

GRACORP
CAPITAL

SPECTRUM
DEVELOPMENT SOLUTIONS

MITHUN HEWITT

Reverb Early Design Guidance

DPD #3016953

1023 E Alder Street

May 14, 2014



Development Objectives

Desired Uses:

- Residential lobby, interior amenity space and outdoor amenity area at street level
- A mix of studio, one-bedroom and two-bedroom units
- Townhouse units at street level
- Parking use in below-grade parking garage
- Rooftop garden and dog area

Structural Height:

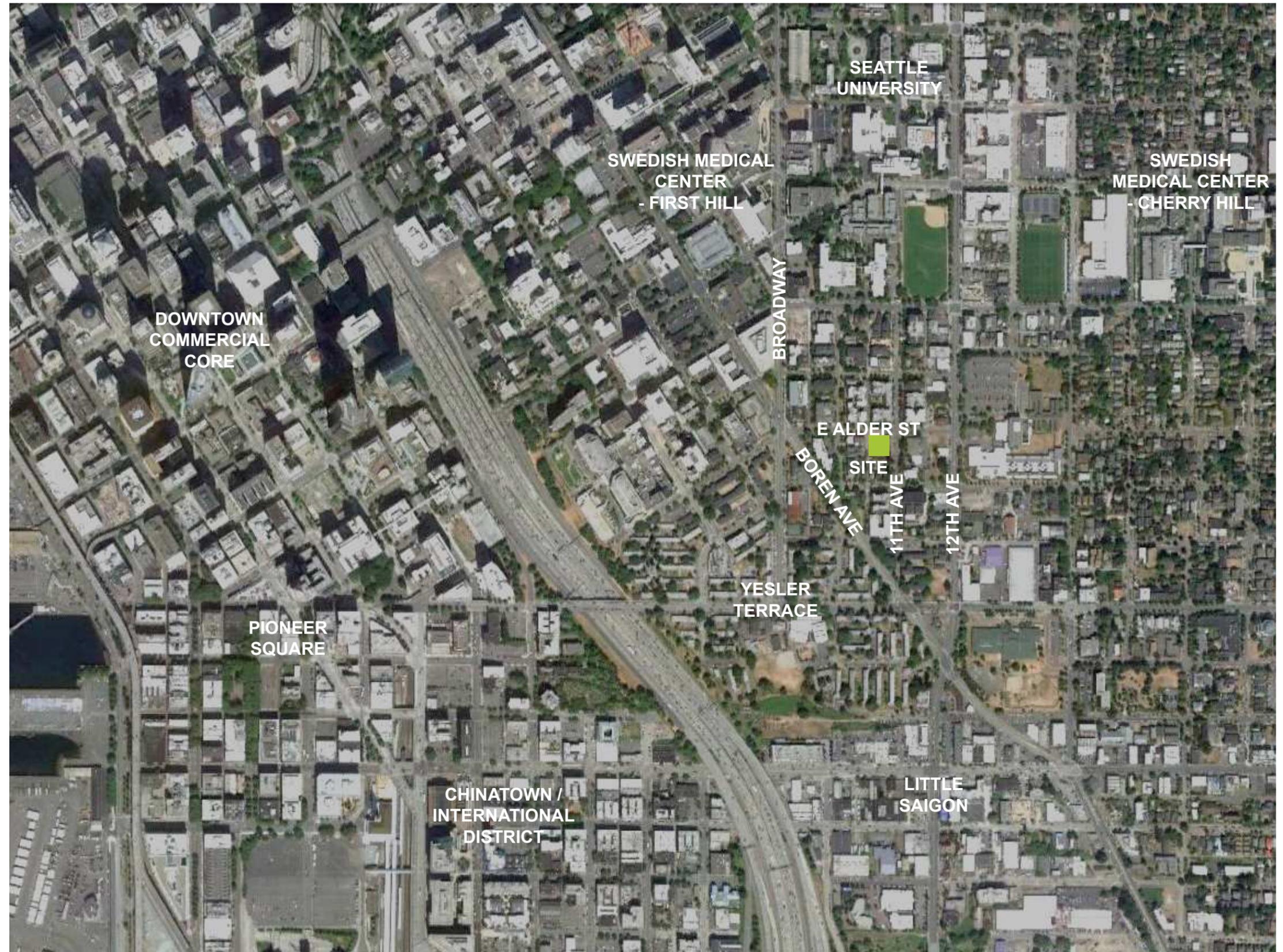
75'

Residential Units:

Approximately 84 units

Parking Stalls:

Approximately 13 stalls at ratio of 0.15 stalls per unit



The applicant's objective is to provide a walkable transit oriented development for workforce housing containing an effective mix of incomes and uses.

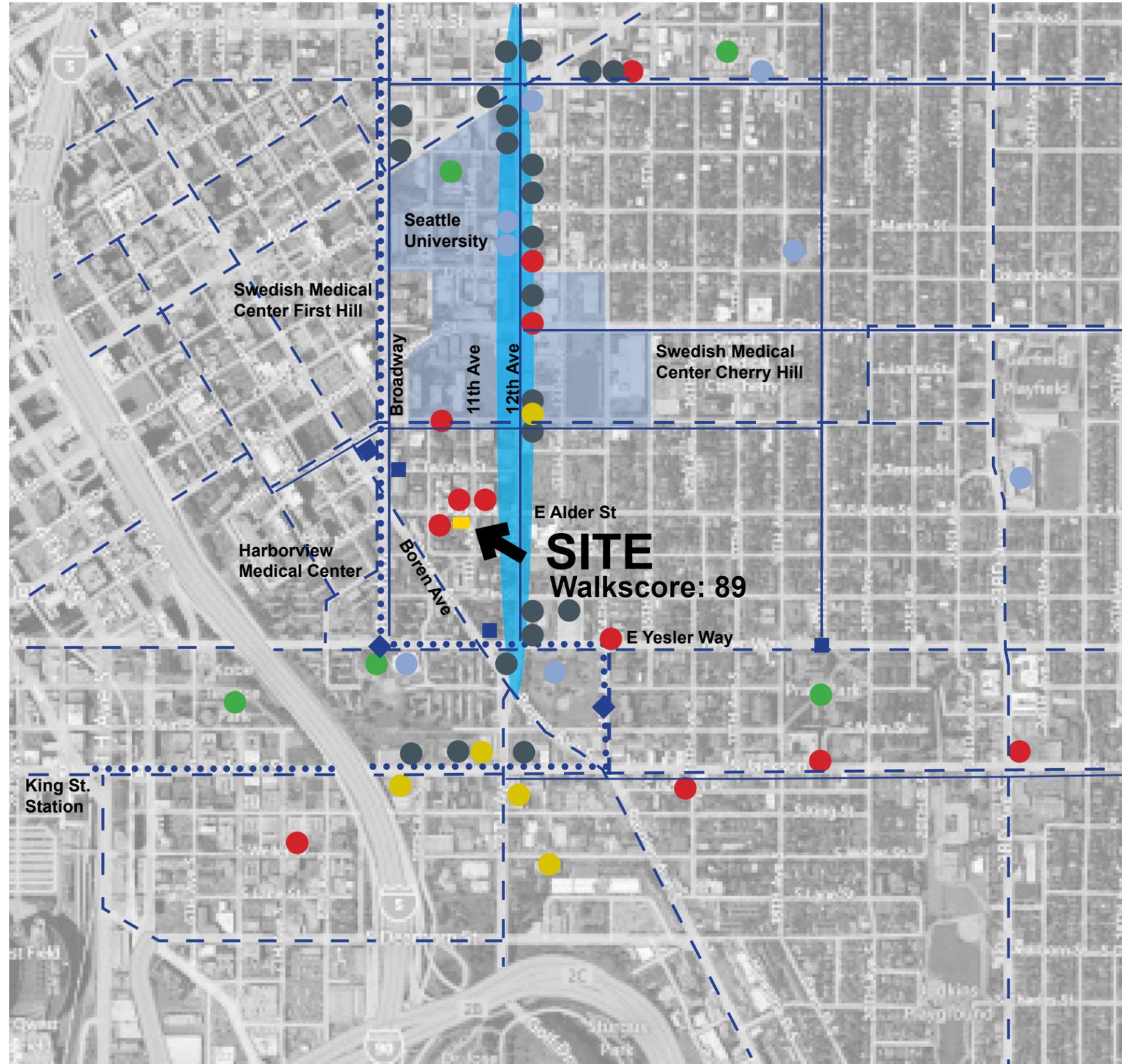
- Provide a strong pedestrian connection along E Alder Street to public transportation and 12th Avenue
- Create synergy with Decibel on 12th & Alder as well as Anthem on 12th at 12th & Yesler
- Encourage activity and residential character at the street level
- Create a building that is sensitive to the scale and character of the neighborhood
- Maximize amount and quality of workforce housing
- Target LEED silver certification



Urban Design Analysis

Legend

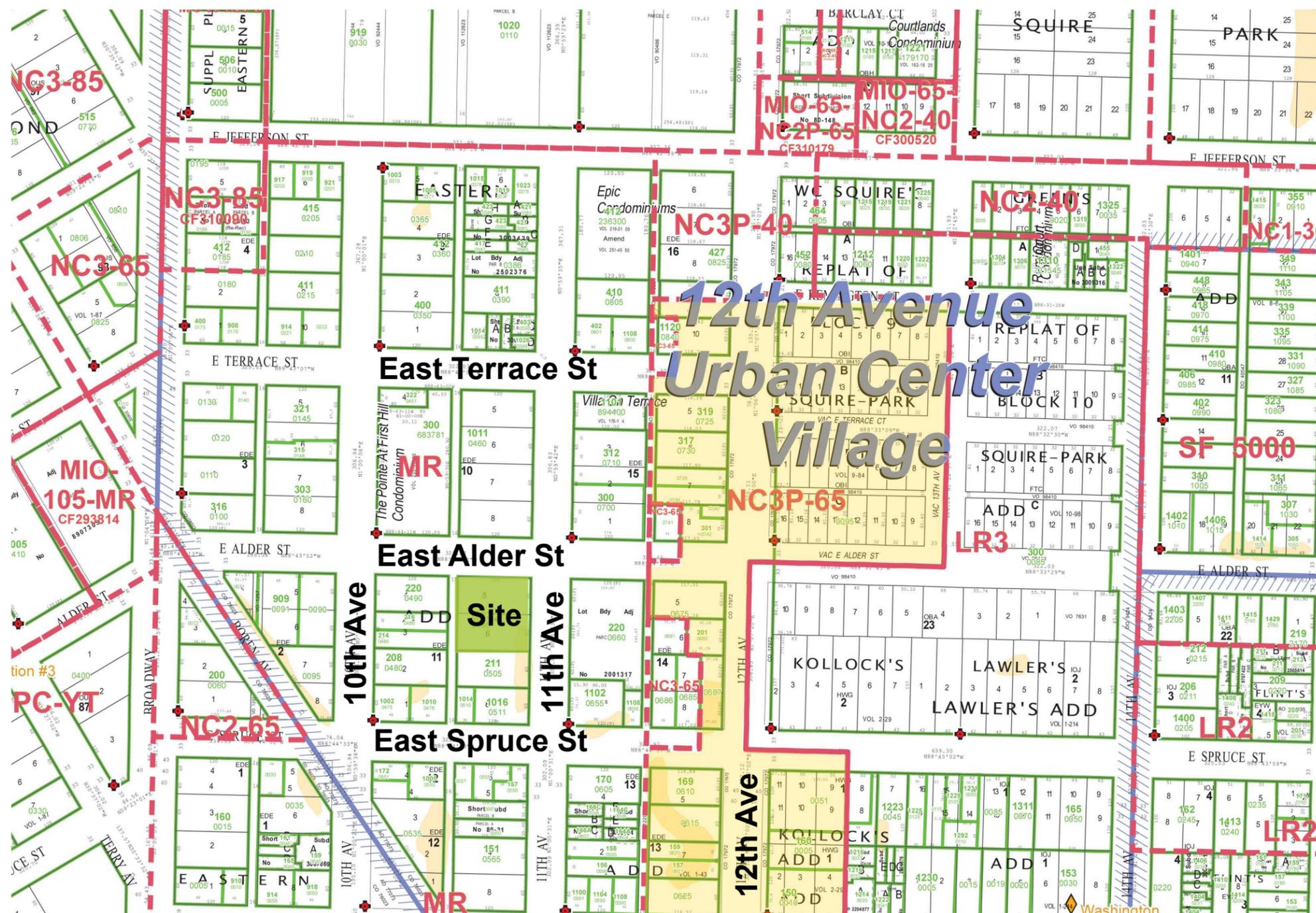
- Project Site
- restaurant
- civic/educational
- grocery/market
- park
- apartments - existing
- bus route
- bike lane
- streetcar
- 10 min walk/ 1/2 mile
- pedestrian oriented zones



North

Zoning Map

 Pedestrian Areas



Urban Design Analysis

Surrounding Uses and Structures

- Commercial
- Residential
- Community Facilities





Anthem on 12th - The first private project in the revitalization of Yesler Terrace. The six-story apartment building is currently under construction and scheduled to open in spring of 2015. Located directly along the First Hill Streetcar line, this project will provide a gateway to Yesler Terrace. Anthem on 12th is a true urban mixed-use project incorporating ground-level, neighborhood-scale retail space and amenity space with five floors of 120 apartments above the base, which will also house a two-level parking structure hidden behind the retail structure. The roof provides common amenity space for residents with excellent views, landscaping, seating and space for a variety of activities including gardening and a dog area.

Decibel - The owner's concurrent project with Reverb. Decibel will be a seven-story mixed-use building with five stories of residential floors above a two-story podium including commercial space and residential amenity space at street level along 12th Avenue & E Alder Street. Decibel will provide approximately 2,700 sf of commercial space and 75 residential units. The building will have a rooftop deck with a dog run, barbecue areas, and landscaping.

Proposed King County Children and Family Justice Center Redevelopment plans:

- Bring retail to 12th Avenue in a mixed use development
- Enhance open space
- Improve access through and around the campus
- Support additional public transportation options
- Enhance pedestrian mobility across the site and reconnect Squire Park with First Hill
- Create a street life that is diverse and thriving
- Provide usable, accessible community space

- Pedestrian Connection
- Bike Path
- Bus Route
- Bus Stop
- Street Car Route
- Street Car Stop



Proposed Reverb Project Site



1 Streetscape Photo Montage of the South Side of East Alder Street between 12th Avenue and 10th Avenue

Nearby Decibel Project Site



2 Streetscape Photo Montage of the North Side of East Alder Street between Alley and 12th Avenue



Key Map North

Proposed Reverb Project Site



Streetscape Photo Montage of the North Side of 11th Avenue between East Spruce Street and East Alder Street



Streetscape Photo Montage of the South Side of 11th Avenue between East Alder Street and East Spruce Street



North | Key Map

Urban Design Analysis

Design Cues:

An opportunity to enhance pedestrian experience on East Alder Street to provide a stronger connection between the 12th Avenue corridor and public transportation on Broadway

Streetscape - pedestrian oriented streets

Buffer between residential buildings and street

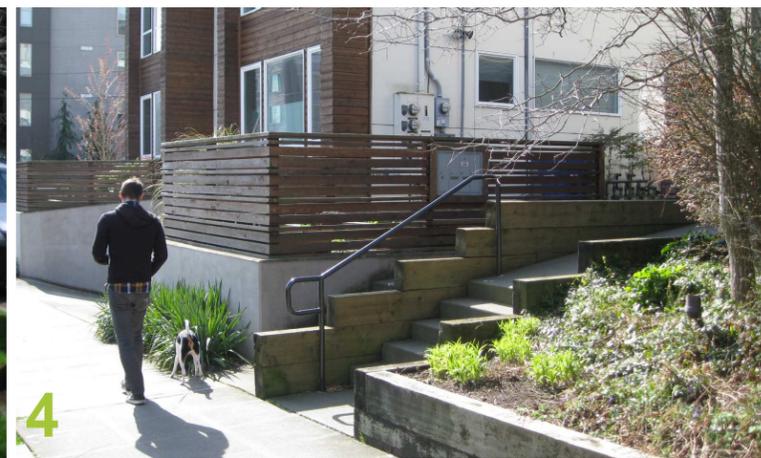
Residential entry - welcoming & identifiable



1 East Alder Street - Opportunity to enhance the pedestrian connection along East Alder Street between the 12th Avenue corridor and public transportation on Broadway.



3 Streetscape - pedestrian oriented streets. Buffer between residential buildings and street.



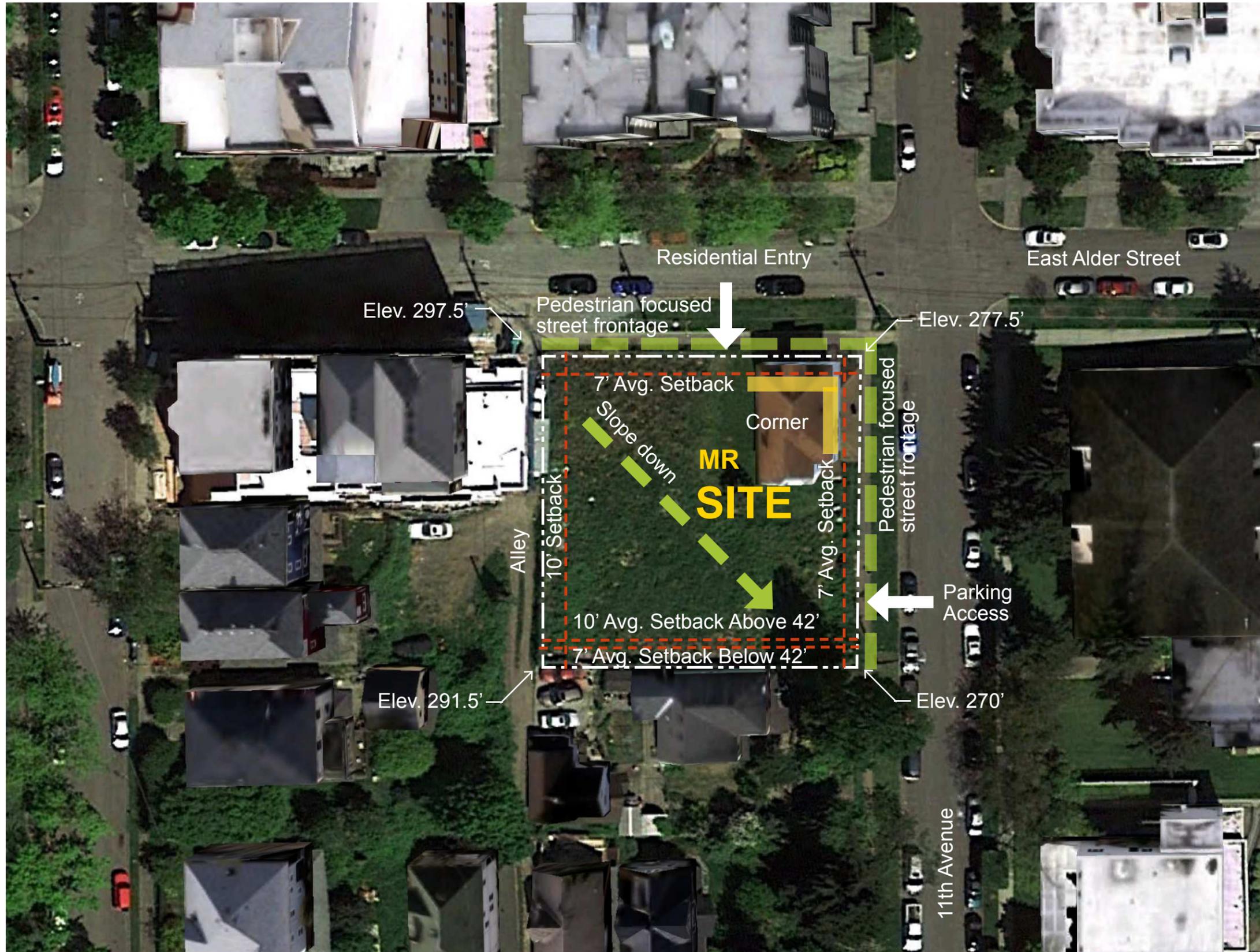
5 Buffer between residential buildings and street.



6 Residential entry - welcoming & identifiable



Key Map North



Site Influences

- Walkable / transit oriented neighborhood
- Transitional neighborhood
- Pedestrian connection
- Visible corner
- Site access
- Access for parking
- Site topography
- Adjacent structures
- Future developments
- View
- Noise
- Solar
- Wind

Access Opportunities

- Residential entry from East Alder Street
- Townhouse units' entries from 11th Avenue

Access Constraints

The alley is on the uphill side of a steeply sloping lot. Topography makes alley access for parking garage infeasible for the development of the project.



Site Analysis

Location:

The site is located on the corner of 11th Avenue and E Alder Street

Lot Size: 14,458 sf

Existing Uses:

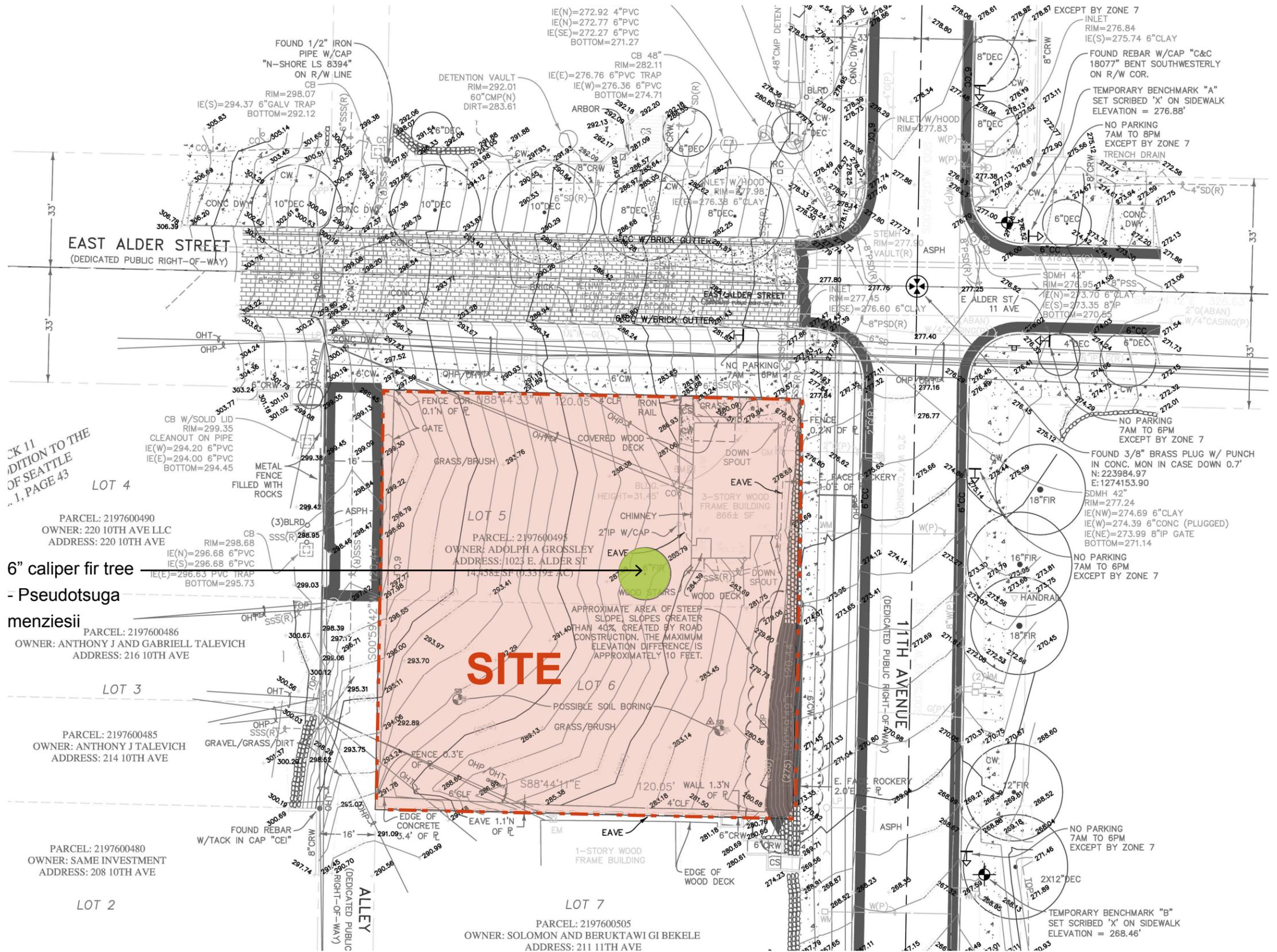
Single Family Residence

Topography:

The grade rises approximately 20 feet from East to West along E Alder Street, rises approximately 7.5 feet from South to North along 11th Avenue, and rises approximately 27.5 feet from southeast corner to northwest corner.

Trees:

There is one 6" caliper fir tree - *Pseudotsuga menziesii* on the site. It is not exceptional tree, and will not be retained.



North

Site Analysis

Site Photos



1 View of Reverb project site from northeast



2 View of the existing building to the west



Key Map



3 View of Reverb project site & alley from northwest

Alternative Architectural Concepts

Same approach for all three options:

As there is a 27.5' drop in grade over the site, the access to below-grade parking garage is off 11th Avenue, near the southeast corner of the site as allowed by SMC 23.45.536.C.2.3). This location is the least visually dominant, away from intersection of 11th Avenue & E Alder Street. Multi-sensory design features including contrasting or textured pavement will be used to further minimize potential vehicle-pedestrian conflict.

Access to trash collection is off the alley.

Achieve same FAR approximately 4.24 (Maximum 4.25)

OPTION 1

(Code-complying Option)

Pros:

Residential lobby & amenity space are located at the corner of E Alder Street & 11th Avenue and along 11th Avenue to enhance pedestrian experience.

The building is modulated to respond to the scale and character of the neighborhood.

Cons:

The mass and height at the corner of E Alder Street and 11th Avenue.

The mass doesn't respond to topography of the site.

The southern wall is 10 feet from the property line.

The additional residential amenity area along alley is not desirable because of the character of the alley and adjacency to service entrances.

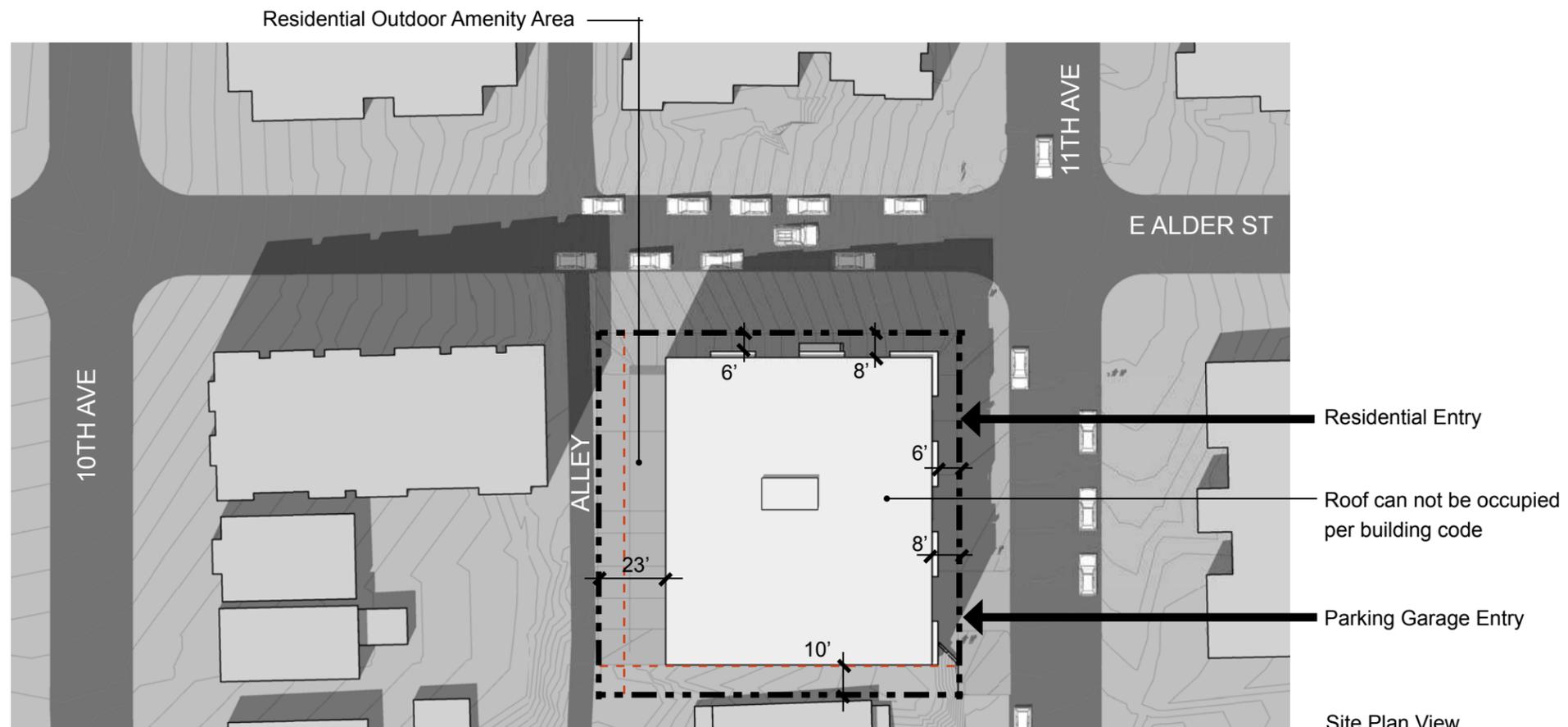
The residential entry is away from the street car connection along Broadway.

North

Departures: None



Aerial View from Southeast



Site Plan View



Street Level View 1 from Northeast



Street Level View 2 from Northeast



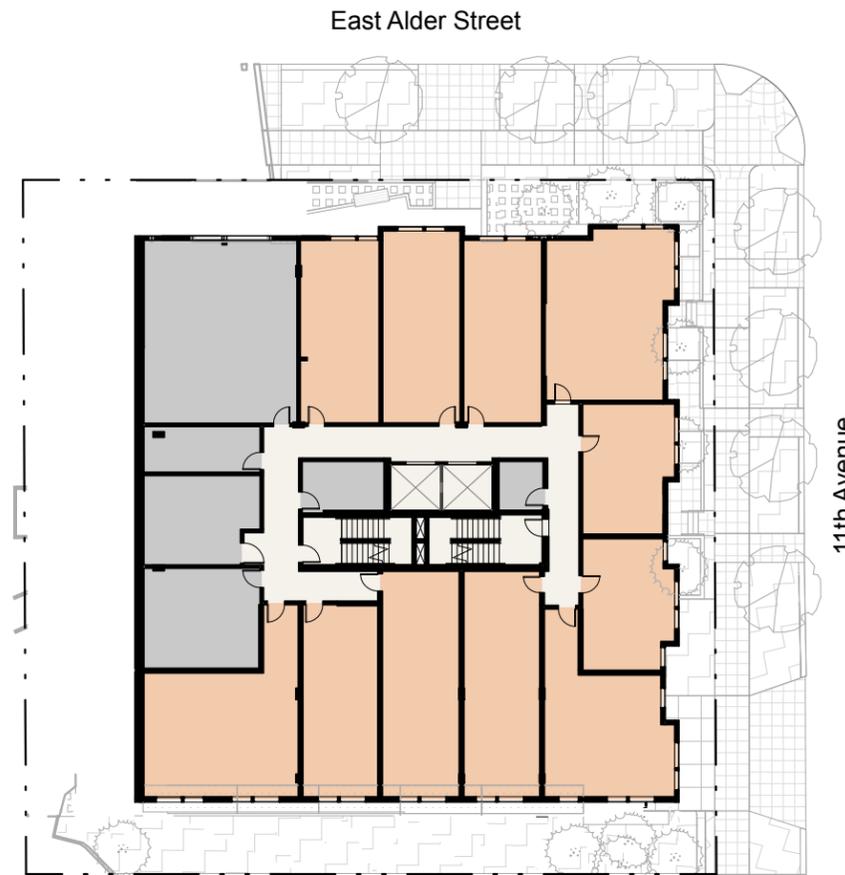
Street Level View from Southeast

OPTION 1

OPTION 1



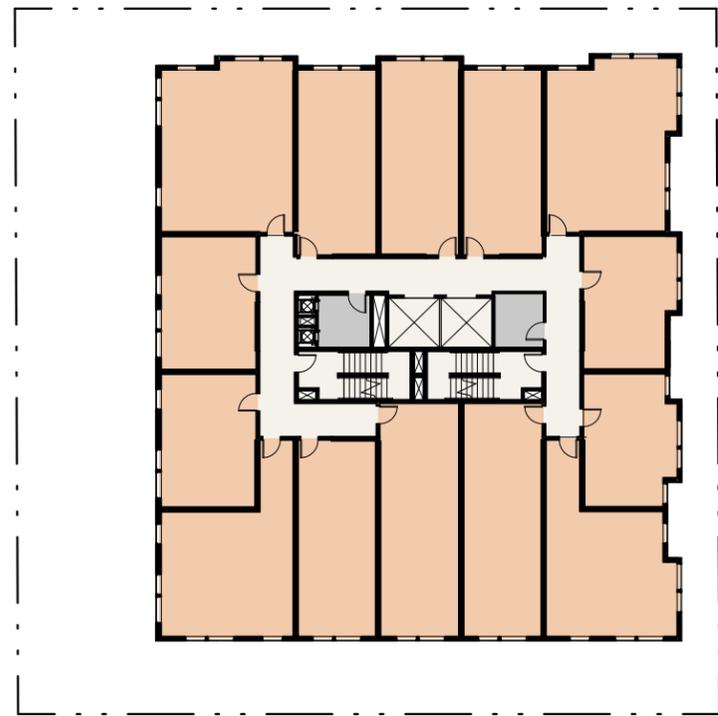
Basement 1 Floor Plan



Level 1 Floor Plan



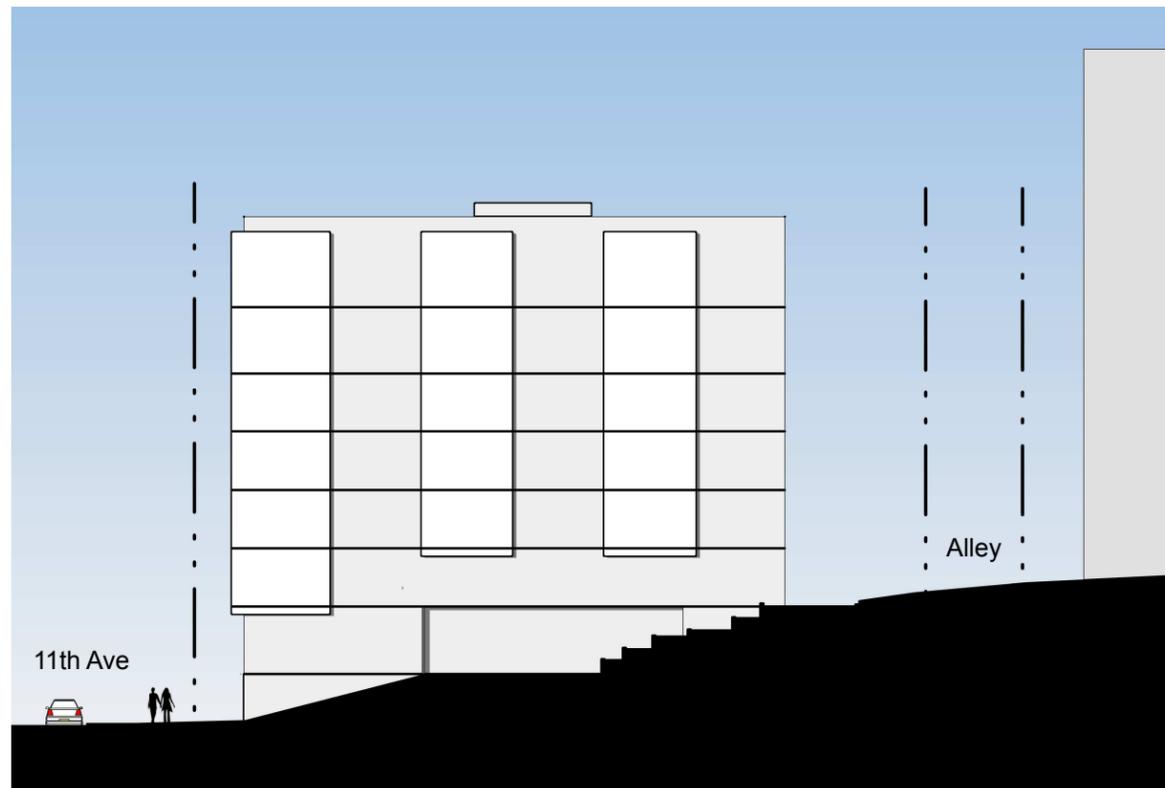
Level 2 Floor Plan



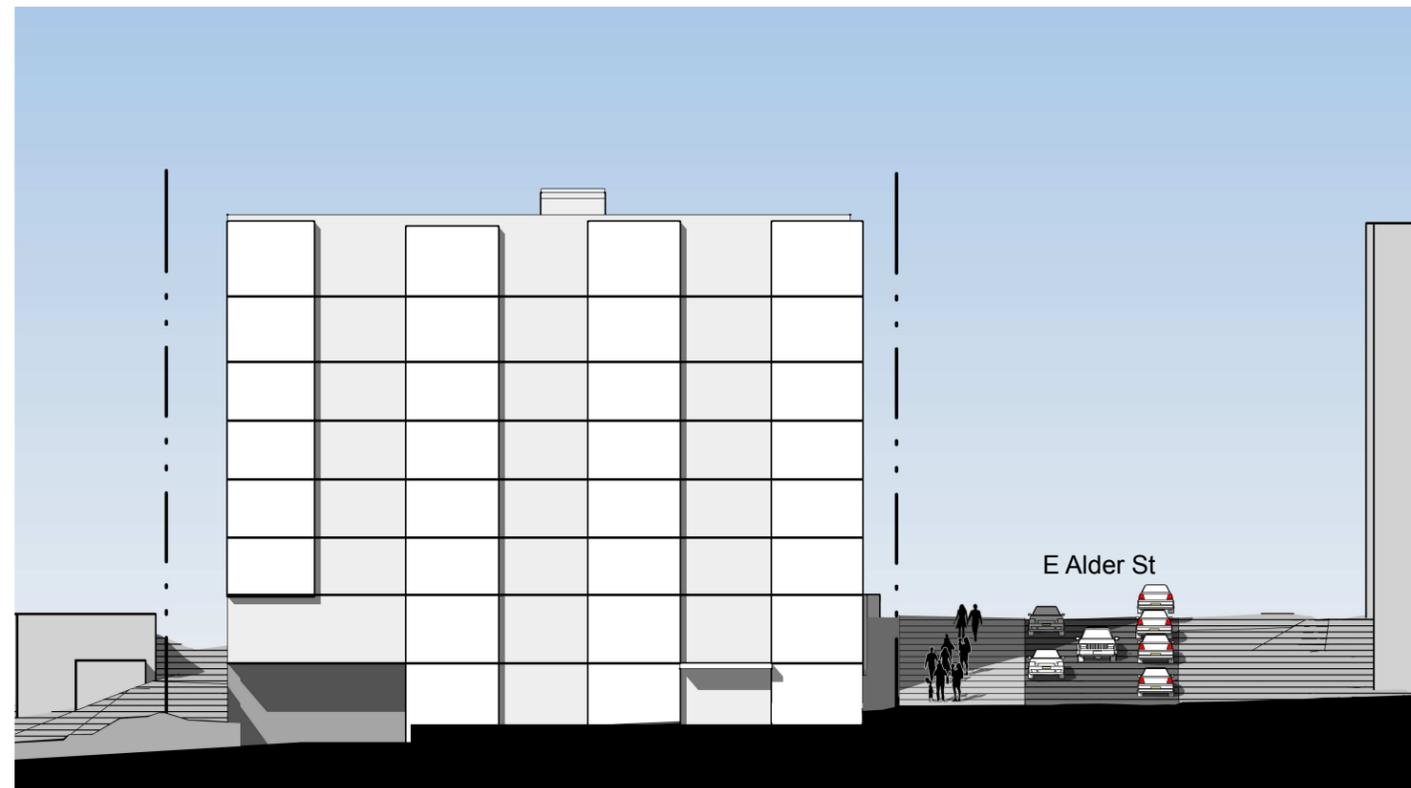
Level 3-7 Floor Plan

- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

OPTION 1

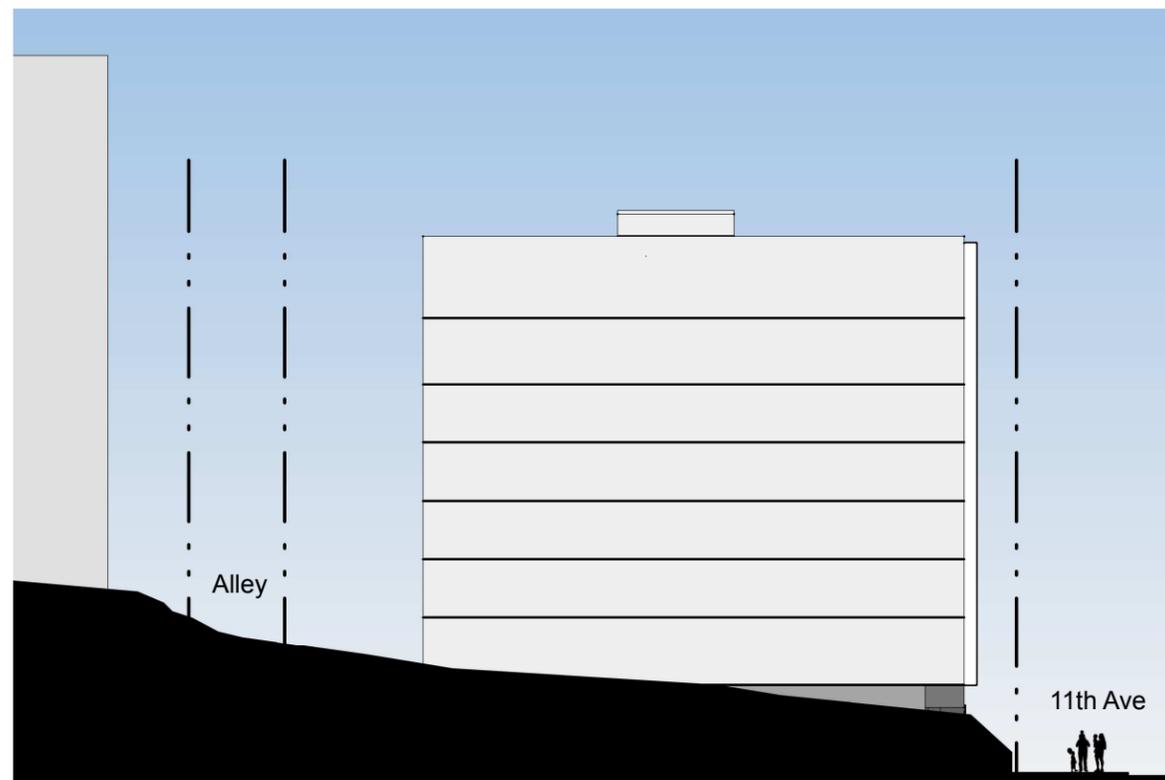


North Elevation

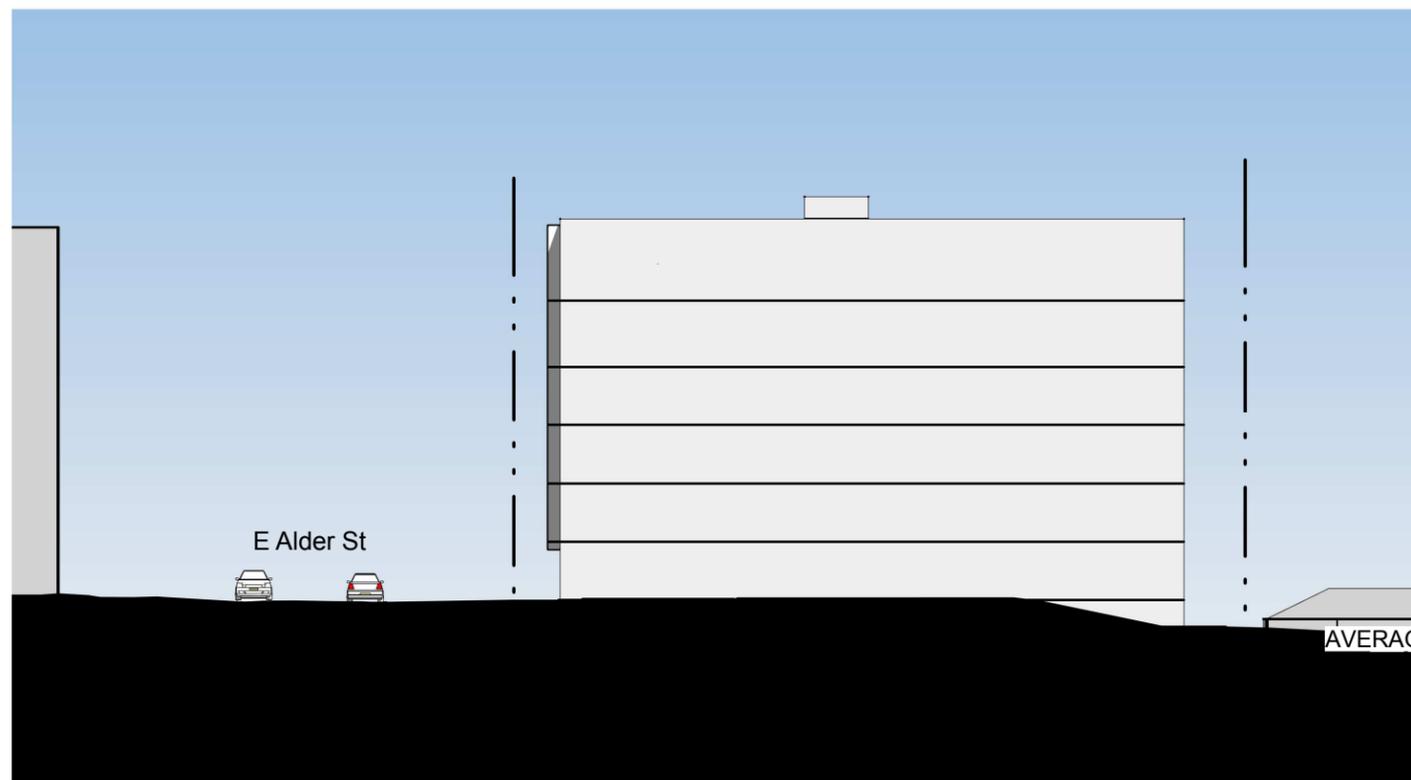


East Elevation

| | |
|-------------|-----------|
| ROOF | 171' - 5" |
| LEVEL 07 | 159' - 2" |
| LEVEL 06 | 148' - 4" |
| LEVEL 05 | 138' - 9" |
| LEVEL 04 | 129' - 2" |
| LEVEL 03 | 119' - 8" |
| LEVEL 02 | 110' - 2" |
| LEVEL 01 | 99' - 0" |
| BASEMENT 01 | 89' - 0" |



South Elevation



West Elevation

| | |
|---------------------|-----------|
| ROOF | 171' - 5" |
| LEVEL 07 | 159' - 2" |
| LEVEL 06 | 148' - 4" |
| LEVEL 05 | 138' - 9" |
| LEVEL 04 | 129' - 2" |
| LEVEL 03 | 119' - 8" |
| LEVEL 02 | 110' - 2" |
| AVERAGE GRADE PLANE | 101' - 8" |
| LEVEL 01 | 99' - 0" |
| BASEMENT 01 | 89' - 0" |

OPTION 2

Same approach for all three options:
See Page 14.

Pros:
Residential lobby, interior amenity space and outdoor landscaped amenity area for residents are located along E Alder Street to activate the street, to be closer to street car stop, and enhance the pedestrian experience.

Top of the building steps down to reduce mass and height near southeast corner of the site.

Residential open space is located on roof to take advantage of southern exposure and view.

The building is modulated to respond to the scale and character of the neighborhood.

The building has a greater set back and is modulated along the southern property line.

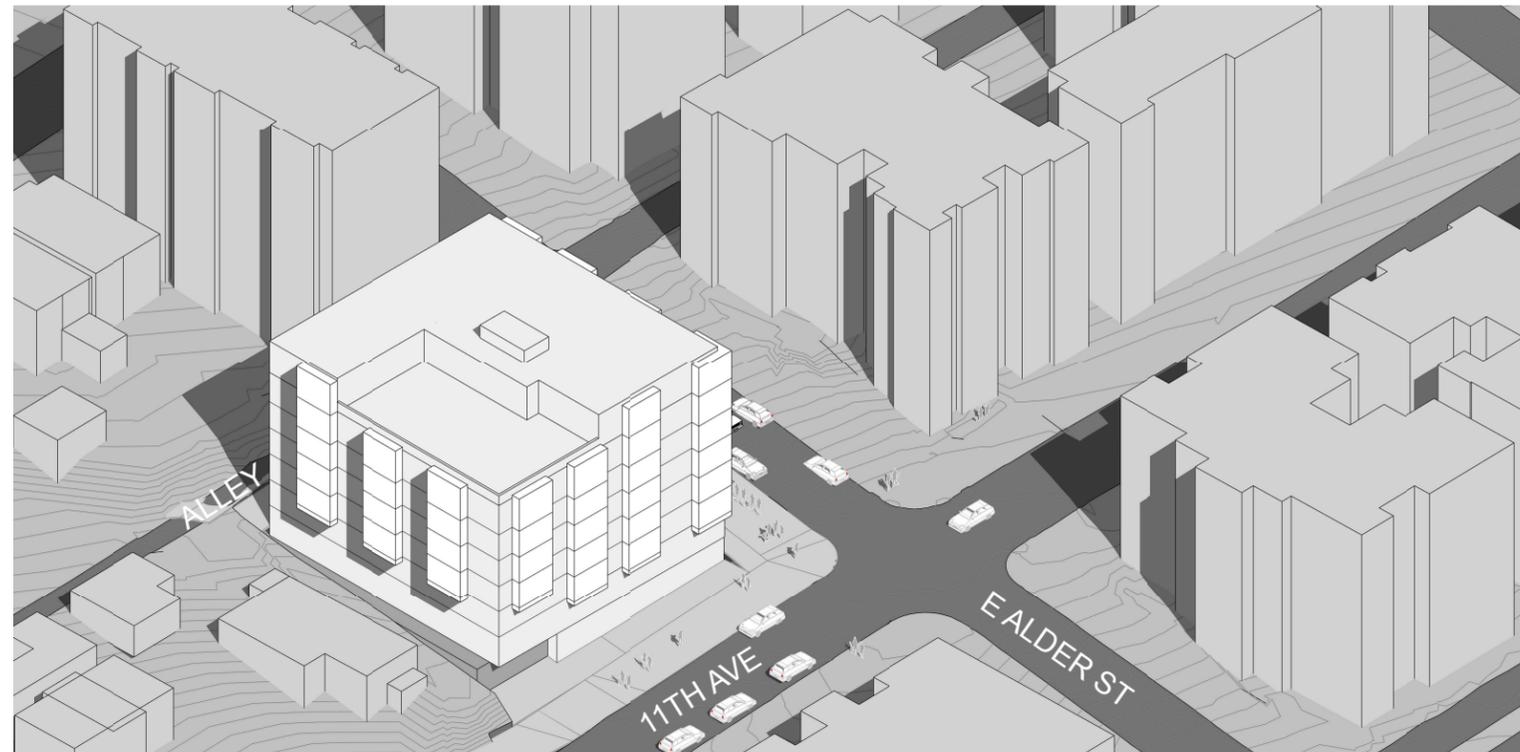
Cons:
The mass and height at the corner of E Alder Street and 11th Avenue.

Lack of interaction and activity at the street level along 11th Avenue and around the northeast corner of the site.

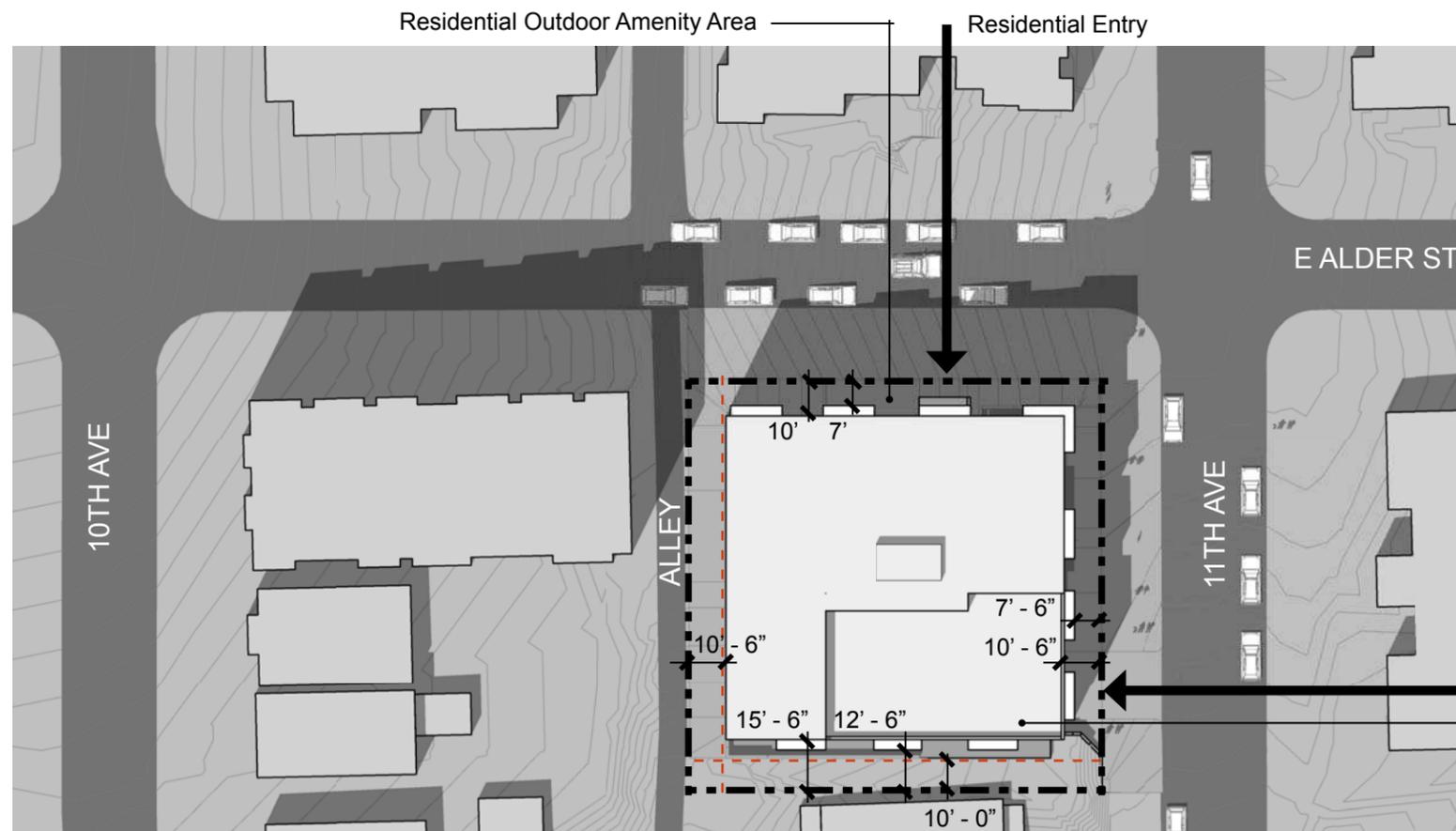
Structure depth requires departure.

Departures:

1. Propose increasing 90' structure depth to 101'-6" in East/West direction.
2. Propose increasing 75 sf garage door to 180 sf.



Aerial View from Southeast



Site Plan View





Street Level View 1 from Northeast



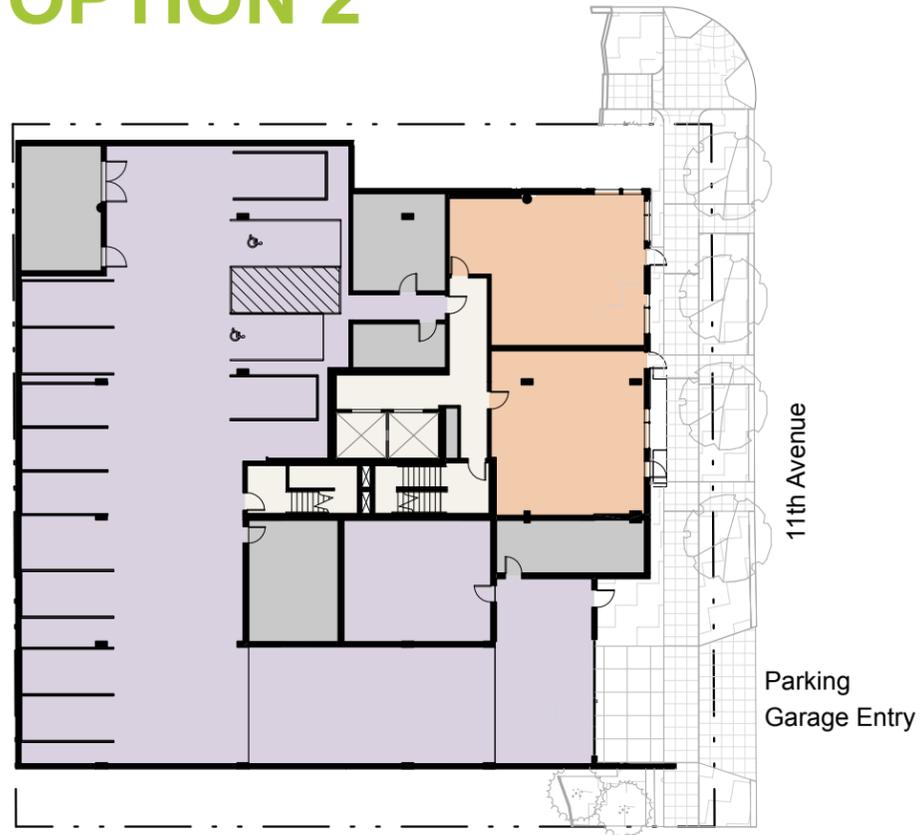
Street Level View 2 from Northeast



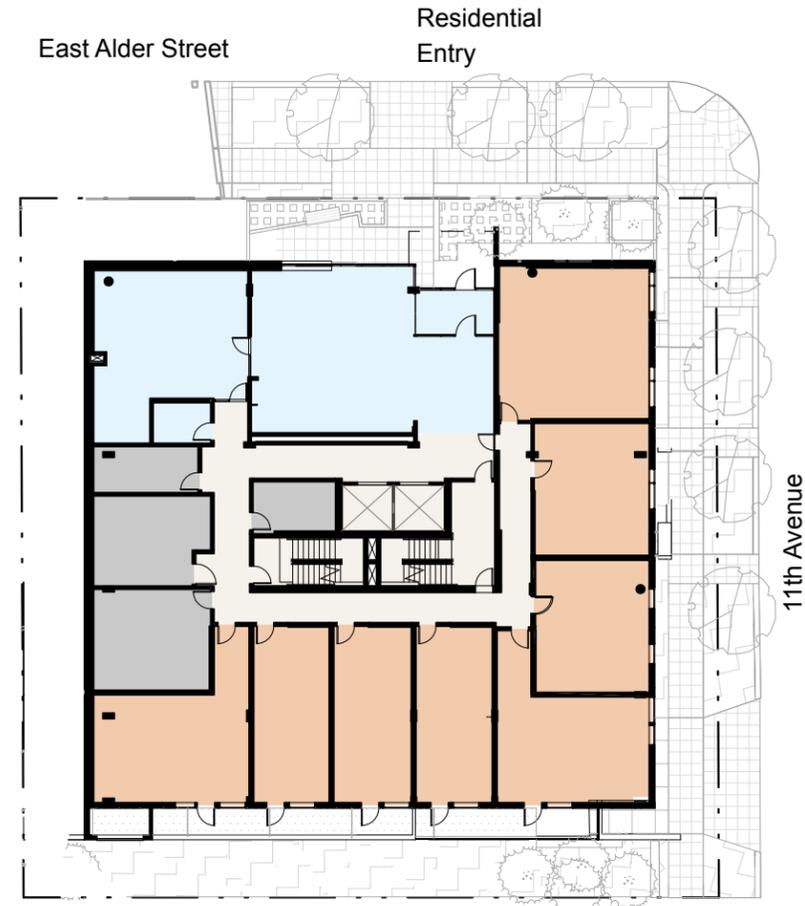
Street Level View from Southeast

OPTION 2

OPTION 2



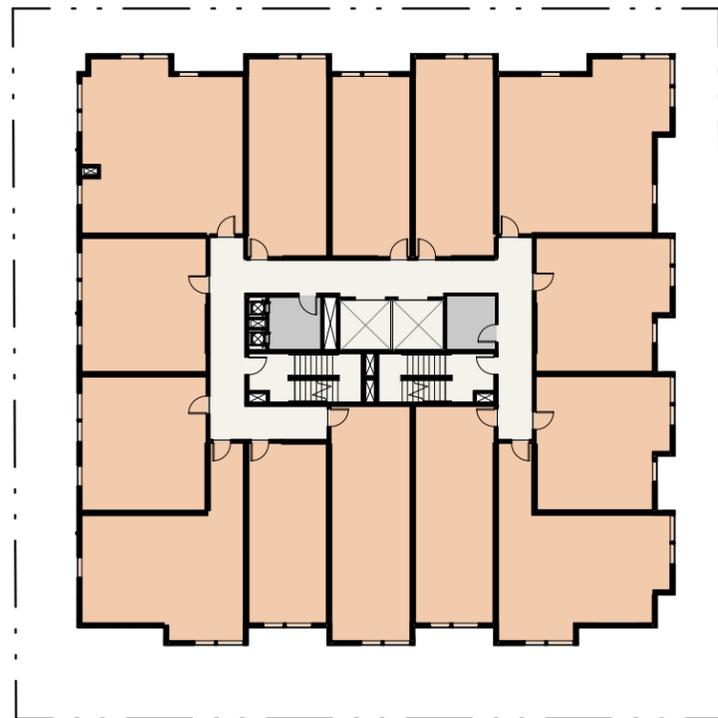
Basement 1 Floor Plan



Level 1 Floor Plan



Level 2 Floor Plan



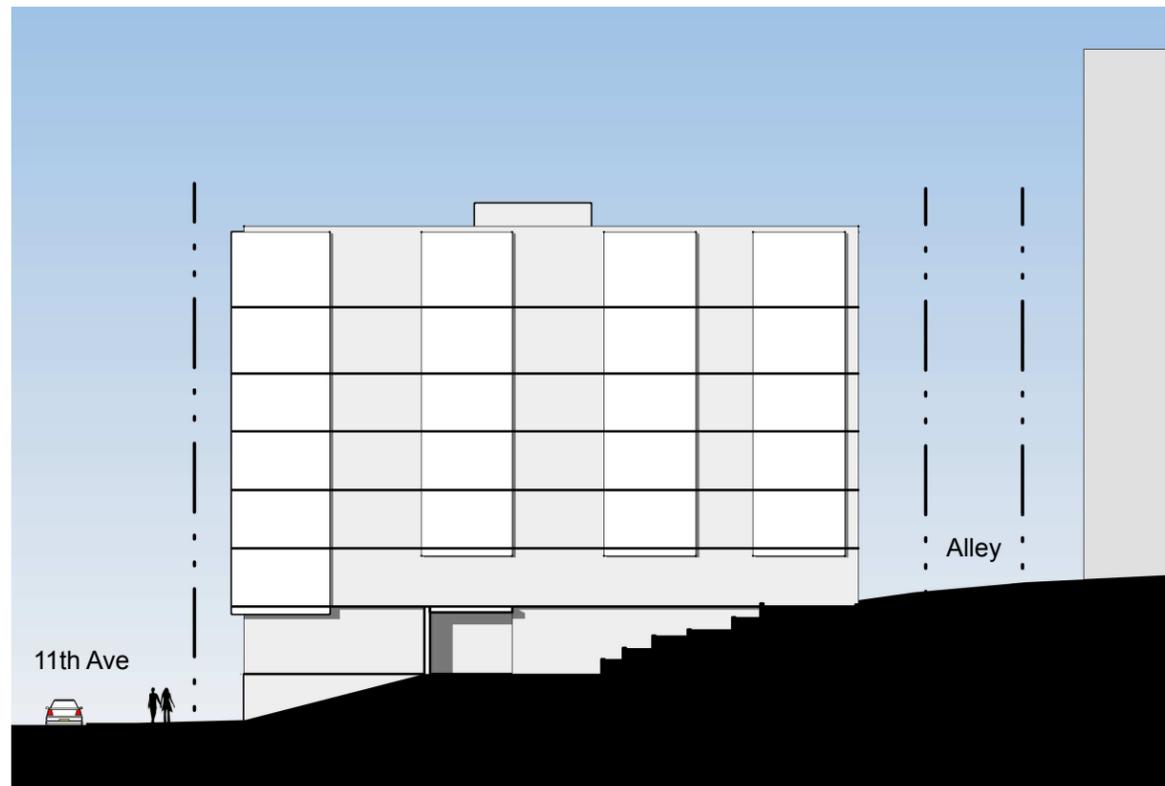
Level 3-6 Floor Plan



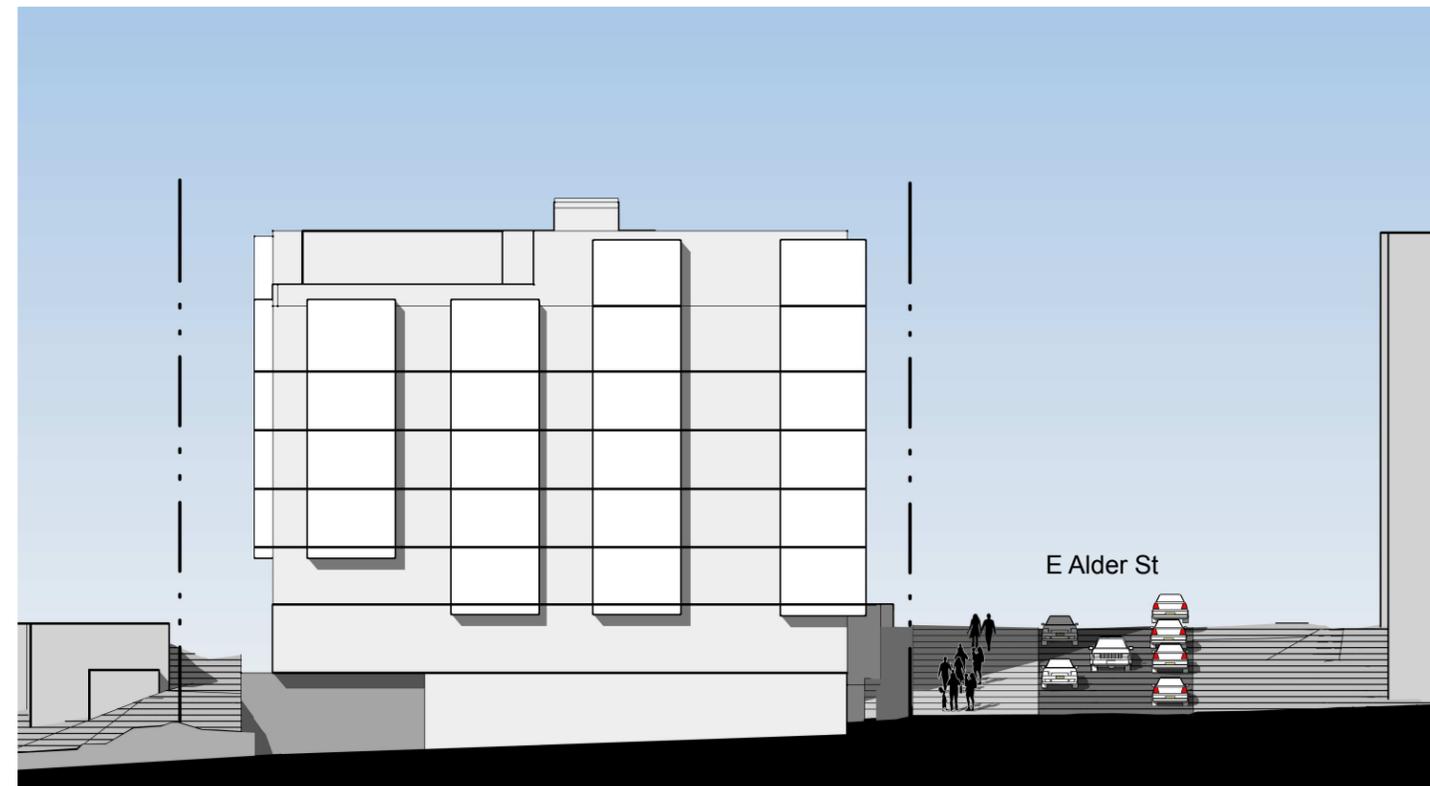
Level 7 Floor Plan

- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

OPTION 2

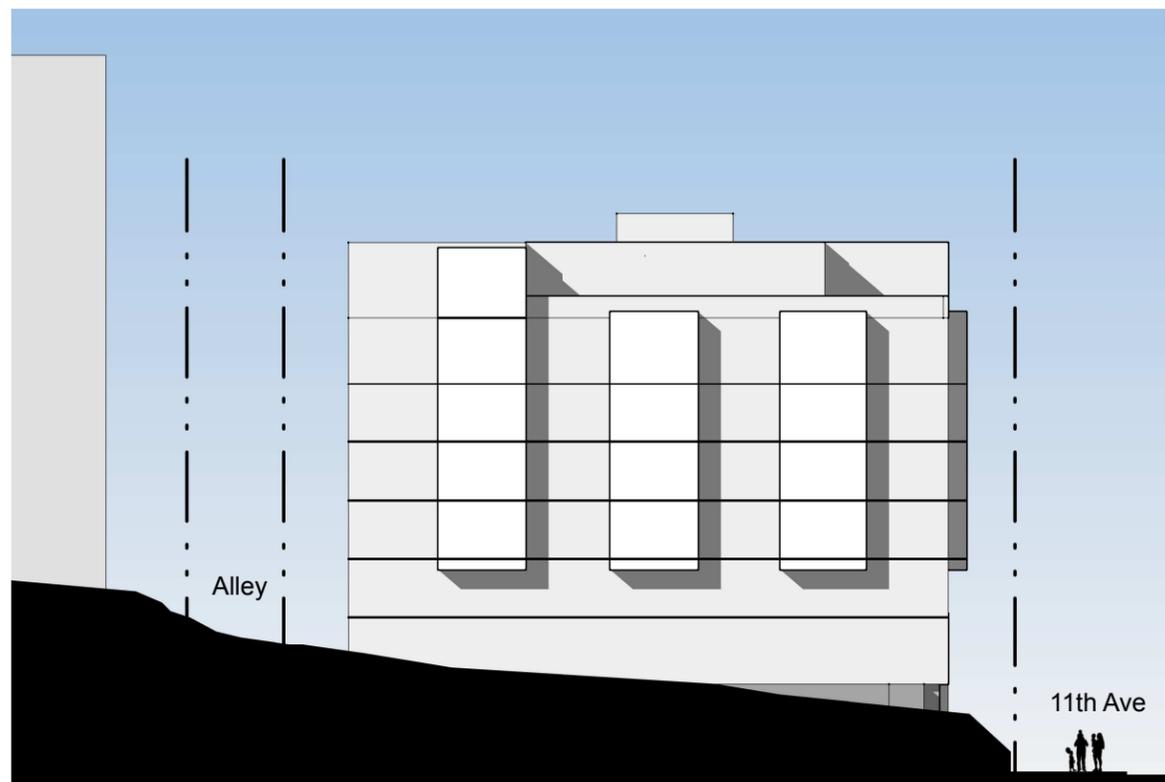


North Elevation

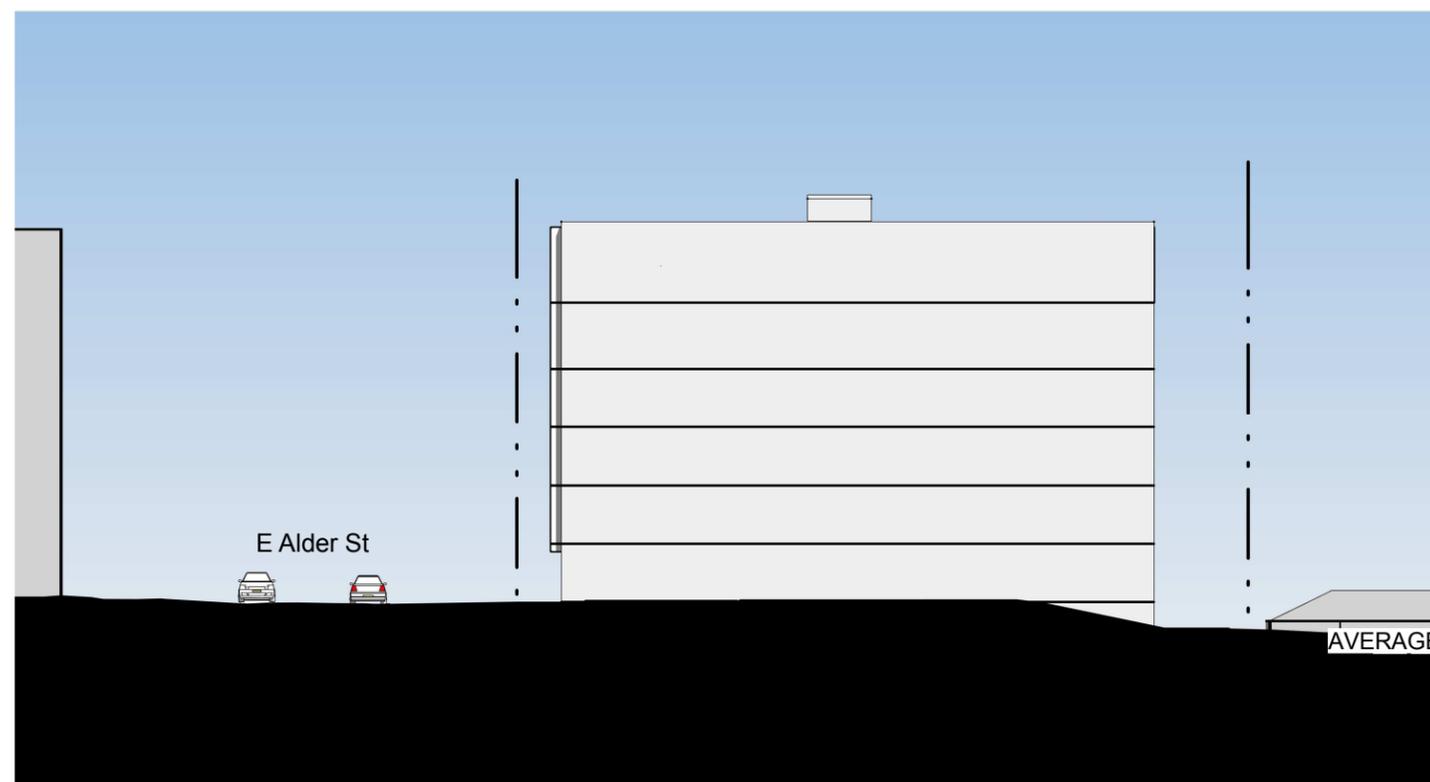


East Elevation

| | |
|-------------|-----------|
| ROOF | 171' - 5" |
| LEVEL 07 | 159' - 2" |
| LEVEL 06 | 148' - 4" |
| LEVEL 05 | 138' - 9" |
| LEVEL 04 | 129' - 2" |
| LEVEL 03 | 119' - 8" |
| LEVEL 02 | 110' - 2" |
| LEVEL 01 | 99' - 0" |
| BASEMENT 01 | 89' - 0" |



South Elevation



West Elevation

| | |
|---------------------|-----------|
| ROOF | 171' - 5" |
| LEVEL 07 | 159' - 2" |
| LEVEL 06 | 148' - 4" |
| LEVEL 05 | 138' - 9" |
| LEVEL 04 | 129' - 2" |
| LEVEL 03 | 119' - 8" |
| LEVEL 02 | 110' - 2" |
| AVERAGE GRADE PLANE | 101' - 8" |
| LEVEL 01 | 99' - 0" |
| BASEMENT 01 | 89' - 0" |

OPTION 3

(Preferred Option)

Same approach for all three options:
See Page 14.

Pros:

Residential lobby, interior amenity space and outdoor landscaped amenity area for residents are located along E Alder Street to activate the street, to be closer to street car stop, and enhance the pedestrian experience.

Top of the building steps down following the site topography to reduce mass and height at the corner of E Alder Street and 11th Avenue.

Townhouse units are located at the corner of E Alder Street and 11th Avenue with entries and private outdoor space to enhance the pedestrian oriented environment.

The building is modulated to respond to the scale and character of the neighborhood.

Residential open space is located on roof to take advantage of southern exposure and view.

The building has a greater set back and is modulated along the southern property line.

Parking garage entry is set back 22' - 7" from sidewalk along 11th Avenue.

Cons:

Structure depth requires departure

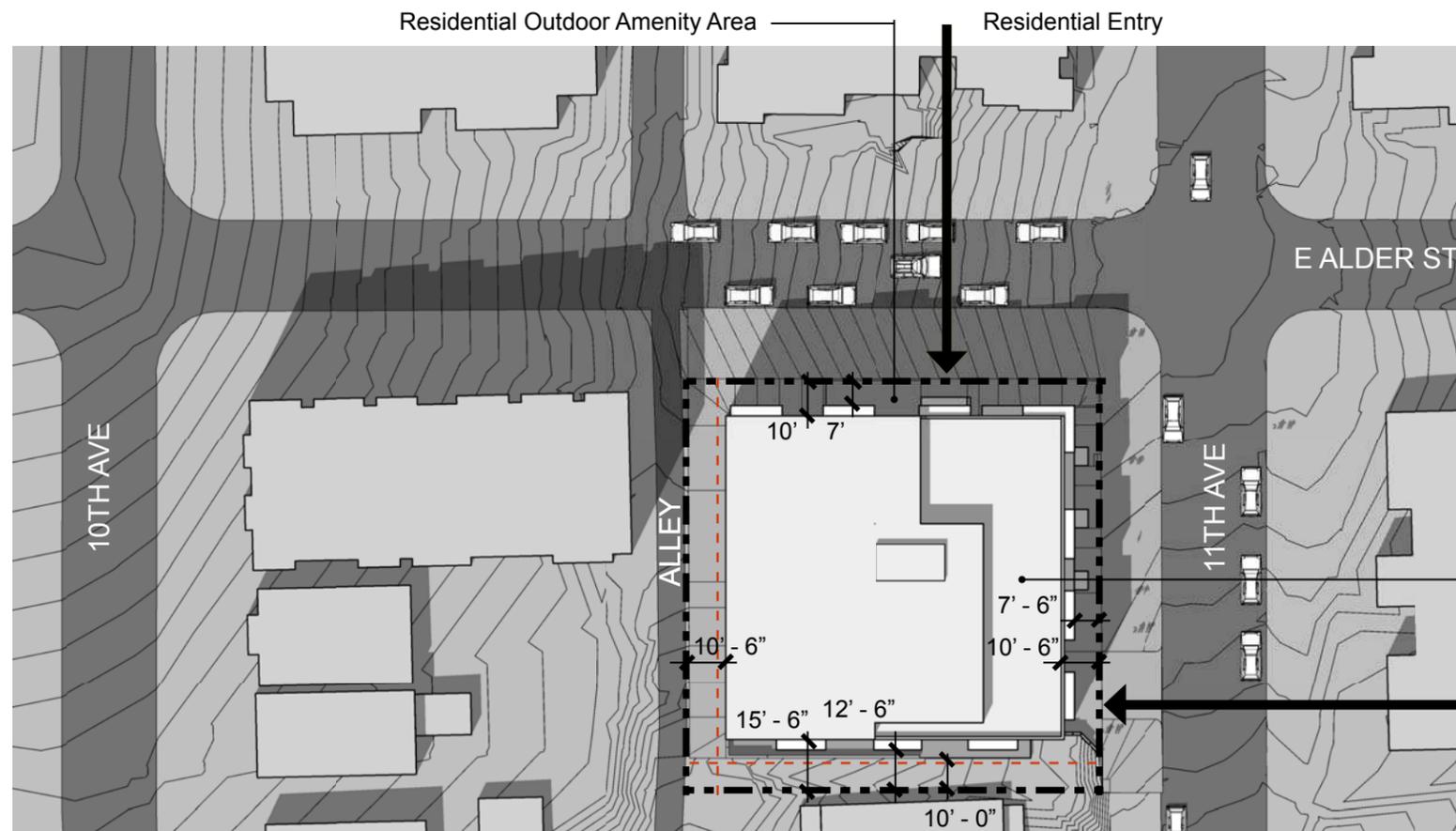
Departures:

1. Propose increasing 90' structure depth to 101'-6" in East/West direction.

2. Propose increasing 75 sf garage door to 180 sf.



Aerial View from Southeast



Site Plan View North



Street Level View 1 from Northeast



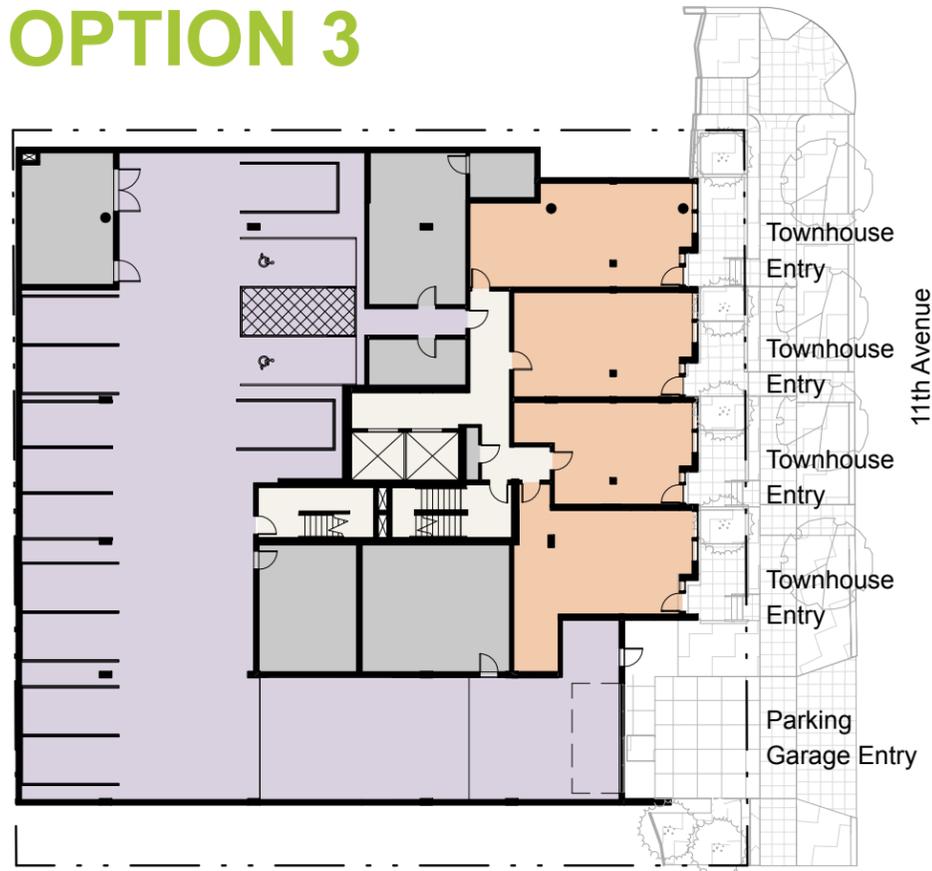
Street Level View 2 from Northeast



Street Level View from Southeast

OPTION 3

OPTION 3



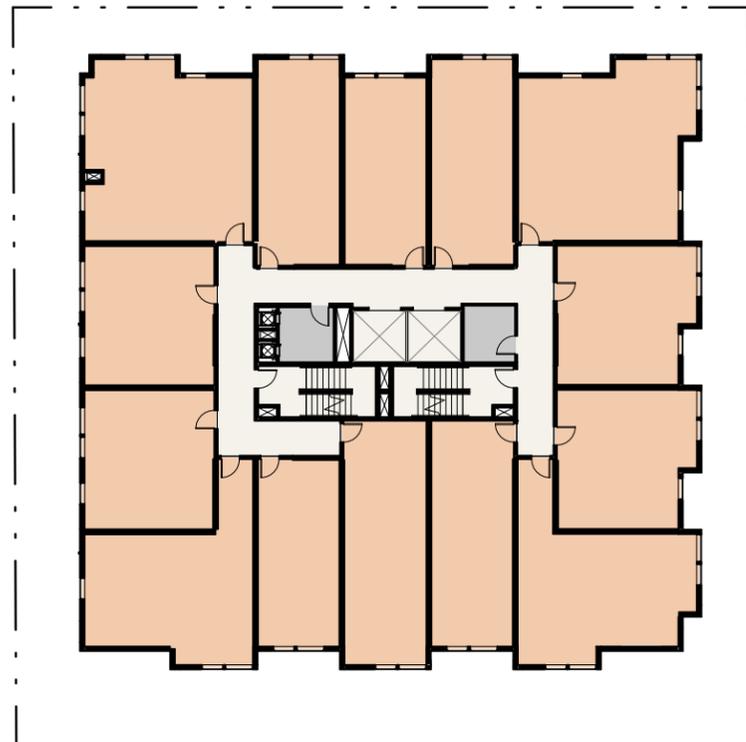
Basement 1 Floor Plan



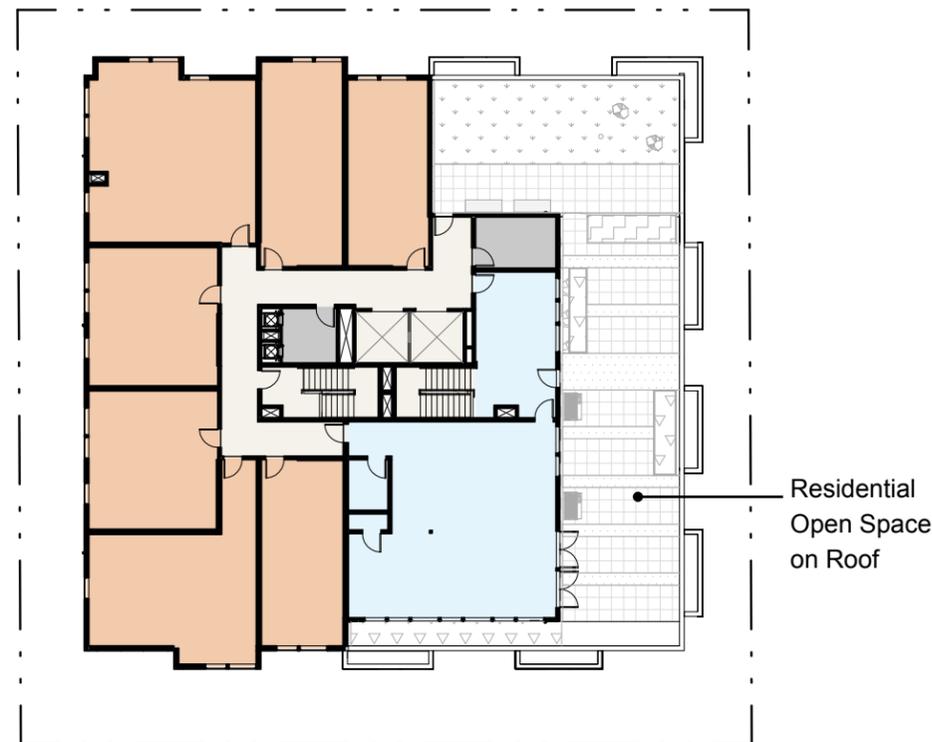
Level 1 Floor Plan



Level 2 Floor Plan



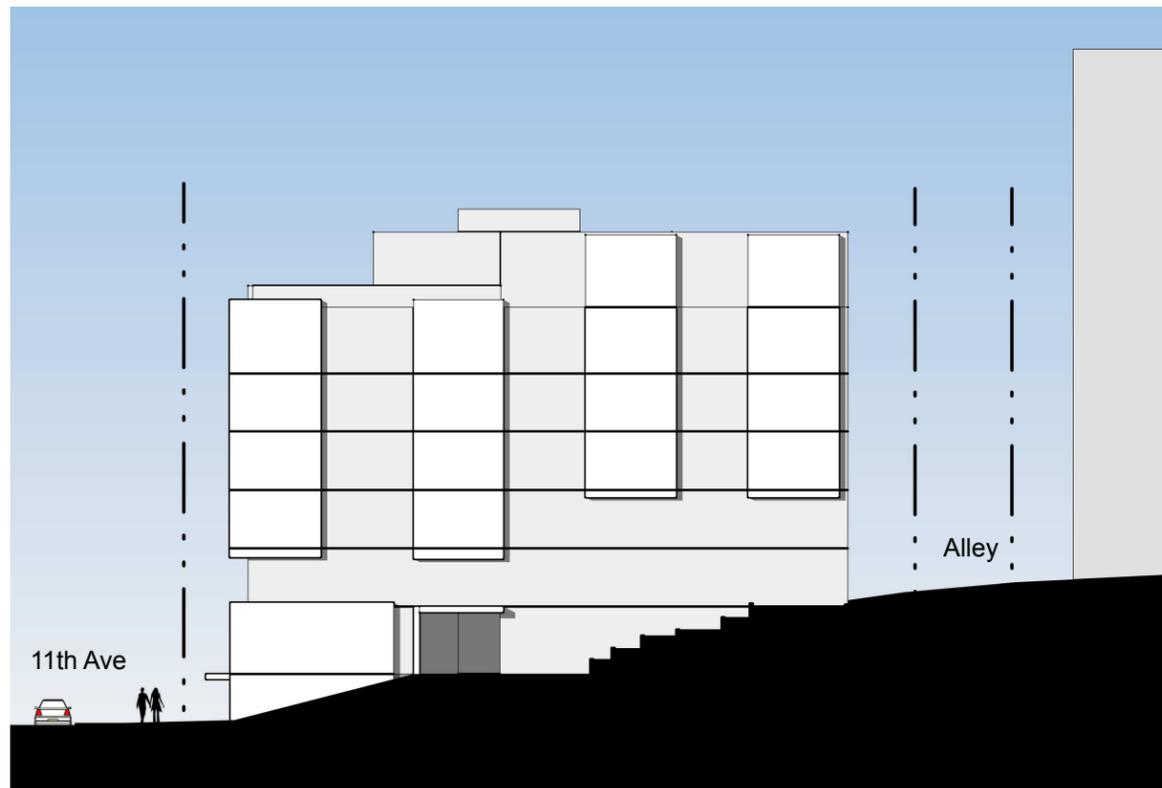
Level 3-6 Floor Plan



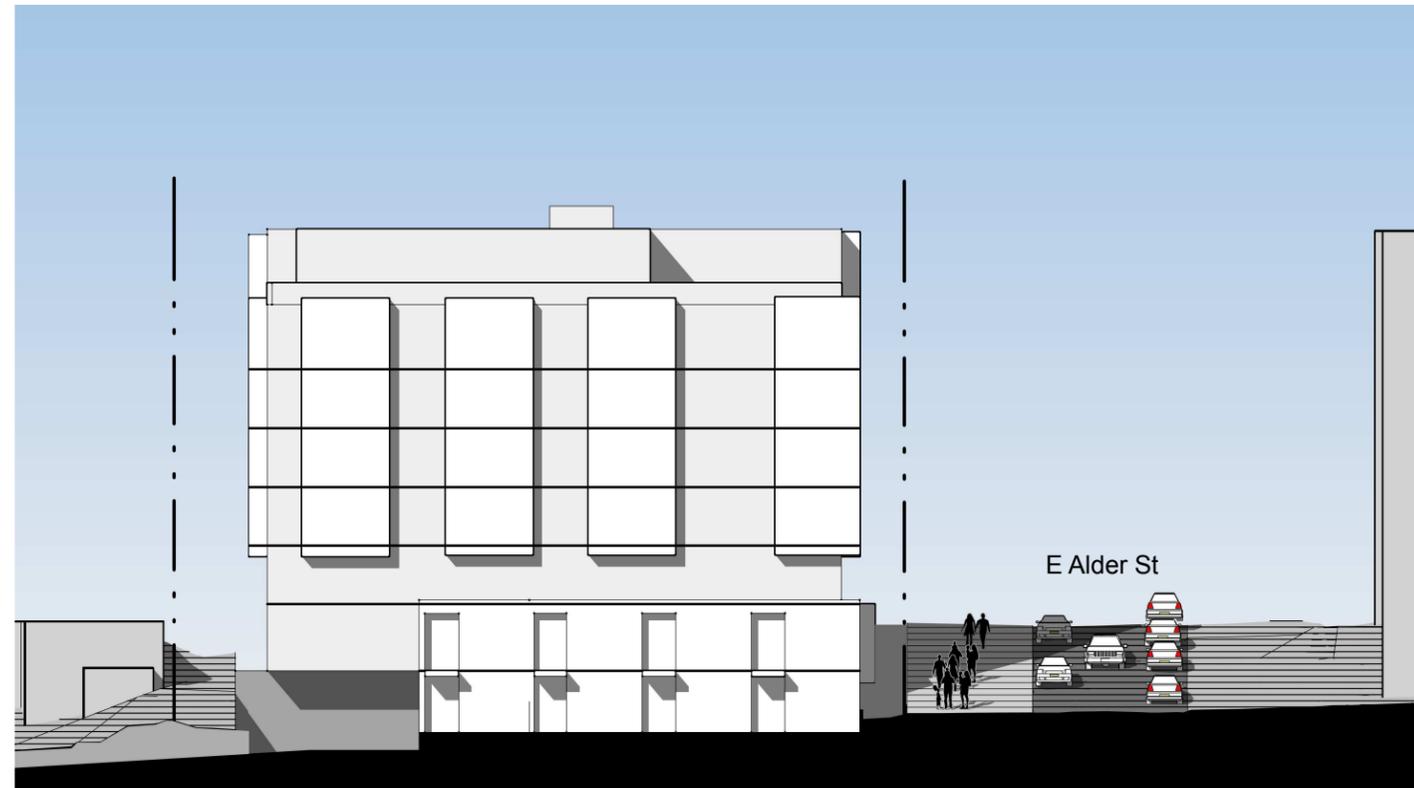
Level 7 Floor Plan

- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

OPTION 3

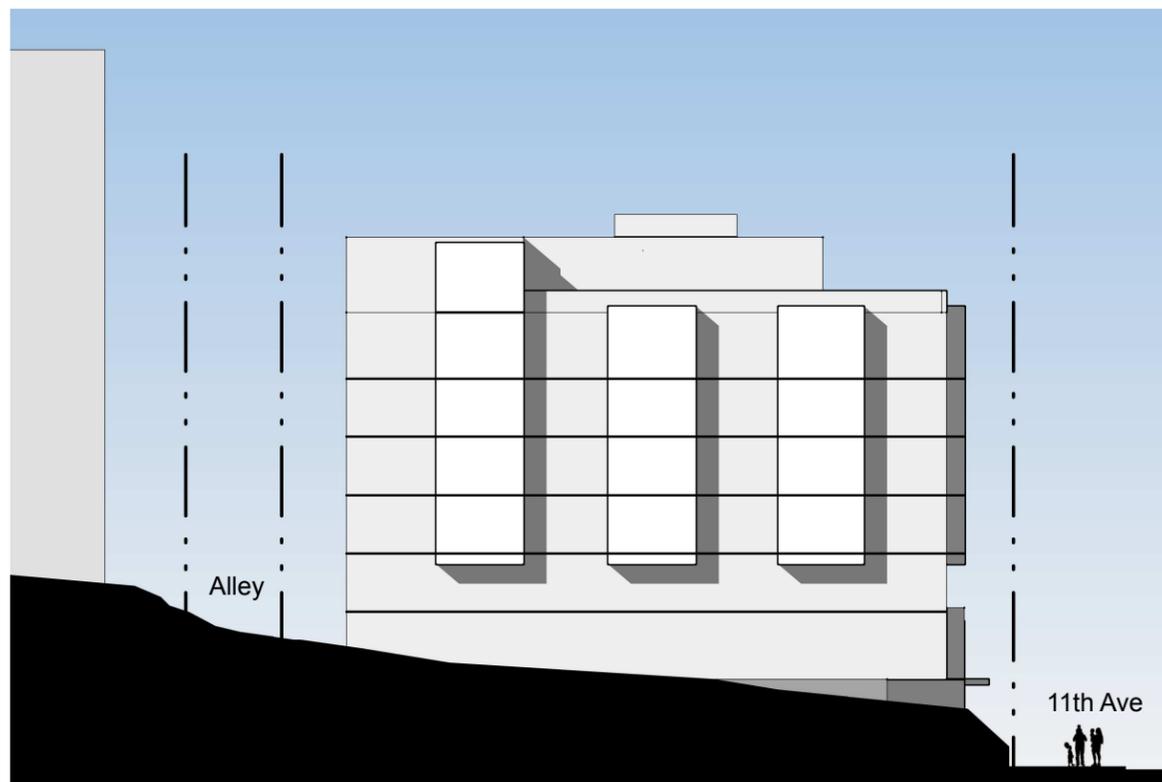


North Elevation

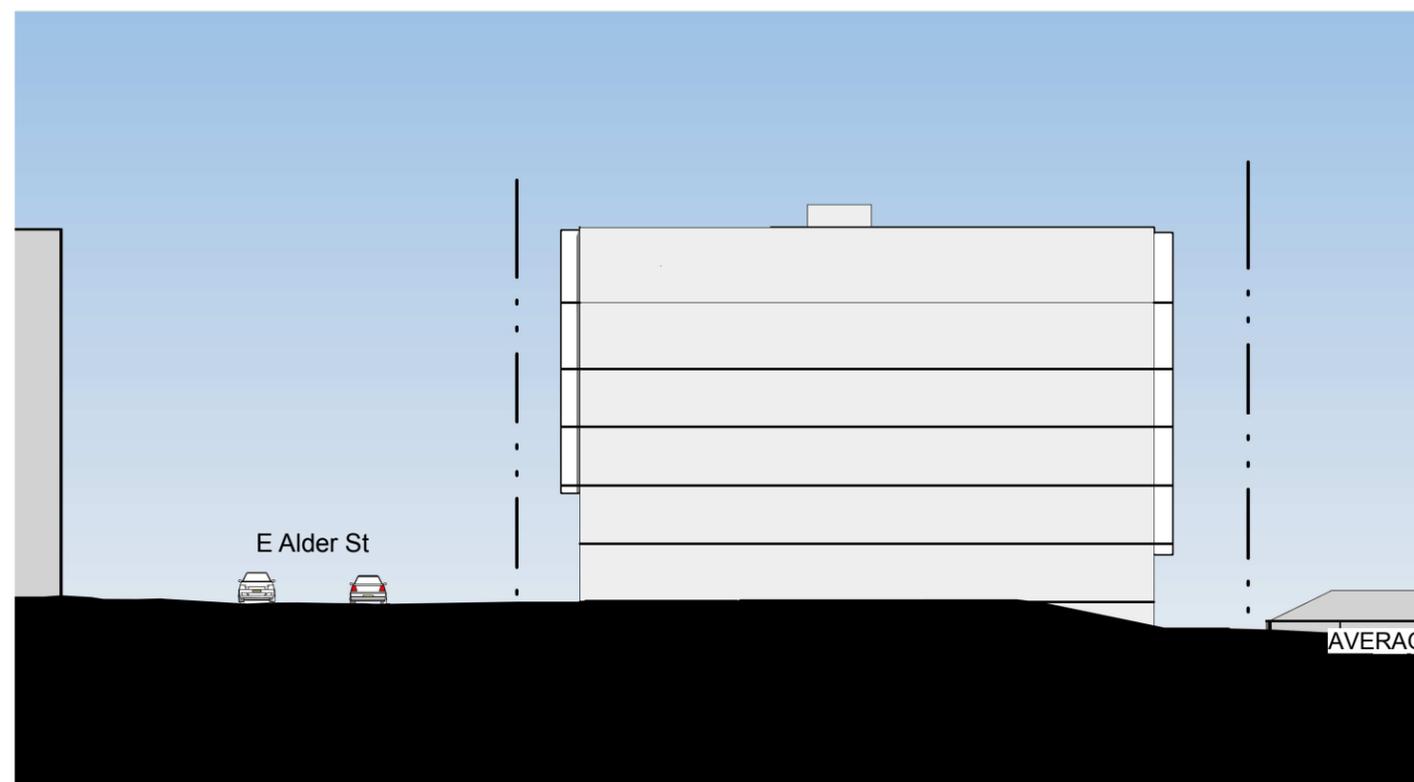


East Elevation

- ROOF 171' - 5"
- LEVEL 07 159' - 2"
- LEVEL 06 148' - 4"
- LEVEL 05 138' - 9"
- LEVEL 04 129' - 2"
- LEVEL 03 119' - 8"
- LEVEL 02 110' - 2"
- LEVEL 01 99' - 0"
- BASEMENT 01 89' - 0"



South Elevation

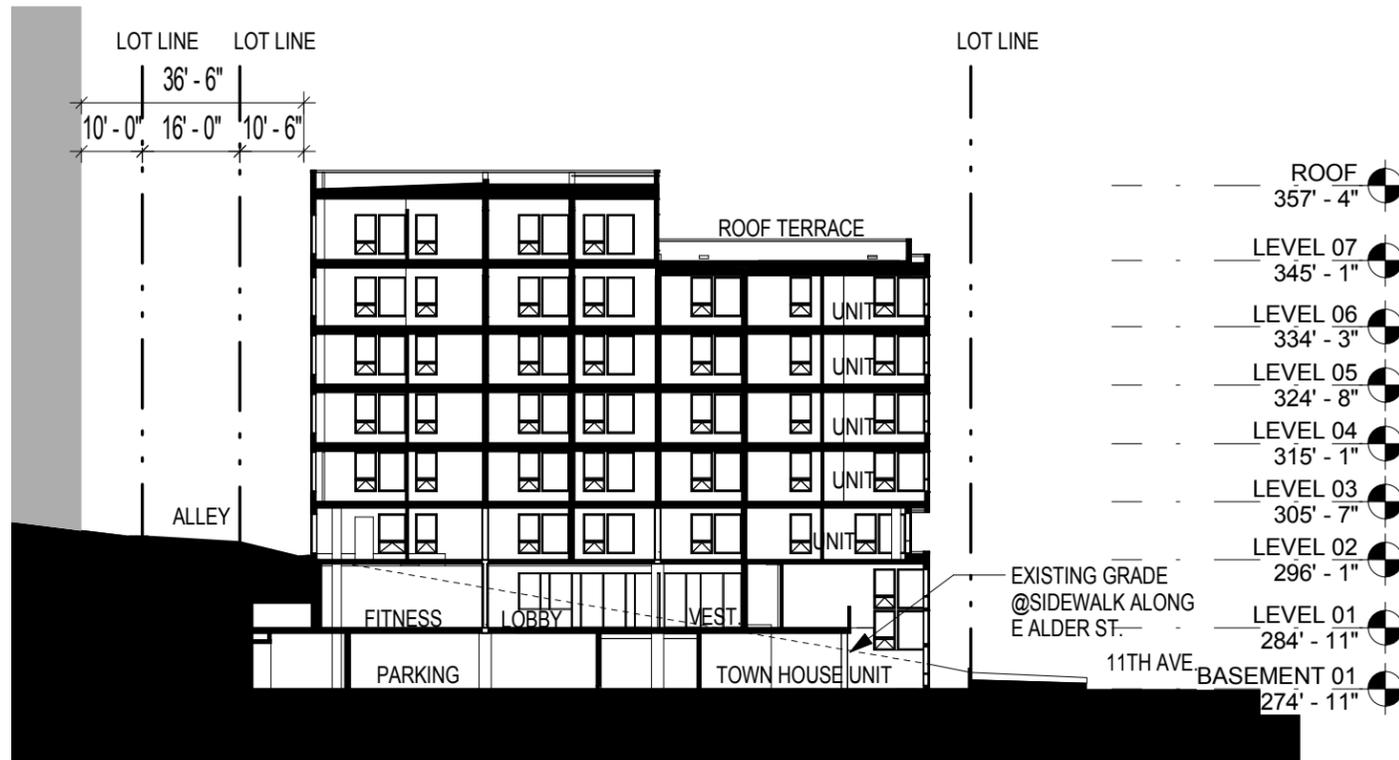


West Elevation

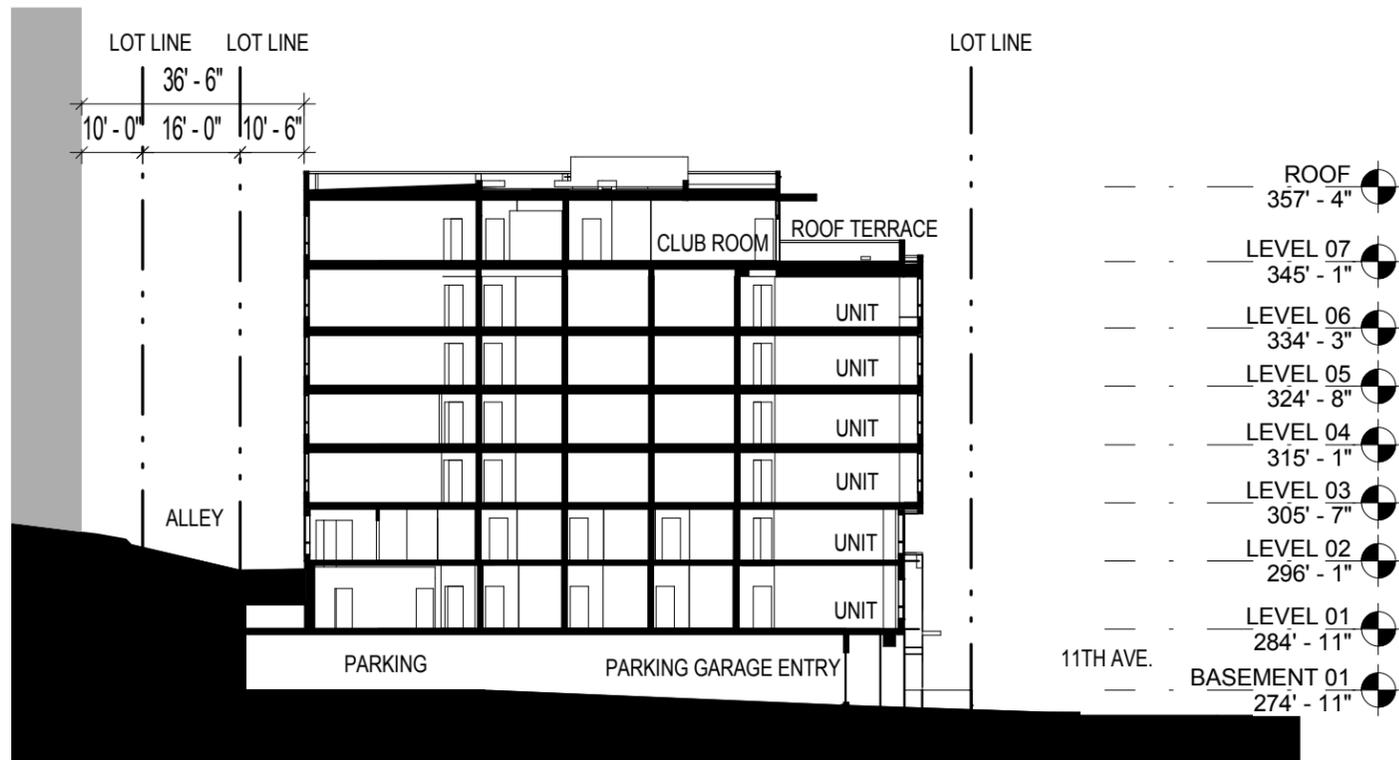
- ROOF 171' - 5"
- LEVEL 07 159' - 2"
- LEVEL 06 148' - 4"
- LEVEL 05 138' - 9"
- LEVEL 04 129' - 2"
- LEVEL 03 119' - 8"
- LEVEL 02 110' - 2"
- AVERAGE GRADE PLANE 101' - 8"
- LEVEL 01 99' - 0"
- BASEMENT 01 89' - 0"

OPTION 3

(Preferred Option)



East - West Building Section 1



East - West Building Section 2

OPTION 3

(Preferred Option)

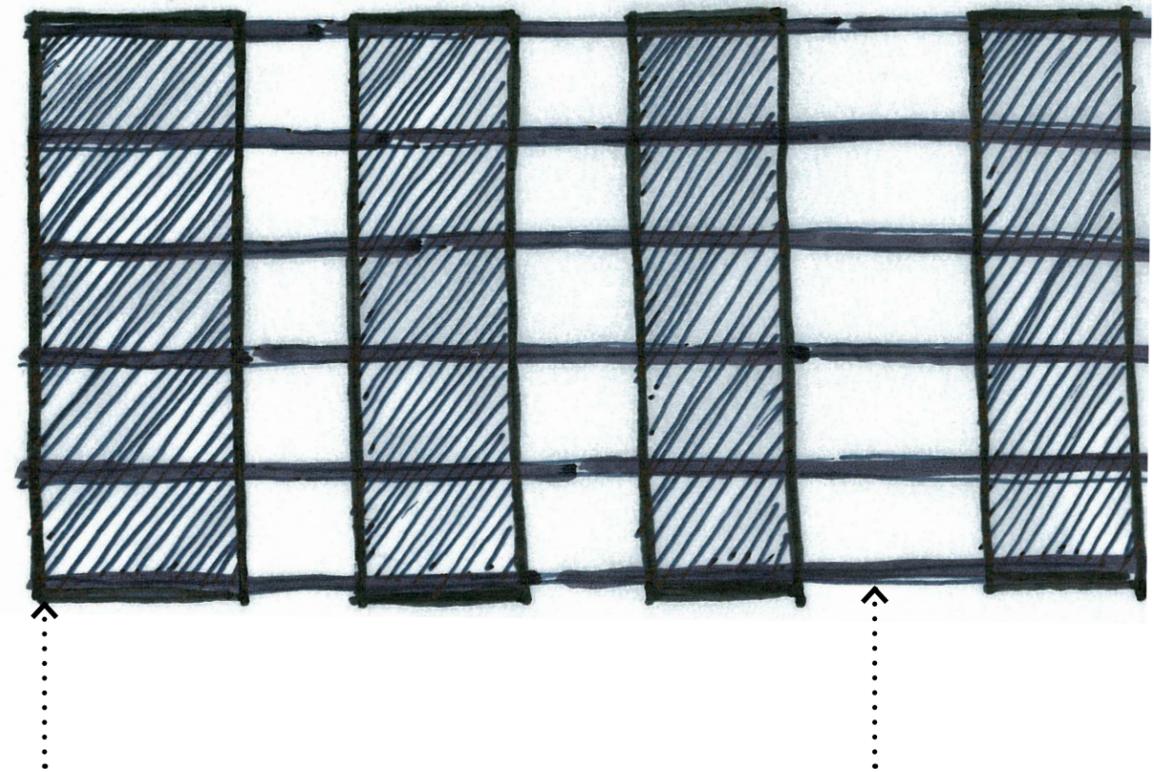
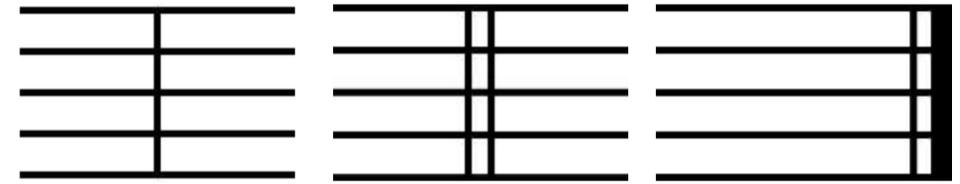


Concept Perspective Sketch at East Alder Street & 11th Avenue

OPTION 3

(Preferred Option)

RE•VERB AMPLIFIED SOUND WAVES (REPETITION)



Bar Lines [Defining Moments];

Moments that define and connect space along The Staff, or the overall space. These moments, like bar lines in music, vary slightly in appearance (bold, double lines, etc.), but are simple and regimented.

The Staff [Organizing Element];

The overall space that creates a simple, organizing element for the notes to appear on. This will have an overall timeless, steady, and simple quality.



Concept Perspective Study View 1 at East Alder Street & 11th Avenue



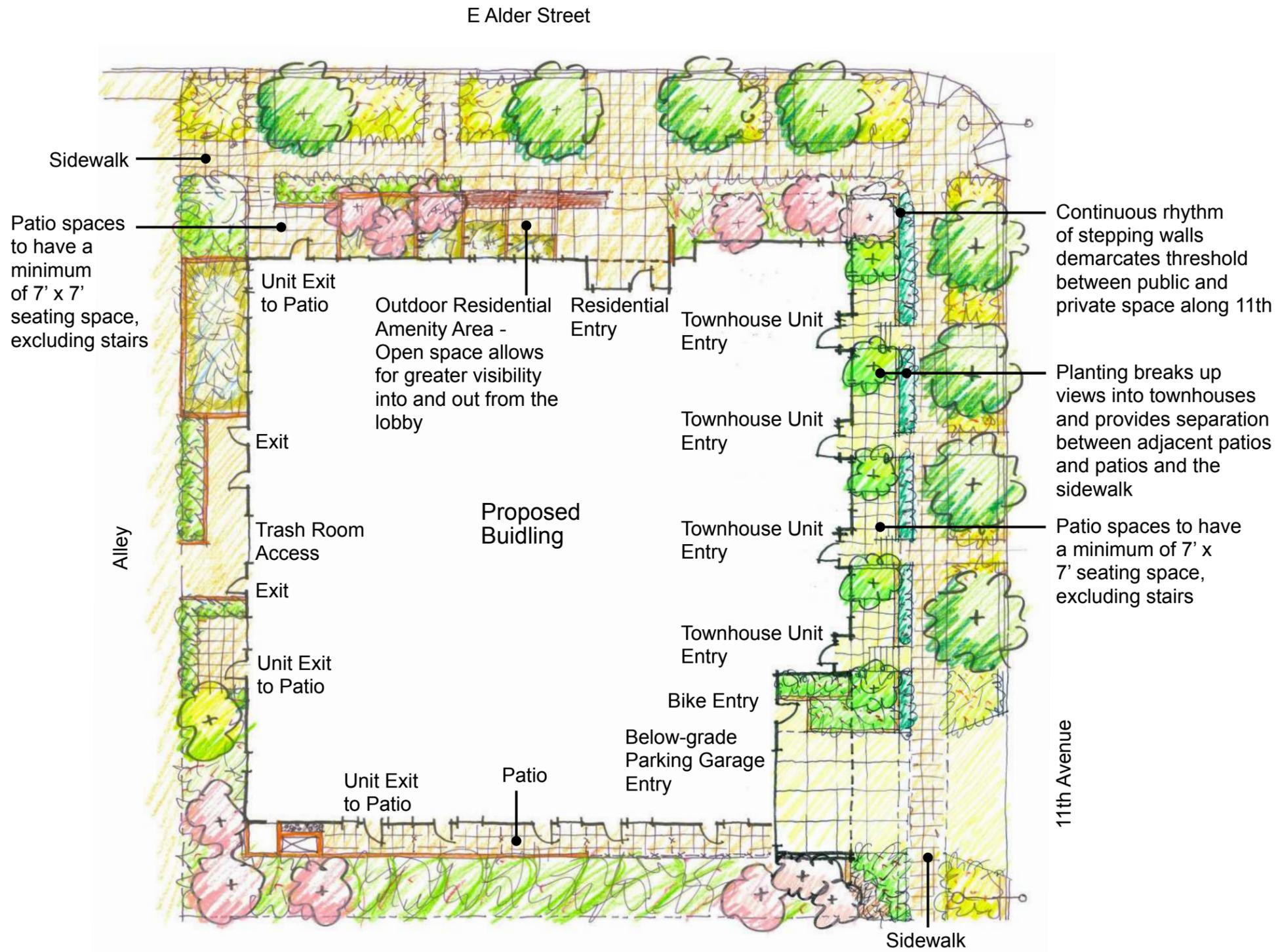
Concept Perspective Study View 2 at East Alder Street & 11th Avenue



Concept Perspective Study View 3 from Southeast

OPTION 3

(Preferred Option)



Landscape Plan - Street Level



OPTION 3

(Preferred Option)



Landscape Plan - Roof Level

Design Guidelines

List of Pertinent Design Guidelines

Context and Site

CS1 Natural Systems and Site Features

B.1. Sun and Wind

- Take advantage of solar exposure

B.2. Daylight and Shading

- Maximize daylight

Proposed Design:

Common outdoor amenity space is provided at the roof to take advantage of sunlight and views to the Cascade Range and Mt. Rainier.

C.1. Land Form

- Use natural topography to inform design

Proposed Design:

Stepping site walls create private residential entries and demarcate the threshold between public and private space.

C.2. Elevation Changes

- Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

Proposed Design:

The building siting takes advantage of the existing topography and distributes the allowable floor area in response to the sloping site and the adjacent parcels. The building steps down following the site topography to reduce mass and height at the corner of E Alder Street and 11th Avenue.

E.2. Adding interest with Project Drainage

- Use project drainage systems to add interest to the site

Proposed Design:

On site planting areas will incorporate bio-retention strategies to reduce runoff to the city storm system.

CS2 Urban Pattern and Form

A.2. Architectural Presence

- Consider a simpler but quality design that contributes to the block as a whole

B.2. Connection to the Street

- Consider the qualities and character of the streetscape

C.1. Corner Site

- Consider building out to the corner to provide a strong urban edge to the block

D.1. Existing Development and Zoning

- Determine an appropriate complement and/or transition

D.5. Respect for Adjacent Sites

- Minimize disrupting the privacy and outdoor activities of residents in adjacent buildings

Proposed Design:

The building is modulated to respond to the scale and character of the neighborhood. Outdoor landscaped amenity area located along E Alder Street activates the street and enhances the pedestrian experience. Townhouse units are located at the corner of E Alder Street and 11th Avenue with entries and private outdoor space to enhance the pedestrian oriented environment. The parking garage entry is set back from the sidewalk along 11th Avenue in response to the residential character of adjacent sites.

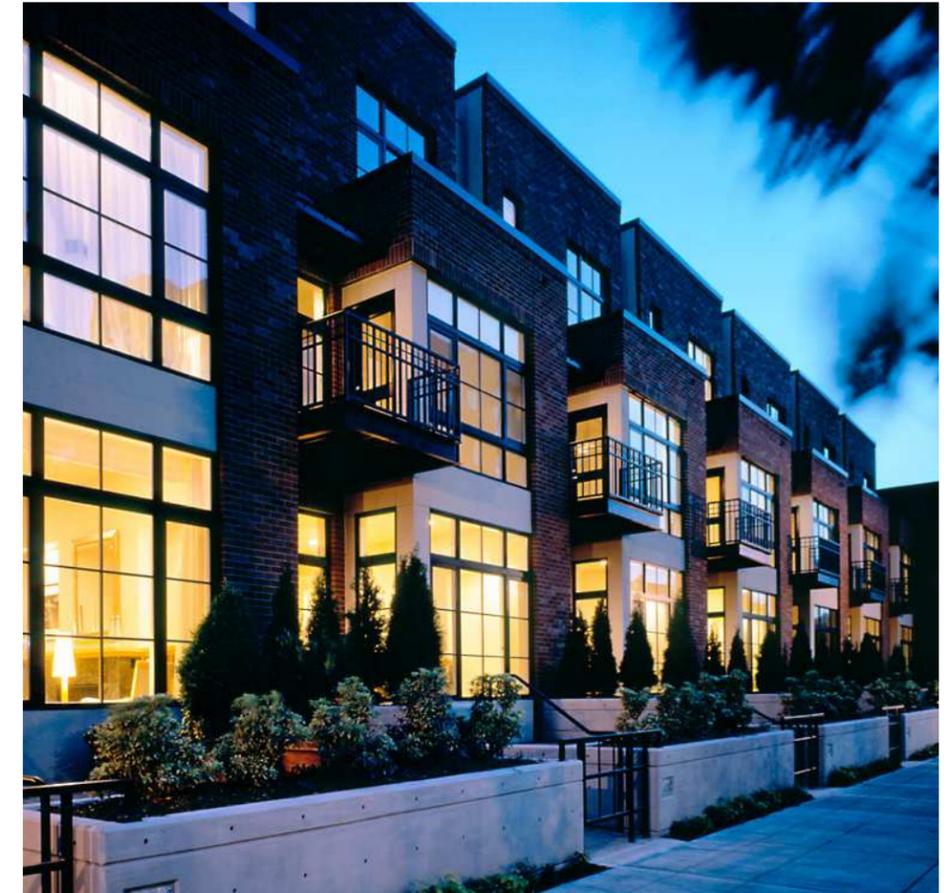
CS3 Architectural Context and Character

A.4. Evolving Neighborhoods

- Explore ways for new development to establish a positive and desirable context for others to build upon in the future

Proposed Design:

Townhouse units located at the corner of E Alder Street and 11th Avenue reinforce the residential character of the street. Building massing along 11th Avenue reduces the perceived bulk of the project and establishes a pedestrian oriented residential scale along the street edge.





Public Life

PL1 Connectivity

B.1. Pedestrian Infrastructure

- Connect on-site pedestrian walkways with existing pedestrian infrastructure

B.2. Pedestrian Volumes

- Provide ample space for pedestrian flow and circulation

B.3. Pedestrian Amenities

- Provide visible access to the building's entry
- Provide pedestrian amenities including lighting, landscaping, signage, large storefront windows, etc.

Proposed Design:

Off site project improvements include a continuation of the sidewalk with enhanced planting areas and street trees in the public right-of-way along E Alder Street. The building is setback along E Alder Street and 11th Avenue to create planting areas, patios, and discreet residential entries accessed from the sidewalk. A continuous rhythm of stepping walls demarcates threshold between public and private space along 11th.

PL2 Walkability

A.1. Access for All

- Provide access for people of all abilities

B.1. Eyes on the Street

- Provide lines of sight and natural surveillance through strategic placement of doors, windows and street-level uses

Proposed Design:

The residential entry and lobby are located along E Alder Street and are visible from the sidewalk through large, fully transparent areas of glazing. Townhouse are located at the corner of E Alder Street and 11th Avenue with entries facing the street.

B.2. Lighting for Safety

- Provide lighting at sufficient lumen intensities and scales

B.3. Street-level Transparency

- Ensure transparency of street-level uses

C.1. Location and Coverage

- Overhead weather protection is encouraged

C.2. Design Integration

- Integrate weather protection into the design of the structure

D.1. Design as Wayfinding

- Use design features as a means of wayfinding

Proposed Design:

The building entry is highlighted by a residential entry canopy, and accented by exterior building and landscape lighting effects. Street related uses incorporate expansive areas of transparent glazing, where appropriate.

PL3 Street-Level Interaction

A.1. Design Objectives

- Design primary entries to be identifiable from the street
- Individual entries to ground-related housing should be scaled and detailed appropriately

A.2. Ensemble of Elements

- Design the entry as a collection of coordinated elements

B.1. Security and Privacy

- Provide security and privacy for residential buildings through the use of a buffer or semi-private space

B.2. Ground-level Residential

- Consider transition elements and spaces to clearly identify the transition from public sidewalk to private residence

Proposed Design:

The residential entry is located directly from the E Alder street sidewalk across a setback buffer zone. The residential entry is identified by an overhanging canopy, signage and lighting. Residential unit entries are located along both E Alder Street and 11th Avenue. Planting breaks up views into townhouses and provides separation between adjacent patios and patios and the sidewalk. Each residential patio features a 7'x7' patio space, excluding stairs to the residential unit entry.

PL4 Active Transportation

A.1. Serving all Modes of Travel

- Provide safe and convenient access points for all modes of travel

A.2. Connections to All Modes

- Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access

B.1. Early Planning

- Consider bicycle traffic to and through the site early in the process

B.2. Bike facilities

- Locate bike facilities to maximize convenience, security and safety

B.3. Bike Connections

- Facilitate connections to bicycle trails and infrastructure around and beyond the project

Proposed Design:

Bicycle entry and storage is located prominently off of 11th Avenue, front and center. Bicycle storage is located immediately at the level of the garage entry, just beyond the garage door. The main point of pedestrian entry is prominently located off of E Alder Street. Cars are secondary.

Design Concept

DC1 Project Uses and Activities

A.1. Visibility

- Locate uses and services frequently used by the public in visible or prominent areas

A.2. Gathering Places

- Maximize the use of any interior or exterior gathering spaces

A.3. Flexibility

- Build in flexibility for future needs

A.4. Views and Connections

- Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses

Proposed Design:

The primary building entrance and residential lobby is prominently located along E Alder Street. The entry and residential lobby are clearly identifiable and visible through transparent glazing from E Alder Street.

B.1. Access Location and Design

- Where alley access for parking is not feasible, choose a location for street access that is the least visually dominant

Proposed Design:

Parking is located below grade, accessed from 11th Avenue. Parking from the alley is not feasible due to the steeply sloping site.

C.1. Below-Grade Parking

- Locate parking below grade wherever possible

C.2. Visual Impacts

- Reduce visual impacts of parking structures

C.4. Service Uses

- Locate service entries to a less visible portion of the site

Proposed Design:

Parking access is from 11th Avenue at the south end of the block away from the corner of E Alder Street and 11th Avenue. Parking is located below grade and hidden behind residential uses that face 11th Avenue.

DC2 Architectural Concept

A.1. Site Characteristics and Uses

- Arrange the mass of the building taking into consideration the characteristics of the site

Proposed Design:



The top of the building steps down following the site topography to reduce mass and height at the corner of E Alder Street and 11th Avenue.

A.2. Reducing Perceived Mass

- Use secondary architectural elements to reduce the perceived mass of larger projects

B.1. Facade Composition

- Design all facades considering composition and architectural expression of the building as a whole

Proposed Design:

The building is modulated to respond to the residential scale and character of the neighborhood. Bay windows break up the length of wall facing the street and create visual interest through the use of scale, proportion, and contrasting materials and color.

B.2. Blank Walls

- Avoid large blank walls along visible facades

Proposed Design:

Bay windows create facade modulation and reduce the area of blank wall facing E Alder Street or 11th Avenue. Areas of transparent glazing reduce the width of blank walls at the ground level.

C.1. Visual Depth and Interest

- Add depth to facades. Add detailing at the street level

C.2. Dual Purpose Elements

- Consider architectural features that can be dual purpose

C.3. Fit with Neighboring Buildings

- Use design elements to achieve a successful fit between a building and its neighbors

Proposed Design:

Bay windows add depth to the street facing facades along E Alder Street and 11th Avenue. Site walls, handrails, and planting areas identify individual unit entries accessed from the sidewalk and define private outdoor space. Lush plantings and site amenities enhance the pedestrian oriented environment.

D.1. Human Scale

- Incorporate elements that are of human scale into the design

D.2. Texture

- Strive for a fine-grained scale/texture

E.1. Legibility and Flexibility

- Design buildings such that their primary functions and uses can be readily determined from the exterior

Proposed Design:

Material selection, breakup, and detailing adds texture and color, while the detail of canopies, site walls, handrails and canopies add human scale and interest while demarcating the boundaries between public and private space.

DC3 Open Space Concept

B.2. Matching Uses to Conditions

- Place outdoor gathering area where there is sunny exposure

B.4. Multifamily Open Space

- Design common open spaces to encourage physical activity and social interaction

C.2. Amenities and Features

- Create attractive outdoor spaces well-suited to the uses

Proposed Design:

The residential common open space is located on the roof to take advantage of southern exposure and views. The roof level terrace is accessed directly from the elevator lobby and from the residential club room. The club room terrace features a BBQ, movable seating and planting areas.

DC4 Exterior Elements and Finishes

A.1. Exterior Finish Materials

- Use durable and maintainable materials



Proposed Design:

The project employs painted cementitious panel siding, exposed concrete, painted metal, and prefinished metal trim.

A.2. Climate Appropriateness

- Select durable and attractive materials that will age well in Seattle's climate

B.1. Scale and Character

- Provide exterior signs that are appropriate in scale and character

B.2. Coordinate with Project Design

- Develop a signage plan within the context of architectural and open concepts

C.1. Functions

- Use lighting to increase site safety and highlight architectural or landscape details

Proposed Design:

Canopy lighting accents the residential entry located from E Alder Street. Building mounted accent lighting will mark individual unit entries located along 11th Avenue and E Alder Street. Landscape lighting will accent specimen plantings and enrich the pedestrian environment at grade and promote public safety.

C.2. Avoiding Glare

- Provide illumination to serve building needs while avoiding off-site glare and light pollution

Proposed Design:

Building lighting will avoid offsite glare. Light will be cast on walking surface and walls. Garage lighting is screened from adjacent properties.

D.1. Choice of Plant Materials

- Choose plants that will emphasize or accent the design

D.2. Hardscape Materials

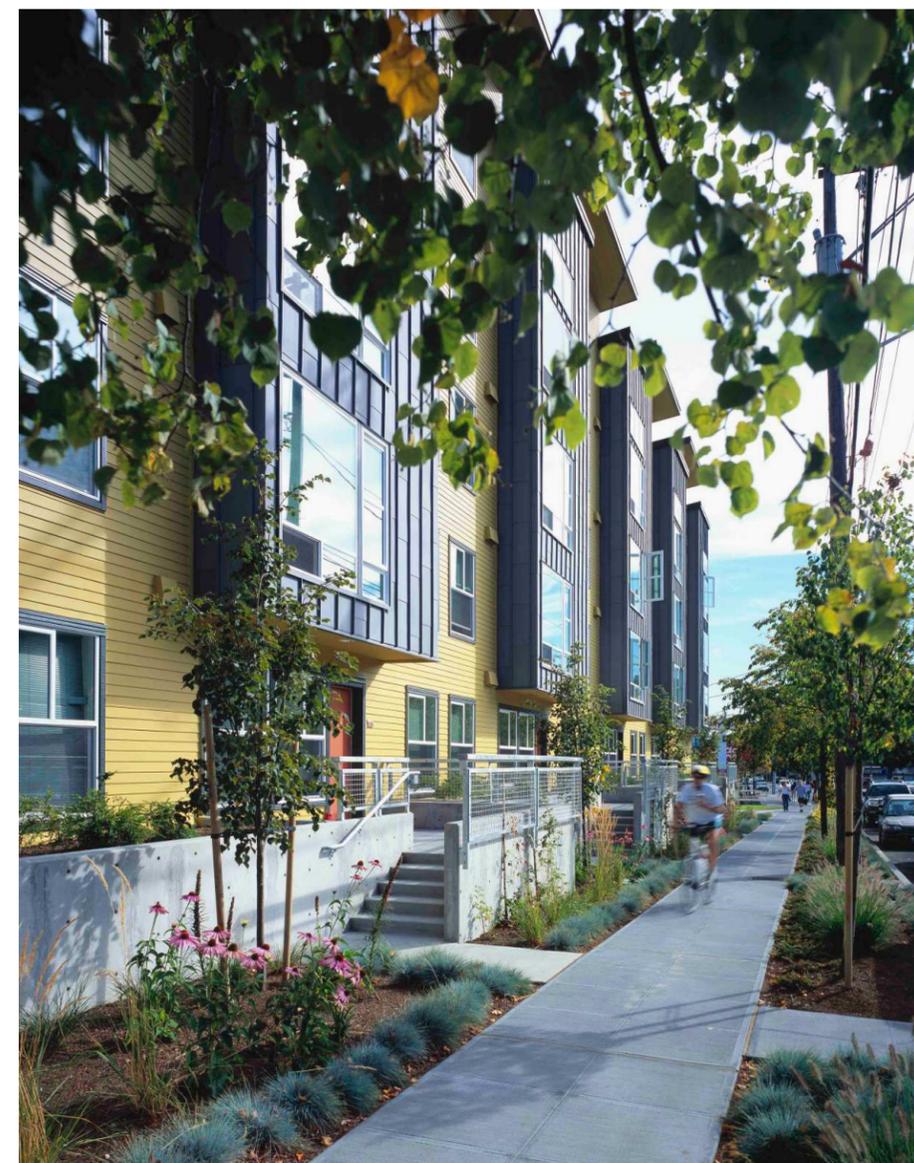
- Use hard surfaced areas as an opportunity to add color, texture and/or pattern

D.4. Place Making

- Create a landscape design that helps define spaces

Proposed Design:

Planted areas include hardy, drought tolerant plant species selected to enhance the pedestrian character of street edge and respond to the residential texture of the neighborhood. Hardscaped areas will feature site walls and paving materials that compliment plantings and demarcate the threshold between public and private space along the street frontage.



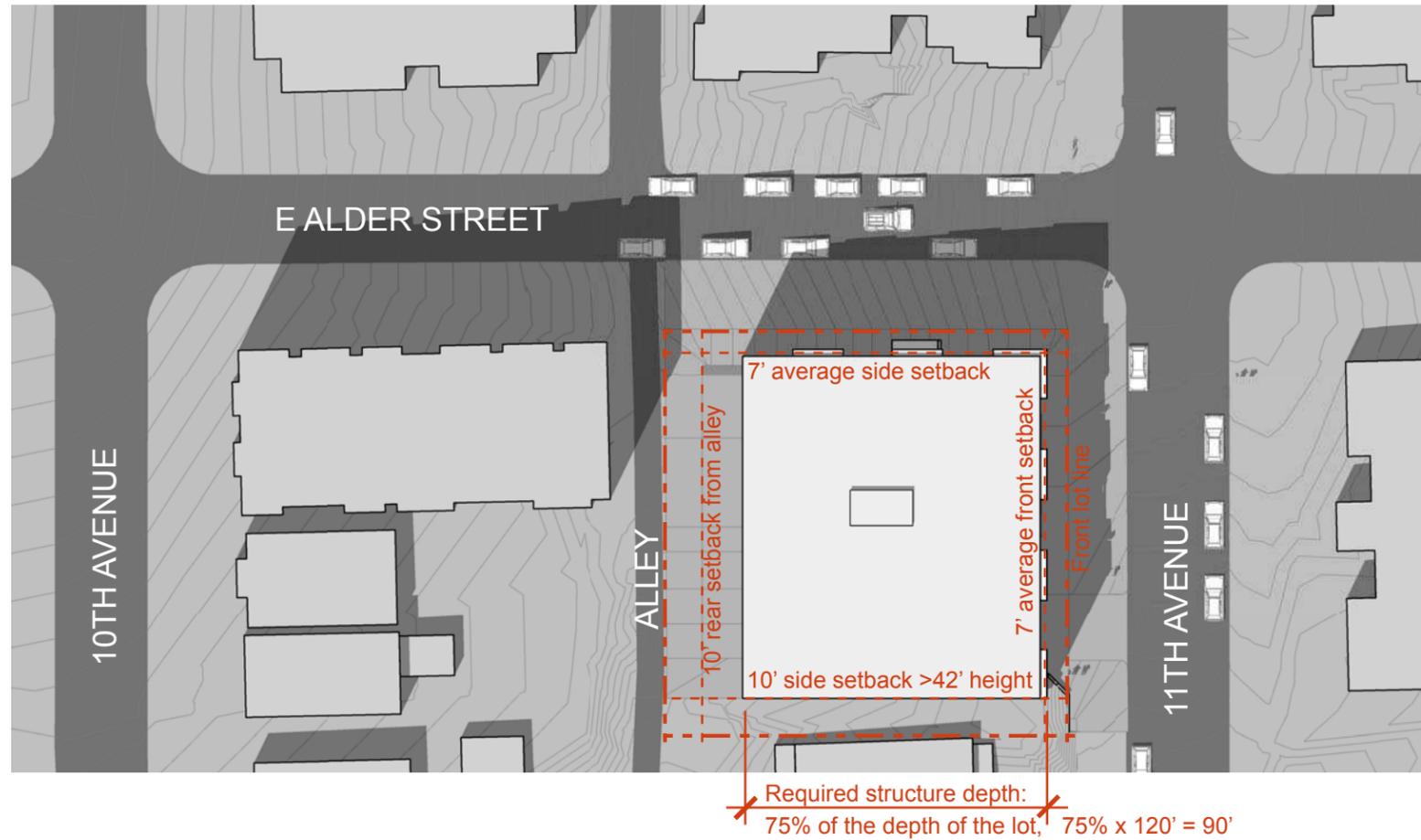
Departure 1

Structure depth

Code Standard:

SMC 23.45.528.B. Structure depth.

“1. The depth of principal structures shall not exceed 75 percent of the depth of the lot”



North
Code Standard Site Plan Diagram



Code Standard Aerial View Diagram

Departure 1

Structure Depth

Propose increasing 90' structure depth to 101'-6"

Proposed:

Top of the building steps down following the site topography to reduce mass and height at the corner of E Alder Street and 11th Avenue.

Townhouse units are located at the corner of E Alder Street and 11th Avenue with entries and private outdoor space to enhance the pedestrian oriented environment.

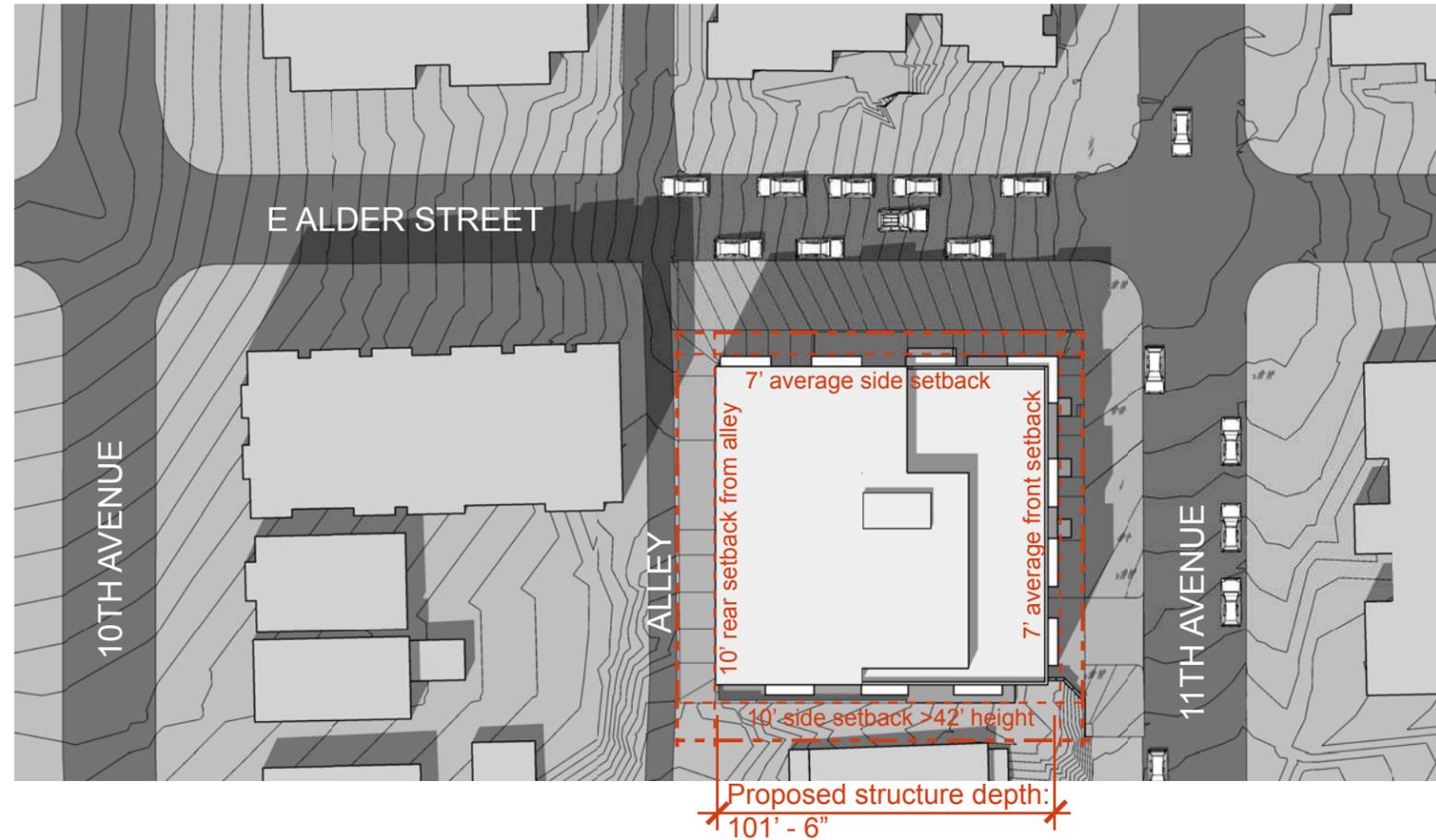
The increased footprint provides more flexibility in the floorplans allowing the larger modulation on the street facing facades. The larger footprint also allows the flexibility to put modulation on the South facade.

The outdoor landscaped amenity area along E Alder Street activates the street and enhances the pedestrian experience.

Residential open space is located on roof to take advantage of southern exposure and view.

Parking garage entry is set back 22' - 7" from sidewalk along 11th Avenue.

North
Proposed Option Site Plan



Proposed Option Aerial View from Southeast

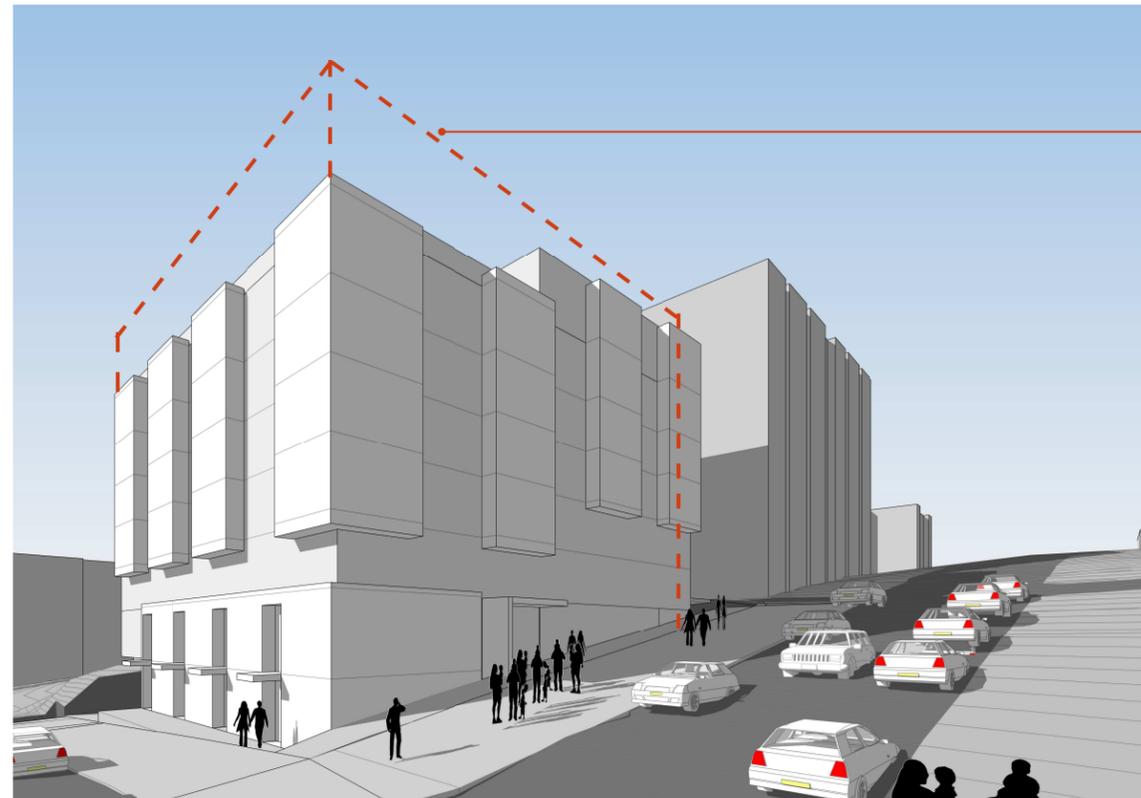
Departure 1



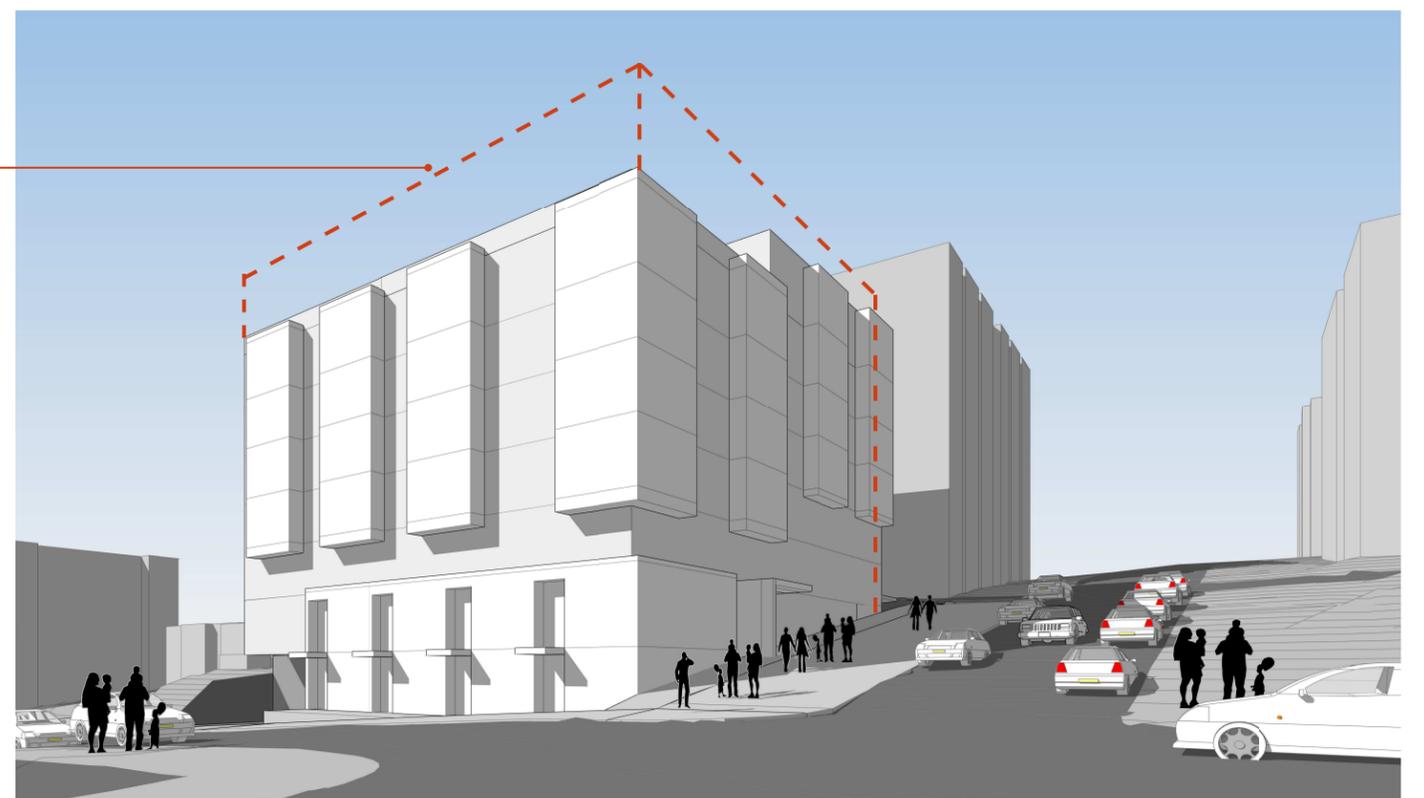
Code-complying Option - Street Level View 1 from Northeast



Code-complying Option - Street Level View 2 from Northeast



Proposed Option - Street Level View 1 from Northeast



Proposed Option - Street Level View 2 from Northeast

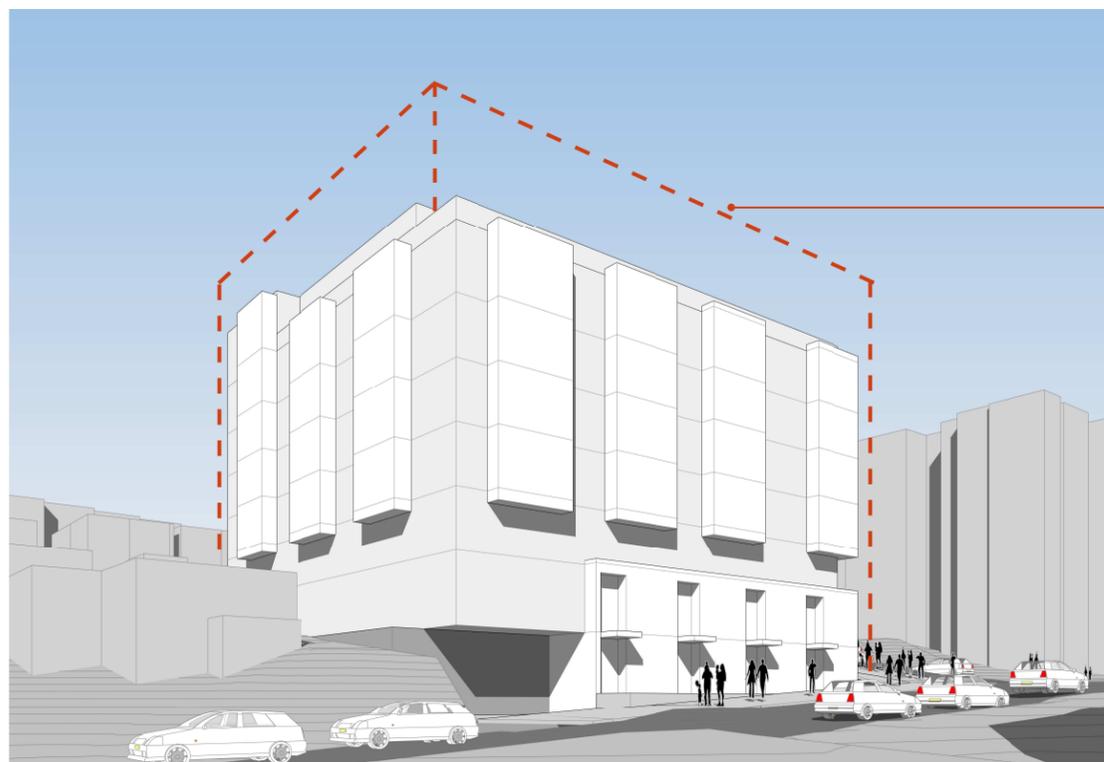
Outline of Code-complying Option

Departure 1

Propose increasing 90' structure depth to 101'-6"



Code-complying Option - Street Level View from Southeast



Outline of Code-complying Option

Proposed Option - Street Level View from Southeast

Departure 2

Garage door size

Code Standard:

23.45.536.D. Screening of parking.

“3. Screening by garage doors. If parking is provided in a garage in or attached to a principal structure, and garage door(s) face a street, the following standards apply:
 a. Garage doors may be no more than 75 square feet in area ”

Proposed:

Increase the size of garage door to 180 sf (20' wide by 9' high).

The proposed garage entry of the below-grade parking garage is off 11th Avenue near southeast corner of the site, at the area that is least visually dominant, away from intersection of 11th Avenue & E Alder Street.

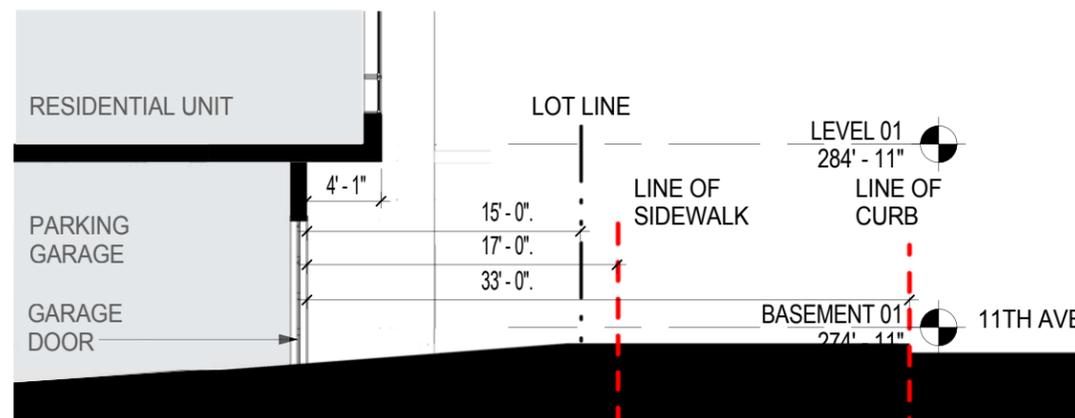
The size of 75 sf garage door is not desirable to allow safe vehicular circulation into and out of the garage. As a result, the vehicular circulation could impact the pedestrian flow and safety on the sidewalk.

To mitigate the appearance of the garage door, the garage door is recessed by 9'-8" under upper structure and set back by 22'-7" from the sidewalk.

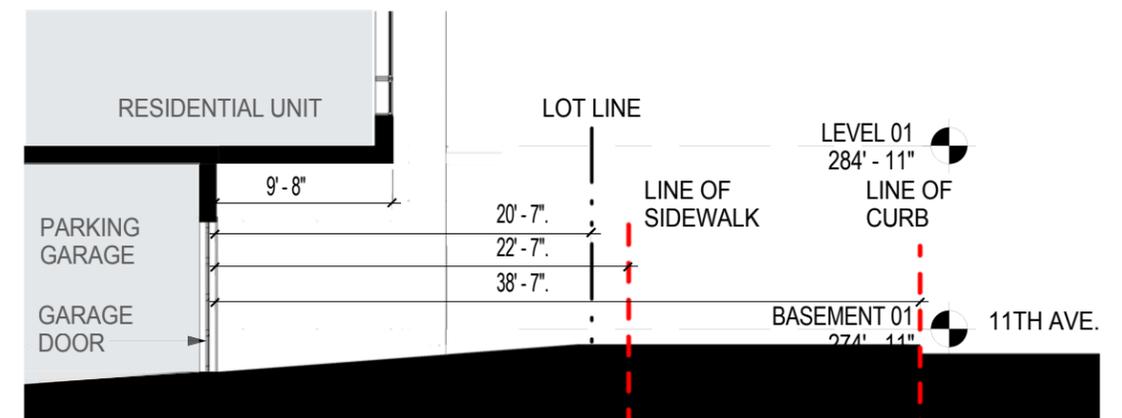


Street Level View from Southeast

Location of proposed garage door



Code-complying Garage Door Location Section Diagram



Proposed Garage Door Location Section Diagram

OPTION 3

(Preferred Option)



Concept Perspective Sketch at East Alder Street & 11th Avenue