1613 SOUTH LANE ST APARTMENTS

Seattle, Washington

DPD Project # 3017455

PROJECT ADDRESS	1613 SOUTH LANE ST SEATTLE, WA 98144
OWNER:	YUAN ZHANG 2000 First Ave # 2101 SEATTLE, WA 98121 (206) 898-0063
ARCHITECT:	MARK TRAVERS ARCHITECT 2315 E PIKE ST SEATTLE, WA 98122 (206) 763-8496 mark@marktraversarchitect.com CONTACT: MARK TRAVERS
PARCEL NUMBER:	332000-0795
LEGAL DESCRIPTION:	LOTS 2, HILL TRACT ADDITION SUPPLEMENTAL PLAT TO THE CITY OF SEATTLE, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.
SCOPE OF WORK:	CONSTRUCTION OF NEW 13 UNIT APARTMENT BUILDING
CONSTRUCTION TYPE:	V-B SPRINKLERED
ZONE:	LR-3
OVERLAY:	URBAN VILLAGE: 23RD & UNION-JACKSON (RESIDENTIAL URBAN VILLAGE)
OCCUPANCY:	R-2
LOT AREA:	3,600 SF
APPLICABLE CODES:	2012 SBC 2012 SRC 2012 IFC 2012 WSEC 2012 UPC

PROJECT SITE

NORTH

TABLE OF CONTENTS:

2nd RECOMMENDATION MEETING - Nov 22, 2016

COVERSHEET A.0

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STATEMENT OF OBJECTIVES: PROJECT SUMMARY

This site is on a vacant parcel of land in the Southeast area of Seattle. Rainier Ave. is the closest arterial to the west of the site, with S. Jackson to the north and S. Dearborn to the south. There are no existing trees located on the parcel and the adjacent property to the west is also a vacant lot. The lot located to the east of the property has an existing non-conforming side setback condition at the lot line between these two parcels with two multi-family buildings, however, both lots (1613 South Lane St. and 1617 South Lane St.) are under the same ownership. The proposed site has an ECA steep slope descending to the south and a variance has been granted to develop into this slope.

The site is located in an LR-3 urban overlay zone (23rd and Union-Jackson) and is close to major bus routes including the #7 &14 with service to the downtown area and the #4 & 48 running north and south along 23rd. As the site is located in a Residential Urban Village overlay zone, close to public transportation, parking is not required for the project.

The site is located in a transition zone regarding the neighboring developments and uses. To the west and northwest of the site are commercial developments part of Rainier Avenue's commercial corridor. Directly to the east, south and northeast of the site are multi-family developments transitioning to single family residential zones. This project site is part of the multi-family buffer zone between the commercial developments to the west and the single family zones to the east.

The proposal is to construct a new 13 unit apartment building consisting of 4 floors (3 units per floor) and one unit at a basement level. No commercial space or parking will be provided. The total proposed height for the design is 38'-4" with a maximum allowable height of 40'-0."

Design review is required due to exceeding the threshold for allowable dwelling units. The zoned threshold for the site is 8 units compared to the proposal for 13 units. The design plans to meet the city's design guidelines by developing a project of appropriate massing and scale keeping with the context of the neighborhood while developing a residential edge and zone transition in the buffer between commercial developments and single family homes. The project also accommodates an amenity area contributing to community between the project site and the adjacent parcel: 1617 South Lane St.

PROJECT DATA & ZONING:

ZONE: LR-3
LOT AREA: 3,600 SF
OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B SPRINKLERED
SCOPE OF WORK: CONSTRUCTION OF NEW 13 UNIT APARTMENT BUILDING
0 COMMERCIAL AREA
0 PARKING STALLS
6 BICYCLE PARKING

23.45.504: PERMITTED AND PROHIBITED USES
A-RESIDENTIAL USE IN LR-3 ZONE: PERMITTED OUTRIGHT

23.45.518 : BUILDING SETBACKS (APARTMENT):
FRONT: 5'-0"
SIDE: 7'-0" AVERAGE (DEPARTURE REQUESTED)
REAR: 15'-0" MIN W/O ALLEY (DEPARTURE REQUESTED)

23.45.514: BUILDING HEIGHT (APARTMENT):
40'-0"
(+5'-0" FOR ROOF WITH MIN. 6:12 PITCH AND +4'-0" FOR PARTIALLY BELOW-GRADE FLOOR)

23.45.527.B.1: MAX. BUILDING DEPTH:
MAX BUILDING DEPTH = 65% OF TOTAL SITE DEPTH
= 191'-11" X .65 = 78'-0" MAX DEPTH

23.45.522: AMENITY AREA:
AMENITY AREA EQUAL 25% OF LOT AREA => 3,600 x 0.25 = 900 SF REQ'D

A2: A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.

A4. FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE.

D1: ALL UNITS SHALL HAVE ACCESS TO A COMMON OR PRIVATE AMENITY AREA

D5. COMMON AMENITY AREAS FOR ROWHOUSE & TOWNHOUSE DEVELOPMENTS & APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS:

a. NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, & COMMON AMENITY AREAS SHALL HAVE A MIN. HORIZONTAL DIMENSION OF 10FT

b. COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS:
1. AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES BIORETENTION FACILITIES, AND/OR TREES.
2 ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED.

c. THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.

PROPOSED: PROVIDE ACCESS TO COMMON AMENITY AREA @ COURTYARD FROM FRONT ENTRANCE BY STAIRLIFT @ EXTERIOR STAIRS.

PROPOSED AMENITY AREA AND LOCATION:

@ GROUND LEVEL - COURTYARD (COMMON AMENITY AREA):
A1 = (30'-2" x 29'-4") = 885 SF (> 900 SF/2)
@ ROOFTOP DECK - TERRACE, COMPLIES WITH SECTION 23.45.510-E5:
b. THE ROOF AREA ABOVE THE EXEMPT FLOOR AREA IS PREDOMINANTLY FLAT, IS USED AS AMENITY AREA, AND MEETS THE STANDARDS FOR AMENITY AREA AT GROUND LEVEL IN SECTION 23.45.522;
c. AT LEAST 25 PERCENT OF THE PERIMETER OF THE AMENITY AREA ON THE ROOF ABOVE THE FLOOR AREA IS NOT ENCLOSED BY THE WALLS OF THE STRUCTURE.
PROVIDED ROOFTOP DECK (PRIVATE AMENITY AREA):
A2 = 2x (18'-0" x 10'-0") = 360 SF

TOTAL AMENITY AREA: (885 + 360) = 1,245 SF TOTAL AMENITY AREA

23.54.015 TABLE B-II-L: PARKING REQUIREMENTS:
NO MINIMUM REQUIREMENT: ALL RESIDENTIAL USES WITHIN URBAN CENTERS OR STATION OVERLAY DISTRICT 1
PROJECT IS LOCATED IN URBAN VILLAGE OVERLAY (23RD & UNION-JACKSON)

23.45.510 FLOOR AREA RATIO IN LR3 ZONE (APARTMENT):
1.5 OR 2.0 (*) (INSIDE URBAN VILLAGE)
* APARTMENT IN LR3 ZONE THAT QUALIFY FOR THE HIGHER F.A.R. LIMIT IF THE DEVELOPMENT MEETS THE STANDARDS OF SUBSECTION 23.45.510.C:

LOT AREA = 3,600 SF X 2* = 7200 SF (MAX. F.A.R.)

*THE PROJECT WILL BE SUBJECT TO THE DEVELOPMENT STANDARDS FOR BUILT GREEN CONSTRUCTION PER 23.45.510.C

PER TABLE 23.54.040: SOLID WASTE CONTAINERS
RESIDENTIAL DEVELOPMENT: 9-15 DWELLING UNITS = 150 SF

23.45.524: LANDSCAPING REQUIREMENTS
0.6 GREEN FACTOR REQUIRED

23.45.015.TABLE E: BICYCLE PARKING
REQUIRED SPACES = 1 PER 4 UNITS
TOTAL SPACES REQ'D = 5 SPACES

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ZONING A.1

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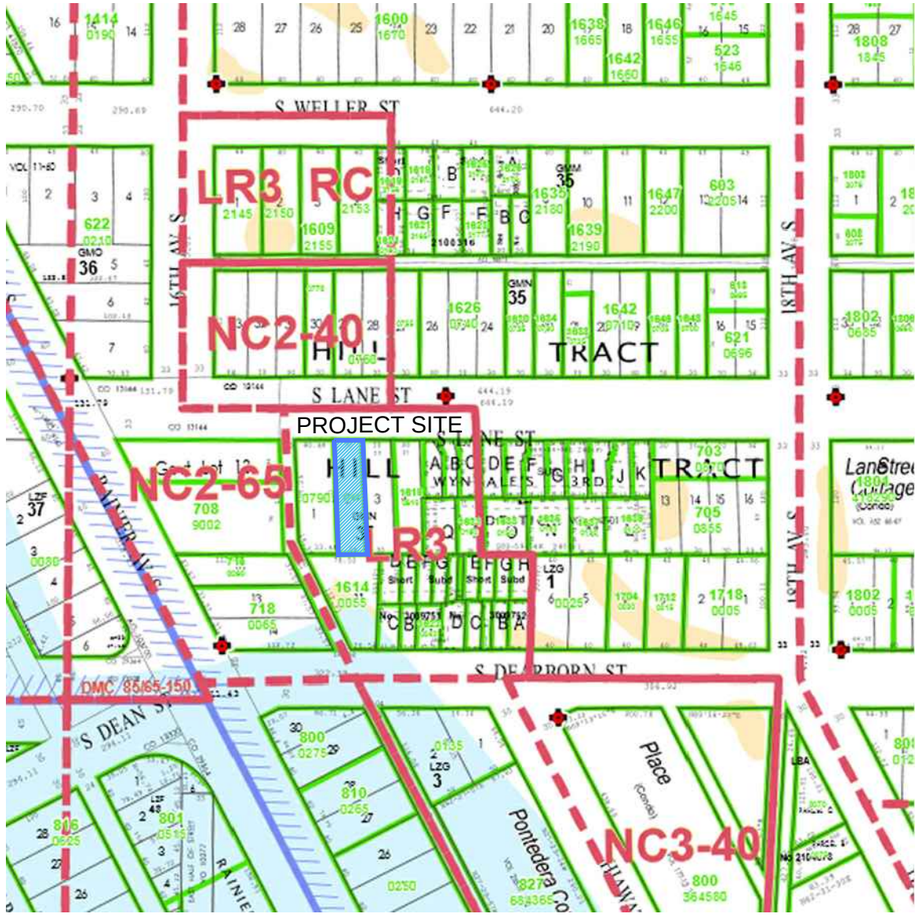

ZONING MAP:

NORTH

LR3:	LOWRISE 3
LR3-RC	LOW RISE 3- RESIDENTIAL/ COMMERCIAL
NC2-40:	NEIGHBORHOOD COMMERCIAL 2-40
NC2-65:	NEIGHBORHOOD COMMERCIAL 2-65
NC3-40:	NEIGHBORHOOD COMMERCIAL 3-40

SITE AERIAL

NORTH

NEIGHBORHOOD CONTEXT ANALYSIS:

The neighborhood has a mix of uses and the building character in the surrounding area is typically light commercial.

To the East of the proposed project on S.Lane St. are a mix of small and large scale multi- and single family projects including 2-3 story townhomes on the same side of the block stepping down the steep slope with increasing heights toward Rainier Ave. These are primarily traditional in character with pitched roofs.

At the adjacent parking lots to the West of the site is a planned development of a 7-story mixed-use building to take up the remaining block to Rainier Ave. S.

To the South of the proposed project, at S. Dearborn St., there are 3-story contemporary townhomes.

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SITE ANALYSIS A.2

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INTRODUCTION

The project is divided into two separate structures with the strategy of visually decreasing the massing and to better respond to the scale of the adjacent multi-family building. The massing also steps down from north to south with the natural topography of the site and decreasing the apparent height of the composition. Portions of the third and fourth floors of building A step back from the street to decrease the apparent height, as well as creating a datum line with the architectural features of the neighboring building.
A courtyard, as common amenity area, at the interior of the site also serves the adjacent property (1617 South Lane), phenomenally connecting the sites and promoting social interaction and connectivity between residents and neighbors while promoting a sense of community.
Windows are modulated along the length of the east and west facades to create depth and architectural interest as well as opportunities for window placement directed away from the west facade of the neighboring property.

BUILDING HEIGHT: 40'-0" (Allowable = 40'-0")
DWELLING UNITS: 13 studios, average floor area: 340 sf
AMENITY SPACE: 1200 sf grade level courtyard and rooftop deck, 150 sf of trash enclosure
BICYCLE PARKING: 6 spaces
PARKING: No parking provided

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STREET CONTEXT A.3

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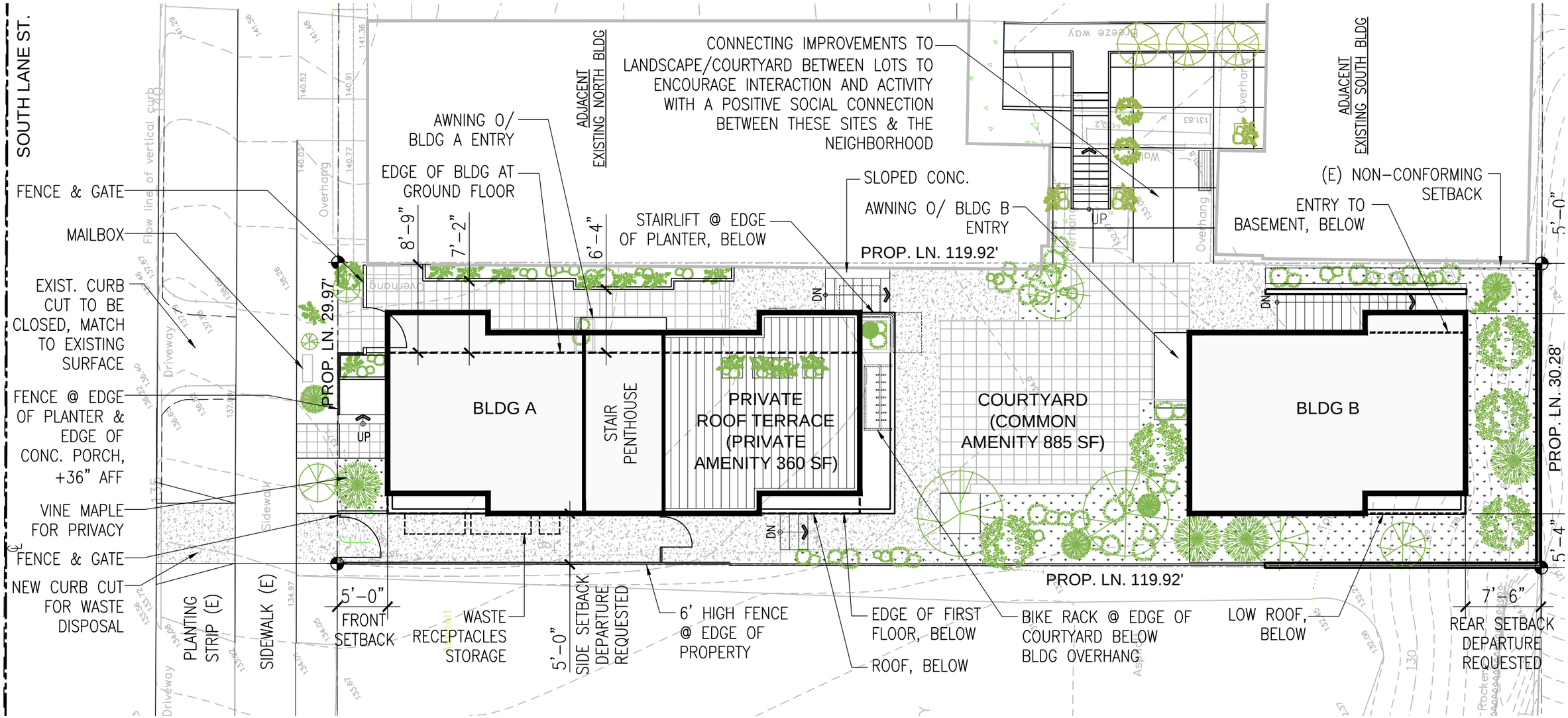

Site Plan
Scale: 1"=10'-0"

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SITE PLAN A.4

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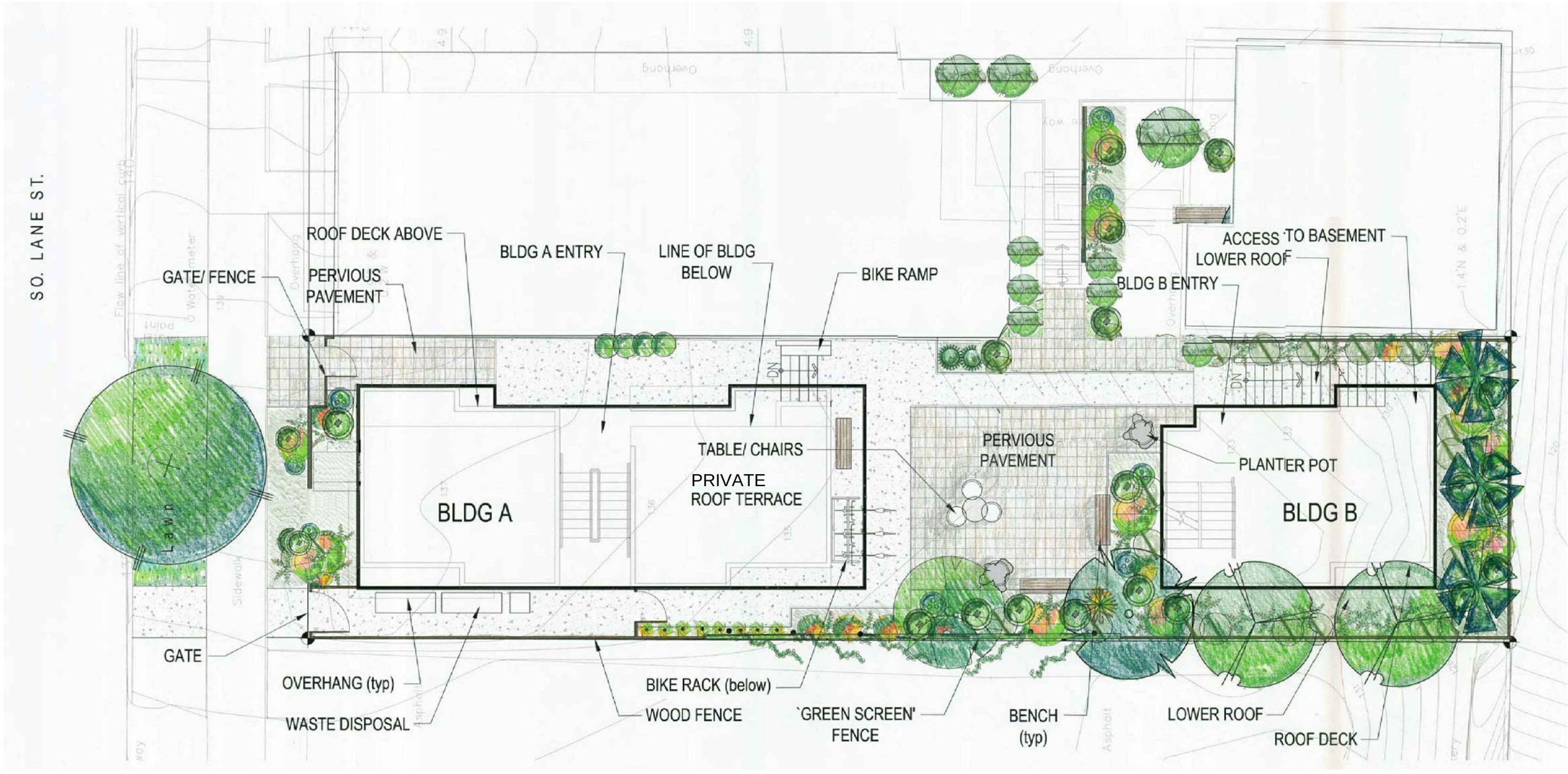

Site Plan
Scale: NTS

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LANDSCAPE PLAN A.5

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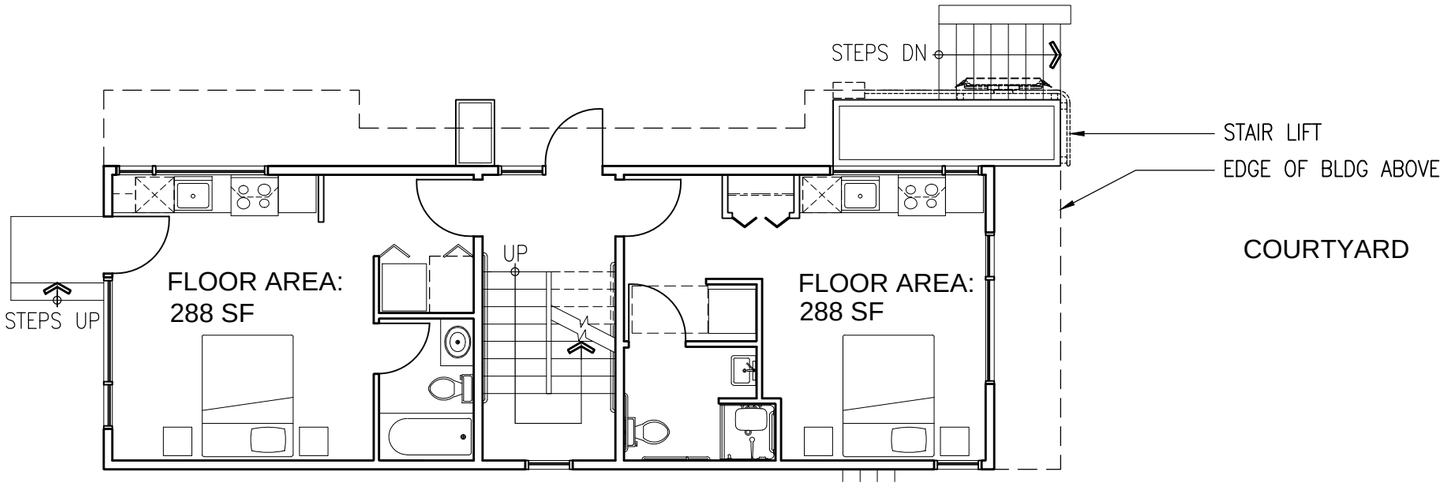
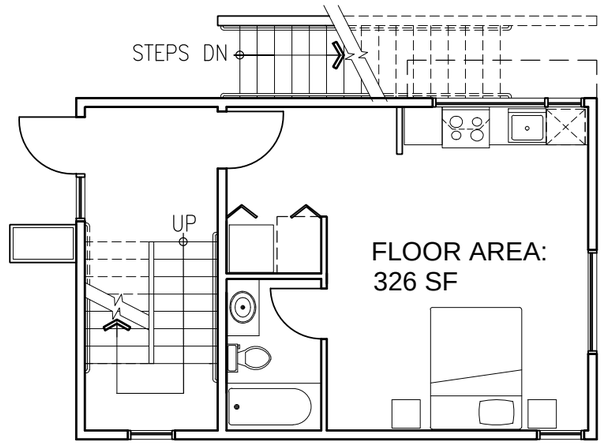
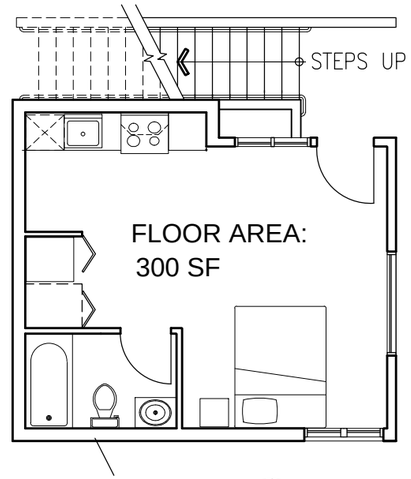


First Floor Plan
Scale: 1/8"=1'-0"



NORTH



Basement Floor Plan
Scale: 1/8"=1'-0"

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FLOOR PLANS A.6

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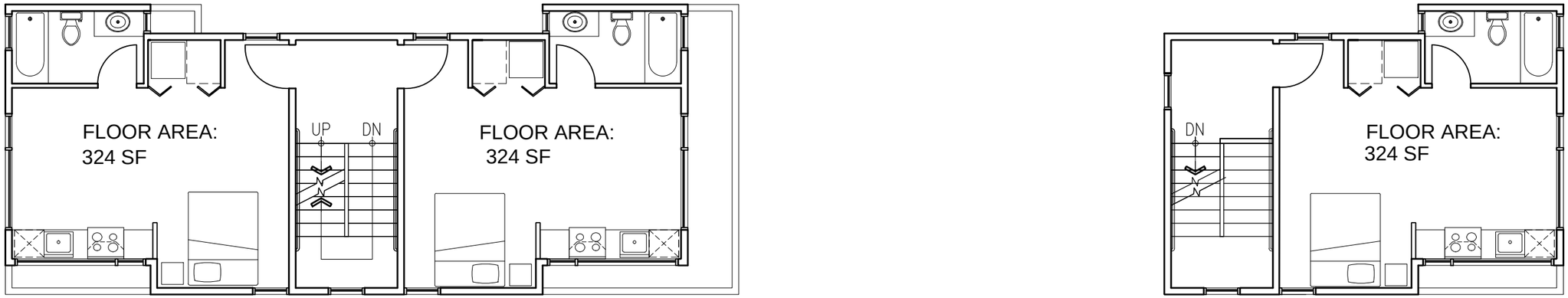
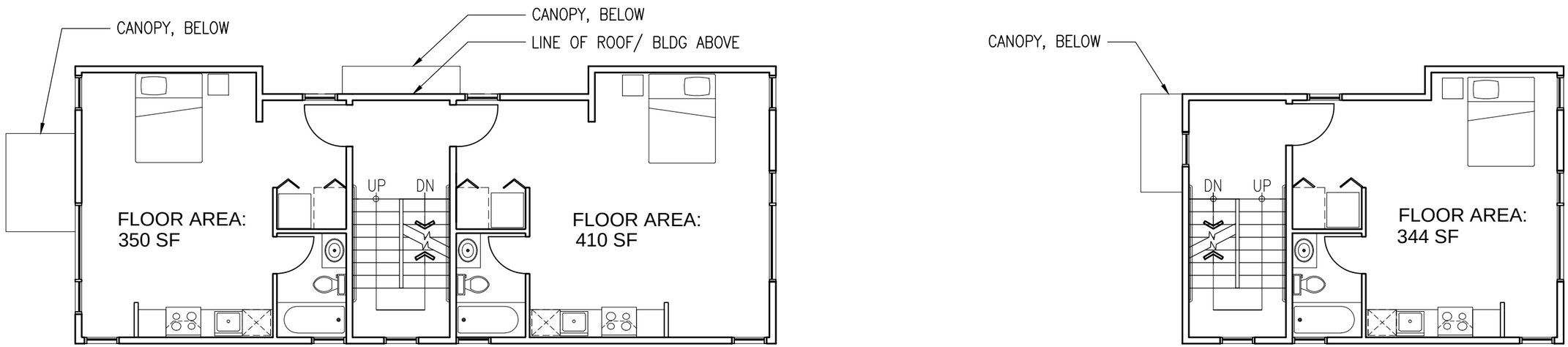


3rd-4th Floor Plan
Scale: 1/8"=1'-0"

NORTH



2nd Floor Plan
Scale: 1/8"=1'-0"

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FLOOR PLANS A.7

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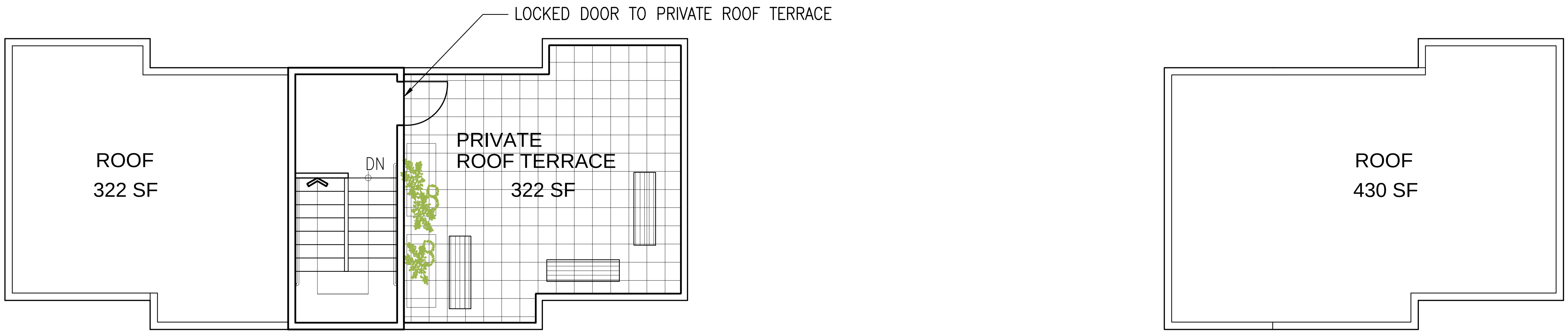


Roof Plan
Scale: 1/8"=1'-0"

NORTH

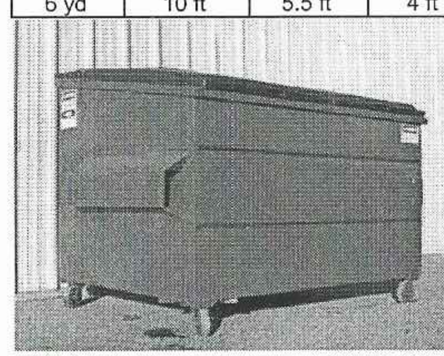
COMMERCIAL REFUSE RECYCLING CONTAINER DIMENSIONS

Size	Length	Width	Depth
1 yd	2 ft 2 in	5.5 ft	4 ft
1.5 yd	3 ft	5.5 ft	4 ft
2 yd	4 ft	5.5 ft	4 ft
3 yd	5 ft 4 in	5.5 ft	4 ft
4 yd	6 ft 3 in	5.5 ft	4 ft
6 yd	10 ft	5.5 ft	4 ft

1 - 8 Cubic Yard Dumpster Dimensions

Size	Length	Width	Height
1 cubic yard	72"	24"	29"
2 cubic yard	72"	34"	45" (rear) / 34" (front)
3 cubic yard	72"	43"	48" (rear) / 40" (front)
4 cubic yard	72"	51"	56" (rear) / 46" (front)
6 cubic yard*	80"	66"	71" (rear) / 47" (front)
8 cubic yard*	80"	71"	86" (rear) / 53" (front)

*6 and 8 cubic yard containers are not available for organic debris service due to weight limits.



Trash Receptacles Examples

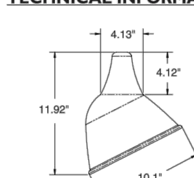
CATALOG NO. ____________ Stonco
TYPE NO. ____________ JOB NAME ____________

Xpressives Series
Medium Shallow Angle
(HID, Incandescent and Compact Fluorescent)

- Ideal for restaurants, taverns or nightclubs, food courts, atriums or plazas, malls, retail outlets, stores, athletic clubs and facilities, theatres, arenas, stadiums and amusement parks.
- Spun aluminum shade standard.
- Precision die-cast aluminum electrical cap attaches to shade via keyhole slots. Cap locks into place using set screw, and two-piece shade/cap assembly attaches to cord or pipe.
- Corrosion-resistant Duraplex II polyester powder-coated finish with optional designer finishes available.
- Remote or surface ballast mounting with a porcelain 4KV pulse rated socket. Most fixtures furnished with 96" leads with a maximum distance for electronic HID is 5' from ballast to lamp.
- Corrosion-resistant Duraplex II white polyester powder-coated reflector finish standard except for metallic textured finishes having the same both sides.
- ½" or ¾" NPS aluminum stem/goosenecks are schedule 40 with no exposed threads.
- Wall plate/ballast box made from die cast aluminum.
- CSA listed for wet locations.

- See page 2 for ordering information
- See arm specification sheet for arm styles
- See mounting specification sheet for mounting components

TECHNICAL INFORMATION



Listed for wet locations

Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • 800-334-2212 • www.stoncolighting.com • www.x-pressives.com 07/12

Stonco is a Philips company PHILIPS

Light Fixture

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ROOF PLANS, RECEPTICLES/LIGHT FIXTURES A.8

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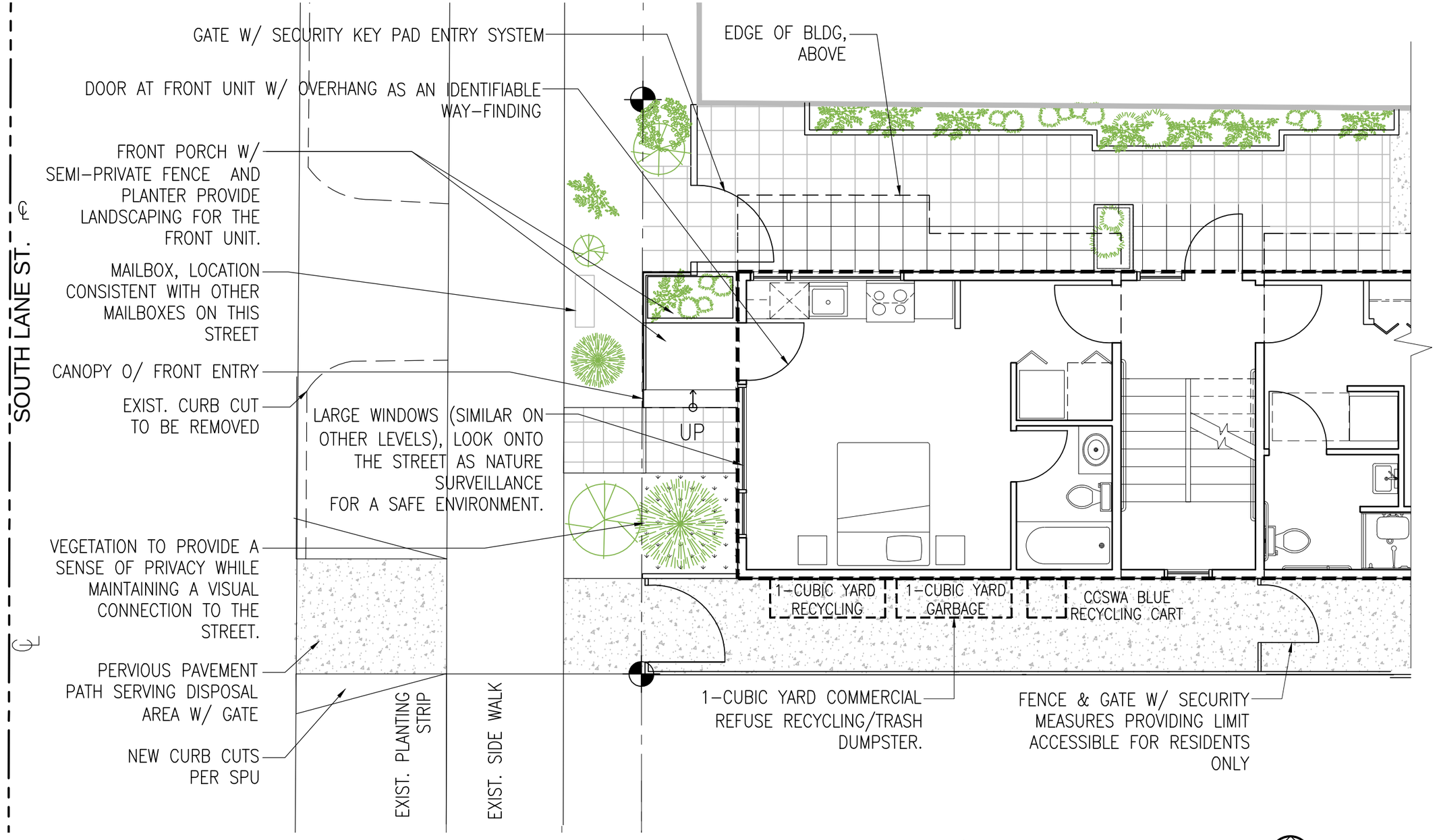

Front Yard
Scale: 3/16"=1'-0"

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FRONT YARD A.9

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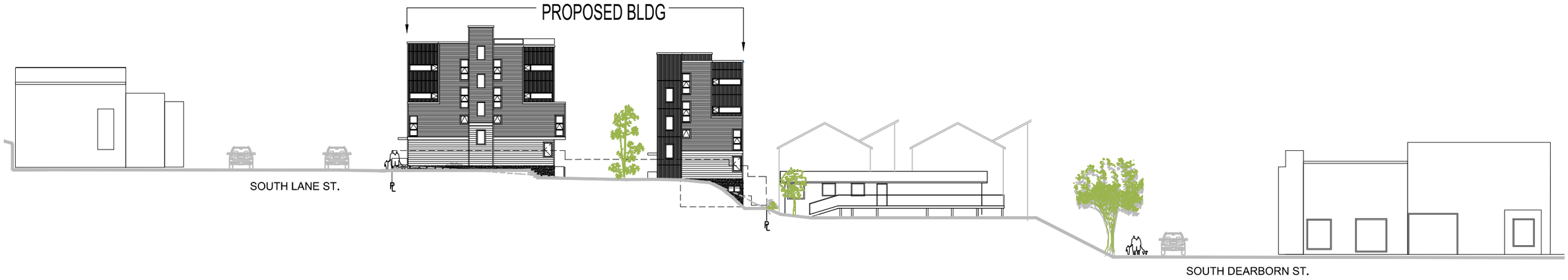
SOUTH LANE STREET LOOKING SOUTH
Scale: 1/32"=1'-0"



ALLEY AT SOUTH DEARBORN STREET LOOKING EAST
Scale: 1/32"=1'-0"

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SITE SECTIONS A.10

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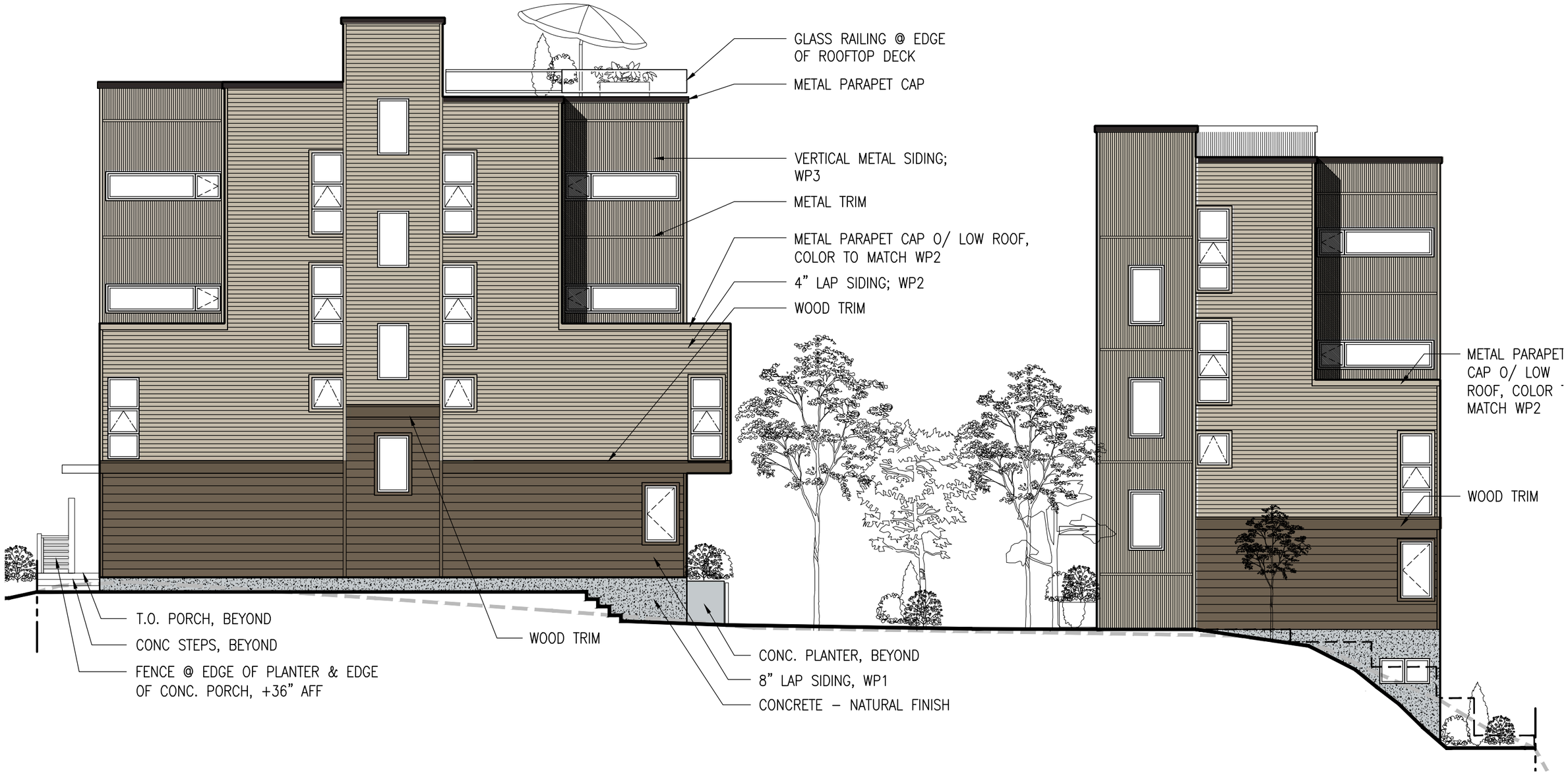

West Elevation

Scale: 1/8"=1'-0"

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WEST ELEVATIONS A.11

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West Elevation
Scale: 1/8"=1'-0"

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PREVIOUS WEST ELEVATIONS FROM RECOMMENDATION MEETING-1 A11-A

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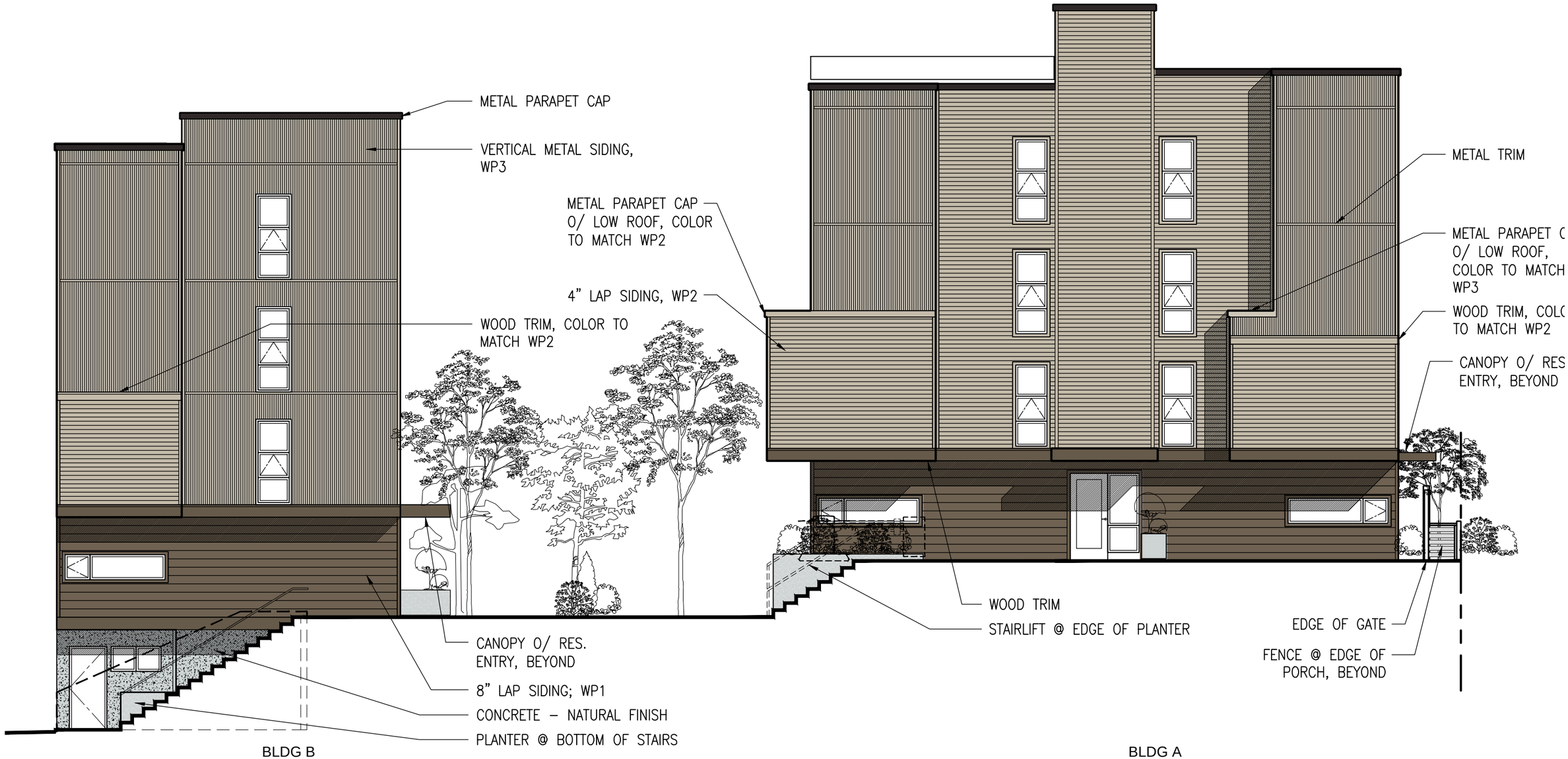

East Elevation
Scale: 1/8"=1'-0"

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EAST ELEVATIONS A.12

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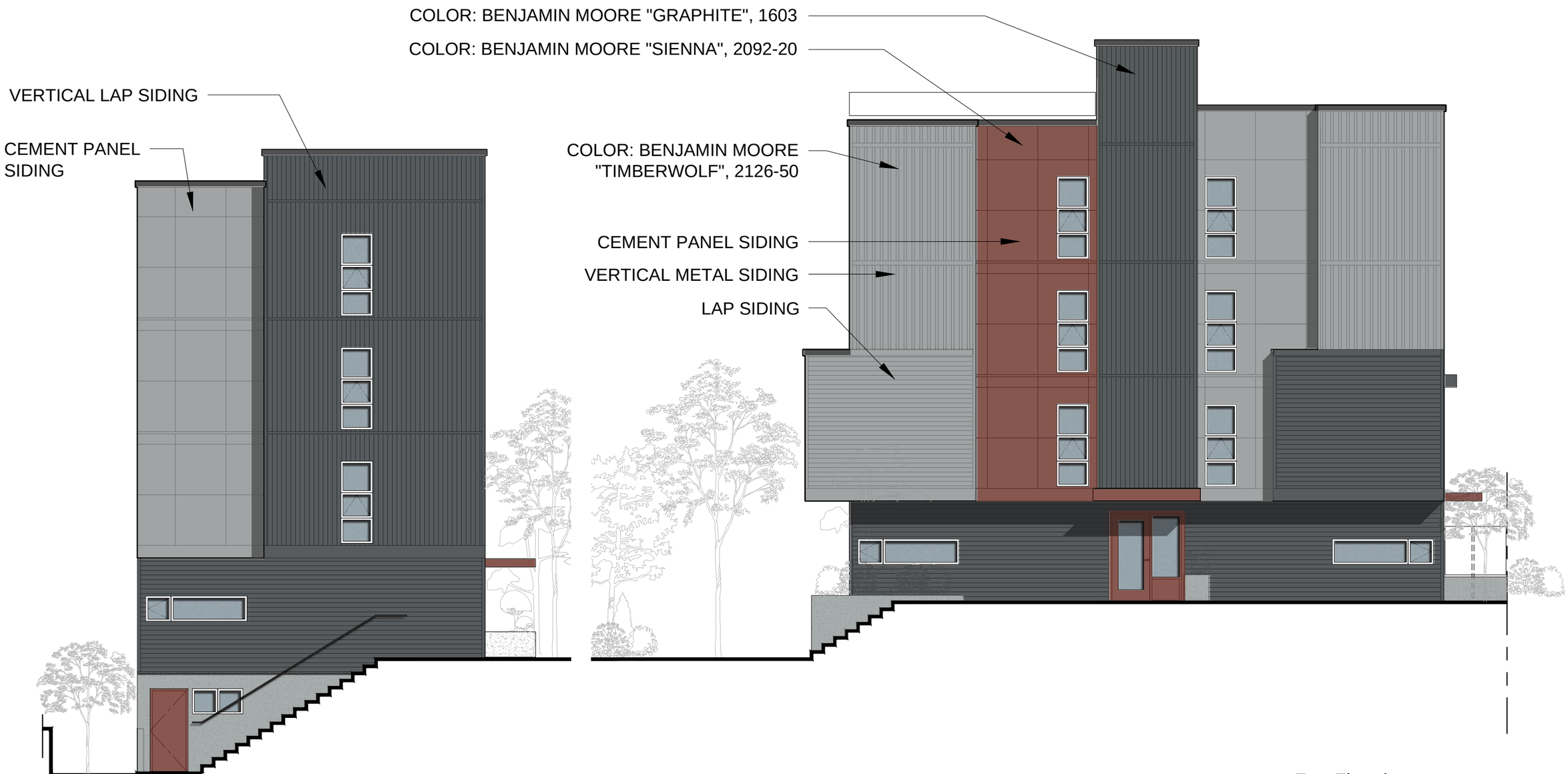

East Elevation
Scale: 1/8"=1'-0"

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PREVIOUS EAST ELEVATIONS FROM RECOMMENDATION MEETING-1 A12-A

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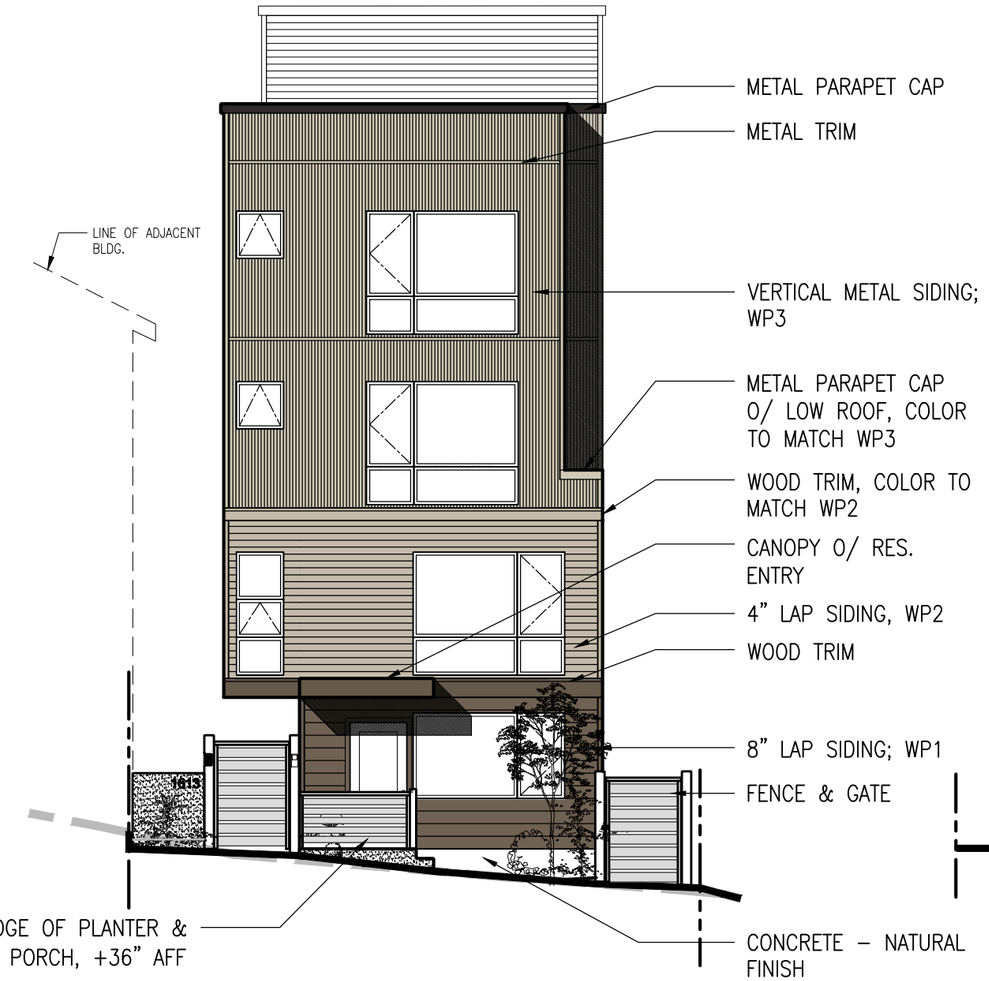
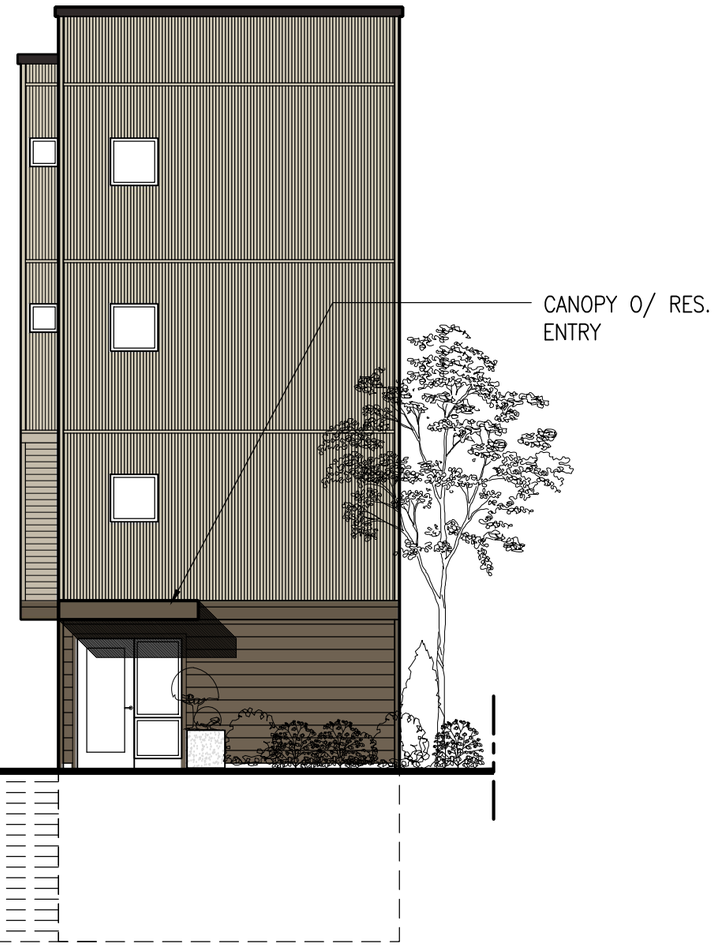


North Elevation Bldg "A"
Scale: 1/8"=1'-0"



North Elevation Bldg "B"
Scale: 1/8"=1'-0"

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NORTH ELEVATIONS A.13

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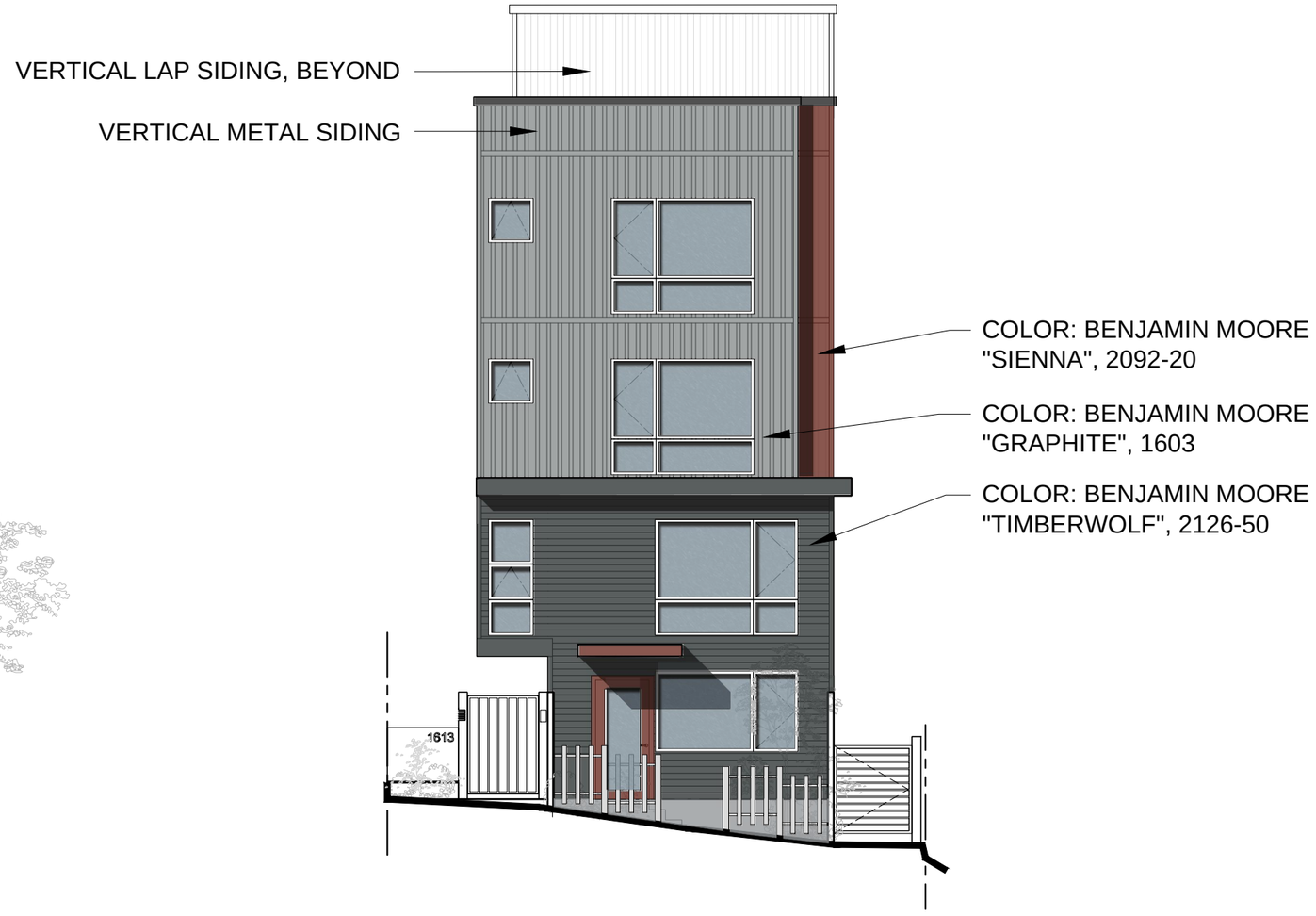
North Elevation Bldg "B"
Scale: 1/8"=1'-0"



North Elevation Bldg "A"
Scale: 1/8"=1'-0"

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PREVIOUS NORTH ELEVATIONS FROM RECOMMENDATION MEETING-1 A13-A

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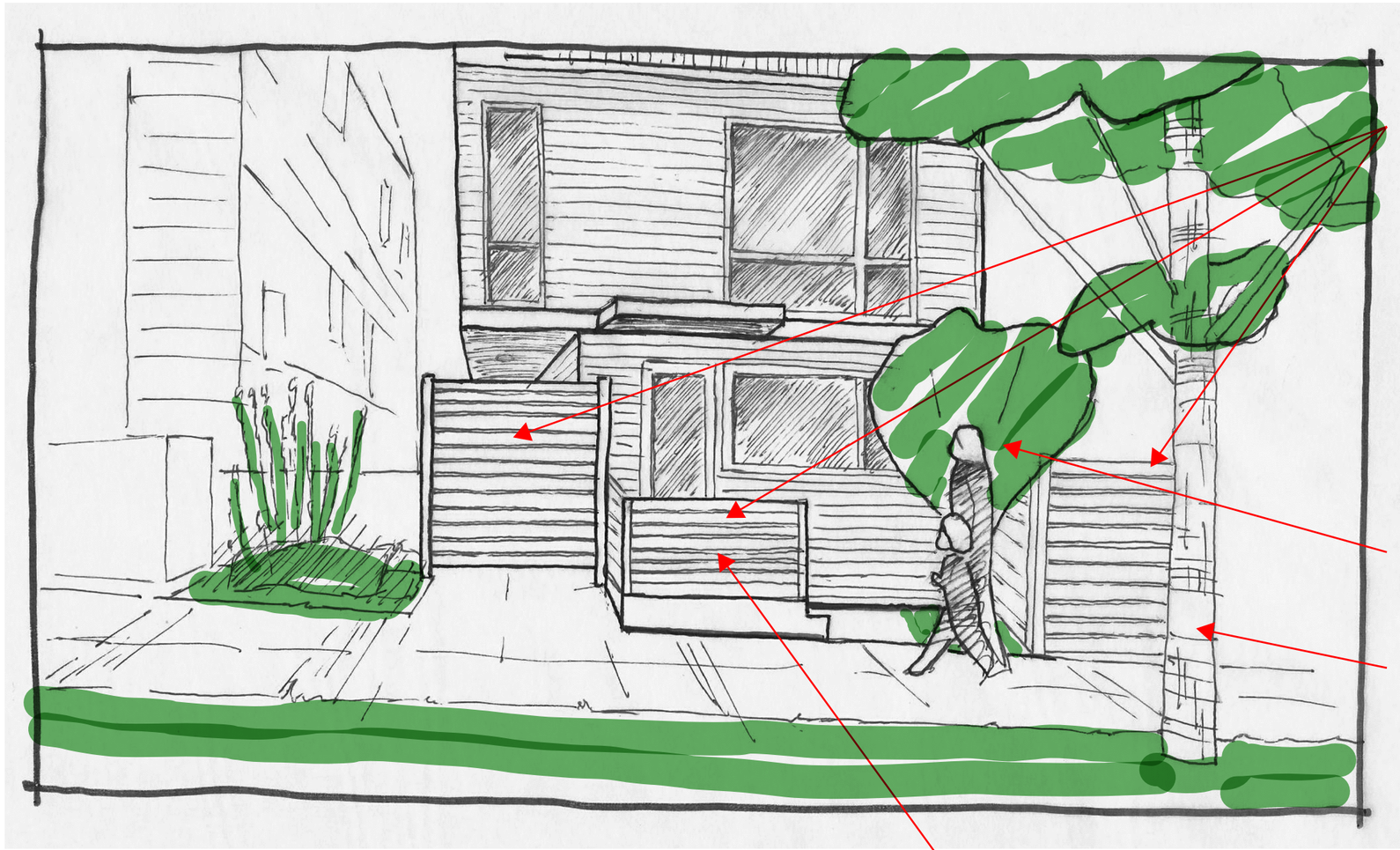

Horizontal wood fencing @ privacy fence and gates.

Vine Maple @ front yard to provide light screening and privacy to interior living space.

Street Trees to provide privacy.

Half Height, Semi-Private Fence @ edge of concrete porch.

Front Yard Sketch

No Scale

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FRONT YARD SKETCH A.13-B

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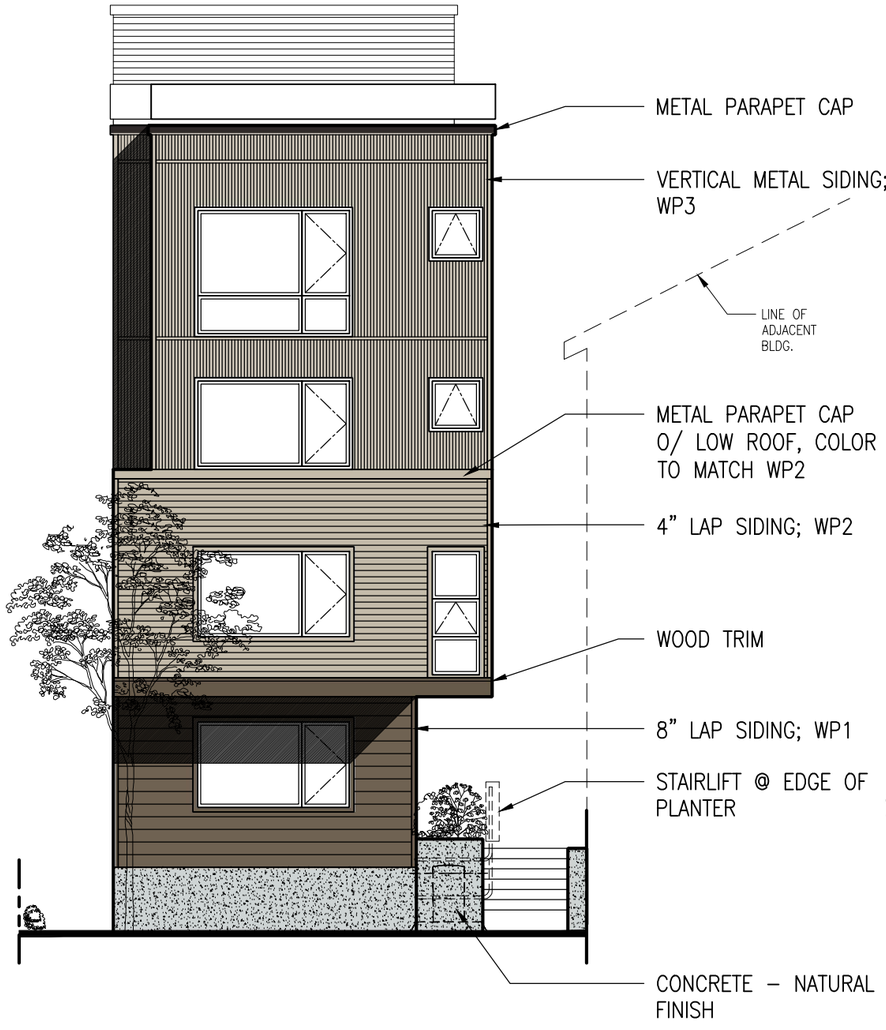
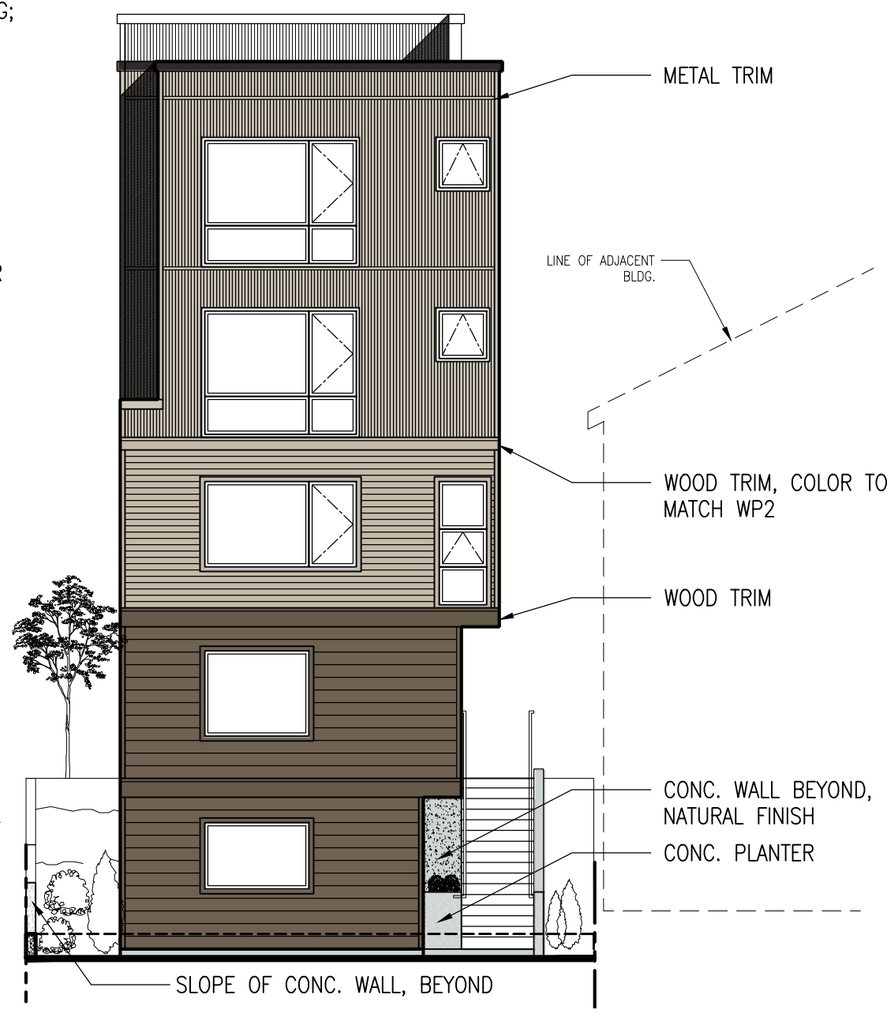


South Elevation Bldg "A"
Scale: 1/8"=1'-0"



South Elevation Bldg "B"
Scale: 1/8"=1'-0"

1613 SOUTH LANE APARTMENTS
Seattle, Washington 98144

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SOUTH ELEVATIONS A14

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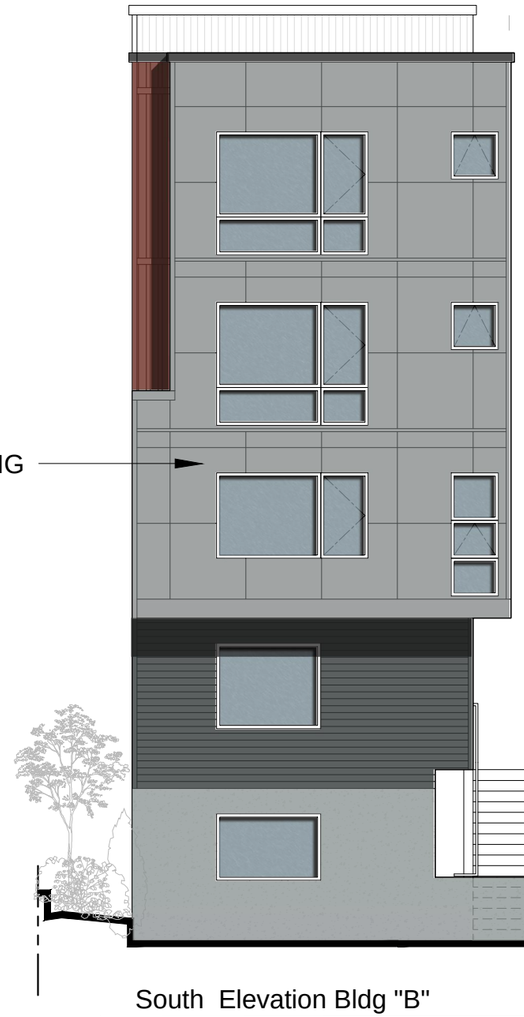
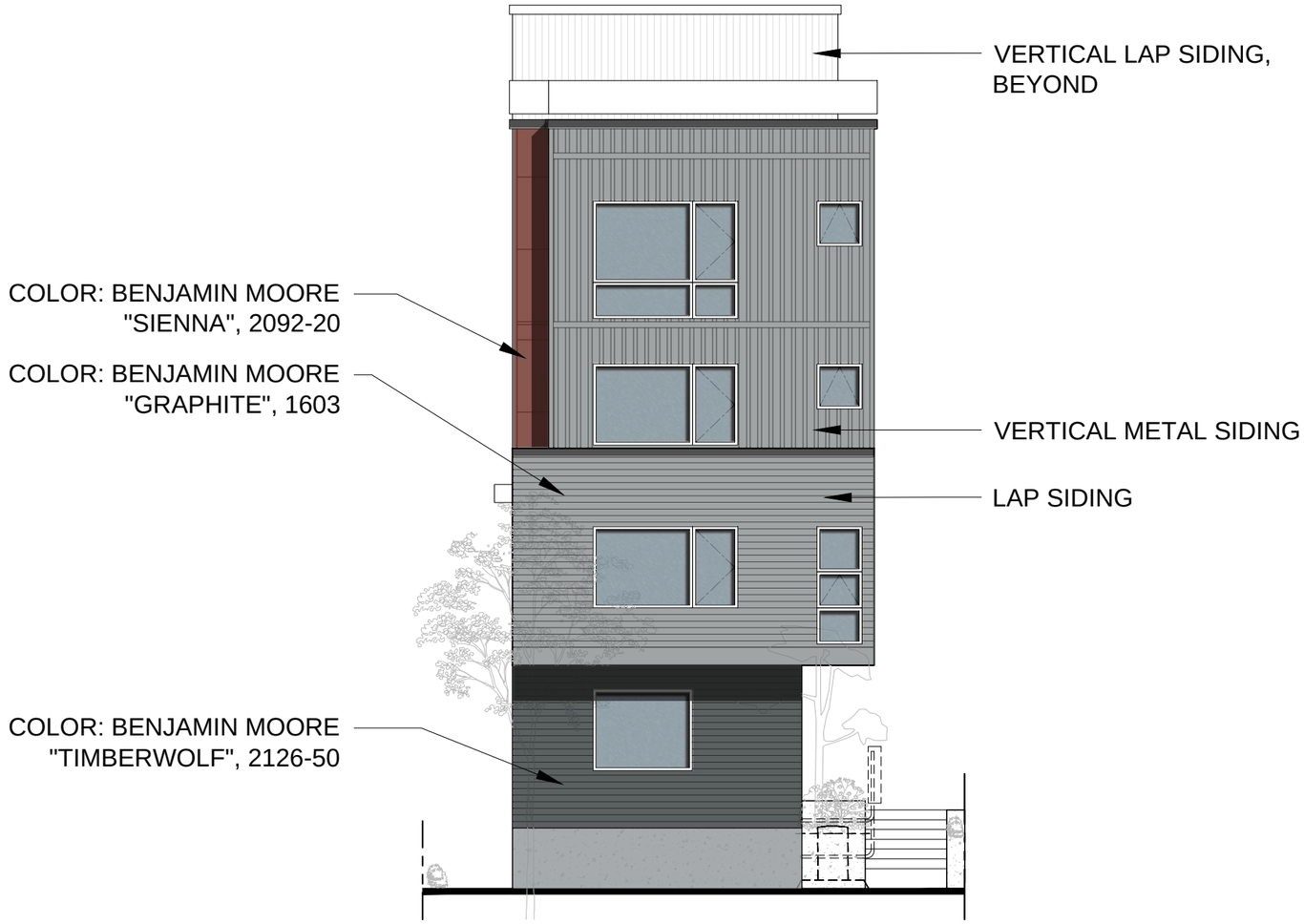


South Elevation Bldg "B"
Scale: 1/8"=1'-0"



South Elevation Bldg "A"
Scale: 1/8"=1'-0"

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PREVIOUS SOUTH ELEVATIONS FROM RECOMMENDATION MEETING-1 A14-A

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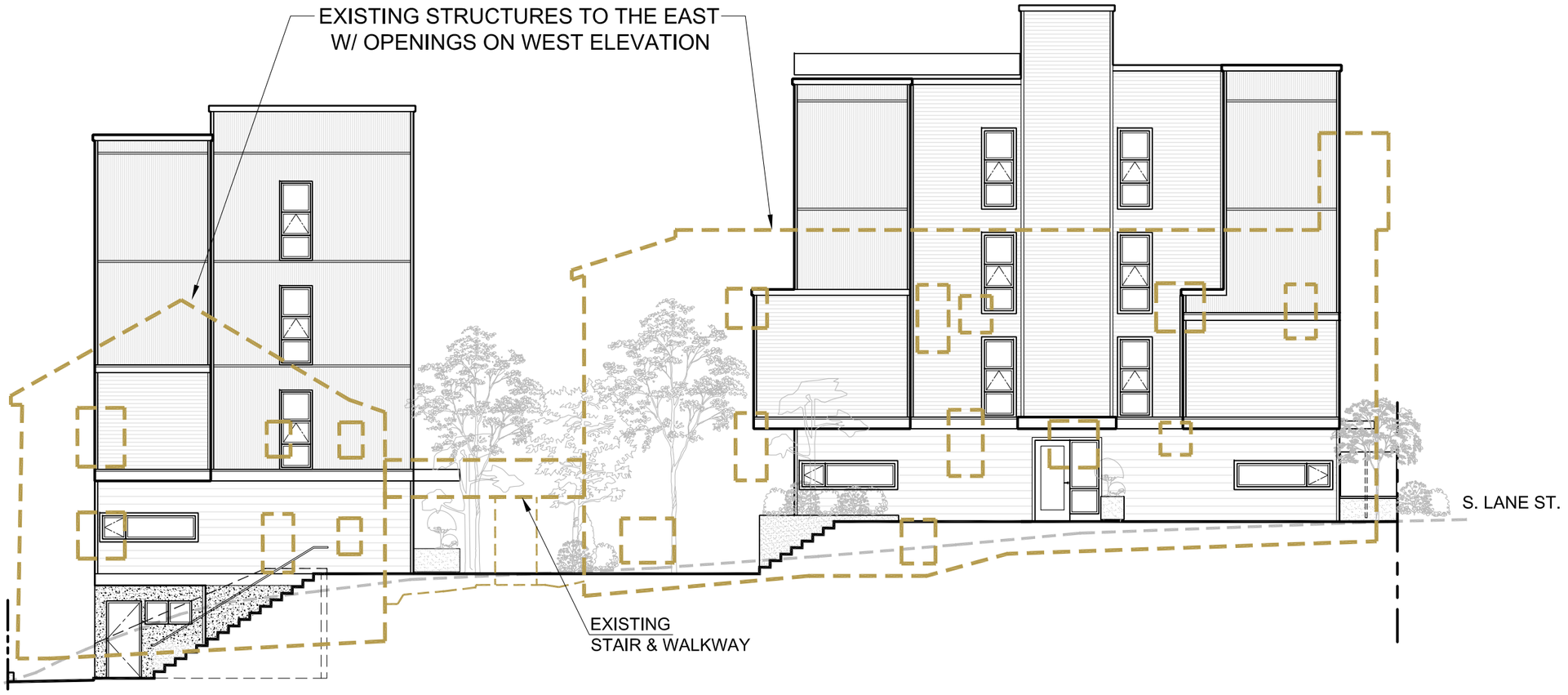

East Privacy Elevation
Scale: 3/32"=1'-0"

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WINDOW PRIVACY STUDY A.15

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1. Courtyard - Looking Southeast

2. Access To Courtyard From Entrance

3. Courtyard - Looking North

4. Connection Between Courtyards

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COURT YARD PERSPECTIVES A.16

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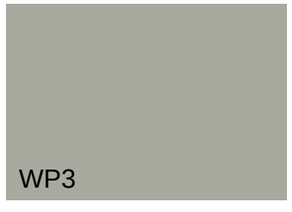
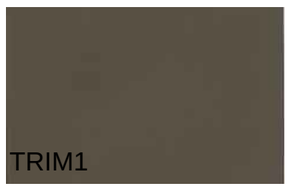
WP1: 8" FC LAP SIDING; BENJAMIN MOORE 1000 "NORTHWOOD BROWN"

WP2: 4" FC LAP SIDING; BENJAMIN MOORE 984 "STONE HEARTH"



WP3: VERTICAL METAL SIDING; "COOL PARCHMENT"



TRIM1: WOOD TRIM; BENJAMIN MOORE 1001 "NORTH CREEK BROWN"

TRIM2: METAL PARAPET CAP; "COOL DARK BRONZE"

NOTE: THIS SET OF COLORS IS FOR REFERENCE AND IS SUPPLEMENTAL TO THE MATERIAL BOARD TO BE PRESENTED AT THE DESIGN REVIEW MEETING.

1613 SOUTH LANE APARTMENTS
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MATERIALS & COLORS A17

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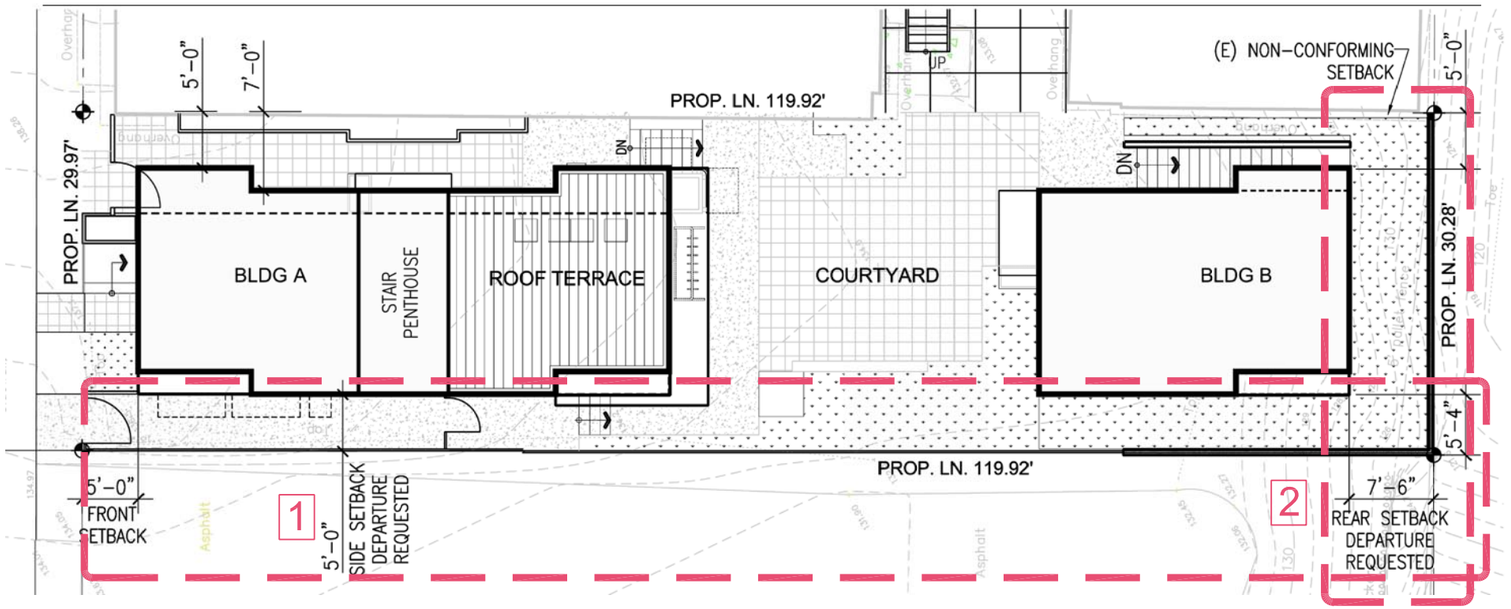
DEPARTURE SUMMARY

Code Section & Requirement:	Provided Setbacks:	Departures Requests:
23.45.518 - Required Building Setbacks In LR Zones For Apartments:		
FRONT: 5'-0" min.	FRONT: 5'-0"	
SIDE: 5'-0" if building is 40'-0" or less in length, 7'-0" average or 5'-0" min.	SIDE: 5'-0"	1. WEST SIDE SETBACK: 7'-0" A reduction to the 5'-0" minimum as the west side setback. This will allow the building to be pushed to the west property line and the circulation and access path between the site and 1617 South Lane to increase to 9'-0".
REAR: 15'-0" min w/o alley, 10'-0" min w/ alley	REAR: 7'-6"	2. REAR SETBACK: 15'-0" 50% reduction of rear setback from 15'-0" to 7'-6" to push building B towards the south property line and increase the amenity area between the two buildings, which will also allow more daylight on the west facade of the neighboring property.



Site Plan
Scale: NTS

NORTH

1613 SOUTH LANE APARTMENTS
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DEPARTURE SUMMARY A.18

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CONTEXT AND SITE

CS1- Natural Systems and Site Features

CS1-A Energy Use:
The open studio design has been oriented to provide the maximum amount of daylight into the building along the north, west and south facades. Bathrooms and storage areas that do not need as much sunlight were location along the interior stairwell wall or along the east façade.

CS1-B Sunlight and Natural Ventilation:

CS1-B-1 Sun and Wind:
Large, operable windows along the facades allow in natural daylight while providing natural ventilation, and cutting the need of mechanical systems in the building.

CS1-B-2 Daylight and Shading:
The massing for option 1 has been broken down into two smaller structures to allow airflow and daylight onto the west façade of the adjacent apartment building and duplex at 1617 South Lane. A departure request for a 50% reduction in the rear setback for option 1 also allows the south building to be pushed back farther towards the south property line, increasing the amenity space between the two buildings, but also allowing more daylight into the neighboring property.

CS1-B-3 Managing Solar Gain:
Vegetation at the lower levels of the building will provide a filter for direct sunlight into the studios, as well, architectural shading devices such as a brise soleil or thermally efficient windows can be further developed to filter direct sunlight onto the south façade, managing solar heat gain.

CS1-C Topography:

CS1-C-1 Land Form:
The natural topography has been used in option 1 to step the massing down the south slope to decrease the apparent height of the structure.

CS1-C-2 Elevation Changes:
As mentioned above the steep slope at the south end of the lot will be used to step the massing of the structure. The rest of the vacant lot is relatively flat, which is optimal for locating the amenity area in between the two buildings.

CS1-D Plants and Habitat:

CS1-D-1 On-Site Features:
The existing site is a vacant lot with no existing trees or natural habitat. The intention of the landscaping design is to incorporate year-round native vegetation around the project to connect with the existing streetscape vegetative fabric and increase the vibrancy of vegetation on site.

CS1-D-2 Off-Site Features:
There are no existing off site features, however as mentioned above the intention is to develop a varied landscaping plan that will connect with the existing habitat and green space of the neighborhood.

CS2-Urban Pattern and Form

CS2-A Location in the City and Neighborhood:

CS2-A-1 Sense of Place
The current neighborhood consists of multi-family residences between single family and commercial uses. This proposal aims to add to the multi-family buffer zone by developing a multi-family structure of complimentary bulk and scale to the adjacent apartment to the east.

CS2-A-2 Architectural Presence:
The current site is a vacant lot straddling a buffer zone between commercial and residential. This project is an opportunity to create a transitional design between these two zones, as well as infilling a vacant spot in the urban fabric.

CS2-B Adjacent Sites, Streets and Open Spaces:

CS2-B-1 Site Characteristics:
The project proposes to infill a vacant, narrow, rectangular lot that steps down in massing at the south end of the site in response to the natural topography, while decreasing the apparent height of the structure. The mass of the building is consistent with the mass and scale of the adjacent multi-family structure to the east, while there is no development to the adjacent property to the west (a parking lot).

CS2-B-2 Connection to the Street:
The project proposes to make a connection to the street through landscaping and street streets, providing a continuation of the existing street landscaping and public amenity area, while providing a degree a privacy to the first floor residents of the proposed project. The street trees, gate and landscaping located at the street elevation provided a layered treatment of textures as well as a gradation of public to private.

CS2-B-3 Character of Open Space:
The project site is currently a vacant lot without existing trees. The project proposes to contribute to the existing vegetative streetscape of South Lane Street by continuing the landscaped fabric of the streetscape.

CS2-D Height, Bulk and Scale:

CS2-D-1 Existing Development and Zoning:
The existing zoning for the site is LR-3 with a maximum height of 40'-0" for apartment buildings and a building depth of 65% of the lot length. The bulk and scale of the proposed development keeps the continuity of the streetscape in regards to heig and scale of adjacent structures. The proposed building is a four story structure, while the adjacer apartment building is three stories and the townhouse development to the east of the site als consists of three story buildings. The narrow width the structure maintains the continuity of scale witl the townhouse development, as seen in the streetscape images. Finally, the mass of the buildir for option one is to break the depth of the propos development into two separate structures to decrease the apparent bulk of the building, while keeping in scale with the adjacent multi-family building to the east.

CS2-D-2 Existing Site Features:
The existing topography of the site is used in the proposed option 1 design. The steep slope at the south end of the lot is used to decrease the appare height of the second building at the back of the lot buffer the transition in height to the neighboring properties.

CS2-D-3 Zone Transitions:
The proposed site sits within a buffer zone betwee single family and commercial developments. The projects acts as a transition between development the modernist rectilinear design compares to the adjacent warehouse to the west, while the height, bulk and scale of the project compares to the adjacent multi-family structures to the east.

1613 SOUTH LANE APARTMENTS
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DPD Project # 3017455

RESPONSE TO BOARD GUIDANCE A.19

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CS2-D-4 Massing Choices:

The massing choice for option 1 of the proposed designs was to break up the mass of the structure to match the scale of the adjacent multi-family structure to the east. This also enables better solar exposure to the neighboring property.

CS2-D-5 Respect for Adjacent Sites:

The site planning of the design proposes to increase the connectivity of public life with the neighboring property by siting a courtyard amenity area between the two buildings to create open space for both developments to use.

PUBLIC LIFE

PL1 Connectivity:

PL1-A Network of Open Spaces:

PL2-A-1 Enhancing Open Space:

The project proposes to positively contribute to the network of open spaces by continuing landscaping along the streetscape of the residential neighborhood, as well as providing a courtyard amenity area on site, with benches, tables and landscaping to provide a place that encourages human activity and connectivity.

PL1-A-2 Adding to Public Life:

Landscaping the streetscape through a selection of year-round vegetation is a way to enliven the pedestrian sidewalk and contribute to the continuation of plantings along the residential street. The sidewalk and planting strip are wide in comparison to other streets in the city. This offers pedestrians more room and distance from vehicular traffic. The landscaping will produce a variety of textures and scales that will help to transition from the public pedestrian environment to the private residential realm.

PL1-B Walkways and Connections:

PL1-B-1 Pedestrian Infrastructure:

As mentioned above the project aims to connect the on-site pedestrian walkways with the existing public infrastructure and develop a planting strip between pedestrians and vehicular traffic, planted with year-round vegetation to increase the vibrancy and positively contribute to the existing pedestrian infrastructure.

PL1-B-2 Pedestrian Volumes:

The site sits between residential and commercial zones and aims to provide ample space for the pedestrian flow and circulation between these two zones by providing wide sidewalks and transitional landscaping from public to private.

PL1-B-3 Pedestrian Amenities:

The main feature of the amenity area is the courtyard which is accessible to all residents as well as the residents of the adjacent apartment building and duplex. The materials used for the courtyard will include outdoor furniture, container plantings and architectural paving. There is also a private amenity area at the roof level that will include outdoor benches, container plantings, as well as wood decking. This area will provide a private deck area with views to the southwest of the city.

PL1-C Outdoor Uses and Activities:

PL1-C-1 Selecting Activity Areas:

The above mentioned courtyard is accessible from the street along a circulation path between 1613 and 1617 South Lane St with landscaping connecting the public sidewalk to the private interior courtyard landscaping. The roof deck and courtyard have ample sun exposure and air flow, while providing lines of view to the southwest part of the city.

PL1-C-2 Informal Community Uses:

As the project sits within a residential neighborhood, the open space activities are limited to those with an appropriate level of noise for the area. The courtyard is designed to be areas of social gatherings for families with children, and meeting places as well as places for individual activity such as sitting and reading. The common amenity space is a place for residents to interact with one another and also provide usable and protected bicycle parking and storage.

PL1-C-3 Year-Round Activity

The courtyard landscaping will be composed of year round plantings providing vibrancy for the residents throughout the seasons. The courtyard seating will be moveable, giving flexibility to the open space providing a variety of year round activities.

PL2 Walkability

PL2-A Accessibility

PL2-A-1: Access for All

The project will conform to all accessibility requirements. One type A unit will be provided.

PL2-A-2: Access Challenges

The project will conform to all accessibility requirements including circulation and access.

PL2-B Safety and Security

PL2-B-1 Eyes on the Street:

The project aims to encourage a safe environment for both residents and neighbors. Large windows look onto the street for natural surveillance and a locked gate will be provided for security measure to residents.

PL2-B-2 Lighting for Safety:

Lighting at sufficient lumen intensities including lighting the circulation and access pa between 1613 and 1617 South Lane, as well a entry lighting for the units and sufficient lighti within the circulation stairwell.

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PL3- Street-Level Interaction

PL3-A Entries

PL3-A-1 Design Objectives:
Primary entrances are designed to be identifiable through material choice and application as a method of identifiable way-finding. While the location of the unit entries within the resident stairwell provide a level of privacy and security.

PL3-A-2 Ensemble of Elements:
The design will include overhead canopies for the main building entrance as well as the courtyard as a transitional space between the two proposed buildings that will provide architectural pavings, bench seating and landscaping. As 1613 and 1617 South Lane are close together, lighting the pathway between the two buildings is vital for security and a sense of place.

PL3-B Residential Edges

PL3-B-1 Security and Privacy:
As mentioned above the security measures provided will include landscaping transitions, sufficient lighting in the access corridor, a setback from the sidewalk, and a semi-transparent fence and front yard plantings for visual screening to indicate a transition from public to private.

PL3-B-2 Ground Level Residential
A range of exterior finishes as the façade treatment to articulate the location of residential entries. Locating the windows higher along the elevation at the ground level to allow for ample lighting as well as privacy, a setback of the building from the pedestrian walk, filtered transition with landscaping.

PL3-B-3 Street-Level Transparency
Semi-transparent screening will be selected for the gated entrance of the project to keep views open into spaces within the project, while maintaining a diffusion between private and public, avoiding a harsh face to the neighborhood or residents. A transition of landscaping textures and heights will also be provided to create layered, semitransparent screening to maintain a sense of privacy and maintaining visual connection to the street.

PL3-B-4 Interaction:
The main area for interaction between residents and neighbors will be the proposed courtyard with features to encourage interaction and activity and a positive social connection to the neighborhood.

PL4 Active Transportation:

PL4-B Planning Ahead for Bicyclists:

PL4-B-1 Early Planning:
The project aims to connect to bicycle traffic outside of the site and encourage bicycle use as no parking will be provided for the project.

PL4-B-2 Bike Facilities:
Protected bicycle parking will be provided at the interior of the site, where it is conveniently protected in a secured area. The circulation and access path to the sidewalk is wide enough for bicyclists to enter and exit in a comfortable manner.

PL4-B-3 Bike Connections:
Bicycles will move through the site via the circulation path between 1613 and 1617 South Lane to have access to the street. The project is located in a quiet residential area, not busy to vehicular traffic, and safe for bicyclists that will then transition and connect into the larger bicycle infrastructure of the city.

1613 SOUTH LANE APARTMENTS
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RESPONSE TO BOARD GUIDANCE A.21

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DESIGN CONCEPT

DC1 Project Uses and Activities:

DC1-A Arrangement of Interior Uses:

DC1-A-1 Visibility:
The building entries are located in visible areas, while providing privacy and security.

DC1-A-2 Gathering Places:
The courtyard amenity area is sited between the separate building masses, easily accessibility to the neighboring property at 1617 South Lane, while providing privacy and security from the front sidewalk.

DC1-A-3 Flexibility:
The building does not provide flexibility in regards to a change in program, but can provide flexibility to the evolution of the existing residential program with changes in unit design, by changing single level studio layouts into multi- story, multi-room apartments.

DC1-A-4 Views and Connections:
Large windows are placed along the north, west and south elevations to provide the residents with ample daylight and access to views around the site.

DC2 Architectural Concept:

DC2-A Massing:

DC2-A-1 Site Characteristics and Uses:
The massing of the project is divided into two separate structures with the building at the back of the lot lower in height and responding with the topography. The breakup of two separate buildings allows daylight into the closely adjacent 1617 South Lane and provides amenity space adjoining the two lots.

DC2-A-2 Reducing Perceived Mass:
Secondary architectural elements to reduce the perceived mass include consideration of fenestration sizes and composition relative to building mass, stepping back the third and fourth stories at the building corners to decrease apparent height and reducing the perceived bulk of the building. Façade treatment and choice of color are other ways to visually break down the mass of the building.

DC2-B Architectural and Façade Composition:

DC2-B-1 Façade Composition:
The façade is a mix of 8" lap siding on the first floor & 4" lap siding and vertical metal siding on the upper levels. Colors have been chosen to be complementary of the earth tones with the adjacent project and the neighborhood.

DC2-B-2 Blank Walls:
Option 2 has a large and long blank wall that faces an empty lot and therefore is visible at the street level. The massing was broken down through balcony cut outs in the façade, which also lends the façade to the vibrancy of human activity on the façade as well as breaking the massing down through the patterned façade treatment.

DC2-C Secondary Architectural Features:

DC2-C-1 Visual Depth and Interest:
The overall form steps back at the third and fourth stories at the building corners to decrease apparent height and reduce the perceived bulk of the building. Entrance awnings have been added as secondary architectural features to both option 1 and 2 to create visual depth and individual identity to residential units.

DC2-C-2 Dual Purpose Elements:
The window treatments along the façade provide views and daylight into the studios while providing a rhythm and pattern for the façade treatment. Entrance canopies provide architectural interest and detailing while also providing weather protection.

DC2-C-3 Fit with Neighboring Buildings:
Trees and landscaping were used to enhance the building design and fit the project within the streetscape of the community. For option 1 the third and fourth stories of the building were setback from the street to create a datum line between the architectural features of the neighboring property at 1617 South Lane.

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RESPONSE TO BOARD GUIDANCE A.22

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DC2-D Scale and Texture:

DC2-D-1 Human Scale:
The first floor of the building is defined with a change in lap siding profile compared to the upper levels (8" instead of 4" at the upper levels) and with a change in color as well as overhead awnings and overhangs created by changes to building massing at the upper levels.

DC2-D-2 Texture:
The variety of scales (massing, façade material, human scale) have been taken into account to create a texture with interest and depth at a variety of scales.

DC2-E Form and Function:

DC2-E-1 Legibility and Flexibility:
The form of the building within the context of the site surroundings provide legibility of programmatic use of the structure. Large windows, a variety of public to private screening strategies help to indicate to pedestrians the use of the building.

DC3 Open Space Concept:

DC3-A Building-Open Space Relationship:

DC3-A-1 Interior/Exterior Fit:
The interior and exterior spaces are supportive to the functions of the project. Large windows along the north, west and south facades provide daylight and views, visually connecting the residents to the street level and courtyard. Few windows have been placed along the east façade where the circulation corridor exists between the site and its neighbor to provide privacy for the residents of 1617 South Lane with windows looking onto the project.

DC3-B Open Space Uses and Activities:

DC3-B-1 Meeting User Needs:
A departure of the rear setback [a 50% reduction of the 15'-0”] has been requested for option 1 to increase the size of the amenity area so that it may comfortably support the residents of the project as well as the neighboring property. A side setback departure [west] has been requested for both options to push the building towards the west setback line to increase the circulation and access path between the site and 1617 South Lane.

DC3-B-2 Matching Uses to Conditions:
The open area courtyard has weather protection from wind and driving rain along the north, east and south, while the east elevation is open allowing airflow and sunlight into the amenity space.

DC3-B-3 Connections to Other Open Space:
The amenity area for the residents and neighbors adds to the available open space of the neighborhood which includes Judkins and Pratt Park.

DC3-B-4 Multi-Family Open Space:
As mentioned above the project includes a courtyard and private roof top amenity space for option 1 contributing social interaction and connectivity among the residents.

DC3-C Design:

DC3-C-1 Reinforce Existing Open Space:
A pattern of street tree plantings exists in the neighborhood that will be developed upon to reinforce the character of the residential street.

DC3-C-2 Amenities/Features:
The roof top deck and courtyard will be designed such that they encourage social interaction, but also provide quiet places for the residents to engage in individual activity, this is accomplished through place-making with the landscaping and layout of the outdoor furniture to develop both intimate and open outdoor spaces.

DC3-C-3 Support Natural Areas:
The existing site is a vacant lot devoid of trees or natural vegetation, this project seeks to increase and enhance the existing site through native and year-round plantings.

DC4-A Exterior Elements and Finishes:

DC4-A-1 Exterior Finish Materials:
Exterior materials will be selected that have texture or pattern that develops the project from the façade scale to the human scale. A mixture of exterior finishes will also be proposed to develop depth, interest and pattern to the façade. Some of the proposed materials are hardi-plank, vertical metal siding, and exposed concrete foundation.

DC4-A-2 Climate Appropriateness:
Materials will be selected that are durable and can withstand the climatic events of the geographic area. Special attention will be provided to the detailing of the cladding system to protect the structure against wind driven rain and elongate the lifespan of the building while reducing maintenance.

DC4-C Lighting:

DC4-C-1 Functions:
Lighting along the circulation and access corridor as well as towards the street will be provided for the security of the residents and the neighborhood.

DC4-C-2 Avoiding Glare:
Lighting will be directed where is does not produce glare of light pollution for the neighborhood.

DC4-D Trees, Landscape and Hardscape Materials

DC4-D-1 Choice of Plant Materials:
The selection of plant materials will take into account year-round vegetation, height, and textures to provide a diffusion of vegetative screening of public to private as well as providing green space at the street level.

DC4-D-2 Hardscape Materials:
Architectural pavers are proposed for the courtyard to create texture, color and pattern to the open area. A variety of hardscape materials will be selected as a way of circulation way-finding around the building distinguishing between the public and private areas of the site.

DC4-D-3 Long Range Planning:
Plants will be selected that will be of an appropriate height and scale to complement the existing landscape at the streetscape level.

DC4-D-4 Place Making:
As mentioned in previous selections, landscaping will be used as a place-making strategy for open courtyard and amenity area for the site.

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RESPONSE TO BOARD GUIDANCE A.23

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Board Guidance at Third EDG:

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended that the project proponents return with a third EDG package showing the following specific topics:

- *Create full site sections to show how the grade is resolved with the building forms,*
- *show property lines in the drawings,*
- *conduct preliminary zoning to discard any unworkable proposals and*
- *show clear detail on how the site circulation will work.*

The Board reiterated their expectations to see neighborhood context analyzed and reflected in the proposal. Lastly, the Board expressed their desire to understand how site circulation works with entries, open spaces and the sidewalk relationship. The Board noted that this tight site is a design challenge and hopes to see many design issues resolved so the MUP submittal stages may progress smoothly. The Board was appreciative of the evolving design efforts.
At the conclusion of the THIRD EARLY DESIGN GUIDANCE meeting, the Board felt that they did not have enough information regarding the site and entry details and that the entry sequencing was not fully resolved. The Board recommended that the project proponents return for a fourth EDG meeting with detailed information on the site entry and gate design, building entries that are recognizable and welcoming, front unit garden and privacy screening without a tall fence.

Response to Board Guidance:

- Neighborhood Context Analysis has been provided on page A.3. The existing townhomes to the East of the proposed project step down with the steep slope toward Rainier Ave S. and the heights of those townhomes increase adjacent to the proposed project.

- Full site sections along S. Lane St. have been provided on page A.15

There is a future, mixed-use building being planned to the west of this proposed project at the corner of S. Lane St. and Rainier Ave S. The interaction of contemporary forms and elements of both projects in relation to the existing neighborhood context, including the roof lines and sidewalk elements, will provide a smooth transition between the LR3 and neighborhood commercial zones.

- A transparent fence and gate provide a visual connection between the street and the front yard landscaping from the street side.

- A clearly recognizable front door and high overhang provide visual cues for identifiable way-finding from the street side.

The intent of the refinements at the street side bring more transparency and pedestrian activity to the street frontage level of S. Lane St..

- As shown on page A.16, the landscaping/ courtyard encourages social interaction and activity with a positive connection to the neighborhood, by flowing into the building site to the East.

Board Guidance at First Recommendation meeting:

At the conclusion of the FIRST RECOMMENDATION meeting, the Board recommended that the project proponents return with a SECOND RECOMMENDATION meeting package showing the following specific concerns:

Concern #1:
The applicant was directed to simplify the front fencing to find one unifying design rather than the three styles of fencing presented. (Guideline PL3-A-4) Additionally, they directed the applicant to widen the front unit stoop to 5 feet.

Concern #2:
The Board determined that the façade compositions were presenting too many design articulations and has become over burdened with the variety of modulation, material, color and texture. The applicant will simplify the building compositions for a more unified look. (CS2d)

Concern #3:
The Board directed the applicant to further clarify the front unit landscaping for light screening of the front window.

Concern #4:
The applicant will research building code standards to determine if roof top access is allowed as shown.

Response to Board First Recemmendation Guidance:

#1
See page A9 Front yard and page A13 of the front elevation: exploration of the character of the North elevation resulted in a semi-private fence at the edge of the concrete stoop that has been moved out to the edge of the property line, consistent with the Board's direction.

#2
See pages A11 - A14 the Elevations: the strategy for refining the project was to look at our three main elements of design; Form, Color and Texture, and better understand how the simplicity of the form was contradicted by the busy-ness of too many materials and an over exaggeration of color.
The palette has been reduced to a paint selection of earth tones consistent with the neighboring project and others in the neighborhood.
The texture character has been reduced to vertical metal siding and 8" and 4" horizontal lap siding to maintain a consistent look throughout the project while providing durable materials.
Material transitions are consistent around all four sides of the buildings.

#3
See page A5 and A9 the refined landscape in conjunction with the fence redesign. Vegetation provides semi-private screening in front of the window.

#4
See page A1 Zoning information for a thorough accounting of code review relevant to roof top access and common and private Amenity Space
The required minimum of 50 percent of the Amenity space is provided on the ground level and is accessible for all Units. The roof top deck defined as private amenity space and will be available to tenants with key access.

1613 SOUTH LANE APARTMENTS
Seattle, Washington 98144

DPD Project # 3017455

RESPONSE TO BOARD GUIDANCE A.24

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