



# 1315 EAST JEFFERSON

## EARLY DESIGN GUIDANCE MEETING

JUNE 5, 2013

DPD PROJECT # 3014830

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## PROJECT DETAILS

ADDRESS:	1315 East Jefferson Street Seattle, WA 98122
DPD PROJECT NUMBER:	3014830
NUMBER OF RESIDENTIAL UNITS:	30
NUMBER OF PARKING STALLS:	19 (16 Below Grade; 3 Surface)
RESIDENTIAL AREA:	19,410 SF
PARKING/BIKE/STORAGE AREA:	4,839 SF
TOTAL AREA:	24,800 SF
OWNER:	1315 East Jefferson LLC
APPLICANT:	Jodi Patterson-O'Hare
CONTACT:	Jodi Patterson-O'Hare Permit Consultants Northwest 26456 Marine View Drive South Des Moines, WA 98198

## ZONING DETAILS

PARCEL #'s:	2908700020, 2908700030
ZONING:	NC2-40
OVERLAYS:	12th Avenue Urban Center Village
LOT AREA:	7782 SF

Floor Area Ratio:  
Allowable FAR: 3.25 / 25,291 GSF  
Project FAR: 3.23 / 25,164 GSF  
(SMC 23.47A.013)

Structure Height:  
Maximum Height: 40'  
Additional Height: +4' for a floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level.  
(SMC 23.47A.012)

Landscape Requirements:  
Required Green Factor Score: 0.3  
(SMC 23.86.019)

Amenity Requirements:  
5% of the residential area.  
The amenity area must be common, not within a structure, a min. of 250 SF, a min. of 10' wide in each direction. Project amenity requirement: 971 SF  
(SMC 23.47A.024)

Required Parking:  
No minimum parking requirement for commercial or residential uses in multifamily zones within urban centers.  
(SMC 23.54.015)

## SITE AND DEVELOPMENT INFO

*Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc:*

The site is located in the First Hill neighborhood of Seattle. The site is made up of two parcels located mid-block between 13th and 14th and measures 96' x 81'. The property is fronted by Jefferson Street at the north end of the property and has an alley along the rear. The site has a slight slope from the northeast corner of the site down to the southwest corner. One parcel currently has a pay parking lot operated by Diamond parking. A vacant one-story commercial building is on the other parcel. The 1,104 square foot building was constructed in 1937 will be demolished.

*Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.*

The site is zoned NC2-40 and is located in the within the 12th Avenue Urban Center Village. The adjacent properties to the west and east are zoned the same. The properties across the alley to the south are zoned LR3 (Lowrise 3).

*Please describe the neighboring development and uses, including adjacent zoning, physical features, existing architecture and siting patterns, views, community landmarks, etc.*

The property is located at the midblock between 13th and 14th Avenue along East Jefferson in the First Hill neighborhood. The site is located across the street from the Seattle University soccer field and will afford attractive views of downtown Seattle and Mt. Rainier from a potential roof deck. The site is located just two blocks east of 12th Avenue East, a growing neighborhood retail avenue featuring a variety of local restaurants, bars and other amenities. The surrounding neighborhood is an eclectic mix of office, institutional, retail and

residential uses. The primary uses adjacent to the site are Seattle University to the north and Swedish First Hill and Cherry Hill campus to the west and east, respectively.

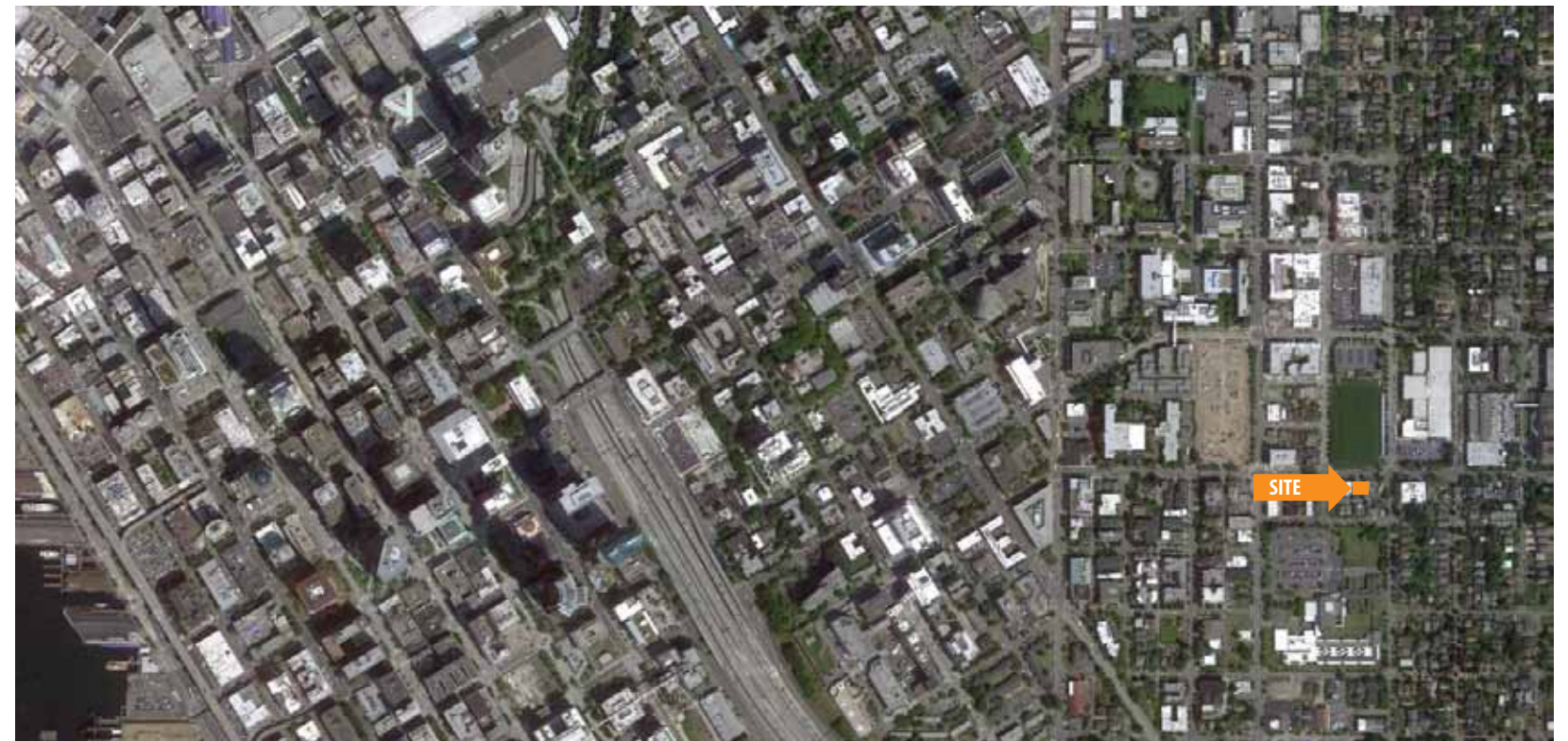
The location provides convenient access to both regional and local transit as well as major employment centers. The site is located just 6-blocks from the future street car line along Broadway and is just a 20-minute walk to the future Sound Transit Light Rail station, which will provide service to Sea-Tac International Airport, downtown Seattle, and the University of Washington campus. Metro has several routes that run along Jefferson providing to several locations and providing service about every 10 minutes.

The architecture surrounding the site is a vibrant mix of architectural styles. They range from the modern (Seattle University Athletic Center, 6-story concrete office building, townhouses across the alley) to the more traditional (smaller multifamily buildings, single family houses).

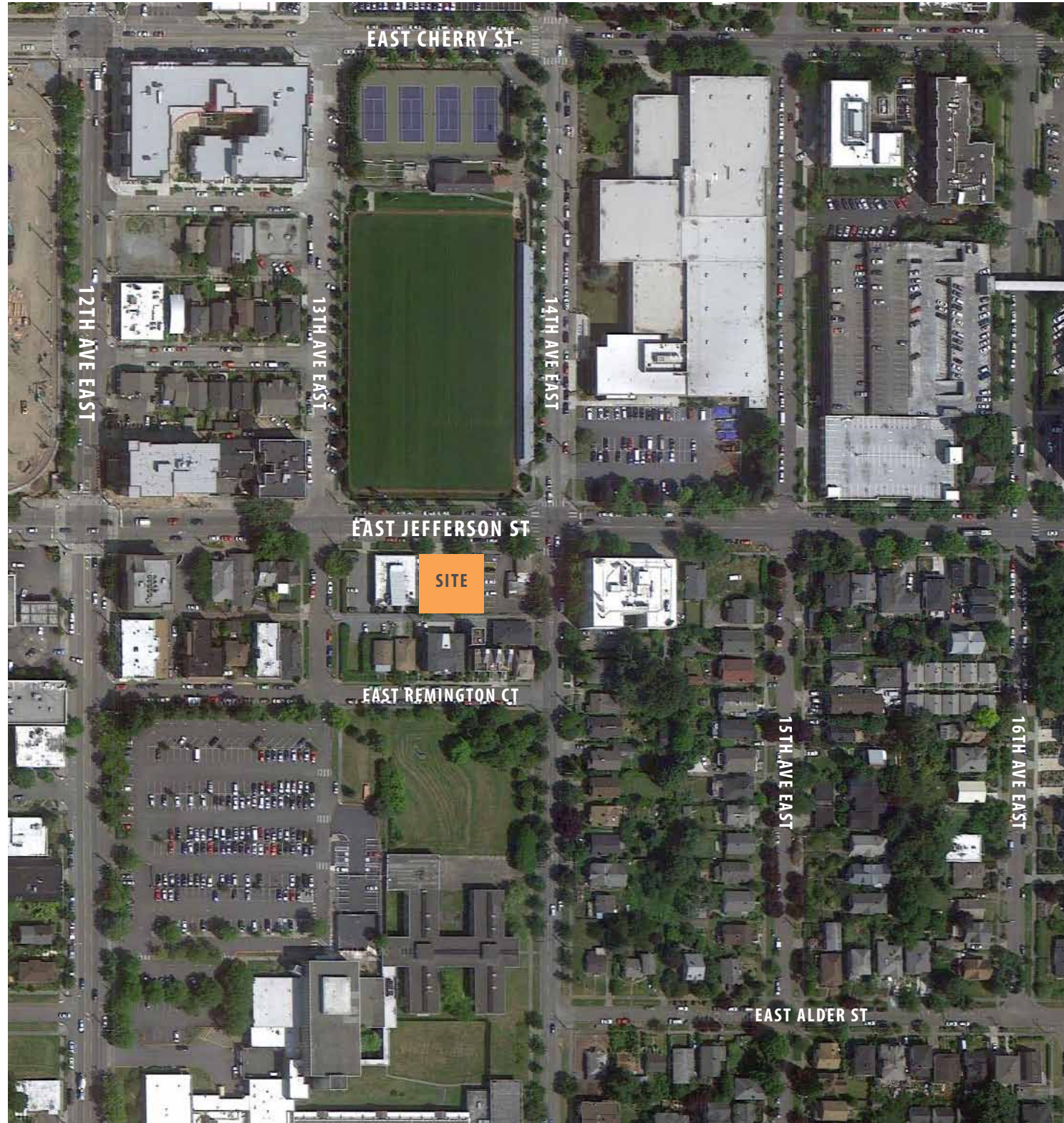
*Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.), amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.*

The applicant's development objective is to provide the highest and best use for the site by creating a high-density mixed-use development. The proposed project is a four-story building consisting of 30 residential units and 2,600 square feet of retail above a below-grade parking structure that will house 17 stalls. Pedestrian access to the retail and apartments will be from East Jefferson street while the below grade parking will be access from the alley. The proposed structure height is within the required 44'-0" height limit which includes the 4' bonus for having a min floor-to-floor height of 13'-0" for ground level retail.

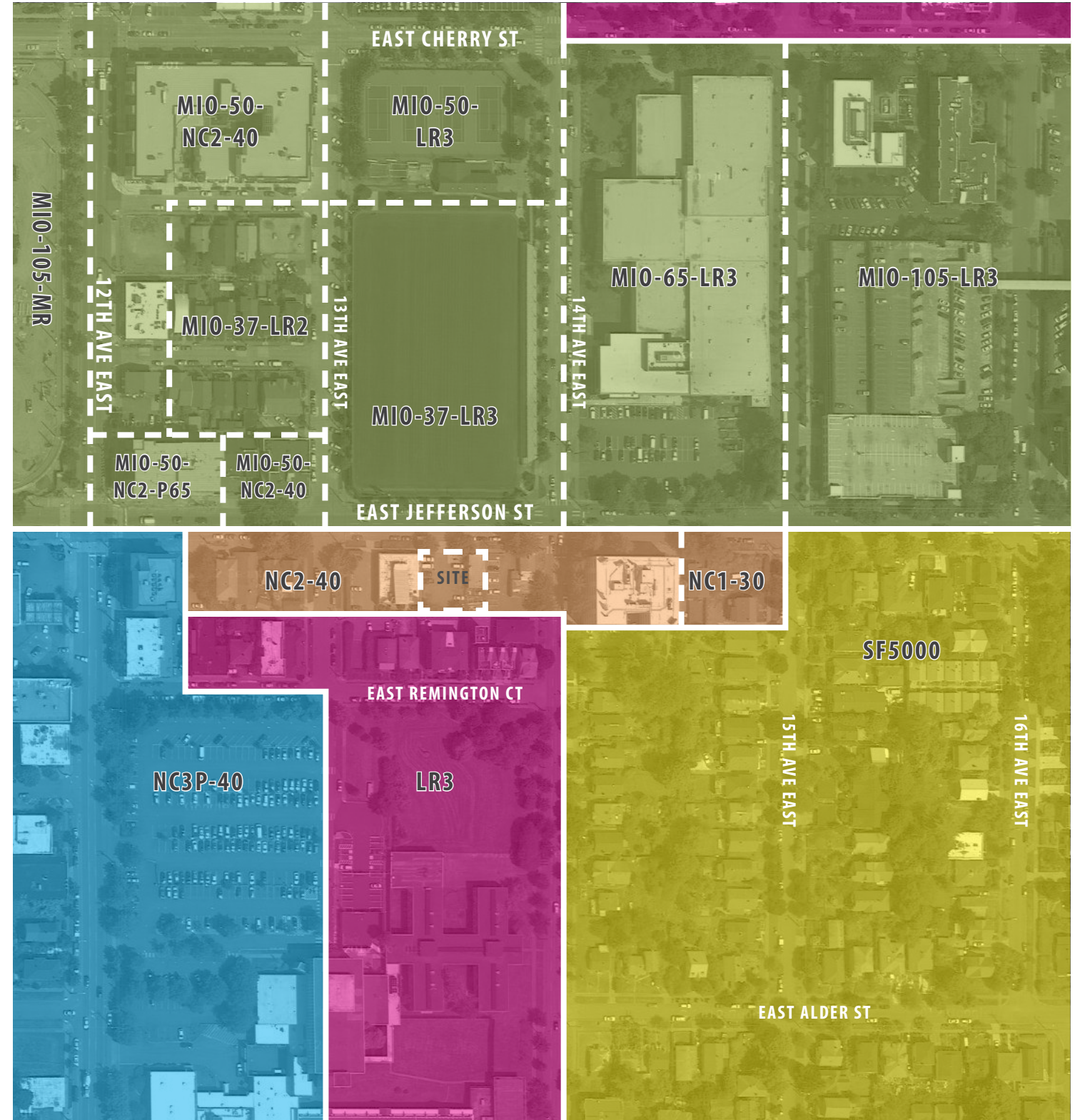
## CONTEXT MAP



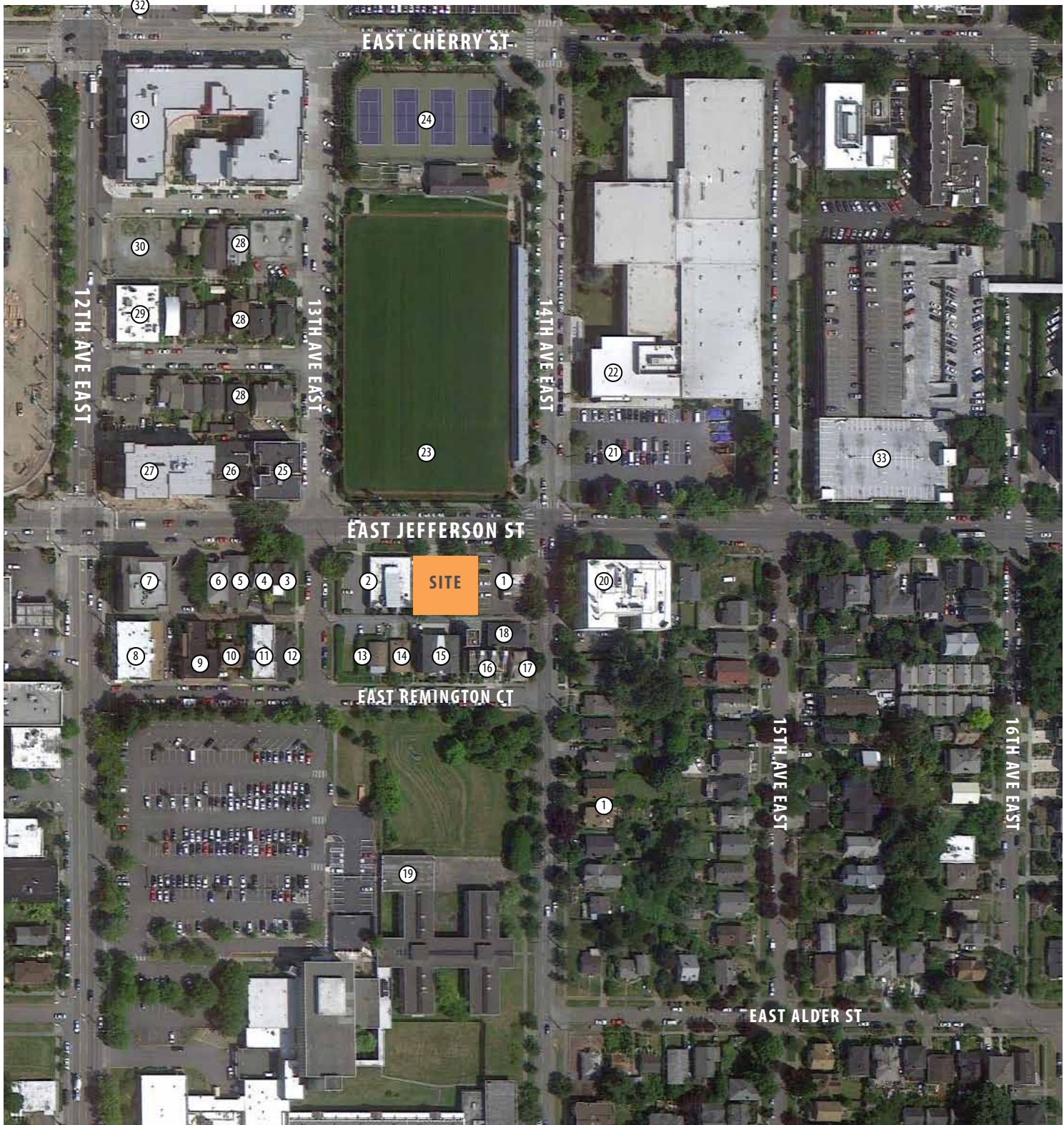
AERIAL PHOTO



ZONING DIAGRAM



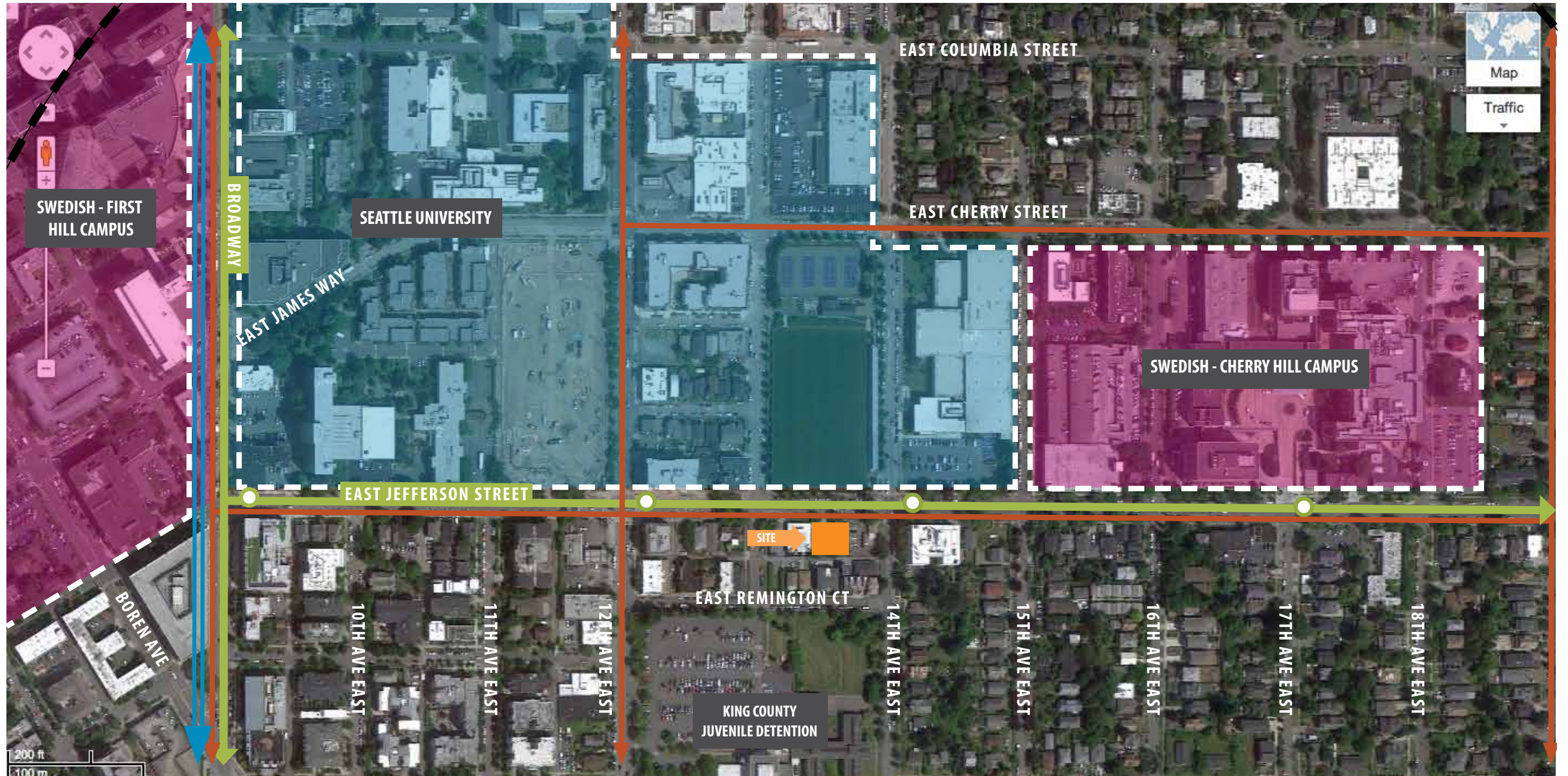
EXISTING USES



EXISTING USES

- \* Project Site
- 1. Restaurant (Proposed Townhome Development)
- 2. Conard Romano Architects
- 3. Residence
- 4. Residence
- 5. Restaurant
- 6. Residence
- 7. Recovery Center of King County  
Solid Ground  
Alhadeff Foundation
- 8. Mixed-Use  
Blue Nile Restaurant  
Convenience Market  
Barber Shop  
Apartments
- 9. Apartments
- 10. Residence
- 11. Apartments
- 12. Apartments
- 13. Apartments
- 14. Residence
- 15. Condominiums
- 16. Townhomes
- 17. Residence
- 18. Residence
- 19. King County Youth Services Center
- 20. Office Building
- 21. Parking Lot (Seattle University)
- 22. Fitness Center (Seattle University)
- 23. Championship Soccer Field (Seattle University)
- 24. Tennis Courts (Seattle University)
- 25. Mixed-Use
- 26. Restaurant
- 27. Mixed-Use  
The Jefferson Apartments
- 28. Residence(s)
- 29. Ba Bar Restaurant
- 30. Future Park
- 31. Mixed-Use  
The Douglas Apartments
- 32. Mixed-Use
- 33. Parking Garage (Swedish Cherry Hill)

OPPORTUNITIES & CONSTRAINTS



LEGEND

FUTURE FIRST HILL STREETCAR LINE	
METRO TRANSIT SERVICE	
BIKE LANES	

OPPORTUNITIES	CONSTRAINTS
+ 12th Avenue Corridor	- Infill Site (access to light, air, view)
+ Seattle University	- Retaining Wall Across the Street
+ Swedish First Hill/Cherry Hill	- Utility Access
+ Transit	- Parking
+ Bike Lane	
+ Rooftop Views	
+ Eclectic Neighborhood	
+ 12th Avenue Square Park	

STREETSCAPE ELEVATIONS (JEFFERSON)

PROJECT SITE



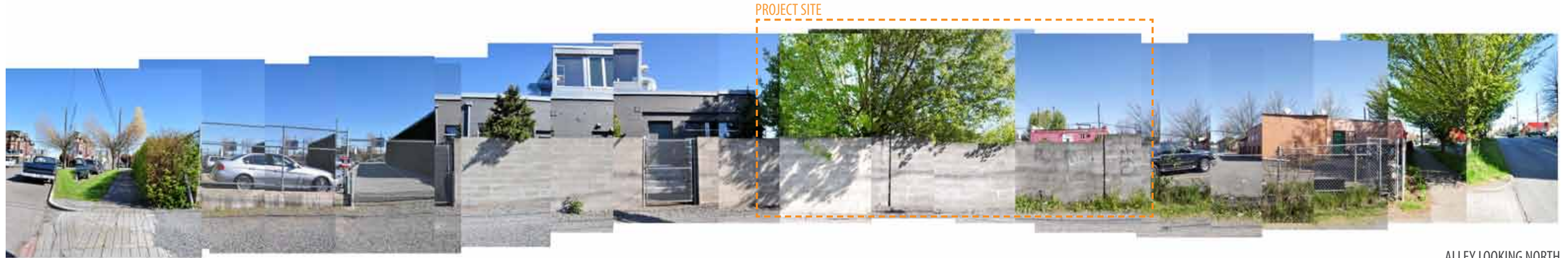
EAST JEFFERSON STREET LOOKING SOUTH



EAST JEFFERSON STREET LOOKING NORTH



STREETSCAPE ELEVATIONS (ALLEY)

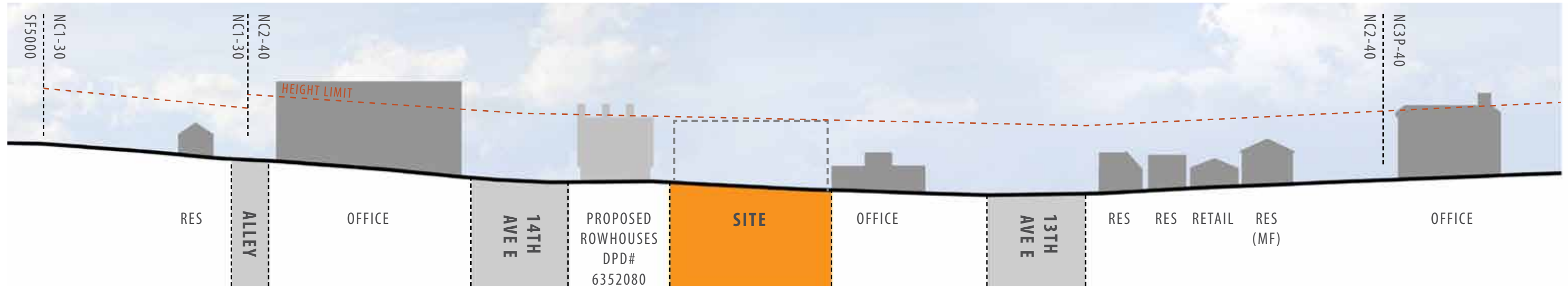


ALLEY LOOKING NORTH

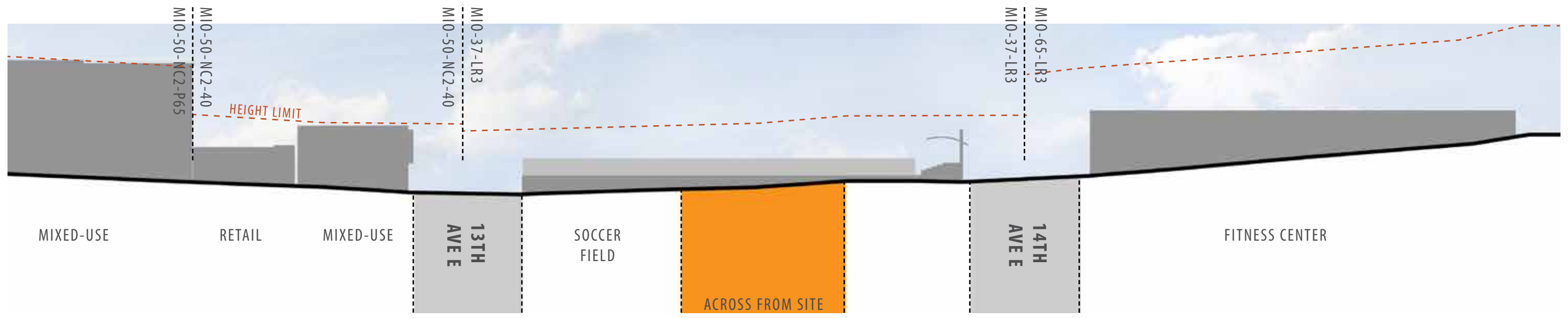


ALLEY LOOKING SOUTH

STREETSCAPE SECTIONS (JEFFERSON)

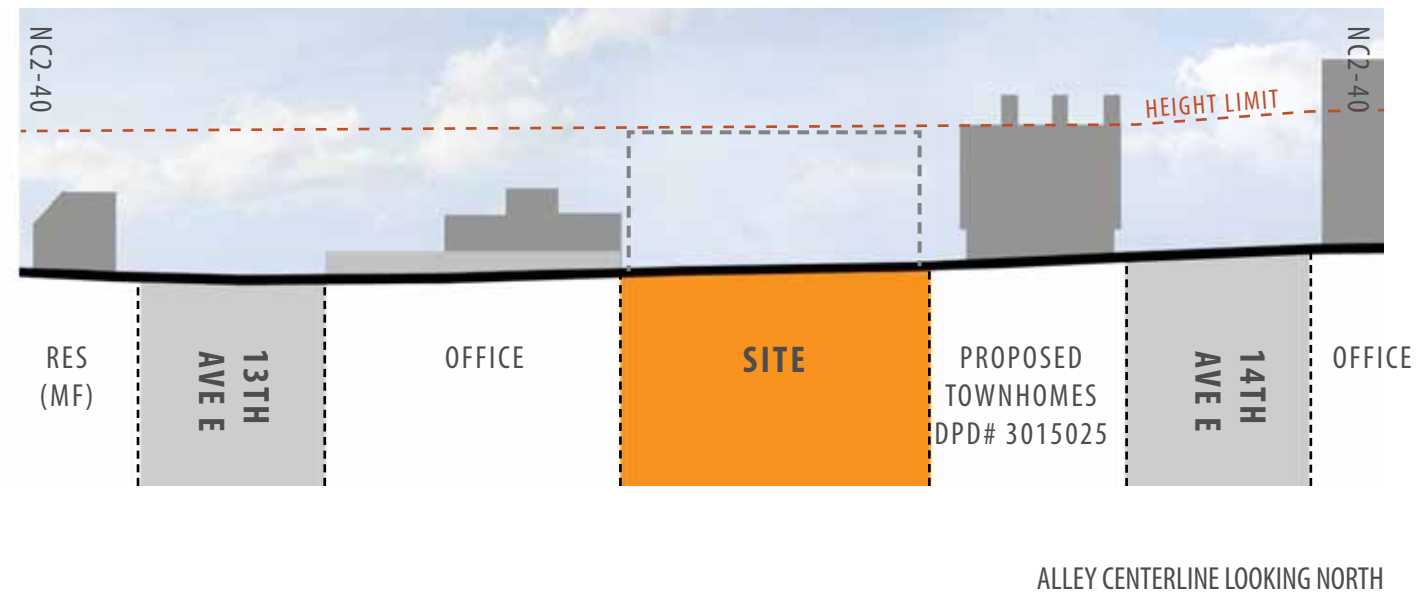
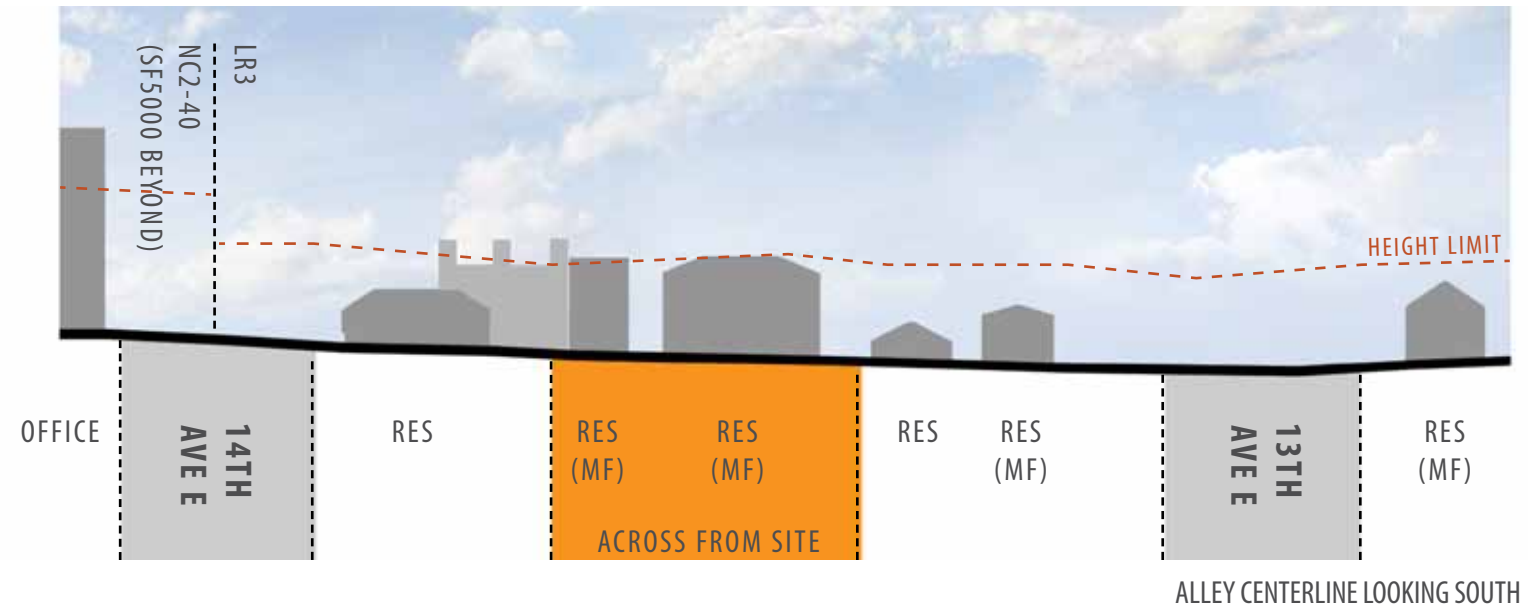


JEFFERSON STREET CENTERLINE LOOKING SOUTH



JEFFERSON STREET CENTERLINE LOOKING NORTH

STREETSCAPE SECTIONS (ALLEY)



NEIGHBORHOOD CONTEXT



Note: Refer to Existing Uses Plan for Key

NEIGHBORHOOD CONTEXT IMAGERY: EAST JEFFERSON STREET



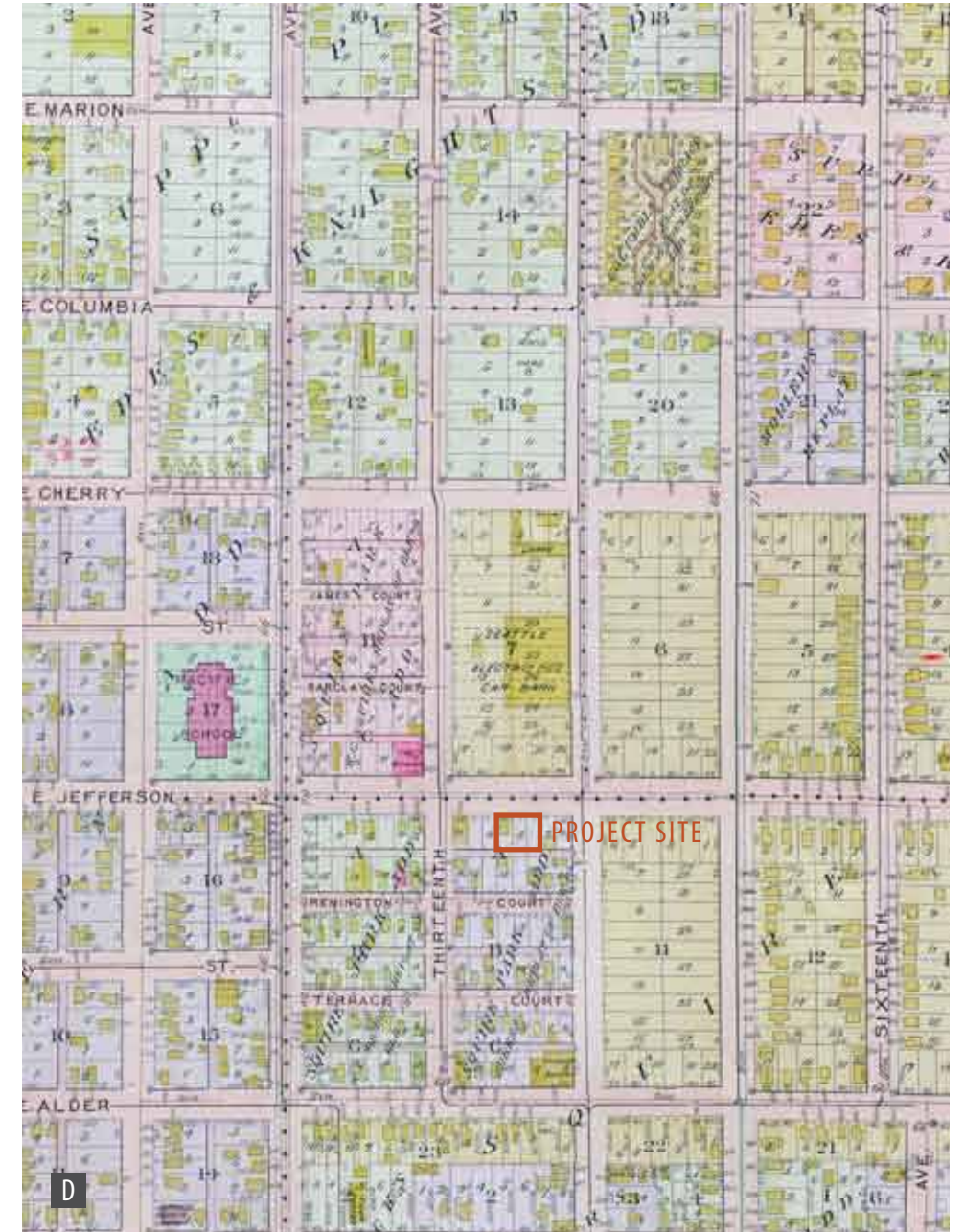
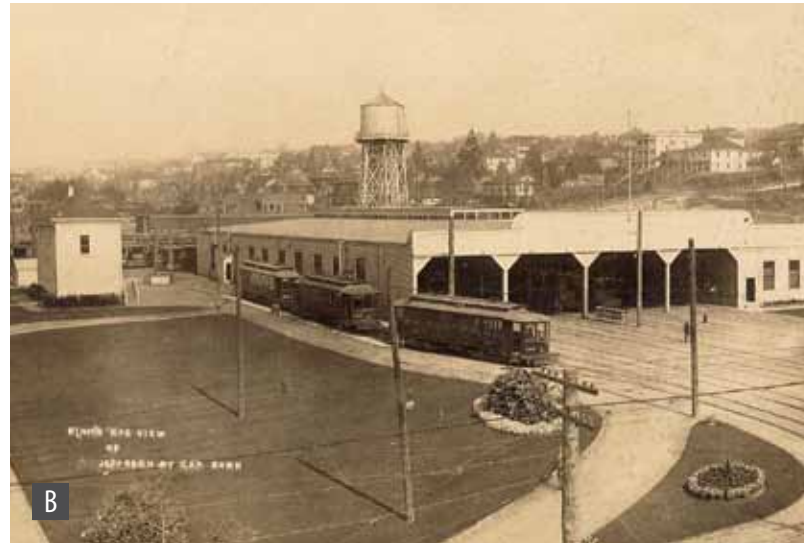
- 1. Office Building at Jefferson & 14th (SE Corner)
- 2. Restaurant at Jefferson & 14th (SW Corner)
- 3. Architectural Office at Jefferson & 13th (SE Corner)
- 4. Multi-Family at Jefferson & 13th (SW Corner)
- 5. The Jefferson Apartments at Jefferson & 12th (NE Corner)
- 6. Restaurant on Jefferson (N)
- 7. Mixed-Use Building at Jefferson & 13th (NW Corner)
- 8. Seattle U Soccer Field on Jefferson (N)
- 9. Seattle U Fitness Center at Jefferson & 14th (NE Corner)

NEIGHBORHOOD CONTEXT IMAGERY: ALLEY



- 1. Alley looking West from 14th
- 2. Alley looking South
- 3. Alley looking East from Mid-Block
- 4. Alley looking West from Mid-Block
- 5. Alley looking South at 13th
- 6. Alley looking East at 13th
- 7. Alley looking North at Architectural Office
- 8. Alley looking North at Project Site

NEIGHBORHOOD/SITE HISTORY



A. View towards Site (date unknown)  
 B. Jefferson Car Barn constructed 1910 for Seattle Electric Company Street Trolleys  
 C. Seattle Transit System Jefferson Yard (circa 1940)  
 D. Historic Baist Map (1916)  
 E. Seattle Electric Company Street Trolley (date unknown)  
 F. Seattle Transit System Buses (circa 1940)

NEIGHBORHOOD ARCHITECTURAL CONTEXT: MULTIFAMILY



- PATTERNS + DESIGN CUES:
- + Abundance of Mixed-Use/Multifamily Buildings
  - + Eclectic Variety of Architectural Styles
  - + Newer construction is primarily modern/contemporary style
  - + Simple Massing
  - + Buildings maintain Street Edge
  - + Retail/Commercial is highly transparent, with clear entries and engagement of streetscape



1. The Jefferson (East Jefferson Street and 12th)
2. East Jefferson Street and 13th
3. East Remington Court (Between 13th and 14th)
4. East Remington Court (Between 12th and 13th)
5. East Remington Court (Between 13th and 14th)
6. The Douglas (12th Avenue and East Cherry Street)
7. 13th Avenue East (Between East Jefferson and East Remington Court)
8. 12th Avenue and East Columbia Street



NEIGHBORHOOD ARCHITECTURAL CONTEXT: STREETScape/RETAIL



**PATTERNS + DESIGN CUES:**  
 + Street-level commercial mix of retail and office  
 + High levels of transparency  
 + Covered entries and pockets of outdoor activity  
 + Entries located at or near street edge

- 1. Office Storefront on East Jefferson
- 2. Retail Frontage on 12th
- 3. Retail Frontage at The Douglas on 12th
- 4. Retail/Commercial Frontage at The Jefferson on 12th
- 5. Retail Storefront on 13th

NEIGHBORHOOD ARCHITECTURAL CONTEXT: UNIVERSITY



PATTERNS + DESIGN CUES:  
 + Pedestrian-oriented environment  
 + Transparency is compatible with open space relief of soccer field

- 1. Championship (Soccer) Field across from Site
- 2. Connolly Recreation Center on 14th

ARCHITECTURAL PRECEDENTS: SEATTLE INFILL

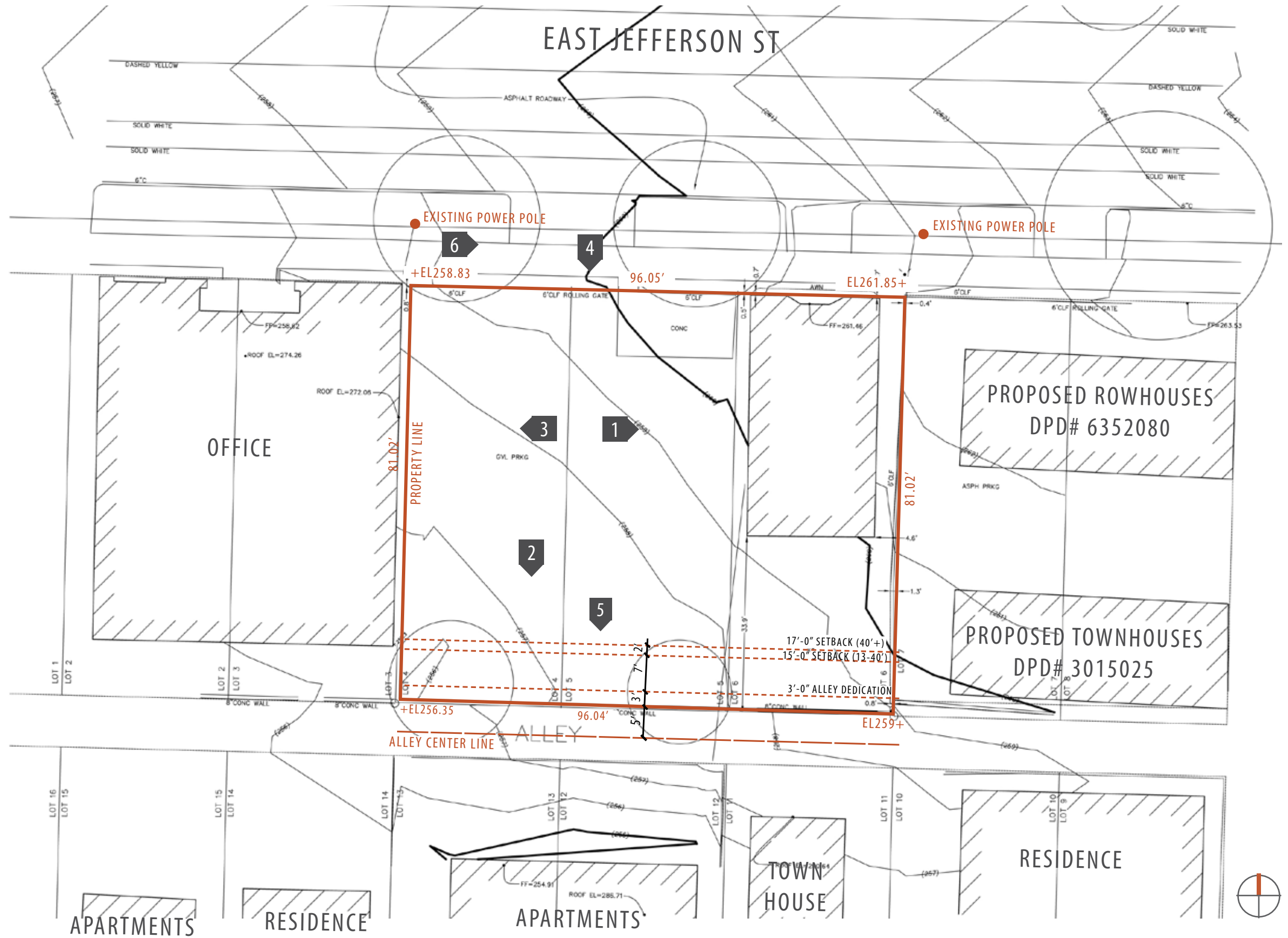


- A. Park Modern (University District)
- B. Agnes Lofts (Pike/Pine)
- C. 1111 East Pike (Pike/Pine)
- D. 1310 E. Union (Capital Hill)
- E. Building 115 (Fremont)
- F. Art Stable (South Lake Union)

PATTERNS + DESIGN CUES:

- + Simple massing
- + High level of transparency in front/rear facades
- + Clear distinction between retail/streetscape and residential units above
- + High quality materials palette, sophisticated detailing creates expressive yet restrained aesthetic

EXISTING SITE

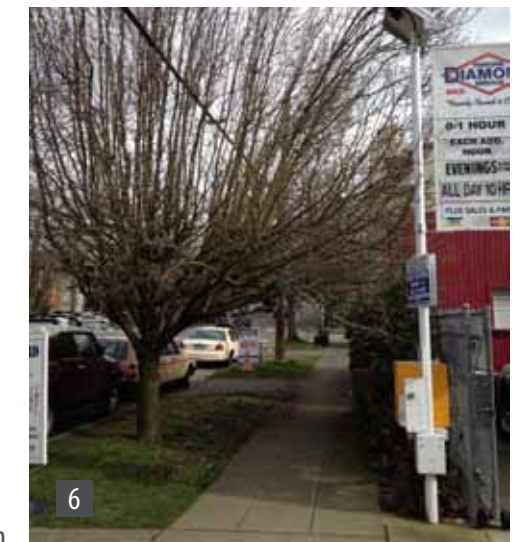


## EXISTING SITE



## SITE DESCRIPTION

The site is located in the First Hill neighborhood of Seattle. The site is made up of two parcels located mid-block between 13th and 14th and measures 96' x 81'. The property is fronted by Jefferson Street at the north end of the property and has an alley along the rear. The site has a slight slope from the northeast corner of the site down to the southwest corner. One parcel currently has a pay parking lot operated by Diamond parking. A vacant one-story commercial building is on the other parcel. The 1,104 square foot building was constructed in 1937 and will be demolished.



Note: Refer to page 20 or Key Plan

## SUMMARY OF MASSING SCHEMES



### MASSING SCHEME 1 (CODE COMPLIANT)

- Street Elevation: Retail and upper residential set on street property line.
- Alley Elevation: Ground floor residential units set on 3' alley dedication and upper residential levels stepped back to 15' from alley center line.
- Residential Lobby: Centered on street elevation and sits 10' back from the property line.



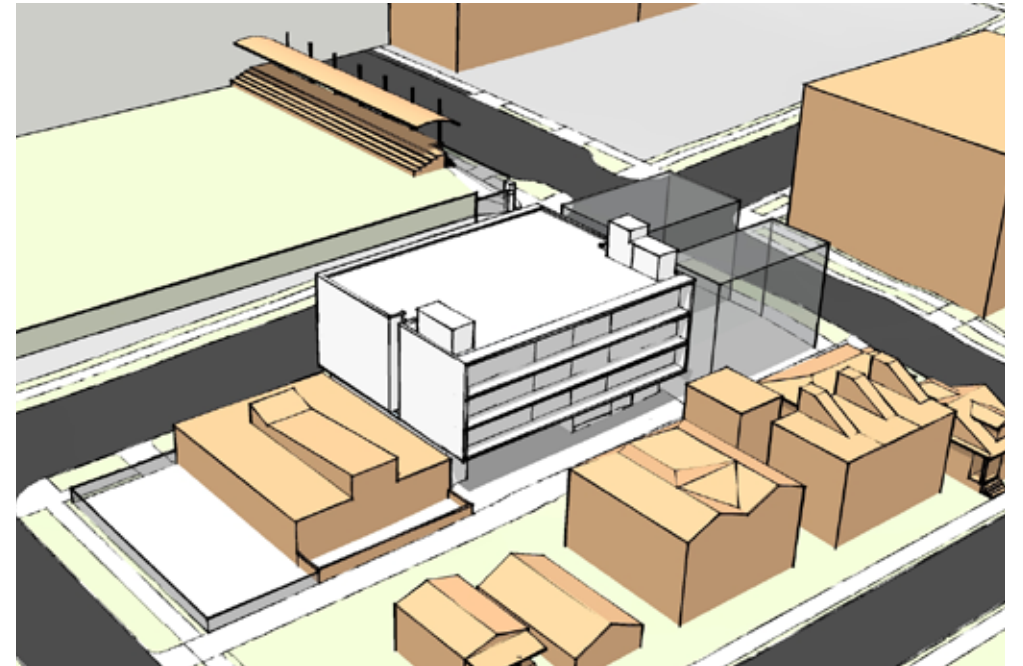
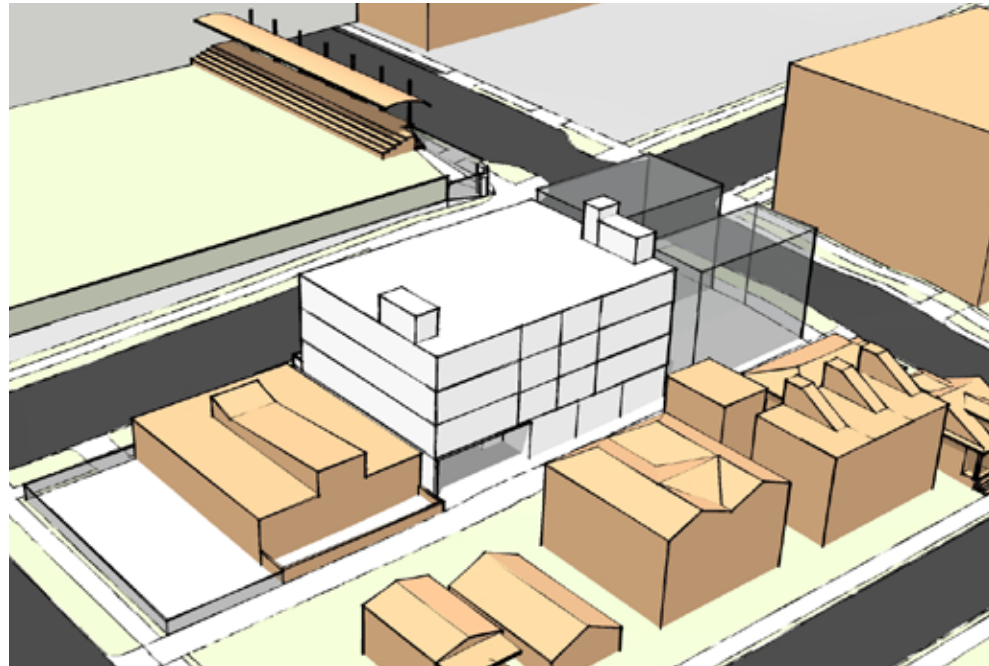
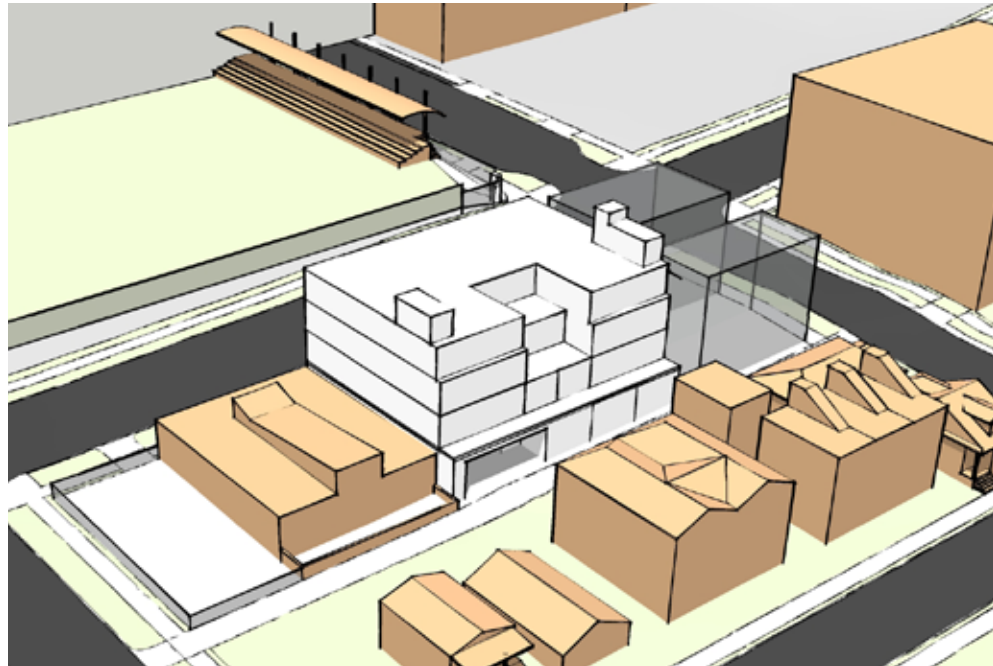
### MASSING SCHEME 2

- Street Elevation: Retail set 3' back from street property line and upper residential set back 8' from property line.
- Alley Elevation: Ground floor residential units set back 2' from alley dedication and upper residential levels set back 10' from alley center line.
- Residential Lobby: Offset to the east and sits 3' back from the property line.

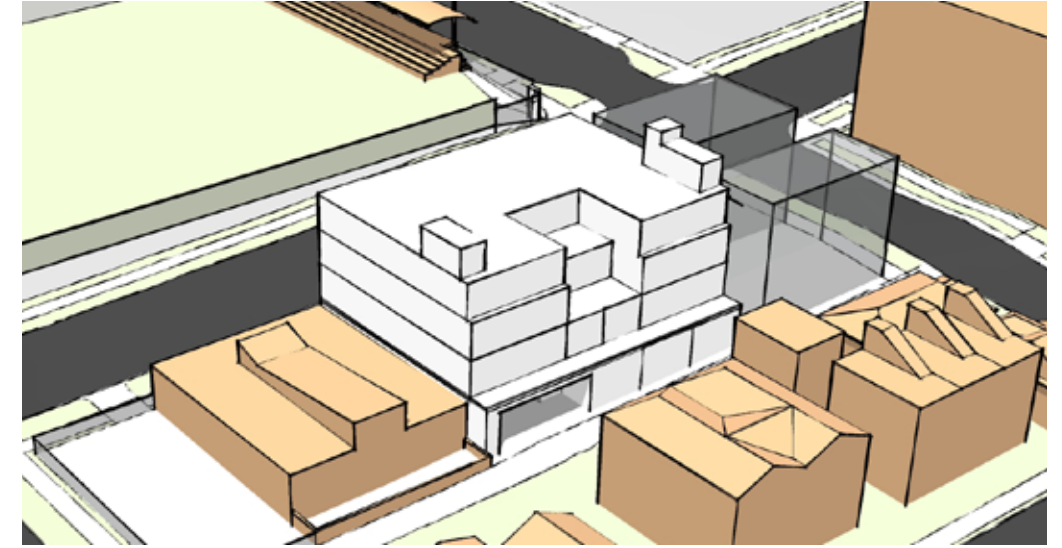


### MASSING SCHEME 3 (PREFERRED)

- Street Elevation: Retail set back 5' from property line. Residential floors set on property line.
- Alley Elevation: Ground floor residential units have been removed and entire elevation has been pushed back from the property line. Residential levels setback 15' from alley centerline.
- Residential Lobby: Offset to the east and sits 8' back from the property line.



MASSING SCHEME 1 (CODE COMPLIANT)



PROS:

- Alley U-shape carve out reduces massing at upper alley elevation.
- Strong presence of street-level and upper residential units along Jefferson St.
- Overall massing reflects neighborhood street pattern for mixed use buildings.
- No departures required.

CONS:

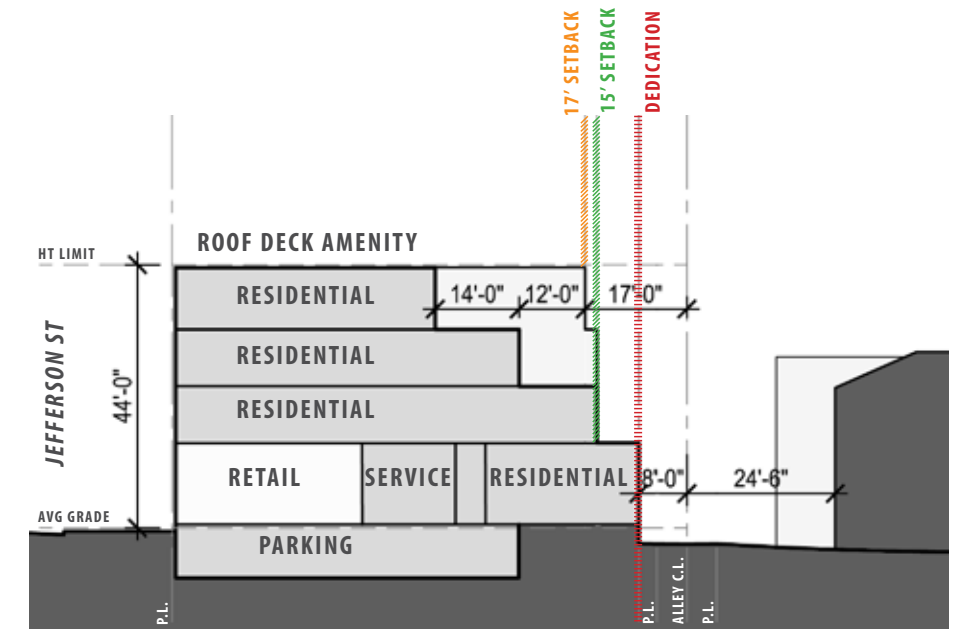
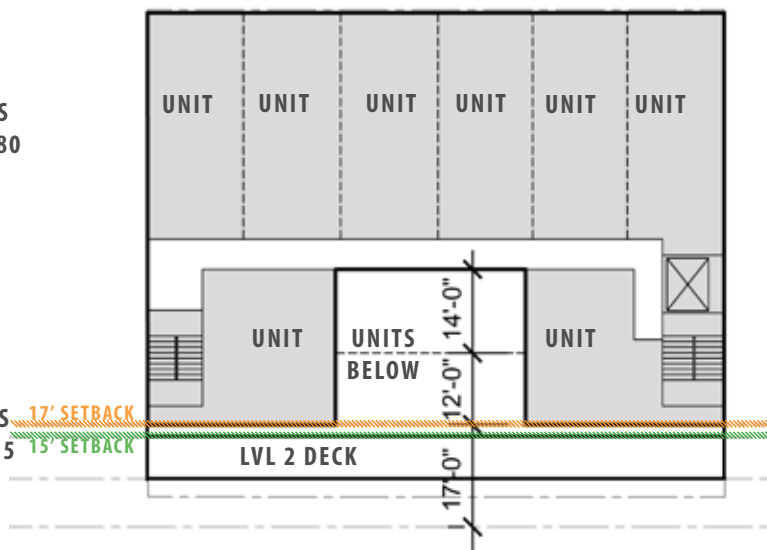
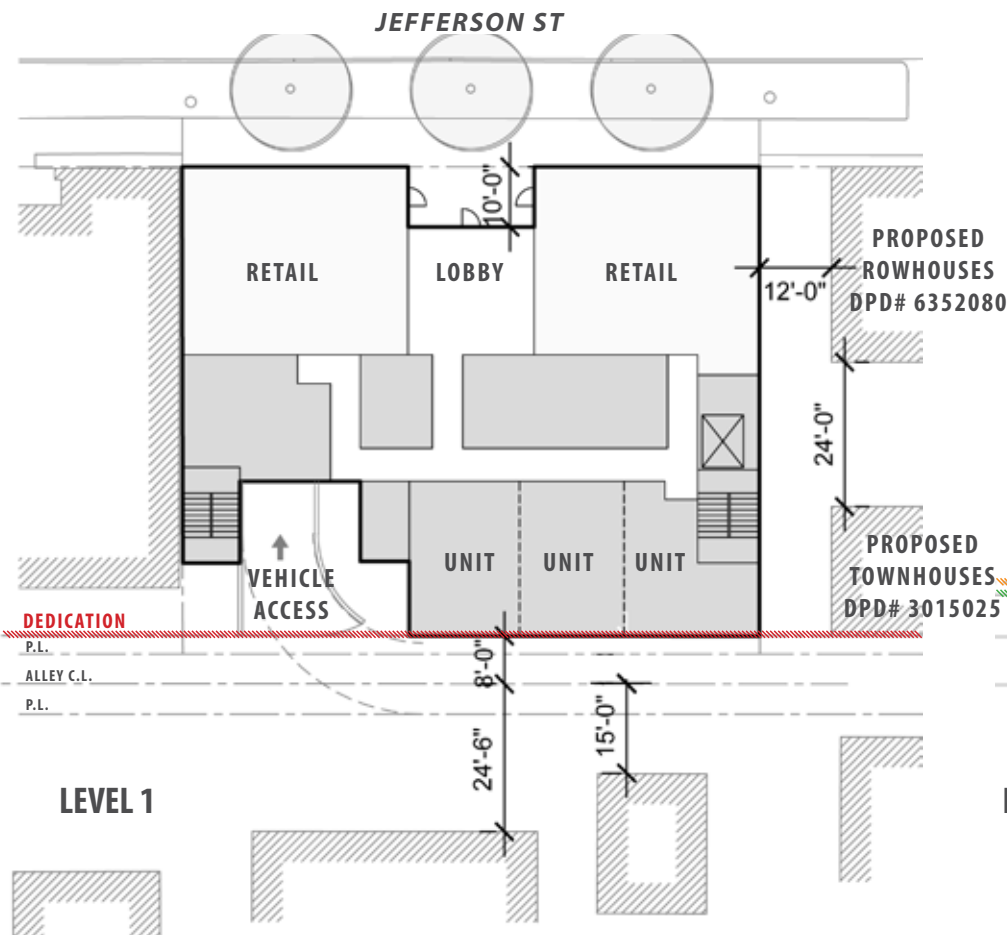
- First level alley massing does not provide relief to neighboring properties across the alley.
- Retail at property line does not allow for outdoor retail amenity space.
- Centered lobby entrance divides first floor retail space reducing flexibility.
- Ground floor alley elevation does not reflect the neighborhood pattern.

STATS:

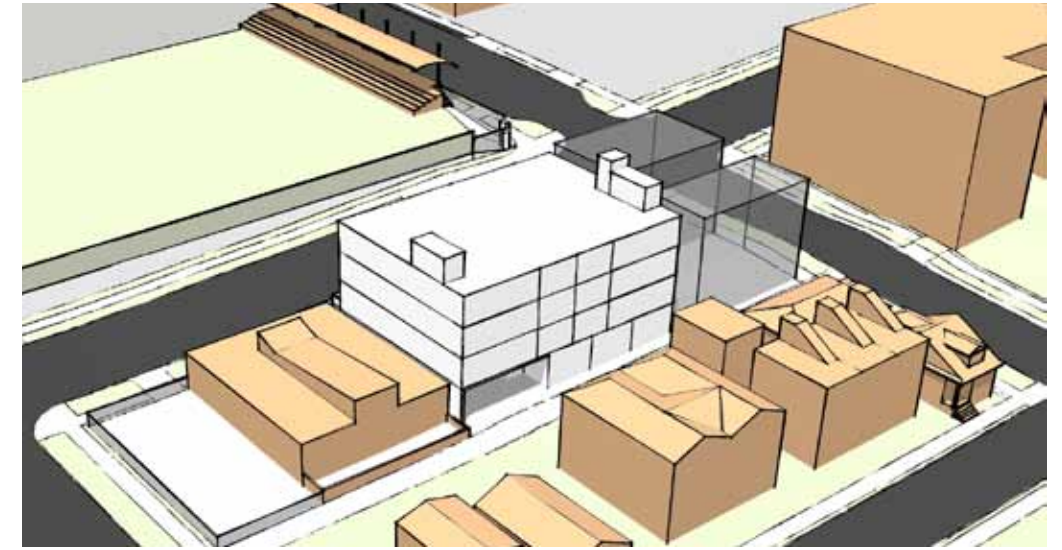
- Residential Units: 30
- Retail Square Footage: 2,244 SF
- Residential Square Footage: 19,325 SF
- Ground Plane Footprint: 6,274 SF
- Total Square Footage: 25,100 SF

POTENTIAL DEPARTURES:

- None required.



# MASSING SCHEME 2



## PROS:

- Strong presence of street-level retail along Jefferson St.
- First level of residences have deck towards Jefferson St.
- Retail massing allows for multiple tenant configurations.
- Massing reduces scale of building along Jefferson St.

## CONS:

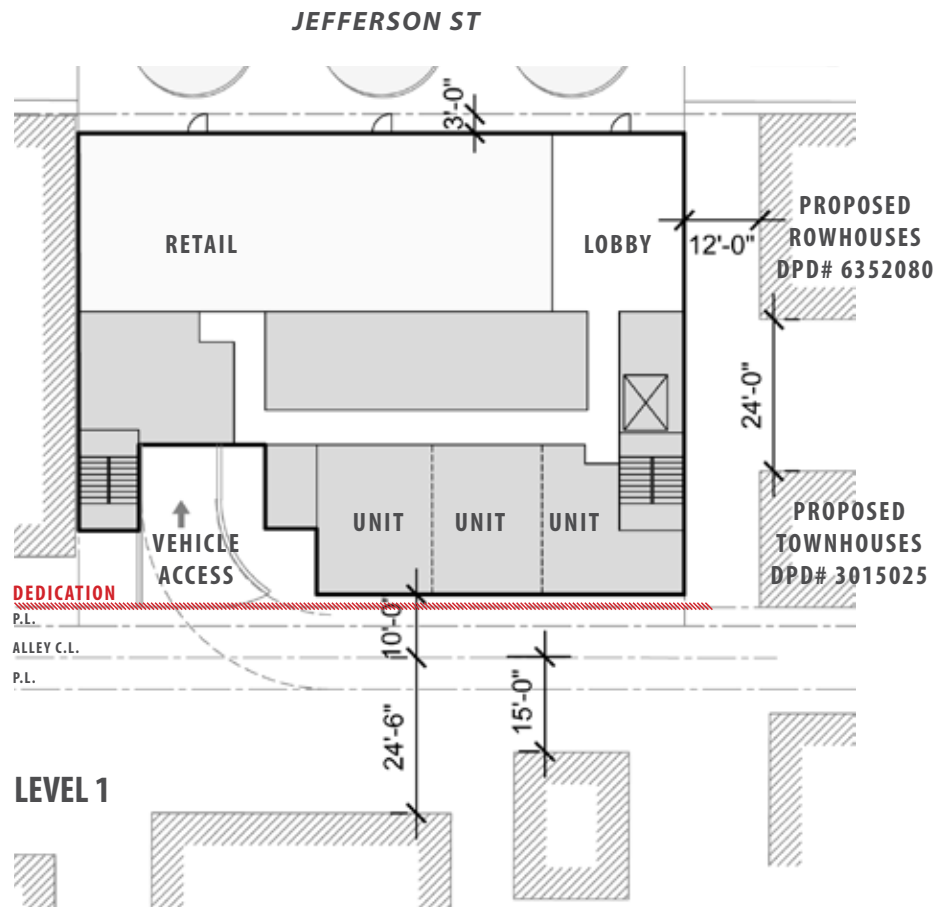
- Pushing upper mass away from Jefferson St. creates more bulk toward the multifamily buildings to the rear.
- The upper setback of residential units along Jefferson St. does not follow neighborhood street pattern.
- Even though the alley massing is setback 2' from alley dedication, it still does not provide enough relief to neighboring properties.
- Outdoor retail amenity space along Jefferson St. is too narrow for practical use.

## STATS:

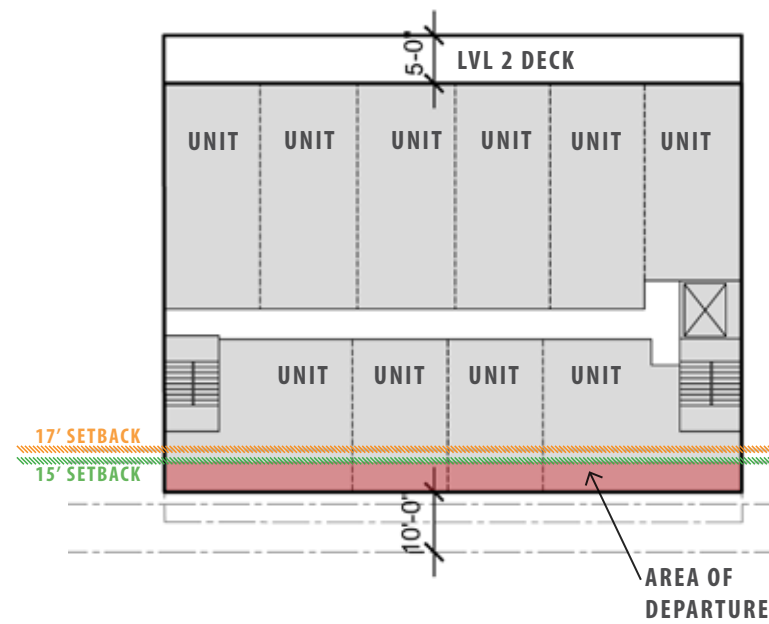
- Residential Units: 33
- Retail Square Footage: 2,244 SF
- Residential Square Footage: 19,998 SF
- Ground Plane Footprint: 6,160 SF
- Total Square Footage: 25,200 SF

## POTENTIAL DEPARTURES:

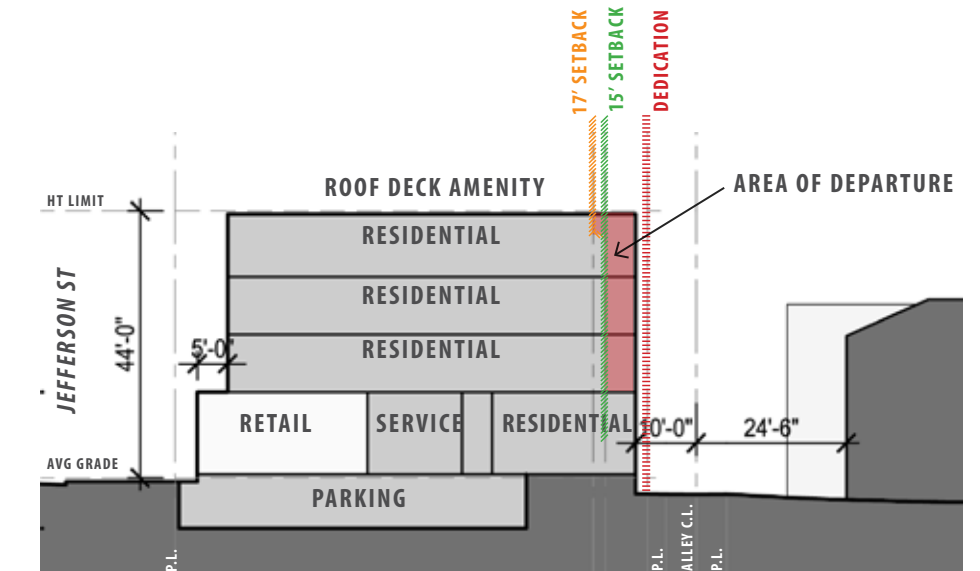
- Rear Setback: 5' & 7' encroachment into 15' & 17' setbacks
- Lobby Floor-to-Floor Height: Reduce height 1'-6" below 13'-0" minimum.



LEVEL 1



LEVEL 2-4



BUILDING SECTION





SITE PLAN



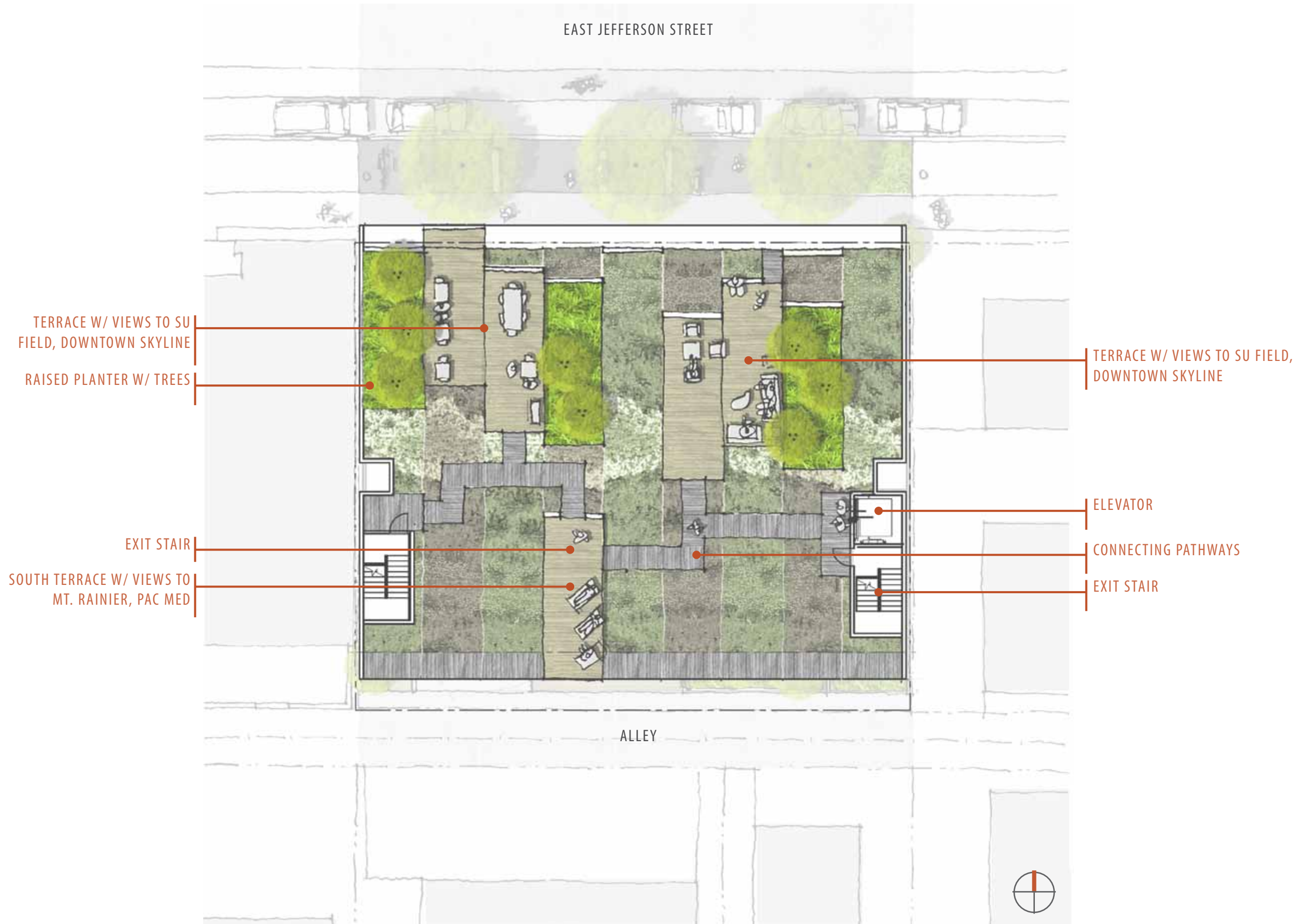
RETAIL FRONTAGE:  
COVERED+  
OUTDOOR SEATING+

STREETSCAPE:  
+STREET TREES  
+UNDERSTORY PLANTING  
+BUILT-IN SEATING  
+BIKE PARKING

RESIDENTIAL ENTRY:  
+UNDERSTORY TREE AND PLANTING  
+BUILT-IN SEATING

OFF-STREET COVERED PARKING

ROOF PLAN CONCEPT



## DESIGN GUIDELINES: [A] SITE PLANNING

### A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

### A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of way.

### A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

### A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

### 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.

### A-6 Transition between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residence and encourage social interaction among residence and neighbors.

### A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

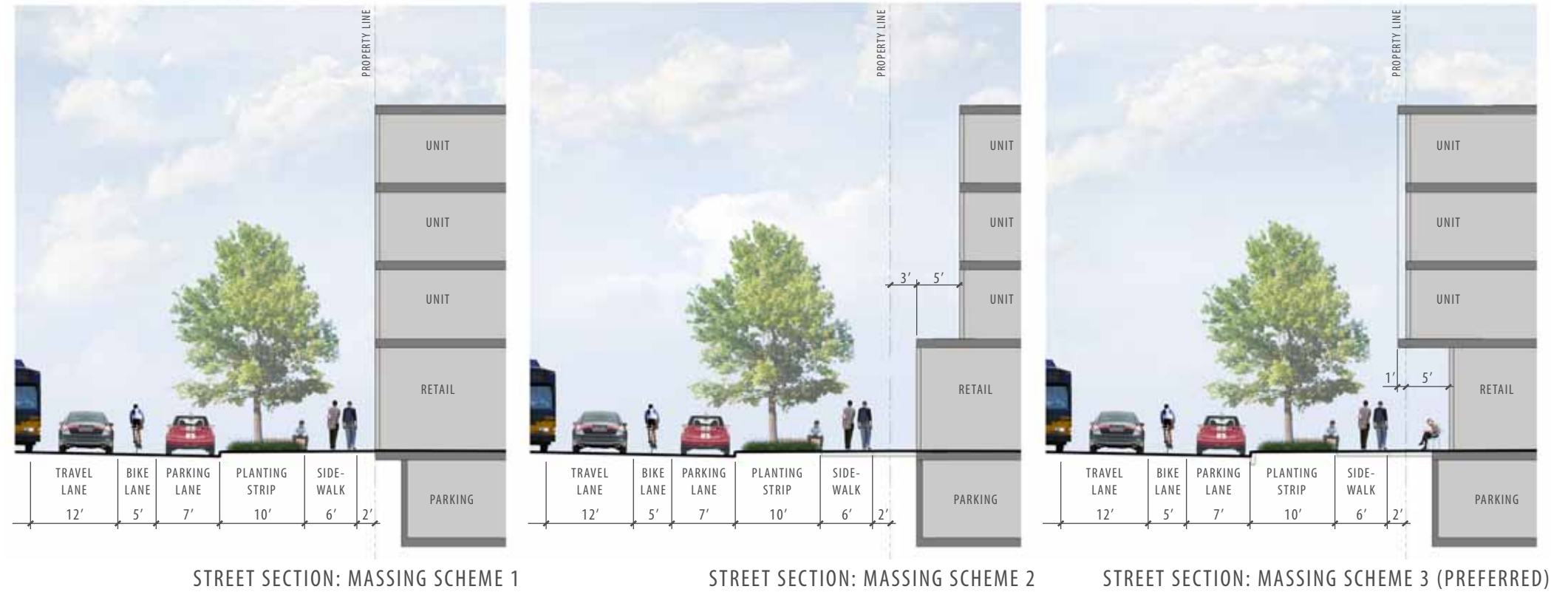
### A-8 Parking and Vehicular Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

### Response to Design Guidelines:

An important component to the project is the engagement and activation of the existing streetscape. Outdoor retail amenity areas help provide spaces for interacting with pedestrian traffic and generally contributing to the collective presence of human activity along the street. The building will provide covered entries visible from the street and provide a clear distinction between the public character of the retail and the semi-private character of the residential lobby.

A high level of transparency will be provided along Jefferson at both the street-level and at the upper residential levels further activating the streetscape and the neighborhood as a whole. This is in direct response to the active nature of the student and working population that surround our site and reinforces the commercial nature of the site's zoning. In addition, the pedestrian character along Jefferson is strengthened by directing vehicular traffic to the alley where we have located the parking access and service areas.



STREETSCAPE PRECEDENT



STREETSCAPE PRECEDENT



STREETSCAPE PRECEDENT

# DESIGN GUIDELINES: [B] HEIGHT, BULK, SCALE COMPATIBILITY

## B-1 Height, Bulk, Scale Compatibility

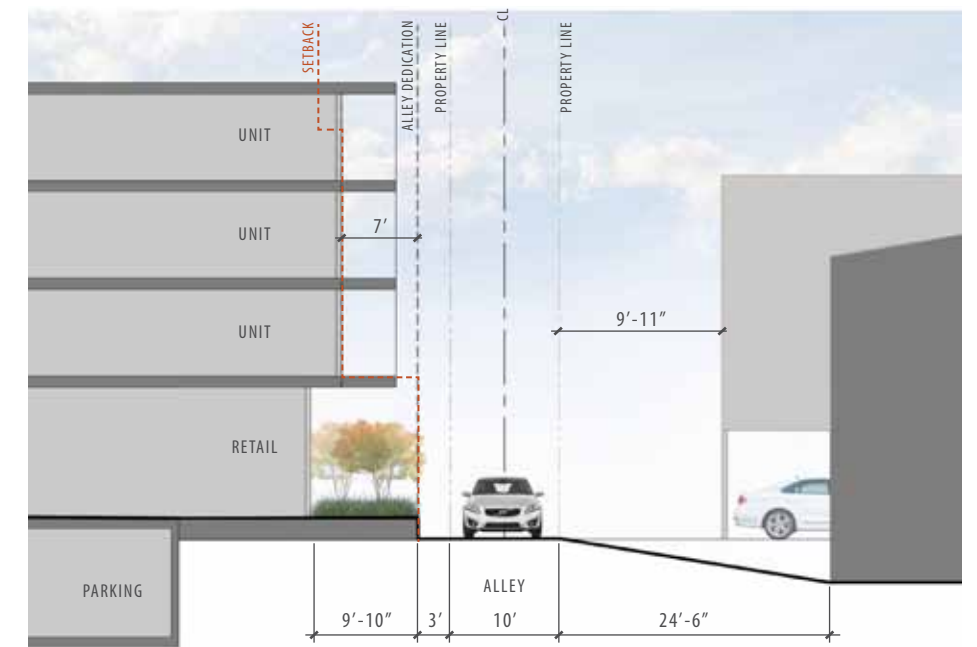
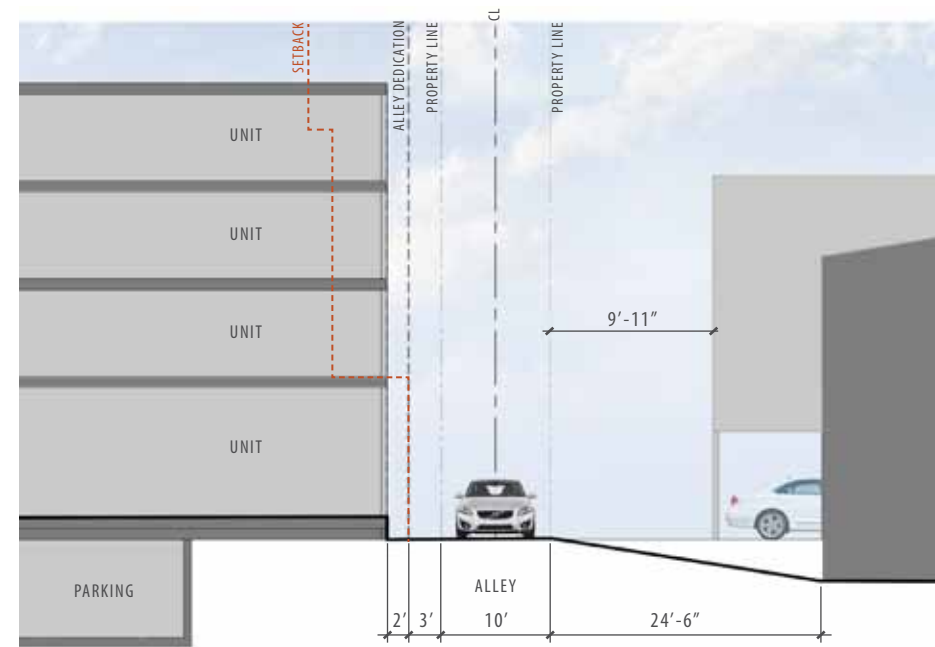
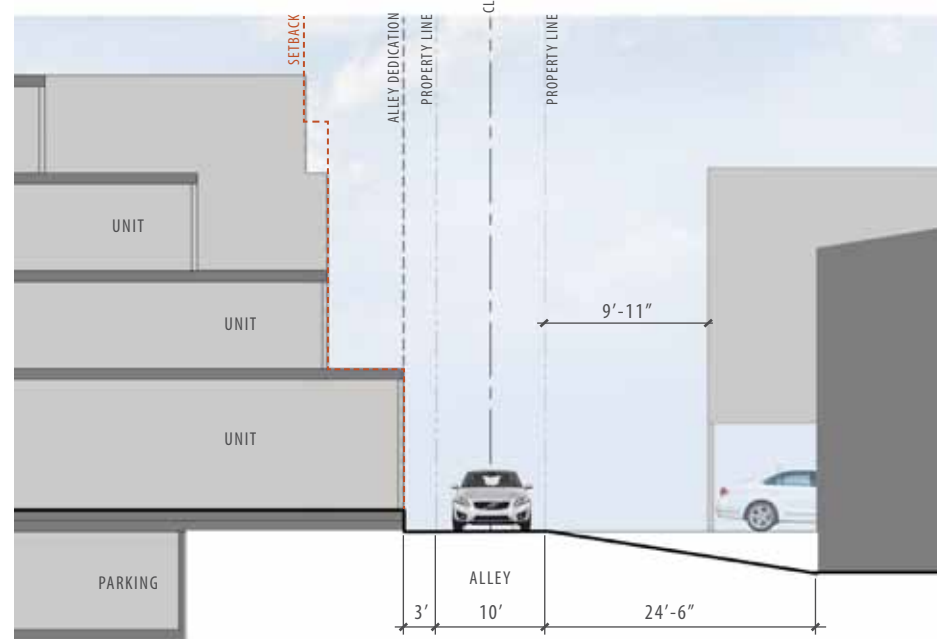
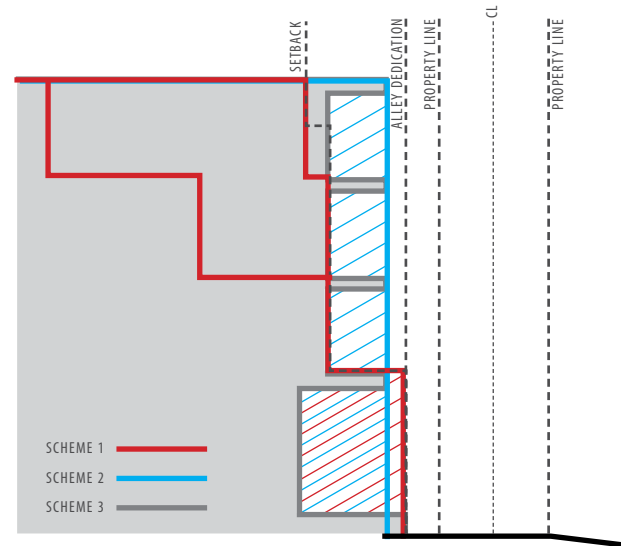
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

### Response to Design Guidelines:

The overall massing of the building pushes the bulk along Jefferson while providing a careful balance along the alley between the upper mass of the building and lower massing of the alley. Along Jefferson, the building provides a clean upper volume that holds the street edge while providing a setback on the street-level to provide protected entries, areas for exterior activity associated with the retail, and further opportunities for landscaping.

Along the alley, the building recognizes the need to provide some relief from the narrow alley in response to the existing neighborhood pattern. The ground level massing pulls back from the property line, increasing access to light and air and even introducing areas for landscaping to enhance the alley's character. The upper residential portion of the façade maintains a clean, simple massing that reflects the character of other buildings along the alley and is consistent with the overall conceptual massing established along Jefferson.

In addition, light shafts divide the party walls along the east and west face. These introduce modulation to a building element that usually left flat and variegated. These also provide the interior corridors with access to natural light; a rarity in most double-loaded corridor buildings.



## DESIGN GUIDELINES: [C] ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 Architectural Context

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

### 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.

### C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

### 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.

### C-5 Structured Parking Entrances

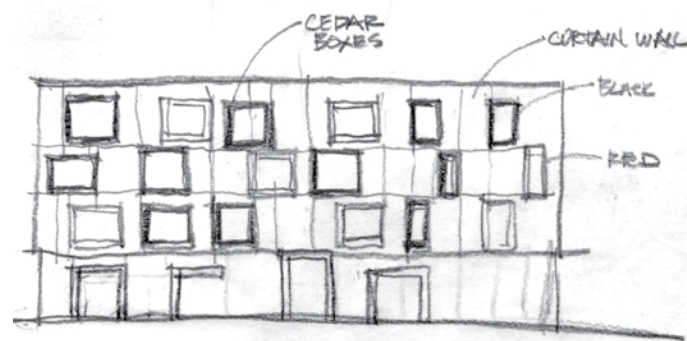
The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

### Response to Design Guidelines:

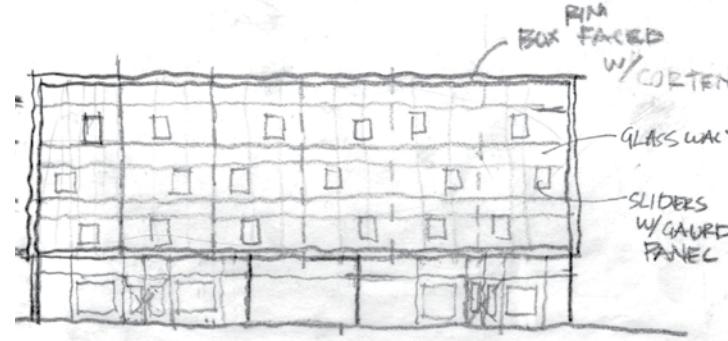
In keeping with the newer buildings in our area, the design will express clean lines, refined detailing, large windows, and high-quality materials. The design will selectively balance transparency and opacity by responding to the existing site context and relationships to adjacent uses. The north and south façade will focus on providing a high-level of transparency, creating ample access to light and for both the residential and retail units. Articulation will come through a restrained combination of color, materials, and contrast.

As is their nature, the party walls will be largely opaque save the light shafts that bisect each elevation. However, the design will activate the surface of each façade with subtle texture, color and variation. In the preferred scheme, the party walls are an integral part of the overall massing and expression. As is such, they will be treated with the same quality and consistency at the largely transparent facades along Jefferson and the alley.

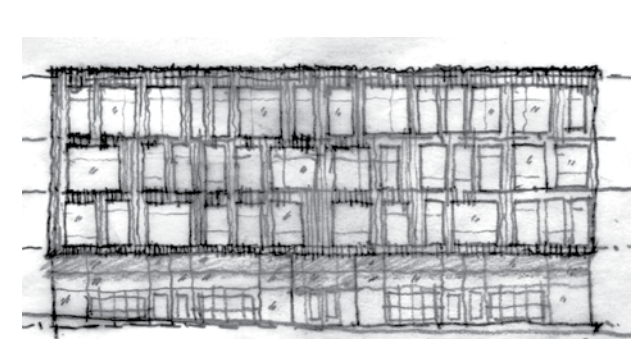
FENESTRATION STUDY: 'BOX SEATS' CONCEPT



FENESTRATION STUDY: 'FRAMED EXPRESSION' CONCEPT



FENESTRATION STUDY: 'MORSE CODE' CONCEPT



## DESIGN GUIDELINES: [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 lit and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

### D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

### D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

### D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

### D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

### D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrian street front.

### D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior.

### D-12 Residential Entries and Transitions

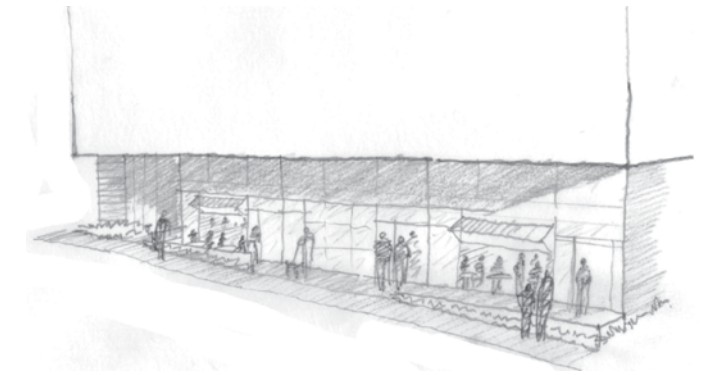
Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

### Response to Design Guidelines:

At the street level, the lushly planted lobby entry space defines the residential entry experience and leverages adjacent streetscape plantings to create a larger sense of space. Retail entries balance the creation of active and visible frontage with a comfortable connection to sidewalk and larger streetscape experience.

An organized series of elements create the streetscape, including large planting pits to support healthy trees, paved spaces with built-in furniture for gathering and interaction, and short-term bicycle parking.

At the alley, plantings and paving materials are used to soften transitions and entries and create a safe and pleasant pedestrian experience.



GROUND-LEVEL RETAIL STUDY



JEFFERSON STREETScape STUDY

## DESIGN GUIDELINES: [E] LANDSCAPING

### E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

### E-2 Landscaping to Enhance building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

### E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

### Response to Design Guidelines:

The Landscape design defines space and reinforces the experience of public and private space, including the mix of residential, retail, and community uses. Baseline sustainable elements to be considered include opportunities for stormwater infiltration, reduction in urban heat island effect, and use of native and drought-tolerant planting plantings.

The roof level landscape is a shared amenity space highlighting the abundant views from the site, including Mt. Rainier, the Downtown skyline, and Seattle University. A series of unique spaces are connected that by pathways so that residents and guests can craft uses for space and experience based on season, time of day, weather, or neighborhood activities. On the macro scale, the roof level leverages the vast sense of open space and urban relief provided by the adjacent soccer field to create a space that feels larger than its actual dimensions.



PLANTING FOR SPACE DEFINITION



ORGANIZED STREETScape ELEMENTS



BUILT-IN STREET FURNITURE



ROOFTOP AMENITY SPACE



MASSED PLANTING BEDS



# DEPARTURE REQUESTS

## 1. SETBACK REQUIREMENTS

(SMC 23.47A.014 B3)

### Requirements:

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

### Request:

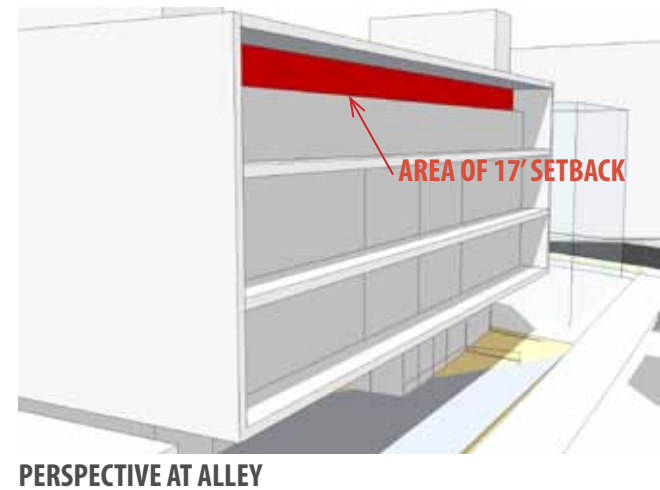
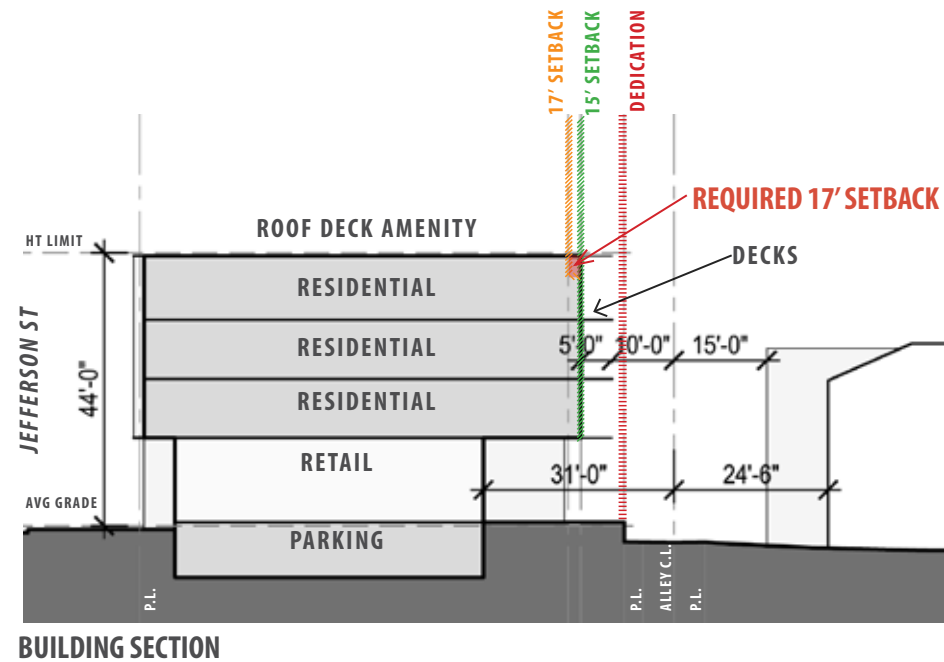
Allow the upper portion of the alley facade between 40' and 44' (for 4' vertical feet) to continue at the 15' setback.

### Rationale:

The departure allows us to maintain a consistent facade plane along the alley rather than stepping the 4th floor back 2'. This provides the building with a cleaner massing; consistent with many other building facades in our neighborhood.

### Design Guidelines Supporting Rationale:

- C-1 Architectural Context
- C-2 Architectural Concept and Consistency



# DEPARTURE REQUESTS

## 2. PARKING SCREENING

(SMC 23.47A.032 G)

### Requirements:

Surface parking abutting or across an alley from a lot in a residential zone must have 6-foot-high screening along the abutting lot line and a 5-foot-deep landscaped area inside the screening.

### Request:

Allow for no landscape buffer for alley parking.

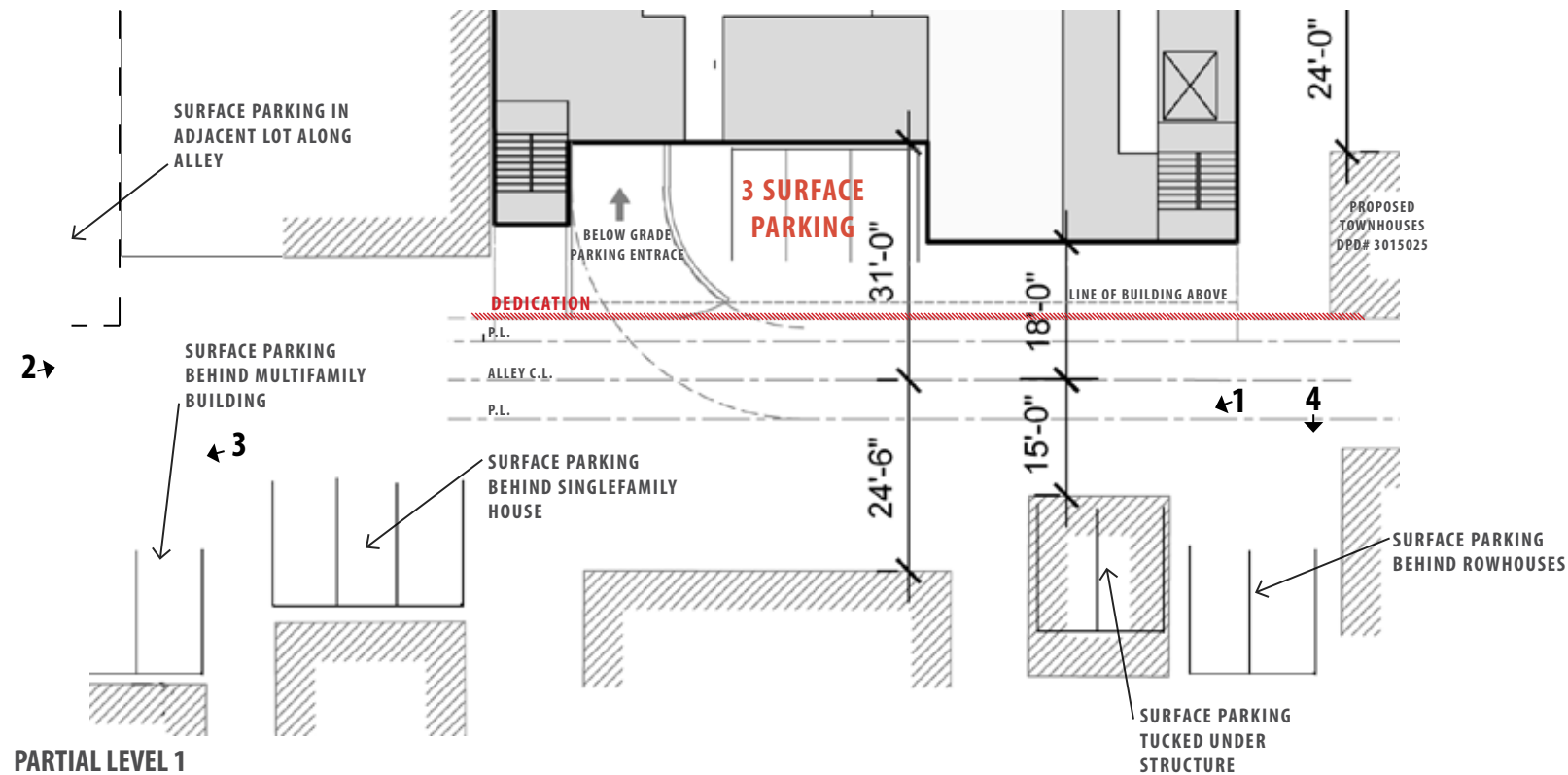
### Rationale:

Considering the established precedent of surface parking along both sides of the alley adjacent to our site and in an effort to help alleviate the parking demand in the neighborhood, we are requesting a departure to allow 3 parking spaces accessed directly from the alley. To mitigate the appearance of the surface parking, we propose the use of permeable paving and the planting of landscape.

### Design Guidelines Supporting Rationale:

D-5 Visual Impacts of Parking Structure

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites



# DEPARTURE REQUESTS

## 3. LOBBY FLOOR-TO-FLOOR HEIGHT

(SMC 23.47A.012.A.1.a)

### Requirements:

The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

- 1) Either
  - a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level; or
  - b) A residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and

### Request:

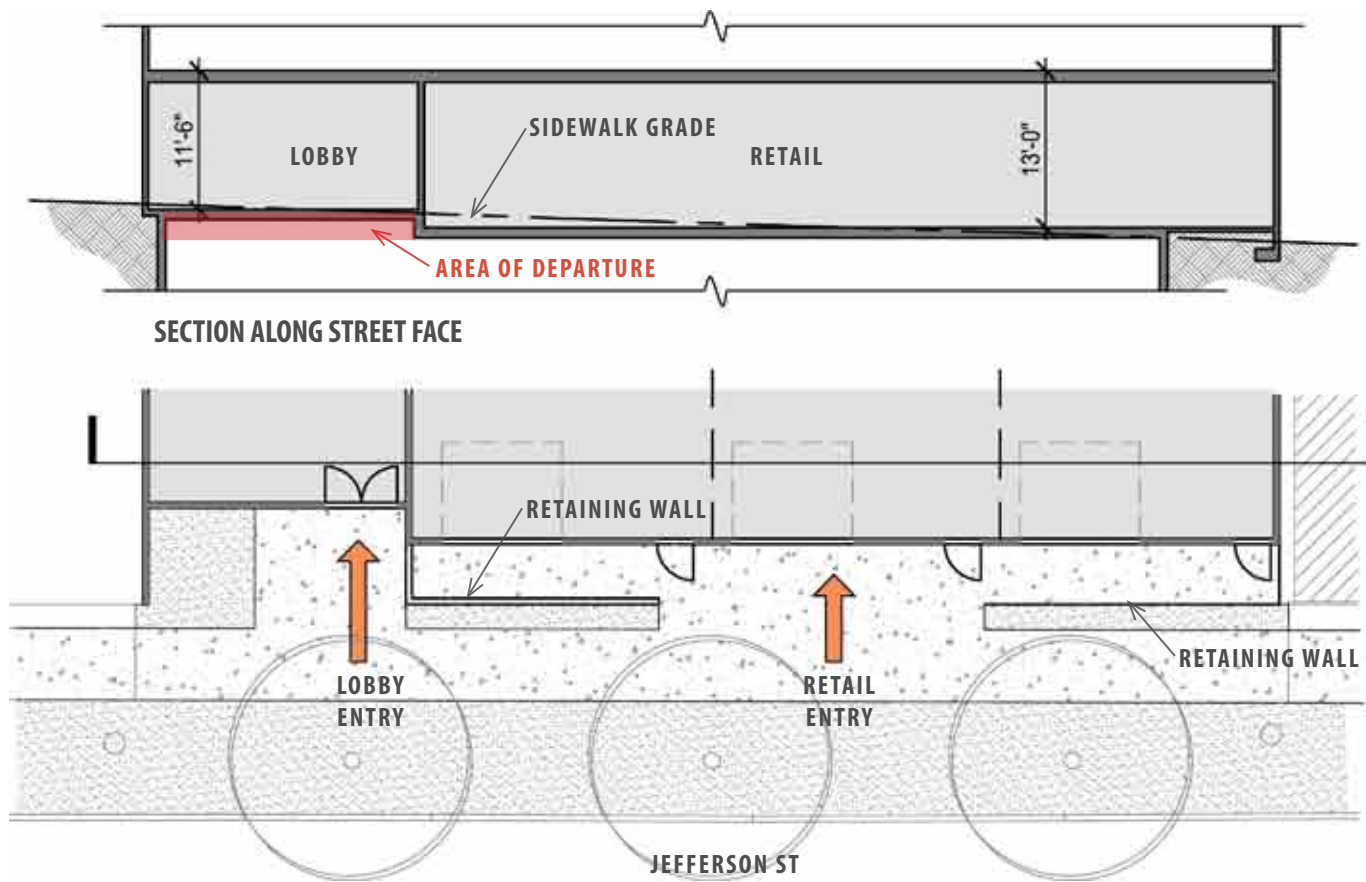
Allow for 11'-6" floor-to-floor height at the residential lobby portion of street-level, street-facing facade.

### Rationale:

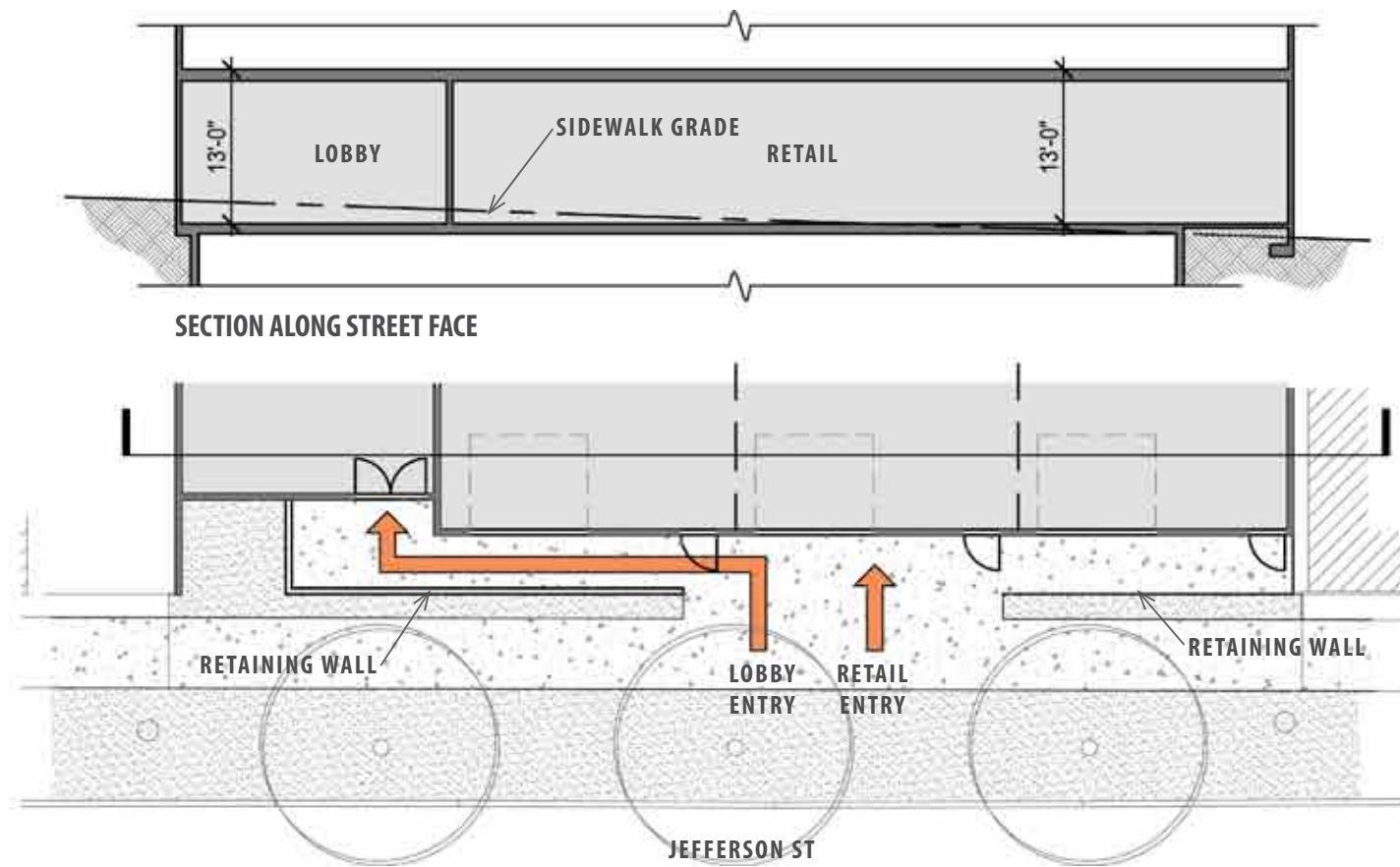
The departure allows us to provide at-grade, direct access for the residential lobby (refer to Diagram A). Subscribing to the zoning code would require a lobby floor elevation approximately 18" below the adjacent sidewalk grade. To provide an accessible entry would require a circuitous path from the sidewalk (refer to Diagram B).

### Design Guidelines Supporting Rationale:

- A-2 Streetscape Compatibility
- A-3 Entrances Visible From the Street
- A-6 Transition Between Residence and Street
- D-1 Pedestrian Open Spaces and Entrances
- D-12 Residential Entries and Transitions



A: ENTRY SEQUENCE WITH DEPARTURE



B: ENTRY SEQUENCE WITHOUT DEPARTURE

SHADOW STUDY: SCHEME 1 (CODE-COMPLIANT)

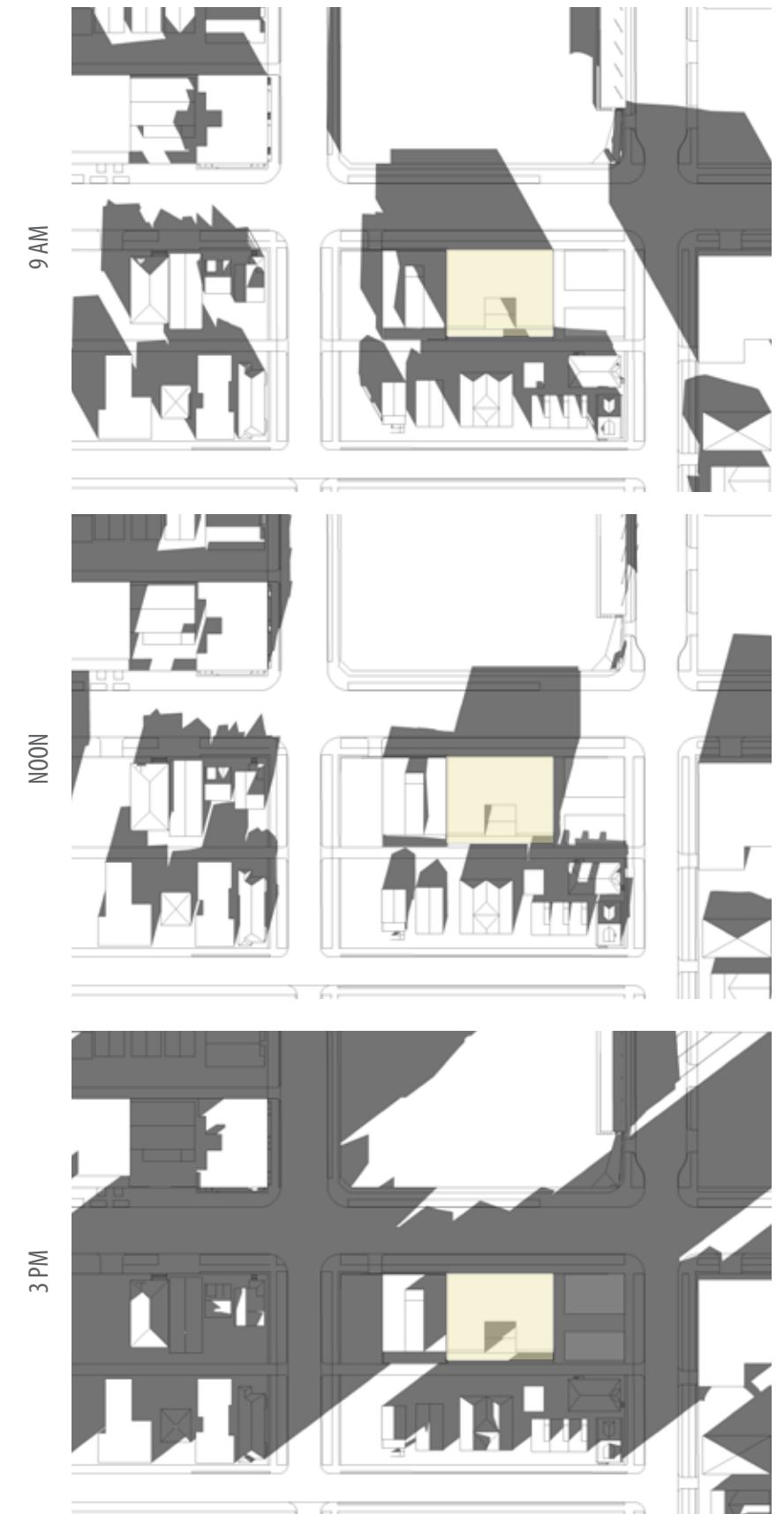
SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE



SHADOW STUDY: SCHEME 2

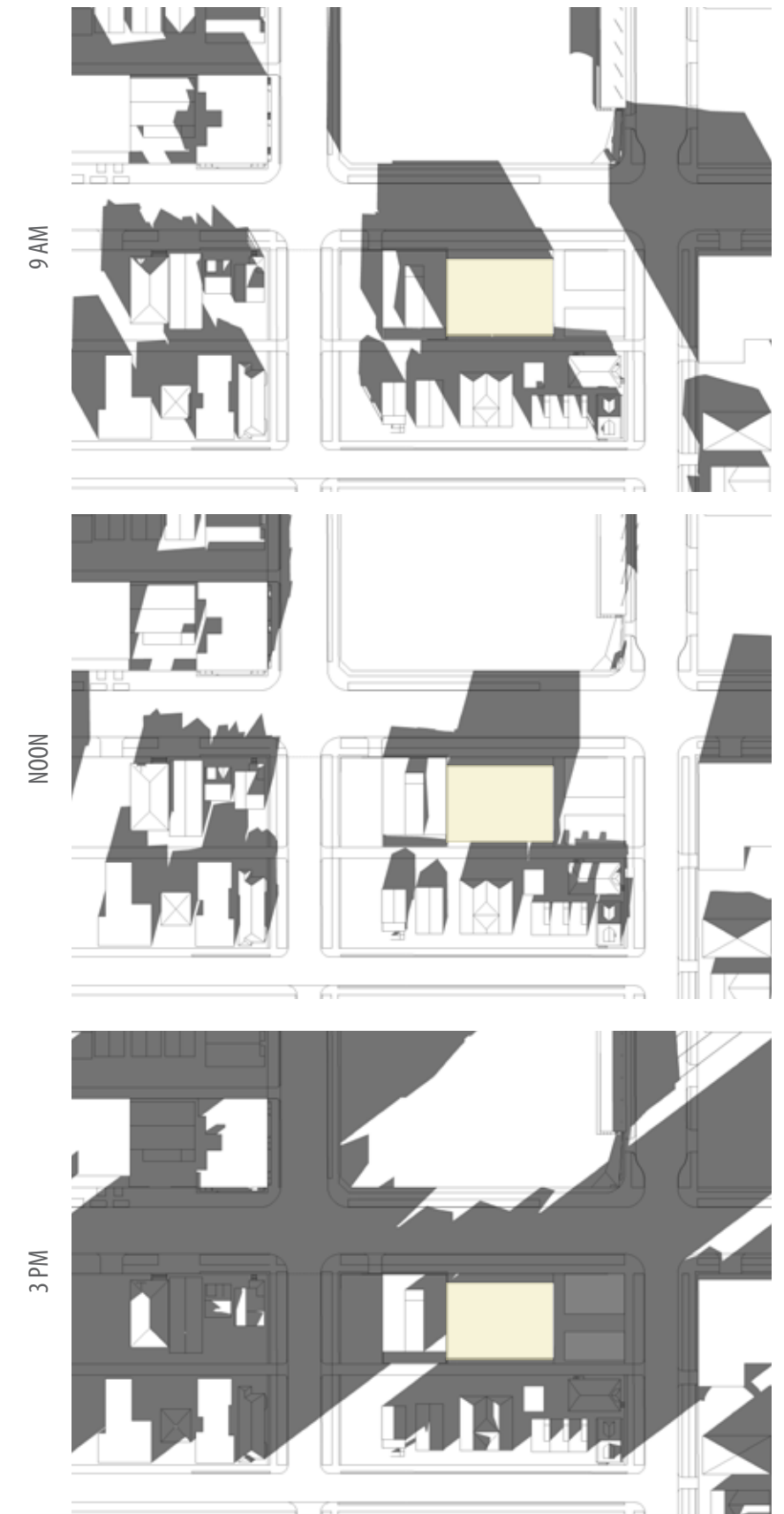
SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE



SHADOW STUDY: SCHEME 3 (PREFERRED)

SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE

