



Development Objectives:

The development objective is to create a transit and bike oriented infill project that fosters a strong sense of community for its residents and neighbors.

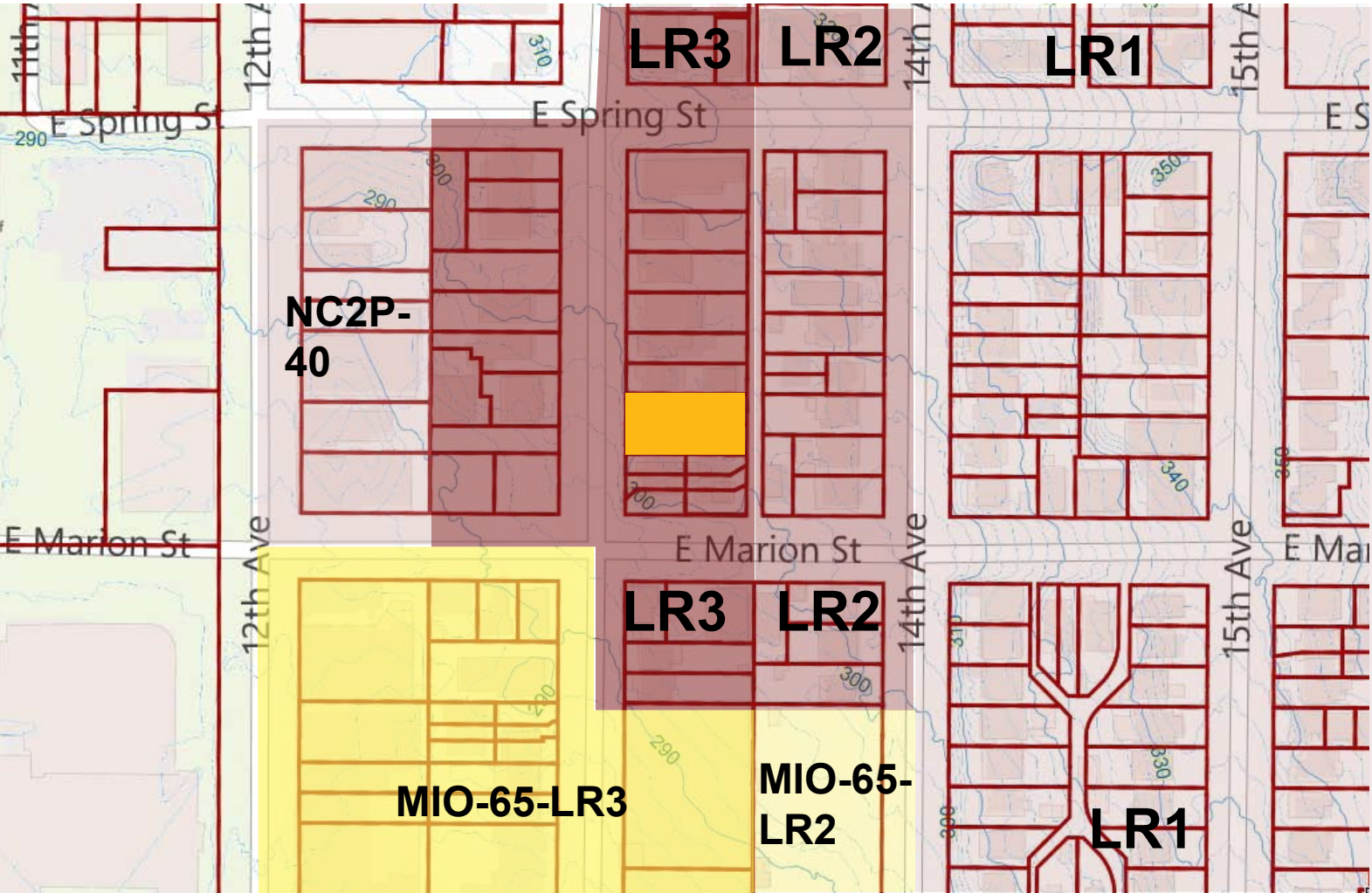
An existing single family residence and seven new units are proposed on this currently under developed property in central Seattle.

A primary objective of the developer is to provide access to affordable, fee simple, for sale housing. As such, the footprint of each unit is kept to a minimum to provide a density of housing that encourages affordable housing opportunities.

The existing single family residence is maintained to respect the built history of the site and provide access to light and views for the new units.

To further encourage affordability and urban density, six of the seven new units propose a ground level space that can be utilized as an attached accessory dwelling units, home offices or living space.

Five of the seven new units also propose basement spaces that can be accessed externally and utilized as storage or connected internally and used as additional living space.



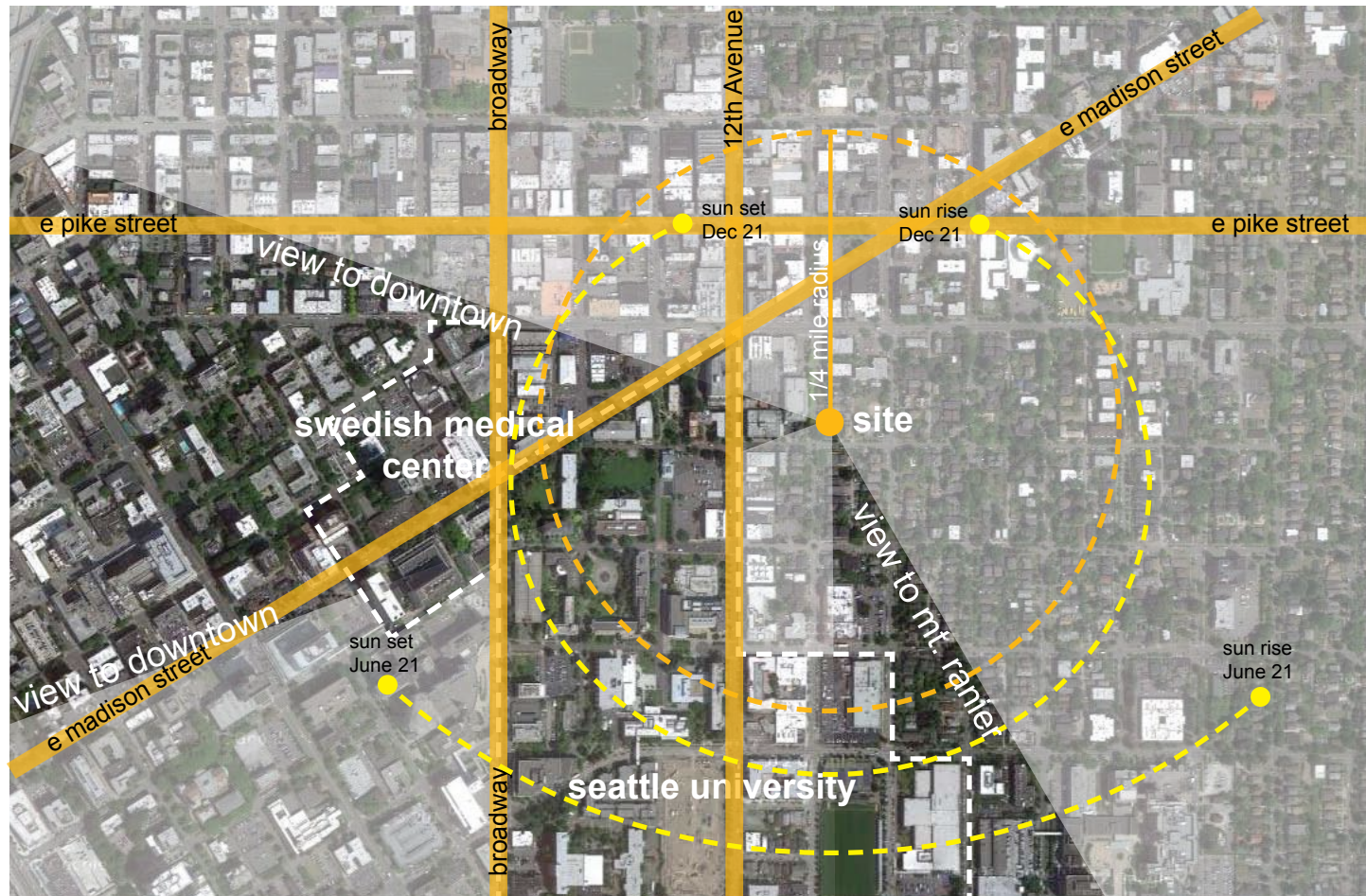
Indicate the site’s zoning and other overlay designations.

Site Location	904 13th Avenue 7,200 SF
Site Zoning	LR3 12th Avenue Urban Center Village
SEPA Review	Exempt from SEPA if creating less than (8) new units CAM 208
Parking Required	None required. The project is located within the 12th 23.54.015 Table B Avenue Urban Center Village
Height	Base Height 30’ 23.45.514 Max Height 34’ (not inc rooftop features)
Floor Area Ratio	Townhouses within Urban Center 23.45.510 1.4 (10,080 sf)
Setbacks	Front setback: 7’ ave, 5’ min 23.45.518 Rear setback: 7’ ave. 5’ min Side setback: 5’ for portions less than 40’ wide
Amenity area	25% lot area (1,800 sf required) 23.45.522 for townhouse development amenity area can be provided at the roof.

Section 1 - Initial Site Analysis

Zoning

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Site Analysis Summary

13th Avenue

- Primarily multi-family and single family structures.

Marion Street

- Multi-family and single family structures towards the east.
- Commercial structure and Seattle University to the west.

Alley

- Multi-family and single family structures along alley.
- 16' wide**

Solar Access

- Southern exposure partially blocked by adjacent townhouse structures.
- Good exposure to the east and west.

Views

- View west towards downtown
- View southeast towards Mt. Ranier and South Puget Sound.

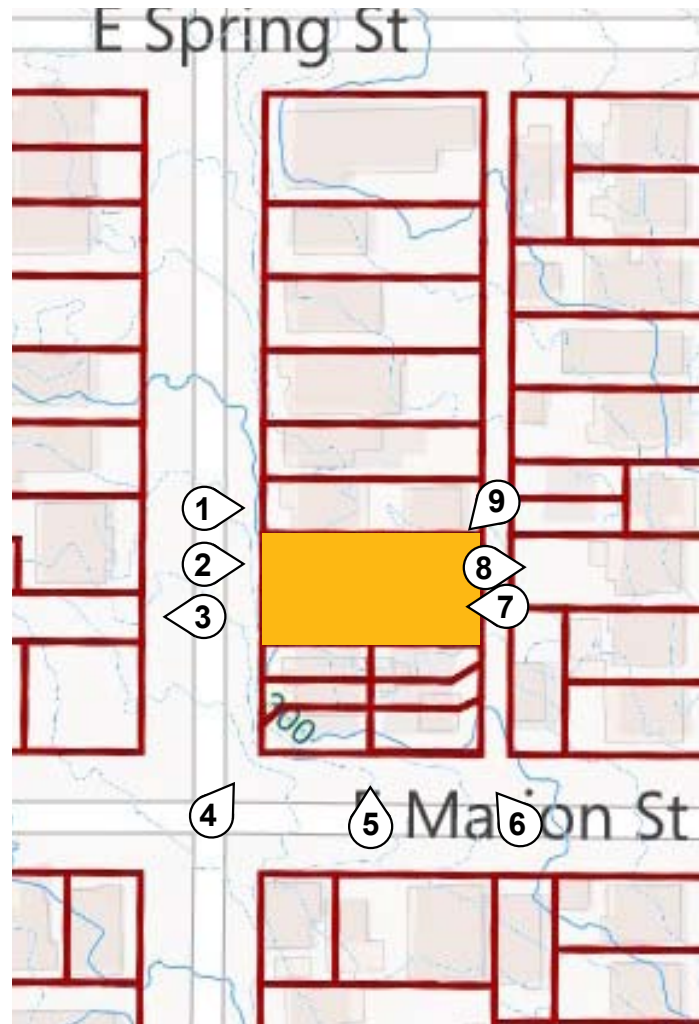
Amenities

- Restaurants and retail on 12th avenue, one block to the west.
- Seattle University on 12th avenue, one block to the west.

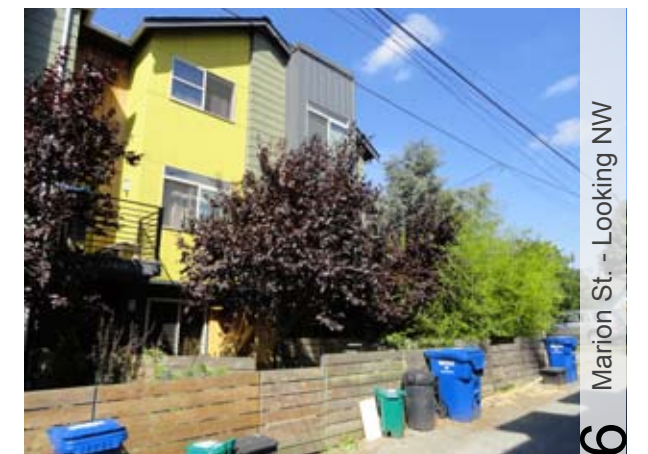
- Apartment / Condo
- Townhouse
- Duplex / 4-Plex
- Single Family
- Non-Residential

Section 1 - Initial Site Analysis

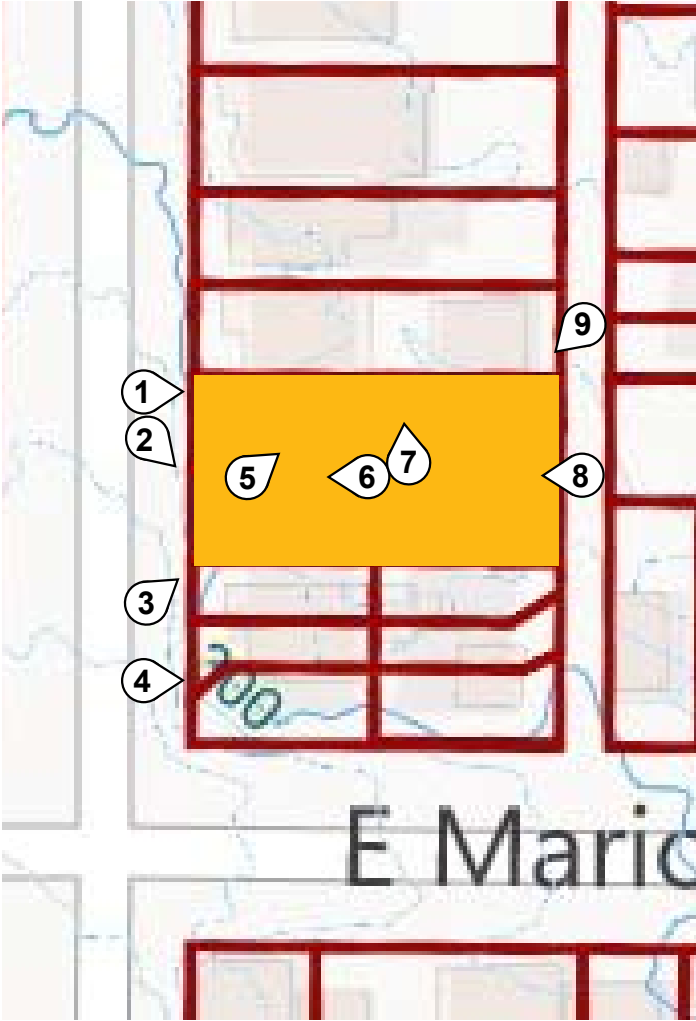
Lot and Structure Use



Key Plan



Section 1 - Initial Site Analysis Adjacent buildings



Key Plan



13th Ave - Stairs to adjacent house



13th Ave - rockery at sidewalk



13th Ave - retaining at southwest



13th Ave - Neighbors gate



Neighboring house (to north)



Looking west - existing tree



Looking north - existing tree



Site - Looking across alley



Alley - Looking SW at site

FAR SCHEDULE

Level 1	Area Towards FAR	2701 SF
Level 2	Area Towards FAR	2362 SF
Level 3	Area Towards FAR	1973 SF
Roof	Area Towards FAR	304 SF
Grand total		7340 SF

Note: Basement Level does not count towards FAR calculation as per SMC 23.45.510.E.4:

E. The following floor area is exempt from FAR limits:

4. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances:
- a. apartments in LR zones that qualify for the higher FAR limit shown in Table A for 23.45.510;
 - b. rowhouse developments in LR zones located on lots that have a lot depth of 100 feet or less, do not have alley access, and that qualify for the higher FAR limit shown in Table A for 23.45.510, provided that parking access is located at the rear of the rowhouse development; and
 - c. all multifamily structures in MR and HR zones.

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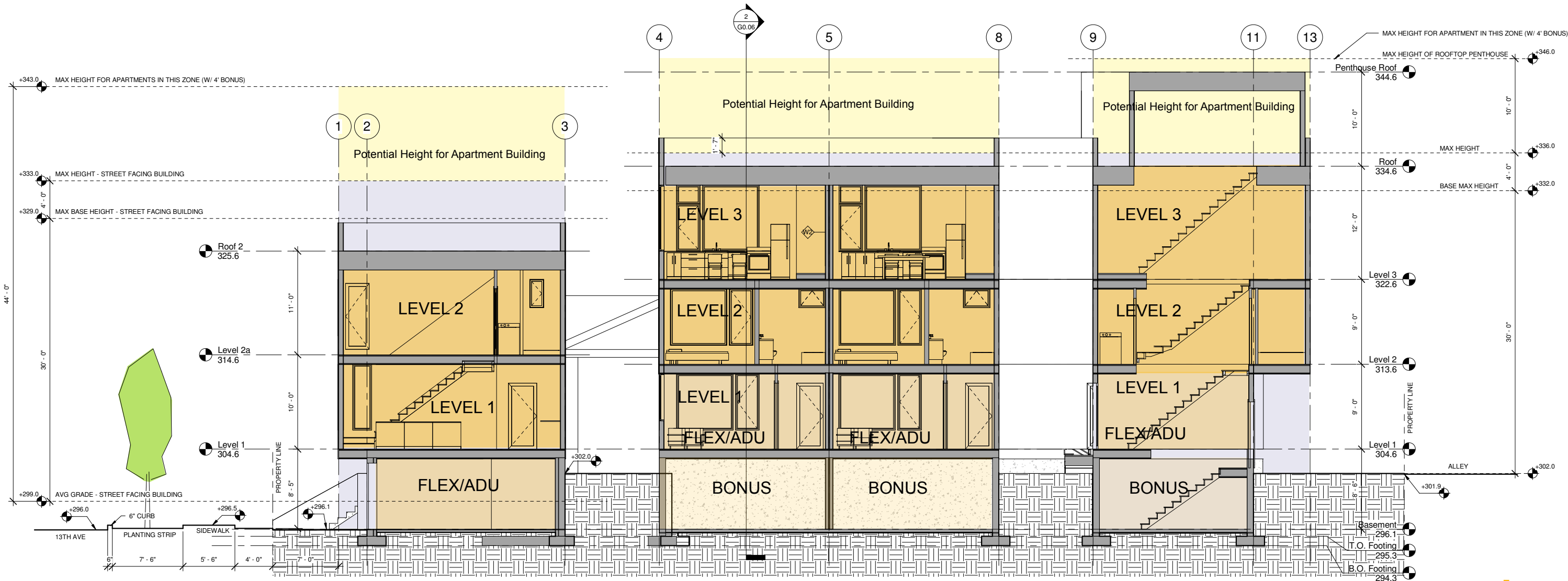
Building Height Information

Average Grade for Street Facing Building:	299.0'
Max Base Height(Townhouse):	329.0'
+ Story Below Grade Bonus:	333.0'
Max Base Height (Apartment):	339.0'
+ Story Below Grade Bonus:	343.0'
Average Grade For East Buildings:	302.0'
Max Base Height (Townhouse):	332.0'
+ Story Below Grade Bonus:	336.0'
Max Base Height (Apartment):	342.0'
+ Story Below Grade Bonus:	346.0'

Story Below Grade Height Bonus

Per SMC 23.45.514.F, we are allowed a 4' bonus to the base max height.

- F. For apartments in LR2 zones, and for all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:
1. This height exception does not apply to portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street;
 2. The number of stories above the partially below-grade story is limited to three stories for residential uses with a 30 foot height limit and to four stories for residential uses with a 40 foot height limit;
 3. On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Section R322, or the Seattle Building Code, Chapter 11; and
 4. The average height of the exterior facades of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.



Building Section - 3/32" = 1' scale

ADJUSTMENT REQUEST

ADJUSTMENT 1 - FACADE LENGTH

We would like to request an adjustment from the facade length requirements per SMC 23.45.527.B.1. The code states:

The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

We are requesting a 10% bonus to the 65% requirement that is outlined in section 23.41.018.D.4.d, stating:

If the criteria listed in subsection 23.41.018.D.3, the director may allow adjustments to the following development standards to the extent listed for each standard:

d. structure width, structure depth, and facade length may be increased by a maximum of 10%.

RATIONALE FOR ADJUSTMENT

The primary driver of the proposal is the retention of the existing single family home on the north edge of the property. The retention of this structure maintains the historic characteristics of the streetscape (A-1 and A-2) while keeping the bulk of the new construction off the street (B-1).

The project steps down at the street with the western most structure 7'-6" below the maximum base height (for townhouses) allowed by code. This reduction in height acts as a transition from the taller neighbor to the south and the lower neighbor to the north (B-1).

Several recesses and indentations at grade level open up the site to the pedestrian at grade maximizing open space opportunities (A-7). These indentations are well within the allowable building depth with the adjustment only being required at the upper levels - improving the projects scale to the occupant and visitor while providing structured overhangs to demark individual unit entrances (D-1).

A six foot cantilever of the upper floors at the alley allows additional open space in the rear of the project.

The project is also significantly under the maximum allowable floor area ratio.

Lot size: 7,200 sf
Max FAR: 1.4 (assuming green criteria)
Max FAR: 10,080 sf max
Proposed FAR: 7,340 sf (See sheet 9 for FAR Schedule)

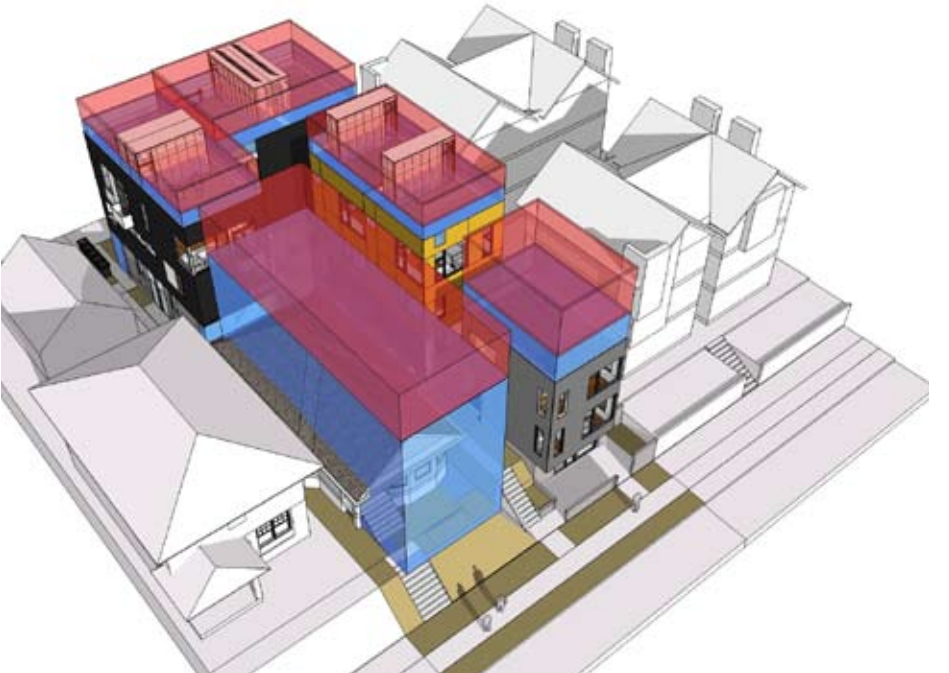
Taken as a whole this wrapping of the project massing around the existing single family house while providing generous internal setbacks at grade level meets the intent of the guidelines (A-1 Reinforce existing site characteristics) (A-2 Streetscape Compatibility) (C-3 Human Scale), (D-12 Residential Entries and Transitions)



Blue shaded area - max bulk as townhouse structure (30' base height plus bonus)
Red shaded area - max bulk as an apartment structure (40' base height plus bonus)



From alley



Birdseye

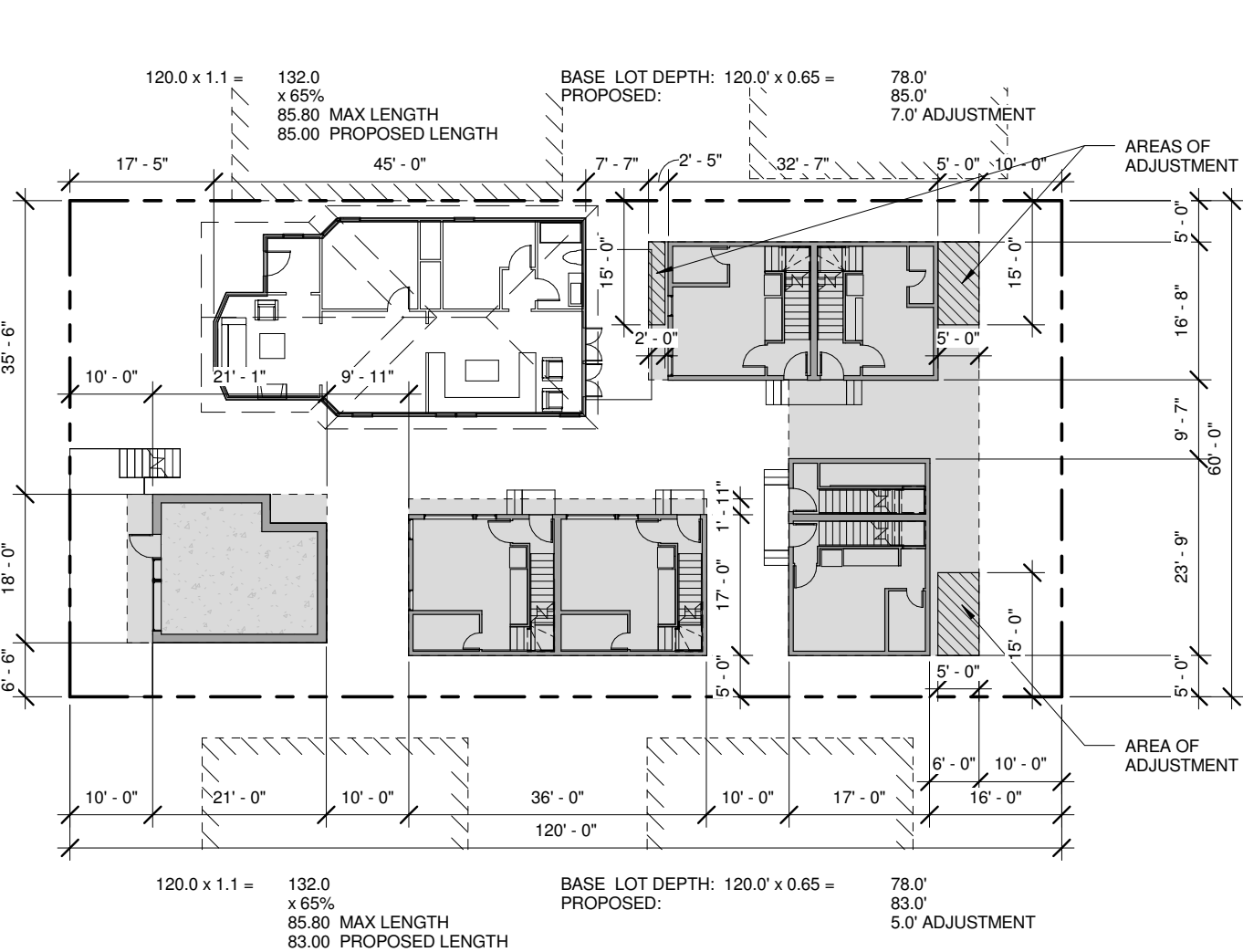
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ADJUSTMENT 3 - SEPARATION DISTANCE BETWEEN UNITS

The separation between the existing single family residence and the unit immediately behind it has been reduced from a code required 10'-0" to 7'-7" (a reduction of 24% - max 50% reduction allowed). This setback reduction is only at the upper level. and given the fact that the existing house is only a single story, the separation reduction does not occur on opposing facades. The level at grade maintains a 10'-0" clear dimension.

RATIONALE FOR ADJUSTMENT

Retaining the existing single family residence (and its distance from the street and front setback) adds tremendously to the stated Design Guidelines Priorities for the project.(B Height, Bulk and Scale) , (A-1 Reinforce existing site characteristics), (A-2 Reinforce existing streetscape characteristics)



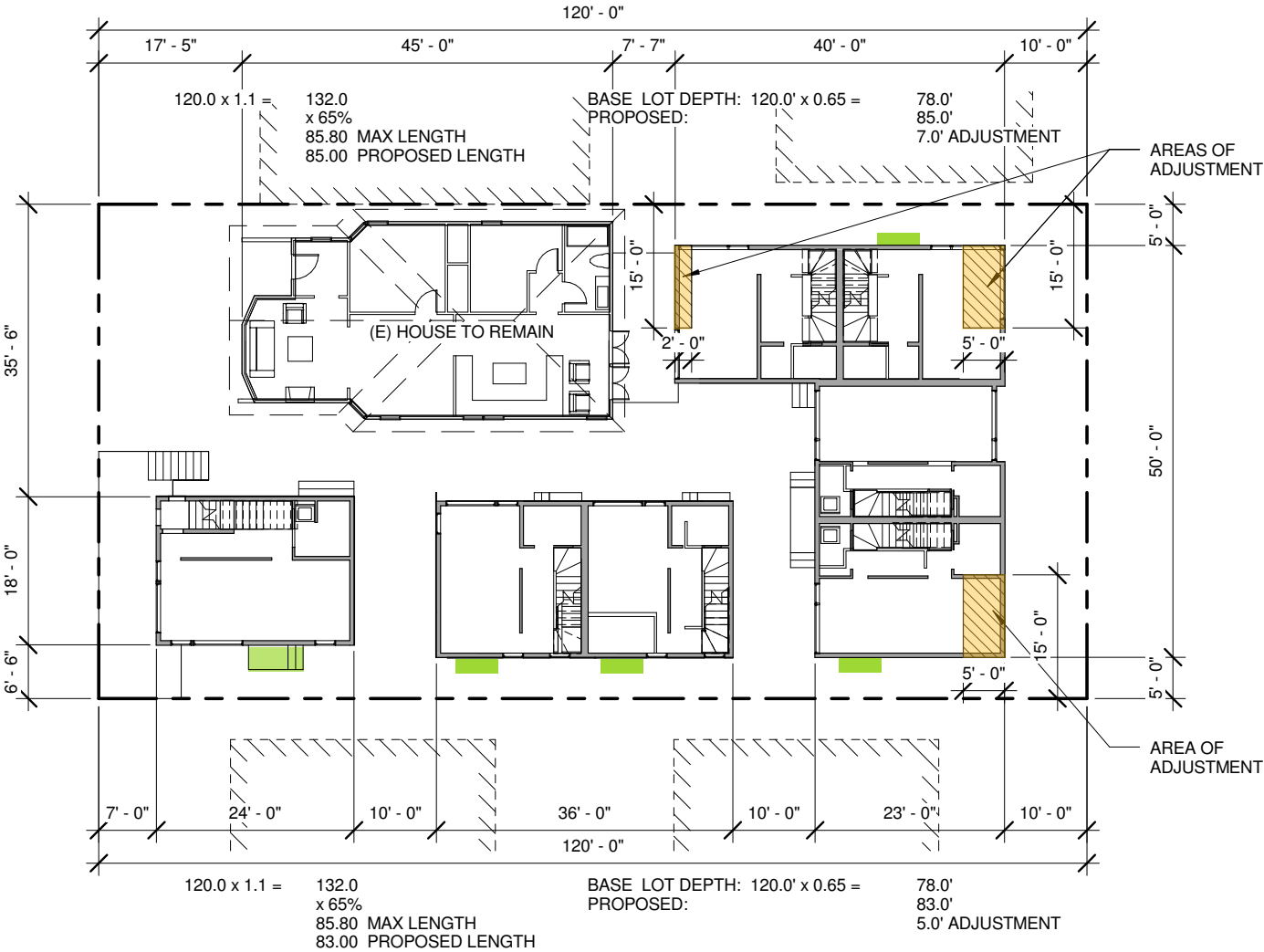
ADJUSTMENT 3 - UNENCLOSED DECKS AND BALCONIES CLOSER THAN 5' TO SIDE SETBACKS.

We would like to request an adjustment for minimum setback requirements for unenclosed balconies and porches. An adjustment of 50% is sought (from 5' minimum to 30" minimum).

RATIONALE FOR ADJUSTMENT

Upper level Juliet Balconies project within 30" inches of the side setback and provide an opportunity to open the living room to the exterior - increasing livability and social interaction.

These balconies address the design guildlines by adding Human Activity (A-4) and Human Scale (C-3) to these facades providing a place for interaction between neighbors



THE FOLLOWING DESIGN GUIDELINES ARE CONSIDERED BY THE APPLICANT TO BE PRIORITIES IN THE DEVELOPMENT OF THE PROJECT:

A-4 Human Activity
New development should be sited and designed to encourage human activity on the street.

The project has been designed to accommodate large central steps off 13th Avenue that welcome both residents and visitors into the site.

A private courtyard space has also been created off the sidewalk on 13th Avenue for the western most unit of the project. This level is to be designed for use as an Accessory Dwelling Unit whose entry is directly off the sidewalk level.

Expansive glazing at grade and above provides visual interest to pedestrians at street level.

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 western most unit at the sidewalk level includes a 36” tall concrete landscaping wall and with planting to provide security while allowing for interaction with neighbors.

All other units in the project are accessed off the central circulation spine which connects the site from the alley to the street. Units are accessed from a raised stoop encouraging interaction while providing privacy to the unit.

A-7 Residential Open Space
Residential projects should be sited to maximize opportunities for creating useable, attractive, well integrated open space.

All units in the project are accessed off the central circulation spine which connects the site from the alley to the east to 13th Avenue to the west. Individual units are accessed from a raised stoop encouraging interaction while providing privacy to the unit.

The central courtyard will be heavily landscaped and include a meandering path of paving stones to create rich texture and fabric in this space space.

Private decks, patios and gardens open into the shared pedestrian path further encouraging social interaction among residents and guests.



Broad steps at the sidewalk provide welcoming entrance to the project and allow a seating area for informal conversation with neighbors.



Grade level patio spaces can provide both privacy and social interaction with careful design and landscaping.



Entry stoops provide a level of privacy for living levels while encouraging social interaction.



Vegetated entry courtyards and walkways provide lush entry in tight urban spaces.

Section 4 -Design Guidelines Priorities

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B. Height, Bulk and Scale

The project has been designed as three distinct structures each with its own color and material palette to respect the scale of existing residential structures in the vicinity.

The scale steps up from the street with the western most unit essentially one story lower than the balance of the project given its location directly off the sidewalk.

C-3 Human Scale

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

The pedestrian oriented central circulation spine, stoops, gardens and patios create a pedestrian scaled building at the level of those walking through the courtyard.

Deep overhangs, recesses and tactile materials further add character to the development.

E. Landscaping

Landscaping to Reinforce Design Continuity with Adjacent Sites.

The projects neighbor to the south includes a tall concrete retaining wall at the 13th Avenue property line. This wall will be extended as a low concrete landscaping wall to provide privacy to the unit at 13th Ave.

It is intended that the central circulation spine be heavily landscaped with native and draught tolerant plants to add visual character to the development while breaking down the mass of the adjacent structures.



Proposed projects mass and height steps down at sidewalk to provide transition from tall townhouse to the south and single family structure to the north.



Functional elements can be incorporated into the design to provide scale and encourage neighbor interaction.



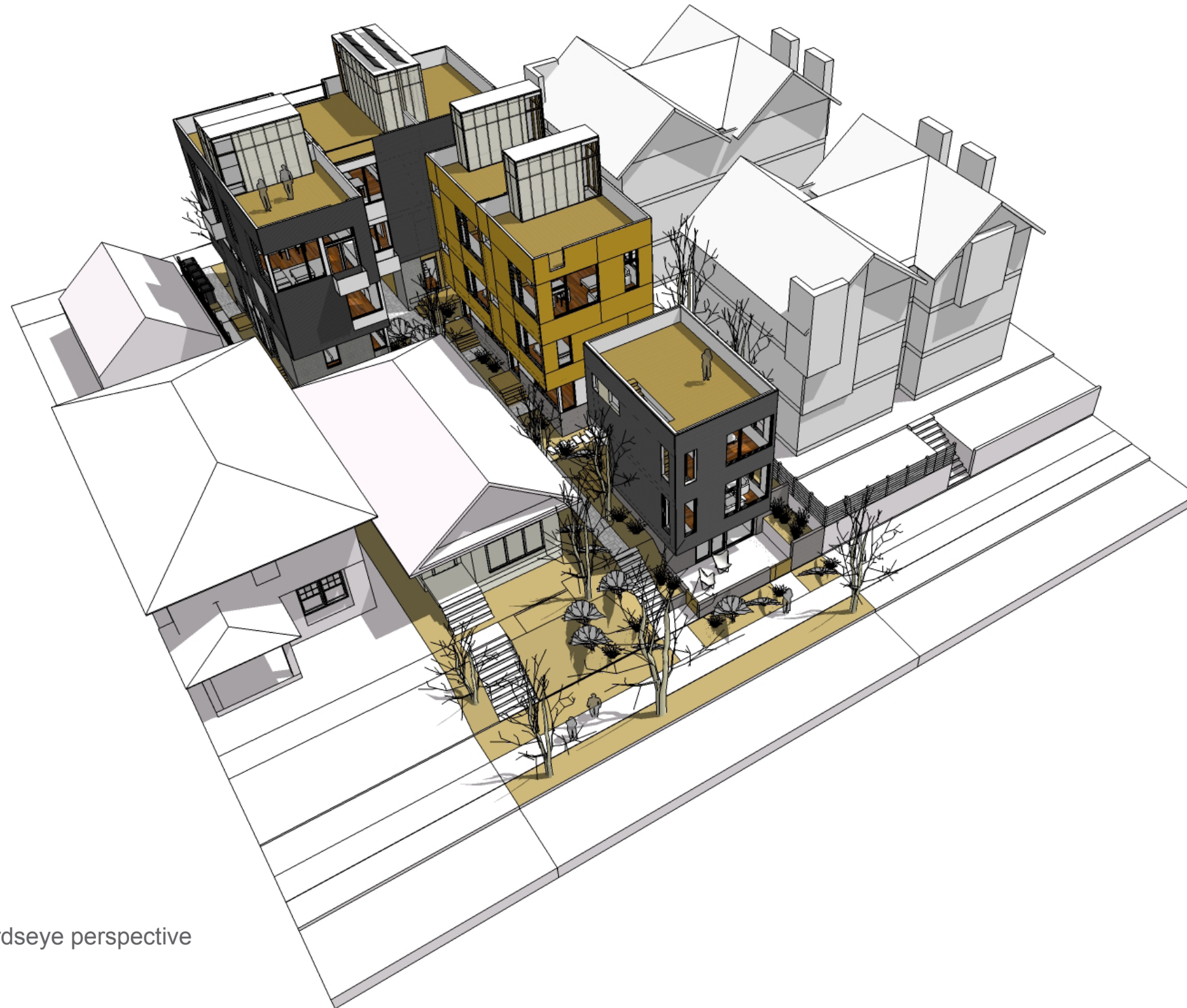
Vegetated entry courtyards and walkways provide lush entry in tight urban spaces.





View of project from 13th Avenue

Section 5 -Design concepts and images



Birdseye perspective



View of project from alley to east



Birdseye view



View of pedestrian courtyard



View of pedestrian entry off 13th Avenue

Section 5 -Design concepts and images

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West elevation



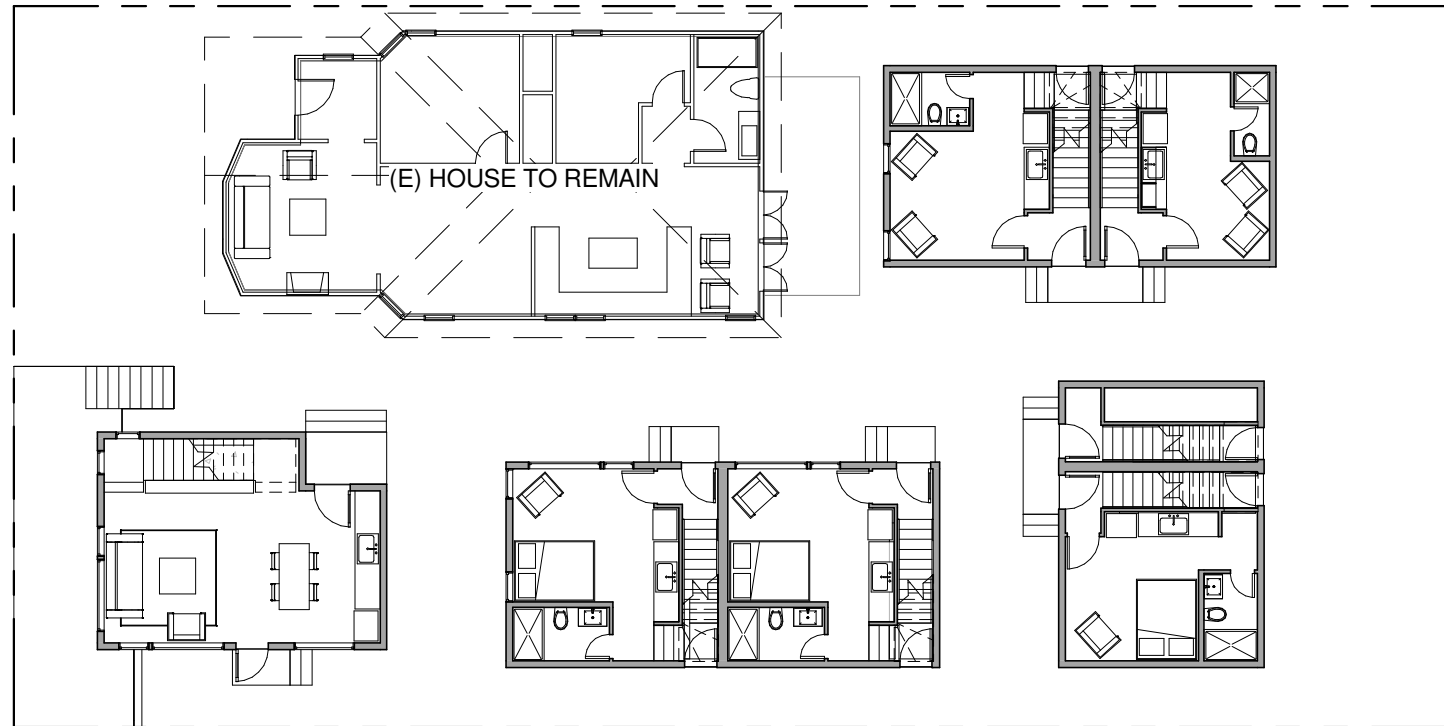
South elevation



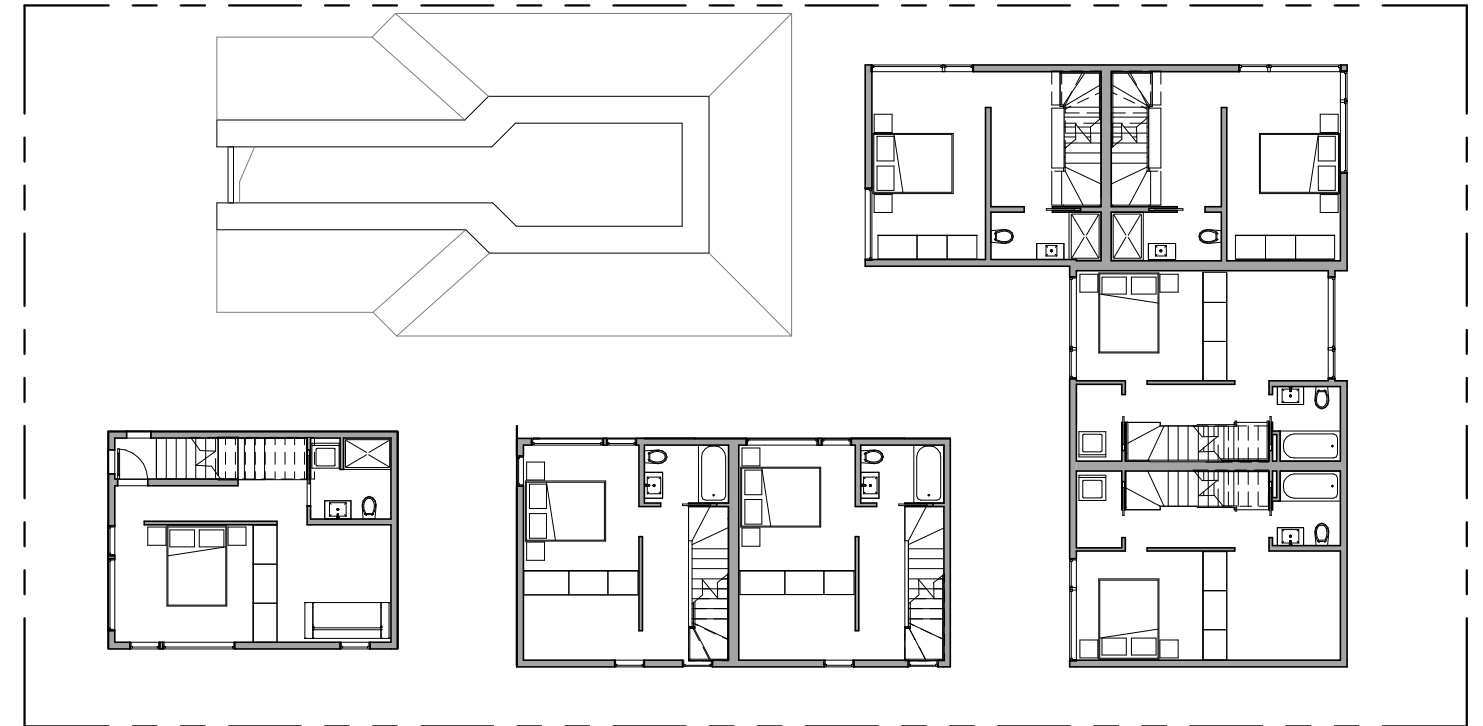
North elevation



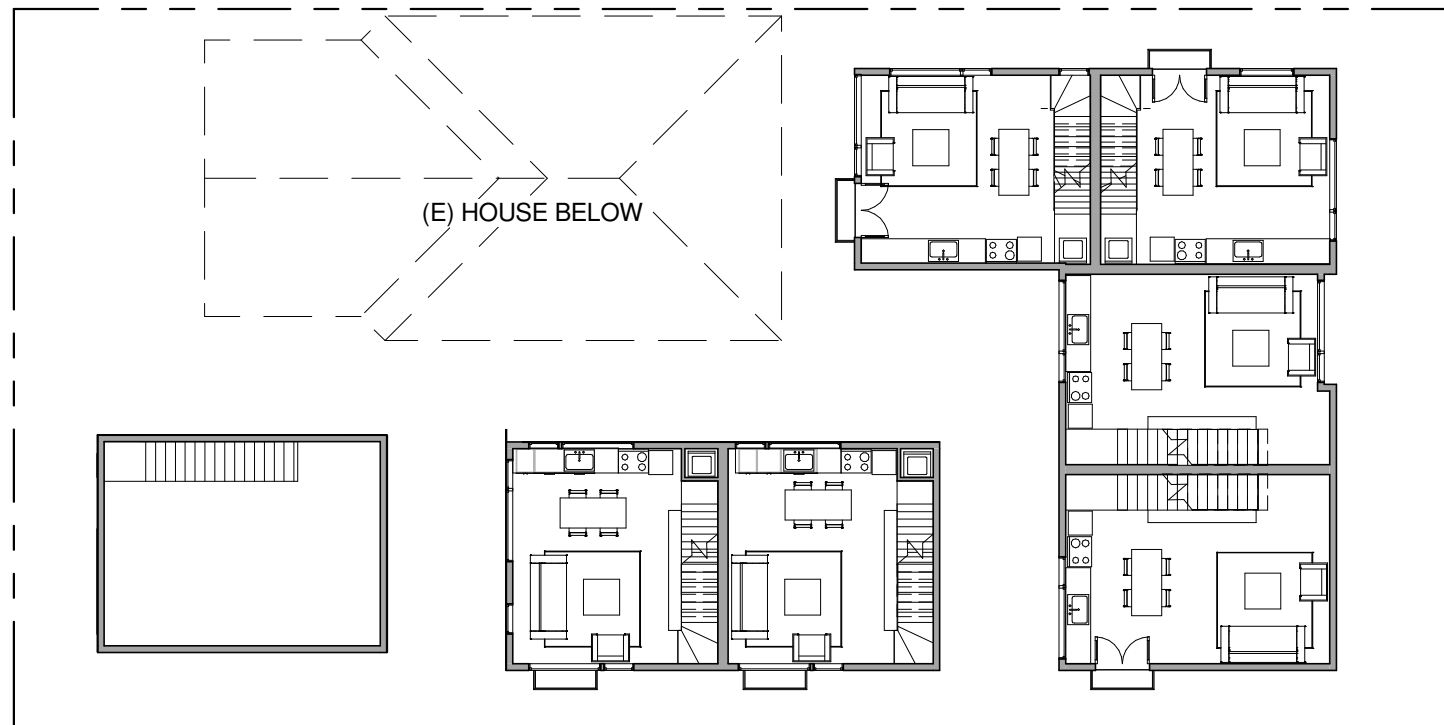
East elevation



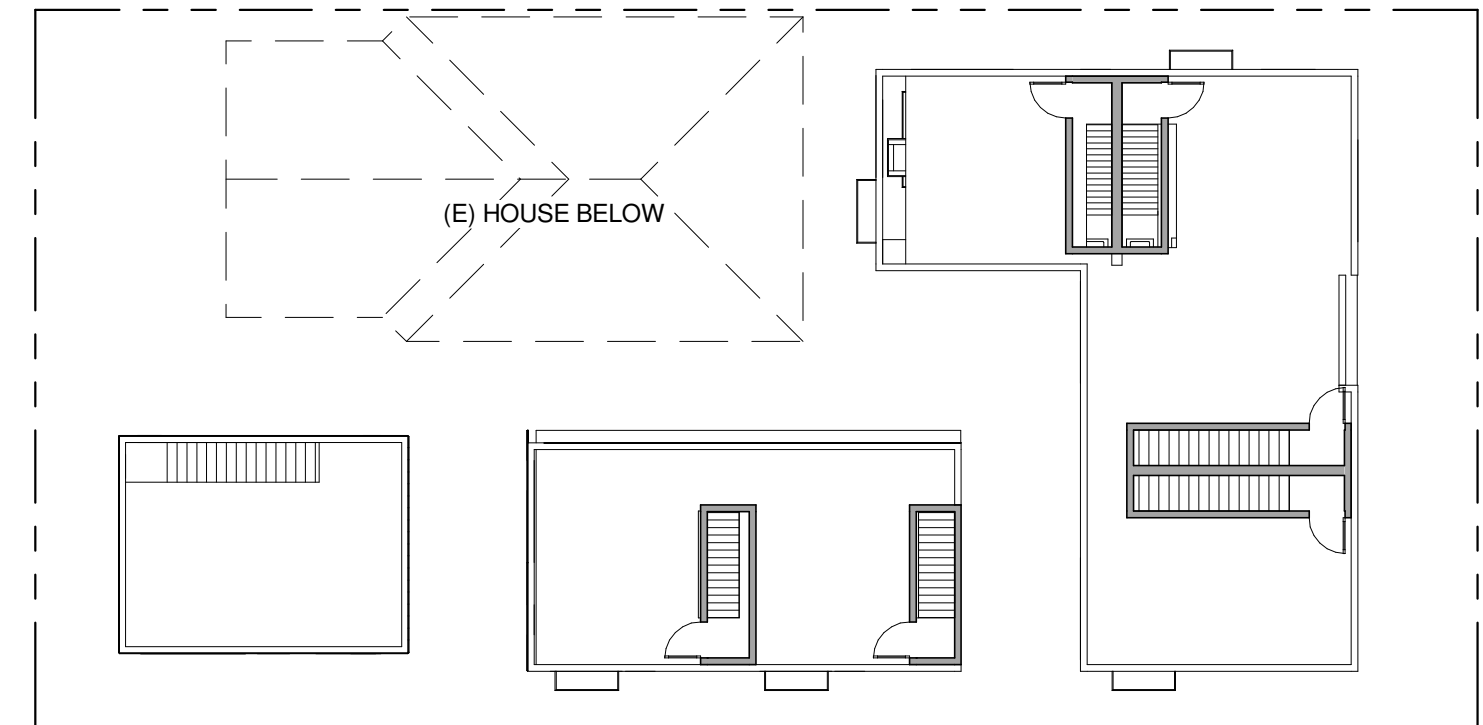
Level 1 Plan - 1/16" = 1' scale



Level 2 Plan - 1/16" = 1' scale



Level 3 Plan - 1/16" = 1' scale



Roof Plan - 1/16" = 1' scale