Exterior metal canopies, guardrails, and vertical planters will be powercoated aluminum. Exterior steel will be painted with high performance coatings.
- Durable, high-quality materials reduce maintenance costs and liability over the life of the building, and add integrity to the character of the area.

Fiber-cement boards with Wood Grain & Cedar color



EXTERIOR ELEVATIONS

EAST (ALLEY) FACADE

A-5 RESPECT FOR ADJACENT SITES

- Fins and decks on this facade are almost flush with upper walls
- Ground level is recessed to align with adjacent parking garage and to provide maneuvering space for vehicles
- Perforated panel railings help obscure views from units down onto adjacent properties

A-8 PARKING AND VEHICLE ACCESS

- Ground-level recessed 6’-5” from property line to provide sufficient turning radius for vehicles accessing space

B-1 HEIGHT, BULK, & SCALE

- Upper-level setback to reduce perceived height
- Ground-level recessed about 4’-0” from facade above

D-7 PEDESTRIAN SAFETY & SECURITY

- The entire building perimeter is well lit with no hidden spaces for anyone to hide out of view

D-8 TREATMENT OF ALLEY

- Vertical planter covers mechanical louvers and the required blank wall around them.
- Large planting area in front of vertical planter wall and permeable pavers in front of the garage doors
- Designated pedestrian entry from Alley to Level 3
- Exterior siding at ground level can be easily repainted to cover up grafitti
- Exterior garage doors are highly durable

1. FIBER CEMENT PANELS, MEDIUM GREY
2. FIBER CEMENT SIDING, CEDAR
3. VERTICAL METAL SIDING, SILVER
4. CONCRETE, OFF-WHITE
5. METAL PANEL, WHITE
6. ALUMINUM BOLT-ON DECK, WHITE
7. PERFORATED METAL PANEL, BLACK
8. METAL GARAGE DOOR, PERF, SILVER
9. METAL GARAGE DOOR, SOLID, SILVER
10. ALUMINUM STOREFRONT, WHITE
11. ALUMINUM & GLASS CANOPY, WHITE
12. WOOD & GLASS CANOPY
13. ALUMINUM PLANTING SCREEN & VINES
14. SOLID WOOD DOOR, CEDAR
15. VINYL WINDOW, WHITE
16. VINYL SLIDING DOOR, WHITE

EXTERIOR ELEVATIONS

NORTH FACADE

A-3 **ENTRANCES VISIBLE FROM STREET**

- Prominent fin sign at sidewalk entry
- Large art wall with display lighting along path to entry door
- Glass canopy over path to entry door
- Shared space with adjacent building entry

A-5 **RESPECT FOR ADJACENT SITES**

- Shared space with adjacent building entry
- Shared alley access with adjacent building
- New trees screen views between building

B-1 **HEIGHT, BULK, & SCALE**

- North facade is broken up into three distinct facades separated by deep, recessed corridors
- All of the three masses are further divided into smaller facades by changes in material
- Upper level setbacks and material changes

D-7 **PEDESTRIAN SAFETY & SECURITY**

- The entire building perimeter is well lit with no hidden spaces for anyone to hide out of view
- No fences that could allow people to be cornered.

Facade Overlay with 424 Summit to the North

EXTERIOR ELEVATIONS

WEST FACADE

A-2 STREETSCAPE COMPATIBILITY

- Townhouses at ground-level maintain residential character of street

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

- Raised stoops, canopies, and landscaping create semi-private defensible residential spaces with no need for fences.

B-1 HEIGHT, BULK, & SCALE

- Upper-level setback to reduce perceived height
- Large-scale composition of mass-void

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Two-story townhouse facades are expressed with a simple palette of two materials.
- Location and sizes of townhouse openings help align the base with the residential levels above
- Upper level facades are a simple, unified expression of a central void flanked by two masses
- Fins and decks project out a few feet to provide a sense of depth and texture to the facades

1. FIBER CEMENT PANELS, MEDIUM GREY
2. FIBER CEMENT SIDING, CEDAR
3. VERTICAL METAL SIDING, SILVER
4. CONCRETE, OFF-WHITE
5. METAL PANEL, WHITE
6. ALUMINUM BOLT-ON DECK, WHITE
7. PERFORATED METAL PANEL, BLACK
8. METAL GARAGE DOOR, PERF, SILVER
9. METAL GARAGE DOOR, SOLID, SILVER
10. ALUMINUM STOREFRONT, WHITE
11. ALUMINUM & GLASS CANOPY, WHITE
12. WOOD & GLASS CANOPY
13. ALUMINUM PLANTING SCREEN & VINES
14. SOLID WOOD DOOR, CEDAR
15. VINYL WINDOW, WHITE
16. VINYL SLIDING DOOR, WHITE

Diagrams of West Facade and Other Local Precedents with Similar Base Expression

EXTERIOR ELEVATIONS

SOUTH FACADE

A-1 **RESPONDING TO SITE CHARACTERISTICS**

- With the building to the south currently on 3.5 stories, the upper levels of the South facade will be visible from a distance
- The central mass is almost identical to the main West facade facing Summit Ave E.
- Corner units have corner glazing and central unit has extensive glazing to capture sunlight and views to Downtown and Puget Sound.

A-5 **RESPECT FOR ADJACENT SITES**

- The south units at the lower levels are screened from view by a vertical vegetated wall.
- Perforated panel railings help obscure views from units down onto adjacent properties

B-1 **HEIGHT, BULK, & SCALE**

- South facade is broken up into three distinct facades separated by deep, recessed corridors
- All of the three masses are further divided into smaller facades by changes in material
- Upper level setbacks and material changes

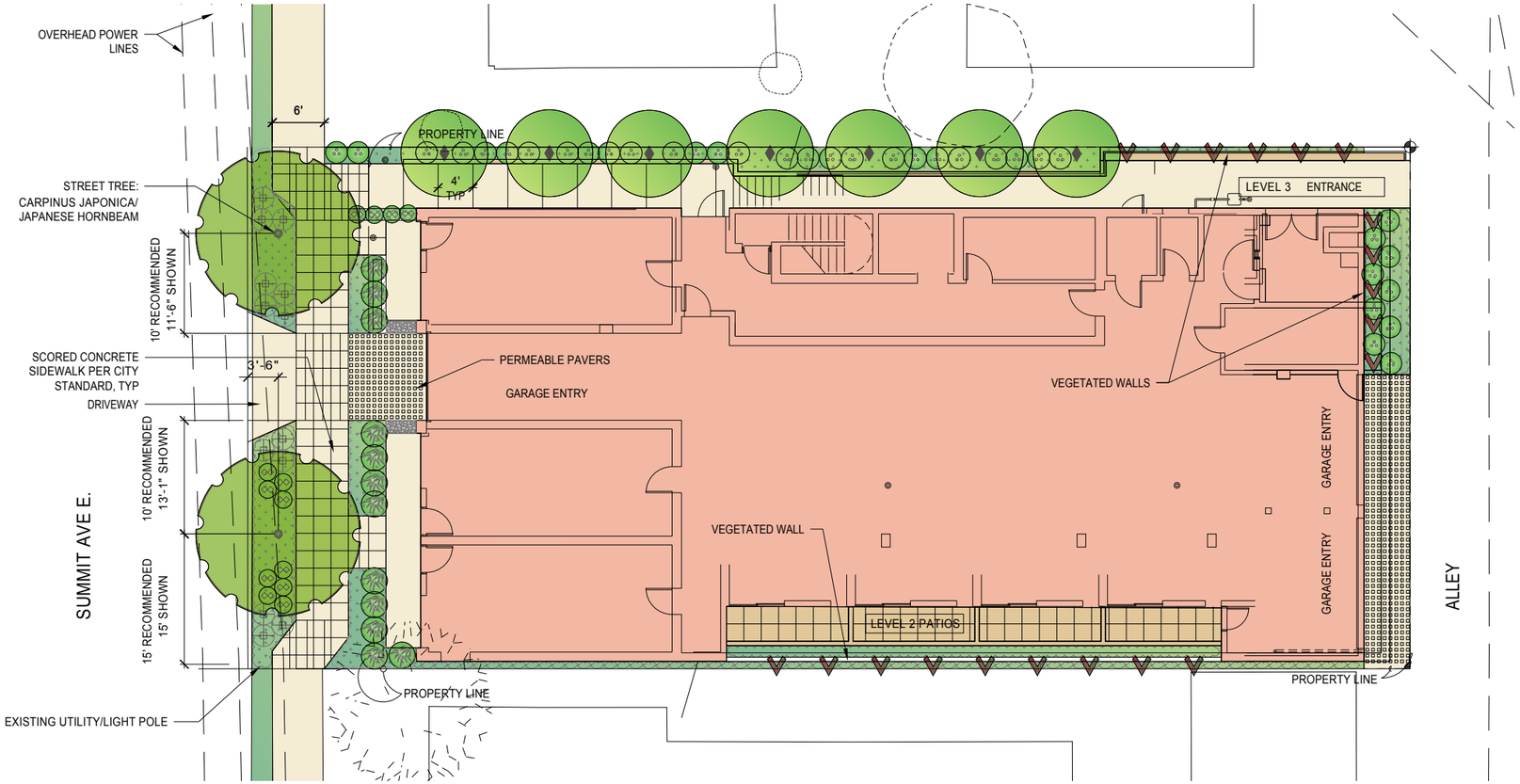
Facade Overlay with 416 Summit to the South

LANDSCAPING

LANDSCAPE PLANS & PLANT SPECIES

PLANT LIST * INDICATES DROUGHT TOLERANT SPECIES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING
	STREET TREE (APPROVED BY SDOT ARBORIST, BILL AMES, PER EMAIL 1/29/13)			
	CARPINUS JAPONICA / JAPANESE HORNBEAM	2" CAL.	B&B	PER PLAN
	TREES			
	ACER PALMATUM (GREEN) / JAPANESE MAPLE (GREEN) *	8'-10' HT.	B&B	PER PLAN
	ACER CIRCINATUM / VINE MAPLE *	4'-6' HT. MULTI	B&B	PER PLAN PER PLAN
	SHRUBS & GROUNDCOVERS			
	AKEBIA QUINATAB / CHOCOLATE VINE	2 GAL.	CONT.	PER PLAN
	LONICERA PILEATA / PRIVET HONEYSUCKLE *	2 GAL.	CONT.	PER PLAN
	OSMANTHUS DELAVAYI / SWEET OLIVE *	5 GAL.	CONT.	30" O.C.
	SHIBATAEA CHINENSIS / SHIBATAEA BAMBOO	5 GAL.	CONT.	30" O.C.
	SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA *	2 GAL.	CONT.	30" O.C.
	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY-BAMBOO *	2 GAL.	CONT.	24" O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL.	CONT.	30" O.C.
	ACCENT PERENNIALS & GRASSES (PLACED IN THE FIELD BY LA)			
	BLECHNUM SPICANT / DEER FERN *	1 GAL.	CONT.	
	HEMEROCALLIS X HYBRIDS 'STELLA D'ORO' / 'STELLA D'ORO DAYLILY *	1 GAL.	CONT.	
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE & PINK)	1 GAL.	CONT.	
	GROUND COVERS			
	75% LIRIOPE SPICATA / CREEPING LILYTURF *	1 GAL.	CONT.	18" O.C.
	25% POLYSTICHUM MUNITUM / SWORD FERN *	1 GAL.	CONT.	18" O.C.
	75% OPHIOPOGON PLANISCARPUS 'NIGRESCENS' / BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
	25% ASTILBE X ARENDSII 'DEUTSCHLAND' / 'DEUTSCHLAND'S ASTILBE	1 GAL.	CONT.	18" O.C.
	DARK BEACH PEBBLES, 2-3" DIA., 4" MIN DEPTH. AVAILABLE FROM MARENAKOS ROCK CENTER, ISSAQUAH, (425)392-3313. QUARRY S/E, INC. 525 SOUTH FRONT STREET, SEATTLE, WA 98108 (206)522-8670, OR APPROVED EQUAL.			



Japanese Hornbeam

Japanese Maple

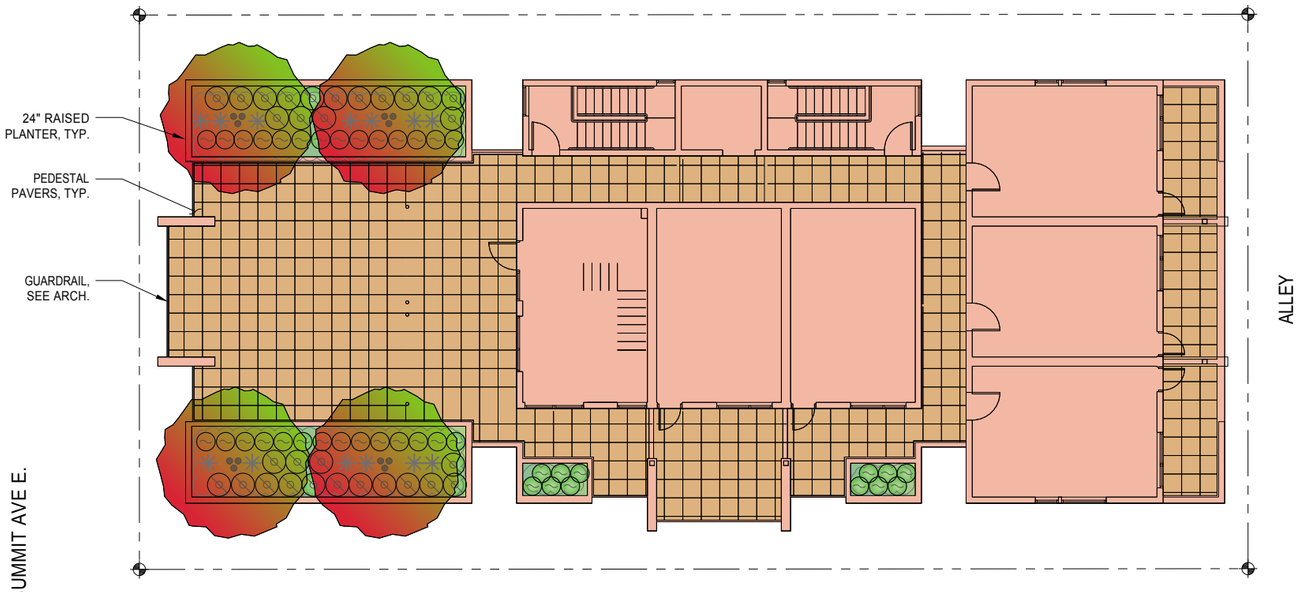
Vine Maple

Deer Fern

Sweet Olive

LANDSCAPING

LANDSCAPE PLAN & PLANTING CONCEPTS



Magic Carpet Spiraea

David Viburnum

Heavenly Bamboo

Privet Honeysuckle

Christmas Rose

Day Lily

Ruscus Bamboo

Black Mondo Grass

EXTERIOR LIGHTING

LIGHTS & CONCEPT IMAGES

LIGHTING SCHEME

The goal of the lighting design is to create safe, well lighted spaces in and around the building while also being interesting and inviting. Fixtures will be selected according to their suitablility for specific uses and also their efficient use of energy.

E1 DOWNLIGHT SCONCE AT ENTRIES AND WALKWAYS

E2 RECESSED DOWNLIGHT AT ENTRY WALKWAYS

E3 SWIVEL DOWNLIGHTS AT ARTWORK

D-7 **PERSONAL SAFETY AND SECURITY**

D-8 **TREATMENT OF ALLEY**

- The exterior lighting scheme provides safe light levels along the alley, the north walkway, west streetscape, and the south-facing patios.

A-6 **PERSONAL SAFETY AND SECURITY**

D-12 **RESIDENTIAL ENTRIES AND TRANSITIONS**

- The exterior lighting scheme also highlights key entrance points and key features such as the building sign, ground-level unit entries, landscape screens, and vehicle entries.

E5 ACCENT LIGHTING AT ENTRANCE SIGN

E6 ACCENT LIGHTING AT STREET LEVEL PLANTERS

EXTERIOR LIGHTING

SITE PLAN

EXTERIOR PERSPECTIVE

AERIAL VIEW FROM SOUTHWEST AT NIGHT

Upper-level setbacks reduce overall perceived height **B-1**

Deep recesses at ends of corridors break facades up into 3 distinct masses **B-1**

Projecting fins and decks add depth and texture to facades **C-2**

Perforated deck railings help obscure views to and from adjacent buildings **A-5**

Raised stoops, Canopies, and Landscape screening help define semi-private defensible residential space at ground level without the need for fences **A-2** **A-6**

VIGNETTE
ROOF DECK

A-4 Wood canopy structure with transulcent surface

E-2 Lanscaped planters above mass elements on facades

A-1 Shared Roof Deck with Views to Downtown and Puget Sound

MASSING STUDIES IN CONTEXT

B-1 HEIGHT, BULK, & SCALE

- North facade is broken up into three distinct facades separated by deep, recessed corridors
- All of the three masses are further divided into smaller facades by changes in material
- Upper level setbacks and material changes

View from Northeast

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Two-story townhouse facades are expressed with a simple palette of two materials.
- Location and sizes of townhouse openings help align the base with the residential levels above
- Upper level facades are a simple, unified expression of a central void flanked by two masses
- Fins and decks project out a few feet to provide a sense of depth and texture to the facades

View from Northwest

A-1

RESPONDING TO SITE CHARACTERISTICS

- With the building to the south currently on 3.5 stories, the upper levels of the South facade will be visible from a distance
- The central mass is almost identical to the main West facade facing Summit Ave E.
- Corner units have corner glazing and central unit has extensive glazing to capture sunlight and views to Downtown and Puget Sound.

View from Southwest

D-8

TREATMENT OF ALLEY

- Vertical planter covers mechanical louvers and the required blank wall around them.
- Large planting area in front of vertical planter wall and permeable pavers in front of the garage doors
- Designated pedestrian entry from Alley to Level 3
- Exterior siding at ground level can be easily repainted to cover up grafitti
- Exterior garage doors are highly durable

View from Southeast

IMMEDIATE CONTEXT

EAST FACADE

View from Southeast Corner Showing Alley Facade and Finestration

A-5 RESPECT FOR ADJACENT SITES

- Fins and decks on this facade are almost flush with upper walls
- Ground level is recessed to align with adjacent parking garage and to provide maneuvering space for vehicles
- Perforated panel railings help obscure views from units down onto adjacent properties

A-8 PARKING AND VEHICLE ACCESS

- Ground-level recessed 6'-5" from property line to provide sufficient turning radius for vehicles accessing space

B-1 HEIGHT, BULK, & SCALE

- Upper-level setback to reduce perceived height
- Ground-level recessed about 4'-0" from facade above

D-7 PEDESTRIAN SAFETY & SECURITY

- The entire building perimeter is well lit with no hidden spaces for anyone to hide out of view

D-8 TREATMENT OF ALLEY

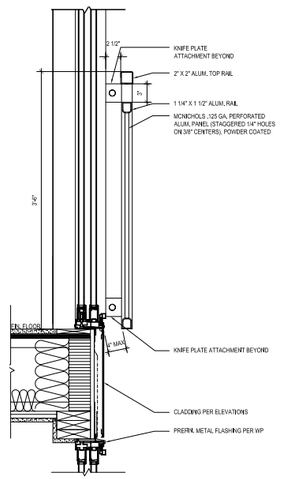
- Vertical planter covers mechanical louvers and the required solid wall around them
- Large planting area in front of vertical planter wall and permeable pavers in front of the garage doors
- Designated pedestrian entry from Alley to Level 3
- Exterior siding at ground level can be repainted to cover grafitti
- Exterior garage doors are highly durable

Buildings Across the Alley

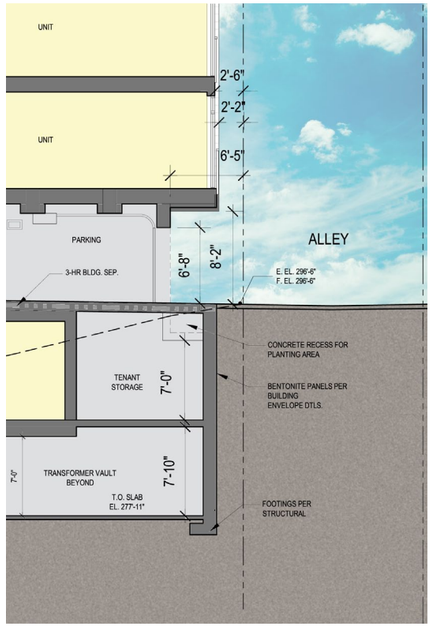
Ground-level view from Northeast

View of Existing Alley Parking at 416 Summit and Garage Opposite

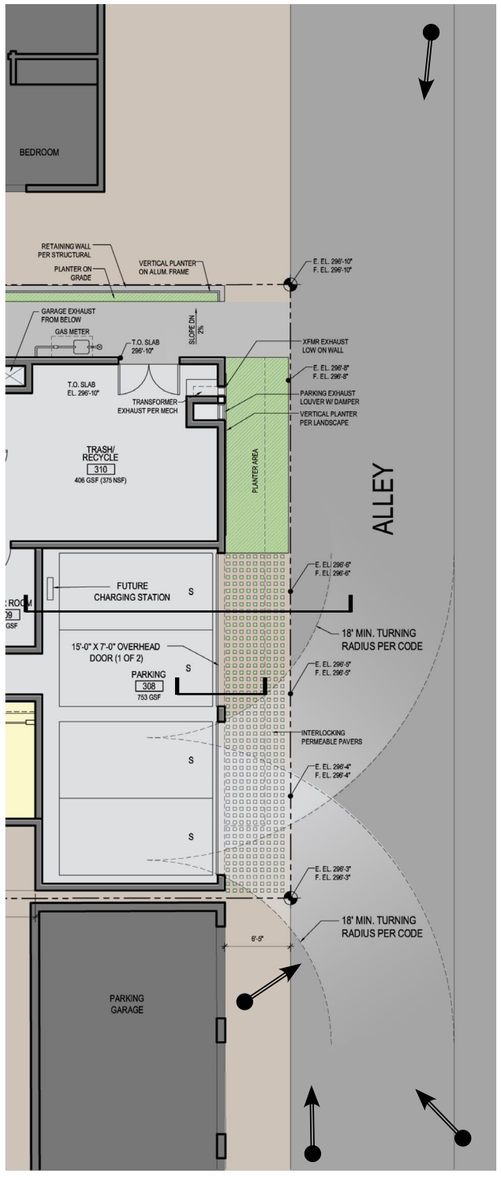
View of Existing Alley Parking at 416 Bellevue



Detail of Deck Railing



East Wall Section at Alley



Enlarged Plan

IMMEDIATE CONTEXT

NORTH FACADE

Shared Walkway and Residential Entry from Summit Ave E

A-2 STREETSCAPE COMPATIBILITY

- Townhouses at ground-level maintain residential character of street

A-3 ENTRANCES VISIBLE FROM STREET

- Prominent fin sign at sidewalk entry
- Large art wall with display lighting along path to entry door
- Glass canopy over path to entry door
- Shared space with adjacent building entry

A-5 RESPECT FOR ADJACENT SITES

- Shared space with adjacent building entry
- Shared alley access with adjacent building
- New trees screen views between building

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

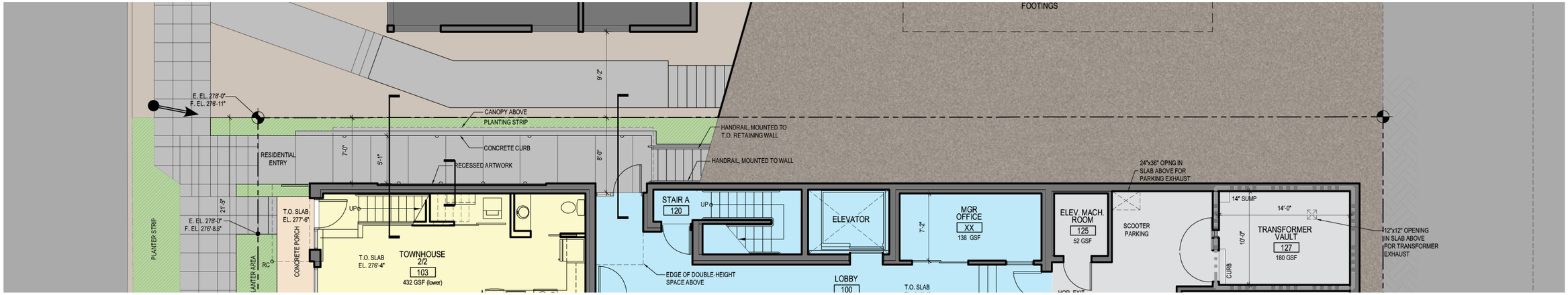
- Raised stoops, canopies, and landscaping create semi-private defensible residential spaces with no need for fences.

D-7 PEDESTRIAN SAFETY & SECURITY

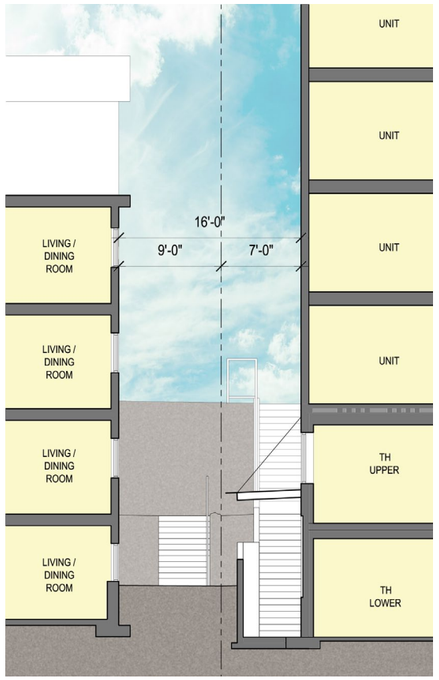
- The entire building perimeter is well lit with no hidden spaces for anyone to hide out of view
- No fences that could allow people to be cornered.

IMMEDIATE CONTEXT

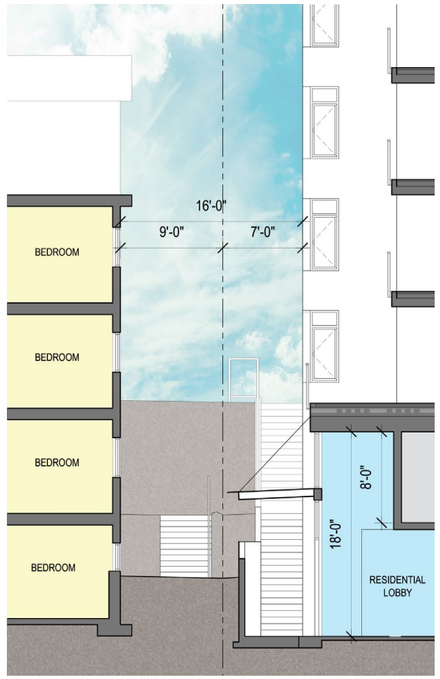
NORTH FACADE



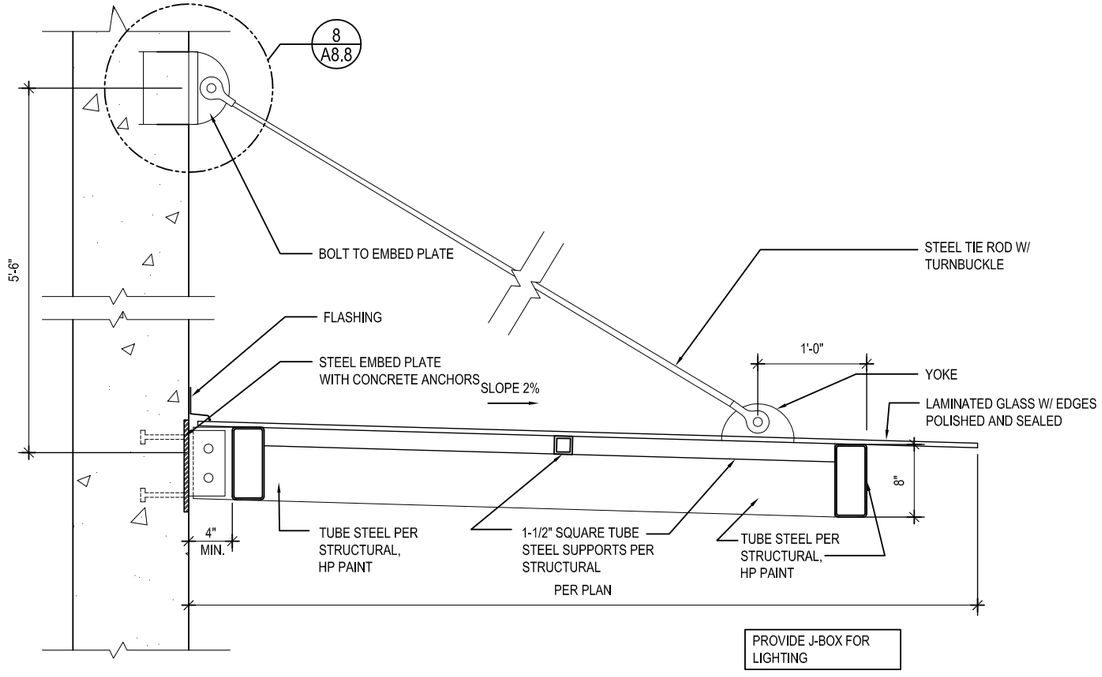
Enlarged Plan



North Wall Section through Shared Walkways



North Wall Section at Lobby Entrance



Detail: Canopy between Sidewalk and Main Residential Entrance

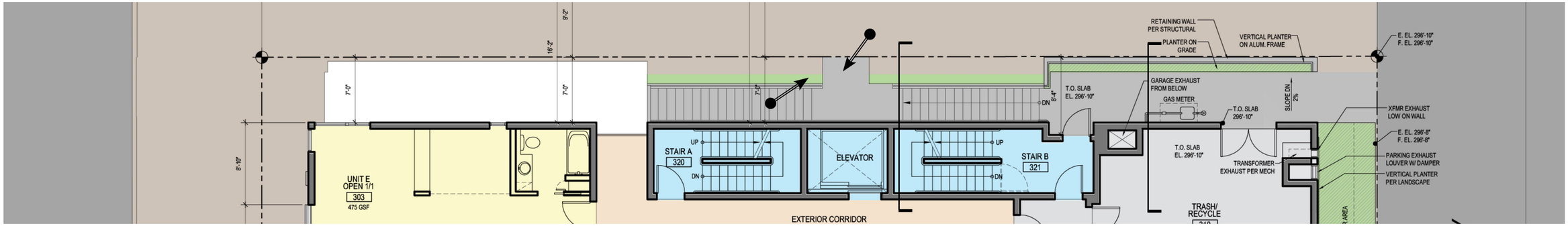
IMMEDIATE CONTEXT

NORTH FACADE

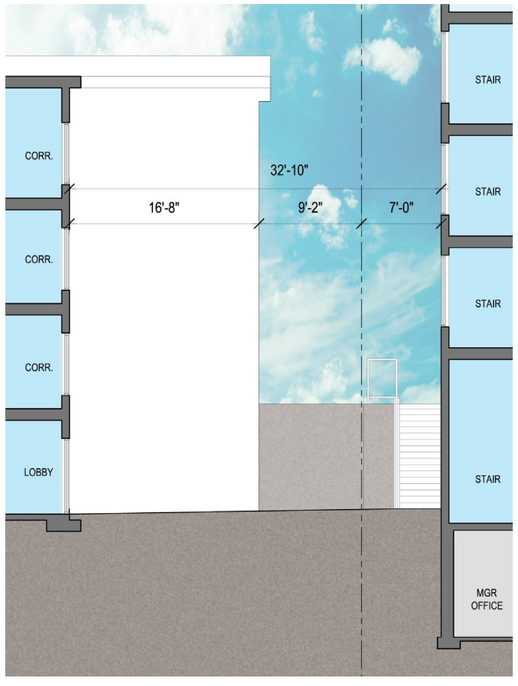
North Walkway Looking East toward Alley

IMMEDIATE CONTEXT

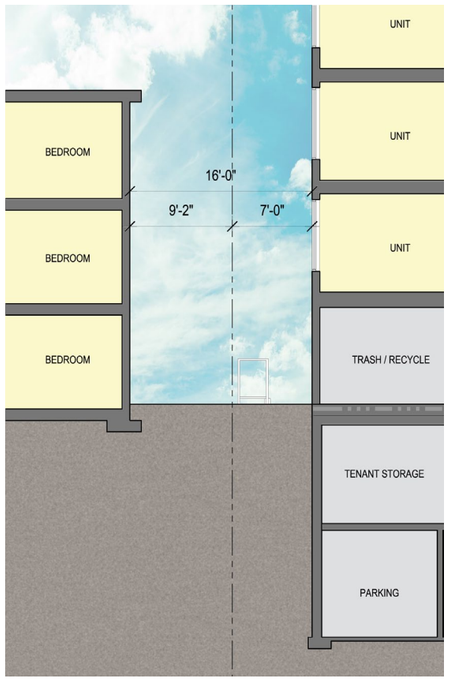
NORTH FACADE



Enlarged Plan



North Wall Section Through Adjacent Building Entry



North Wall Section Through Alley Access

North Walkway looking West toward Summit Ave E.

IMMEDIATE CONTEXT

WEST FACADE

Street Level View from Northwest

A-2 STREETSCAPE COMPATIBILITY

- Townhouses at ground-level maintain residential character of street

A-3 ENTRANCES VISIBLE FROM STREET

- Prominent fin sign at sidewalk entry
- Large art wall with display lighting along path to entry door
- Glass canopy over path to entry door
- Shared space with adjacent building entry

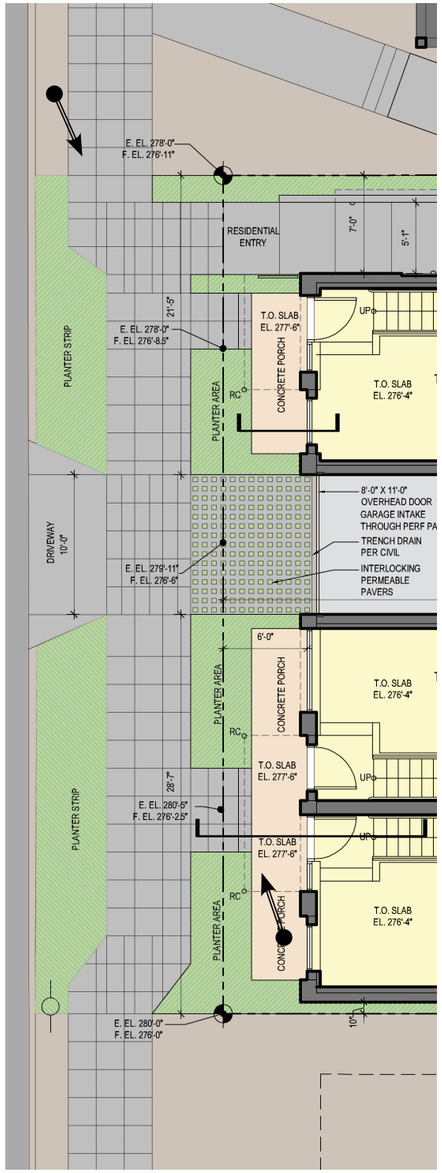
A-6 TRANSITION BETWEEN RESIDENCE AND STREET

- Raised stoops, canopies, and landscaping create semi-private defensible residential spaces with no need for fences.

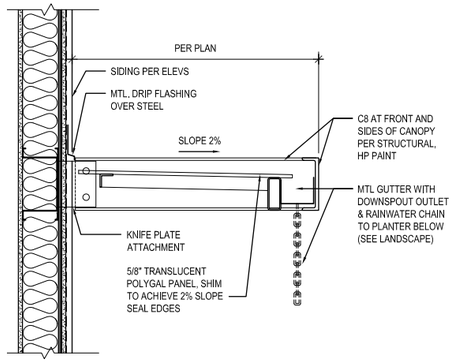
C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Two-story townhouse facades are expressed with a simple palette of two materials.
- Location and sizes of townhouse openings help align the base with the residential levels above
- Upper level facades are a simple, unified expression of a central void flanked by two masses
- Fins and decks project out a few feet to provide a sense of depth and texture to the facades

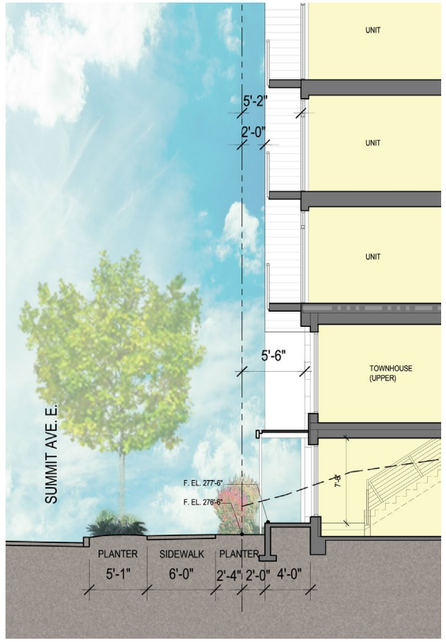
Silver Garage Door with Perforated Panels



Enlarged Plan



Detail: Townhouse Canopy



Wall Section Through Townhouse Stoops

Concept Image

Concept Image

View From Townhouse Stoops Looking North

IMMEDIATE CONTEXT

SOUTH FACADE

View from Level 2 Patios looking West

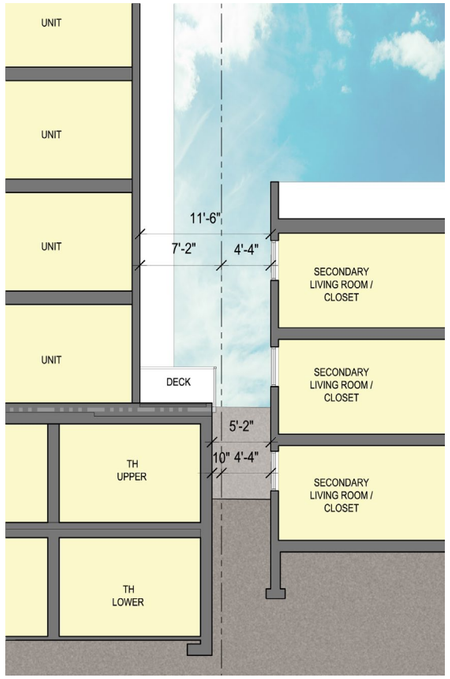
A-5 RESPECT FOR ADJACENT SITES

- The south units at the lower levels are screened from view by a vertical vegetated wall.
- Perforated panel railings help obscure views from units down onto adjacent properties

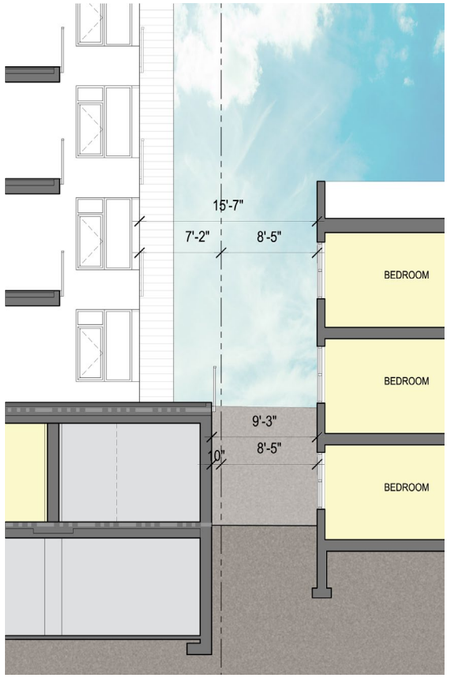
E-3 LANDSCAPING TO ENHANCE BUILDING/ SITE

- Vegetated screen structure to hide existing fence on adjacent property and screen ground-level patios if/when fence is removed
- Patios defined by plantings
- Plantings can be accessed by building maintenance through tenant storage space.

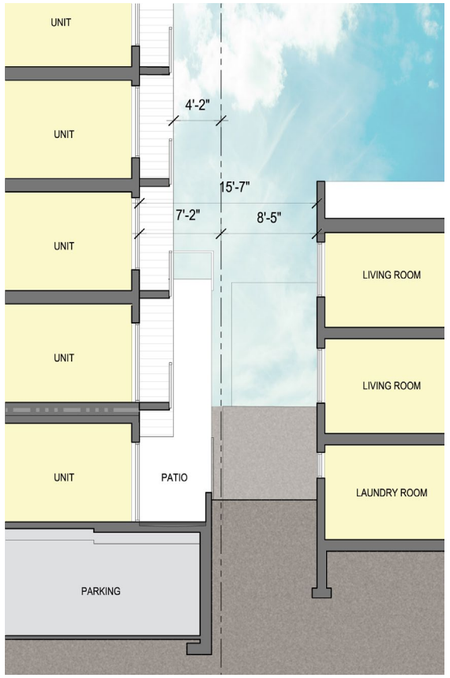
View of North Facade Windows at 416 Summit Ave



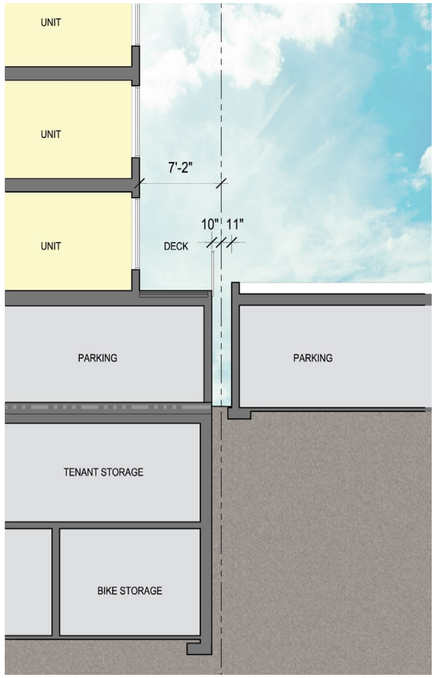
South Wall Section at Townhouses



South Wall Section at Recessed Corridor



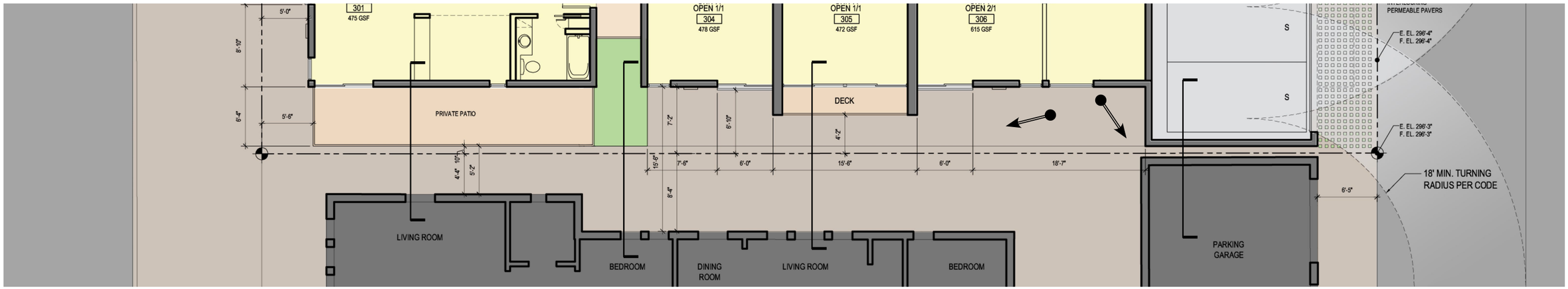
South Wall Section at Level 2 Patios



South Wall Section at Covered Parking

View of Garage Wall at 416 Summit

View of Exsiting Fence at 416 Summit



Enlarged Plan

DEPARTURE 1: SIGHT TRIANGLES

DEPARTURE 1: DRIVEWAY SIGHT TRIANGLES

SMC 23.54.030.G
For two way driveways or easements less than twenty-two feet wide, a sight triangle on both sides of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.

The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.

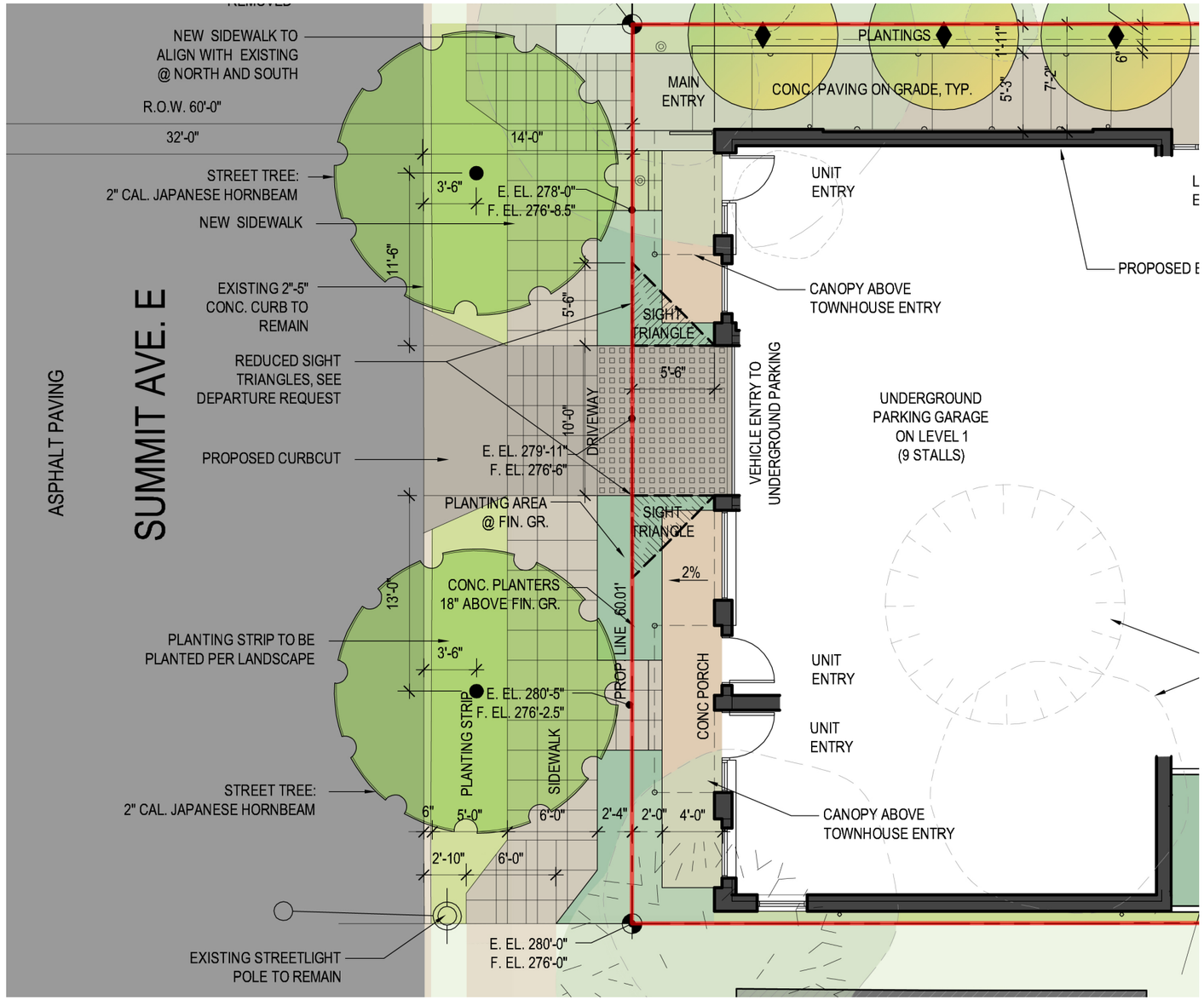
REQUEST:

5'-6" Sight Triangles, measured from face of building to Property Line (7'-10" measured to face of sidewalk),
and to allow vertical plantings in the western portion of the Sight Triangles.

JUSTIFICATIONS:

E-1 E-2 Guidelines E-1 and E-2 are acheived by shifting the existing sidewalk 2'-6" east to provide street trees. Without this change, there would be 10'-4" between the building and the sidewalk, more than the 10'-0" min. per code.

A-2 A-6 Vertical bamboo is being planted in front of ground-level units to help screen views into Living Rooms and provide a semi-private defensible residential space without the use of fences which would reduce the existing residential character of the streetscape.



DEPARTURE 2: SETBACKS

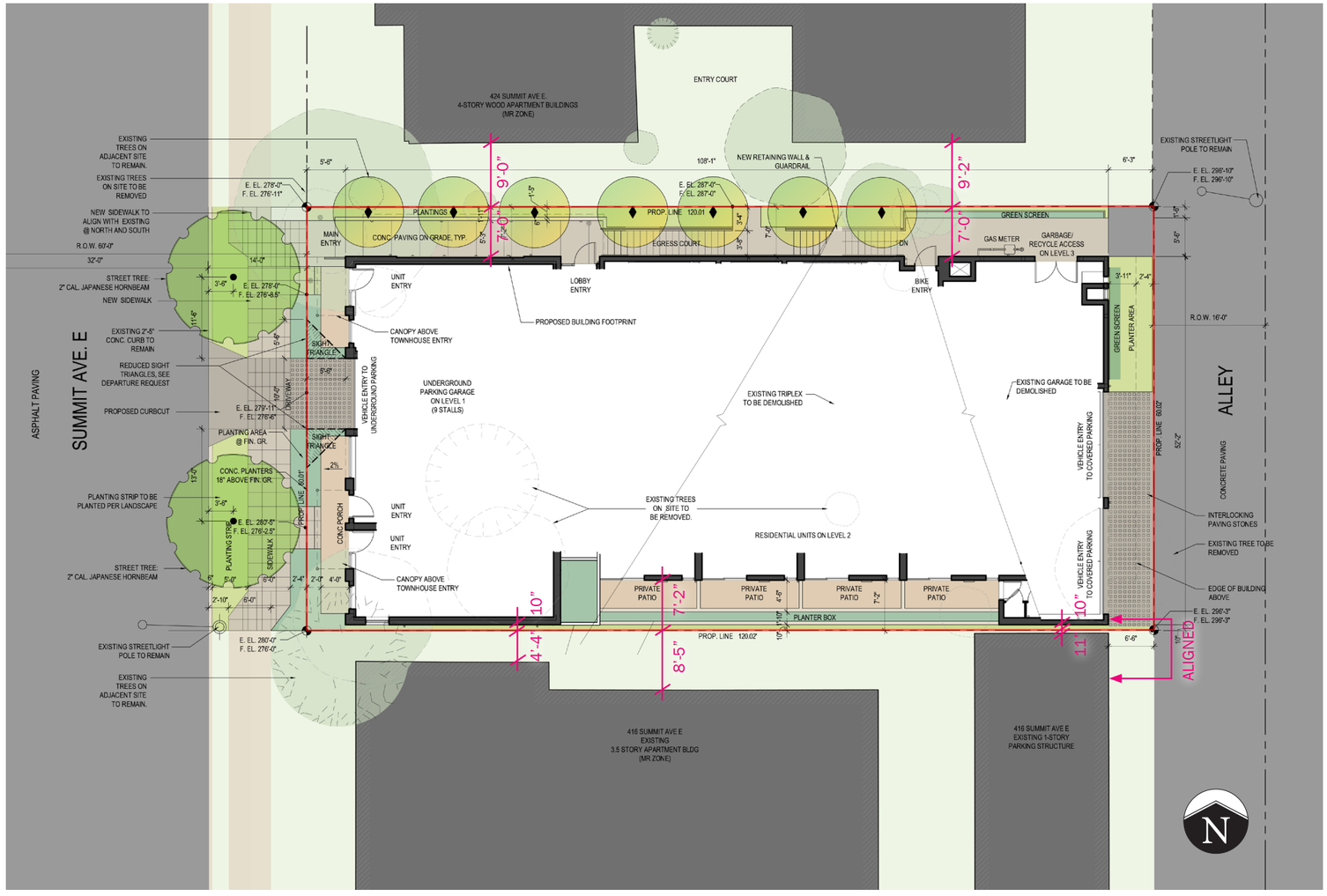
OVERVIEW

REQUIRED SETBACKS

- Front: 7’-0” avg., 5’-0” min.
- Side (below 42’ from grade): 7’-0” avg., 5’-0” min.
- Side (above 42’ from grade): 10’-0” avg., 7’-0” min.
- Rear: 10’-0” min.

PROPOSED SETBACKS

- Front: 4’-3” avg., 2’-0” min.
- Side (below 42’ from grade): 7’-6” avg., 7’-0” min. (N)
  1’-6” avg., 0’-10” min. (S)
- Side (above 42’ from grade): 8’-2” avg., 7’-0” min. (N)
  7’-10” avg., 4’-2” min. (S)
- Rear: 6’-5” @ Grade, 2’-2” Above



JUSTIFICATIONS

B-1 Guideline B-1 is acheived by the proposed design providing large upper level setbacks to the west, south, and east to reduce the overall height, bulk, and scale.

A-1 A-7 Guidelines A-1 and A-7 are acheived by the west-facing upper level setback, which provides a shared roof deck for all of the building residents and guests with views of Downtown, the Olympic Mt range, and Puget Sound.

A-2 B-1 Guidlines A-2 and B-1 are acheived through the recessed ends of the corridors dividing the north and south facades into 3 distinct masses. This area could otherwise be used for additional unit area and possibly additional bedrooms.

A-8 Guideline A-8 is met through a decision per Early Design Guidance. The rear setback has been increased to 6’-5” at the Alley grade to provide additional space for vehicle maneuvering (Guideline A-8) and 2’-2” on the residential levels above.

A-1 Responding to Guideline A-1: Site Characteristics, many of the existing buildings in the area have less than the prescribed side setbacks in-between adjacent buildings.

C-2 C-4 Guidelines C-2 and C-4 are met by the requested setback departures providing a unified, singular architectural expression with consistent fenestration and quality materials on all 4 facades.

SEE DIAGRAMS ON SUBSEQUENT PAGES

DEPARTURE 2: SETBACKS

AREAS WITHIN AND BEYOND MINIMUM SETBACKS

View from Northwest

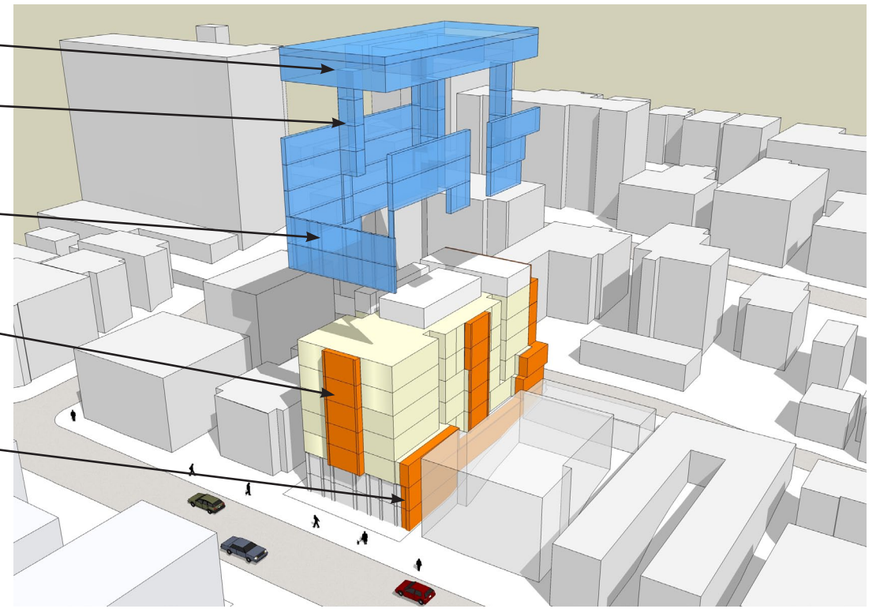
Upper-level Setbacks

Recessed Corridors

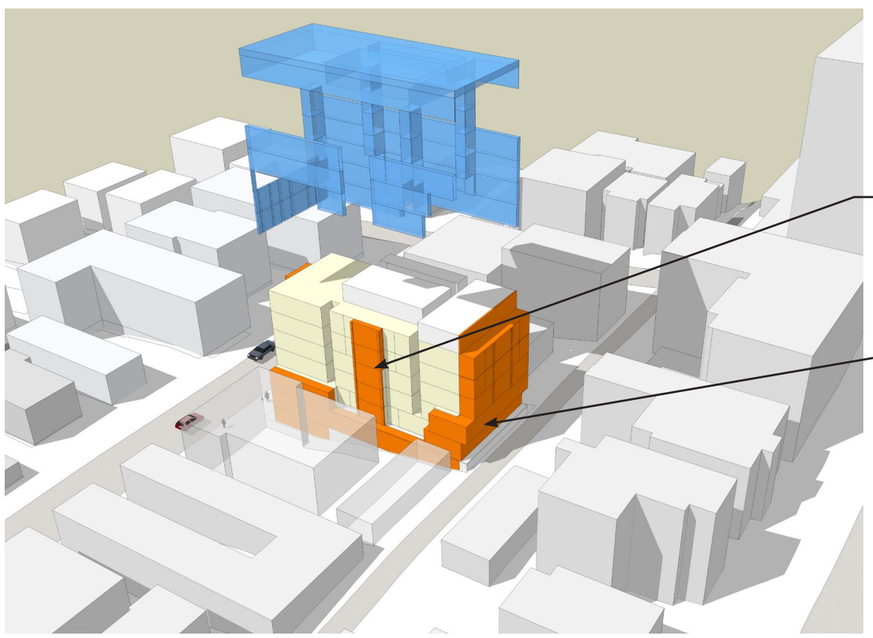
Residential Stoops

Projecting Fins and Decks to add depth and texture to facades

Third Townhouse at ground level in lieu of Residential Lobby along Summit Ave E.



View from Southwest

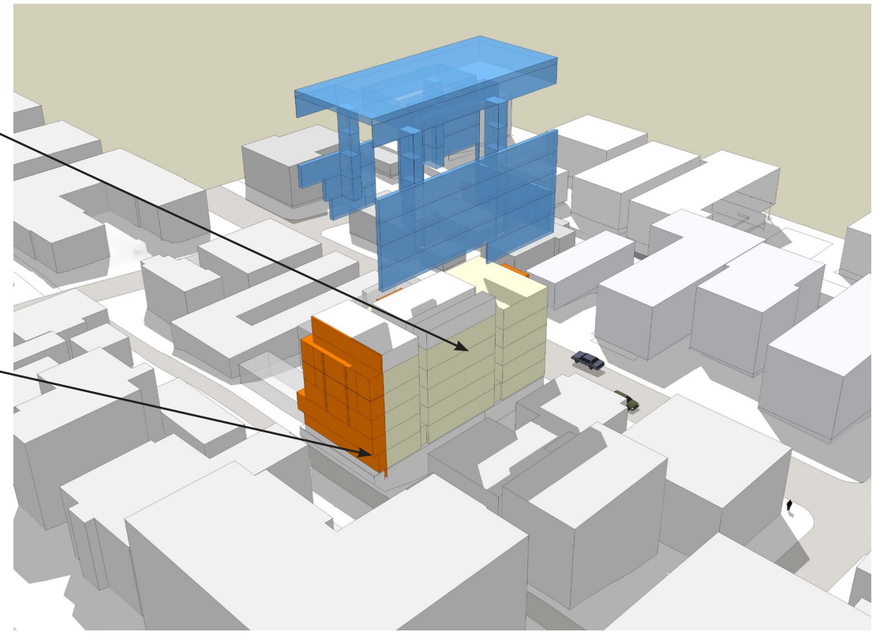


View from Southeast

Fully compliant north facade

Projecting Fins and Decks to add depth and texture to facades

Ground-level rear facade recessed 6’-5” to provide sufficient maneuvering space for vehicles and align with adjacent garage to south



View from Northeast

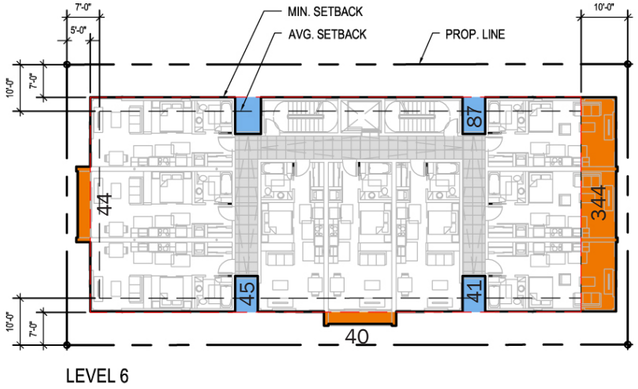
DEPARTURE 2: SETBACKS

AREAS WITHIN AND BEYOND MINIMUM SETBACKS

KEY

- MIN. SETBACK REQUIRED BY CODE
- AVG. SETBACK REQUIRED BY CODE
- AREA OF BUILDING OUTSIDE MIN. SETBACK
- UNUSED DEVELOPMENT POTENTIAL

Unnused (Blue)	= 4,693 sf
Departures (Orange)	= 3,001 sf
	<1,692 sf>



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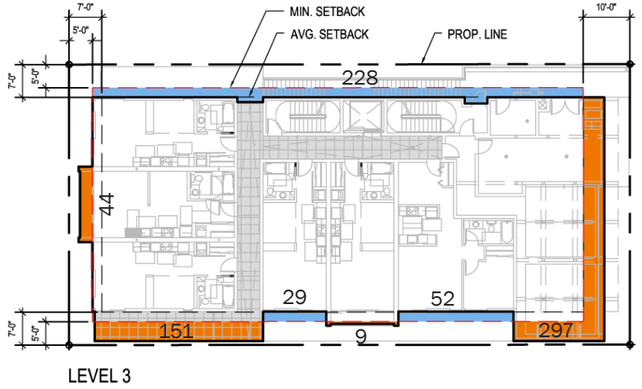

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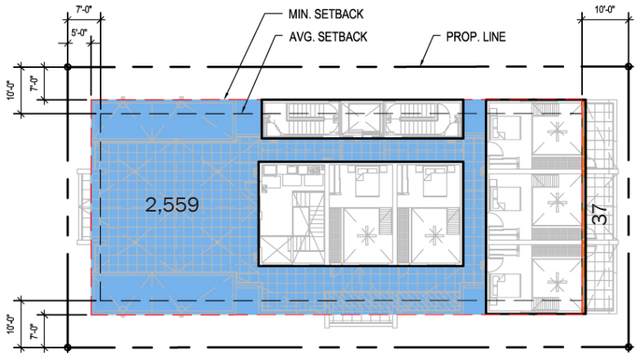

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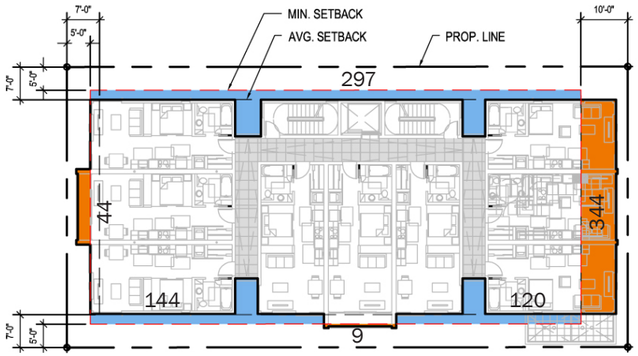

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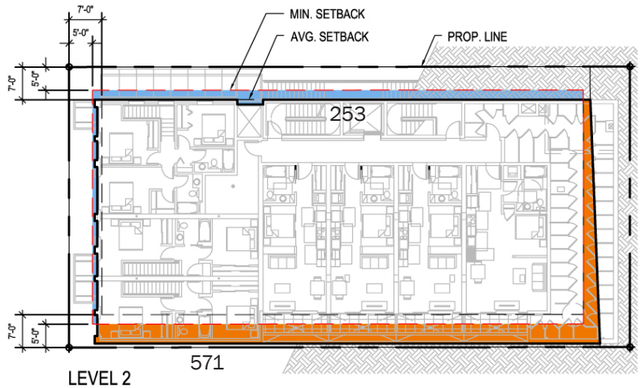

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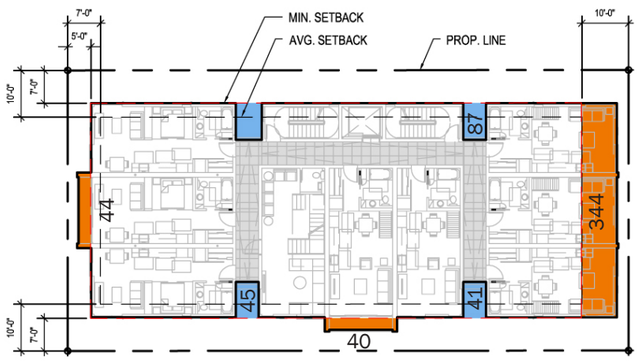

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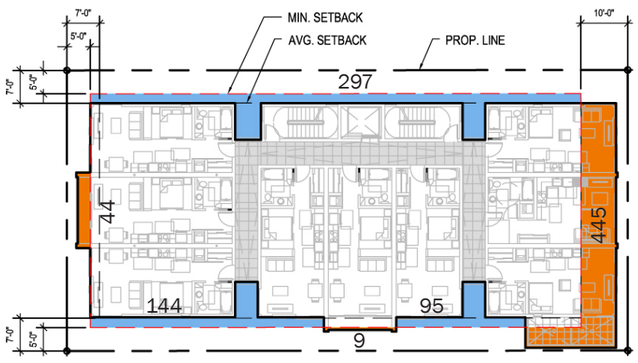

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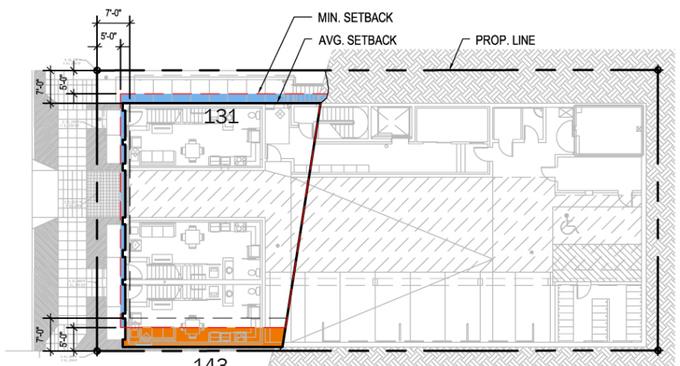
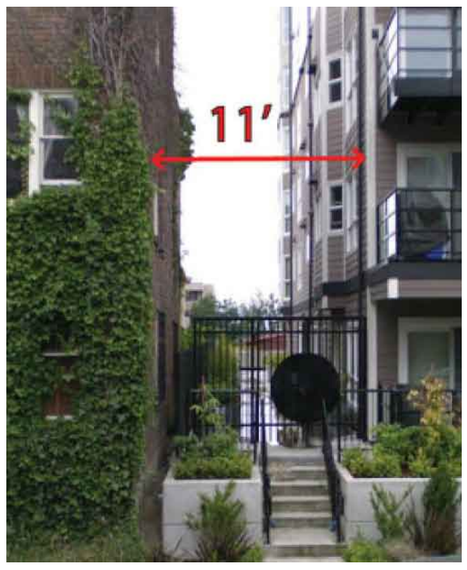


LEVEL 1

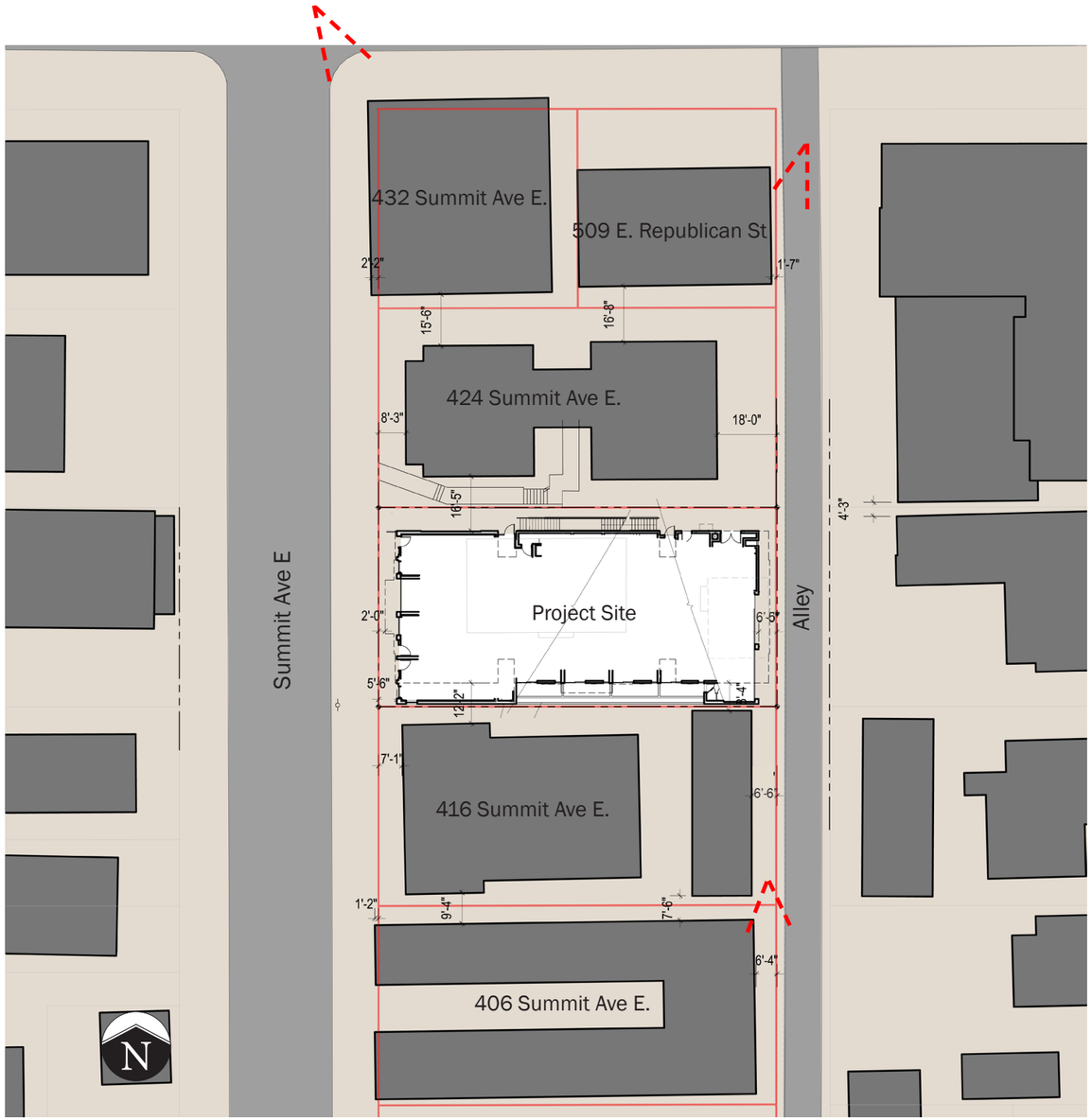
DEPARTURE 2: SETBACKS

SPACE BETWEEN BUILDINGS IN AREA



DEPARTURE 2: SETBACKS

EXISTING FRONT AND REAR SETBACKS IN AREA



Front setback of 432 Summit Ave E.

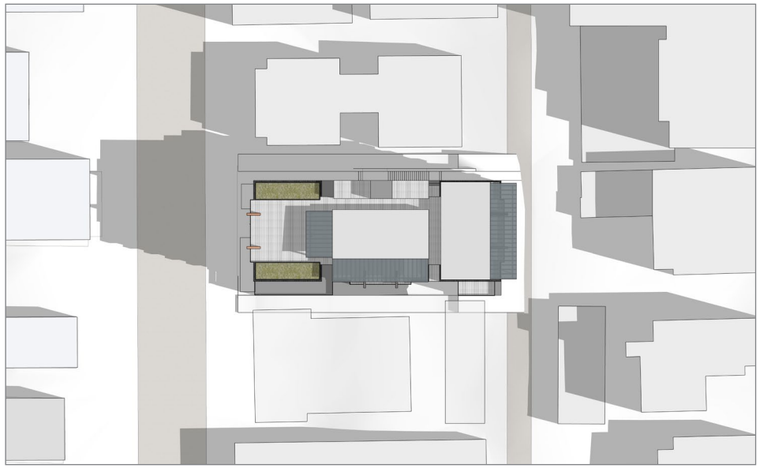
Rear setback of 509 E. Republican St

Rear Setback of 406 Summit Ave E.

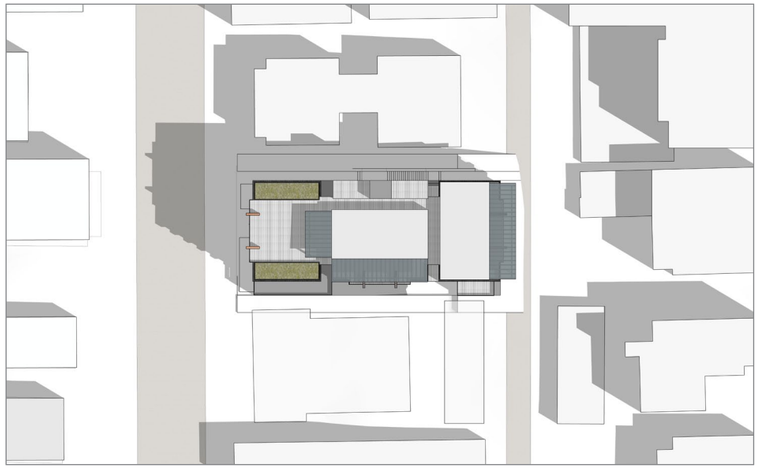
DEPARTURE 2: SETBACKS

SHADOW COMPARISONS ONTO ADJACENT SIDEWALK

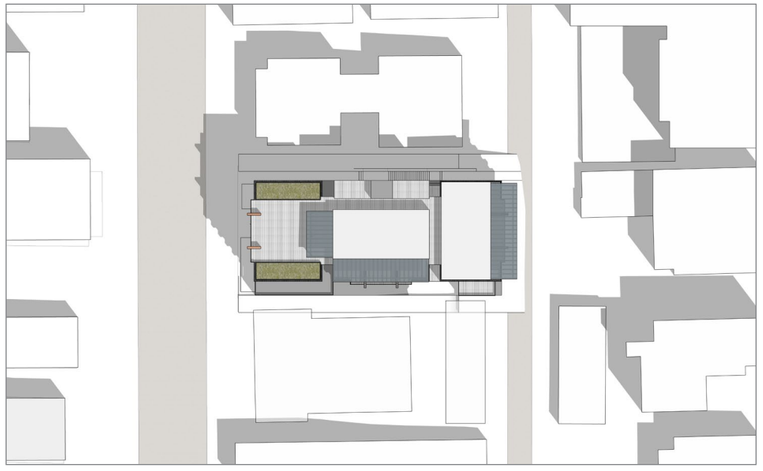
SUN STUDY WITH UPPER LEVEL SETBACKS



Summer Solstice - 9 am



10 am

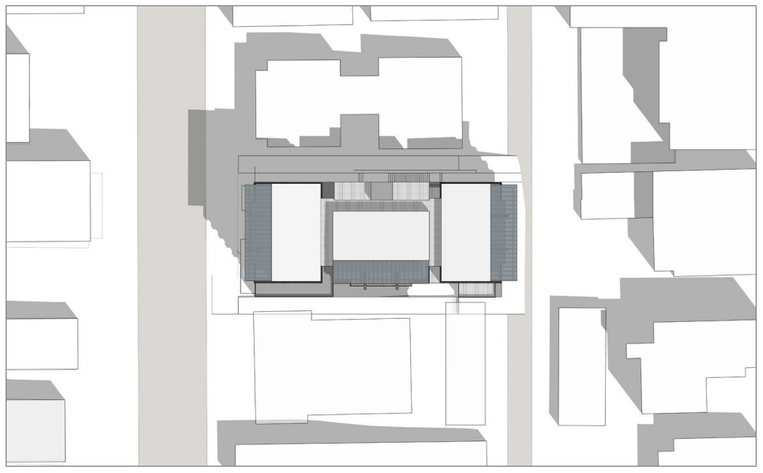


11 am

SUN STUDY WITHOUT UPPER LEVEL SETBACKS

Summer Solstice - 9 am

10 am



11 am