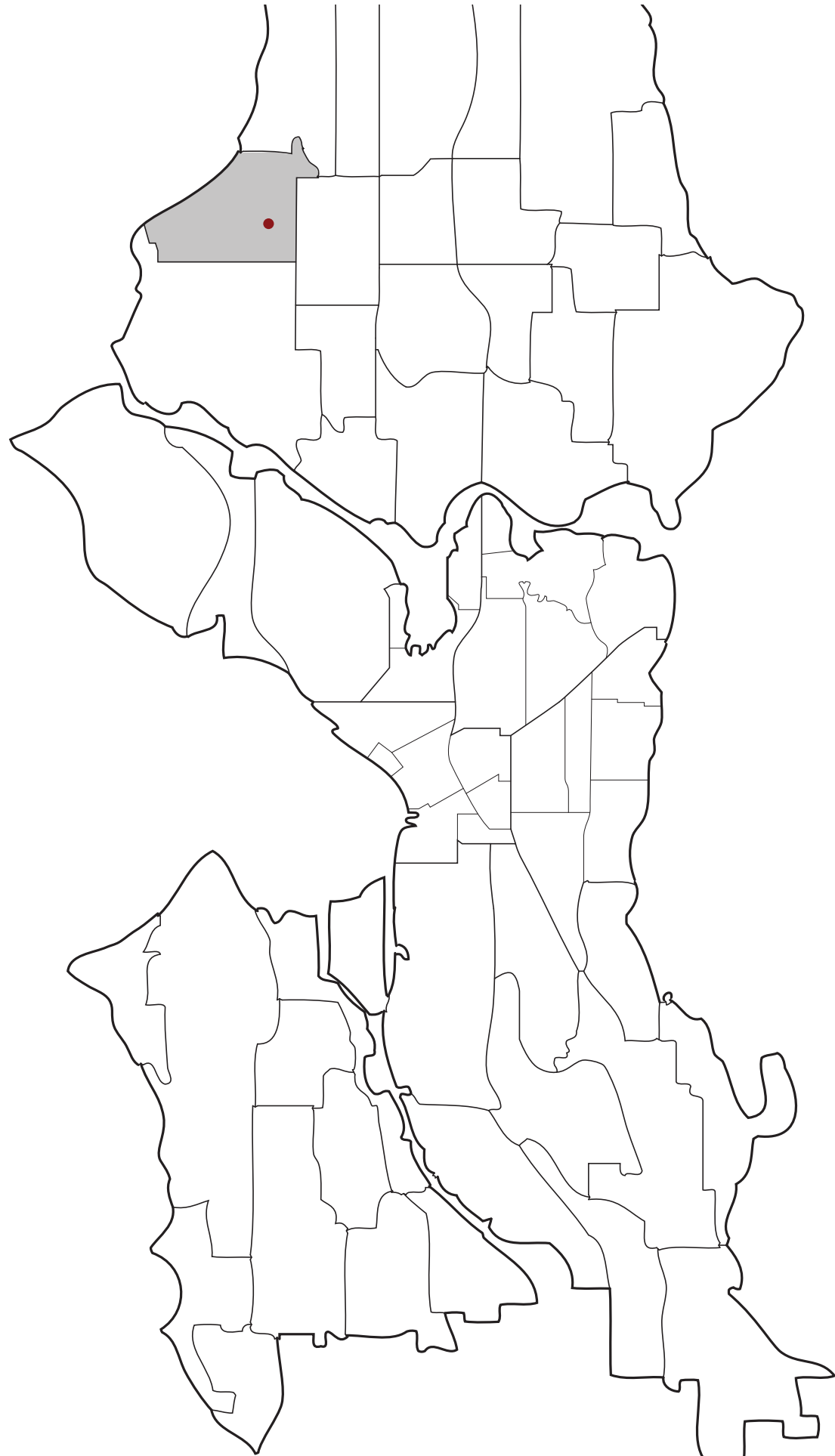


# #3017521

9038 14TH AVE NW **STREAMLINED DESIGN REVIEW**

9038 14TH AVE NW, LLC **S+HWorks**  
ARCHITECTURE & DESIGN





## PROPOSAL

This project involves the demolition of an existing single family home, and the construction of two live/work units plus four townhome units. The live/work units are grouped as a duplex with the commercial portion at ground level facing 14th Ave NW (west). The townhome units are grouped side-by-side as one building at the east end of the site with unit entries facing a shared courtyard. Covered parking (four stalls) and enclosed trash are located between the buildings which provides a generous separation between commercial and residential uses at grade and minimizes the drive aisle length given there is no alley at the site. Pedestrian and vehicular access is provided off of 14th Ave NW.

- The project goals are as follows:
1. To provide six well designed and well-constructed units for the growing Crown Hill neighborhood.
  2. To provide buildings and uses that positively contribute to the streetscape of 14th Avenue NW.
  3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
  4. To maximize the development's connection to its surroundings, including street level engagement and the transition between commercial and residential zones.

## ADDRESS

9038 14TH AVE NW  
DPD# 3017521

## PROJECT TEAM

OWNER	9038 14TH AVE NW, LLC
ARCHITECT	S+H Works, LLC
STRUCTURAL	Nickerson Engineering
LANDSCAPE	Cramer Design Consultants
SURVEYOR	Pace Engineers
CIVIL	Pace Engineers

## PROJECT INFO

ZONING	C1-40
LOT SIZE	5,479
FAR	3.25
ALLOWABLE FAR	17,806 GSF
PROPOSED FAR	8,038 GSF
PROPOSED UNITS	6
COMMERCIAL SQ.FT.	2,656 GSF
PARKING STALLS	4

## INDEX

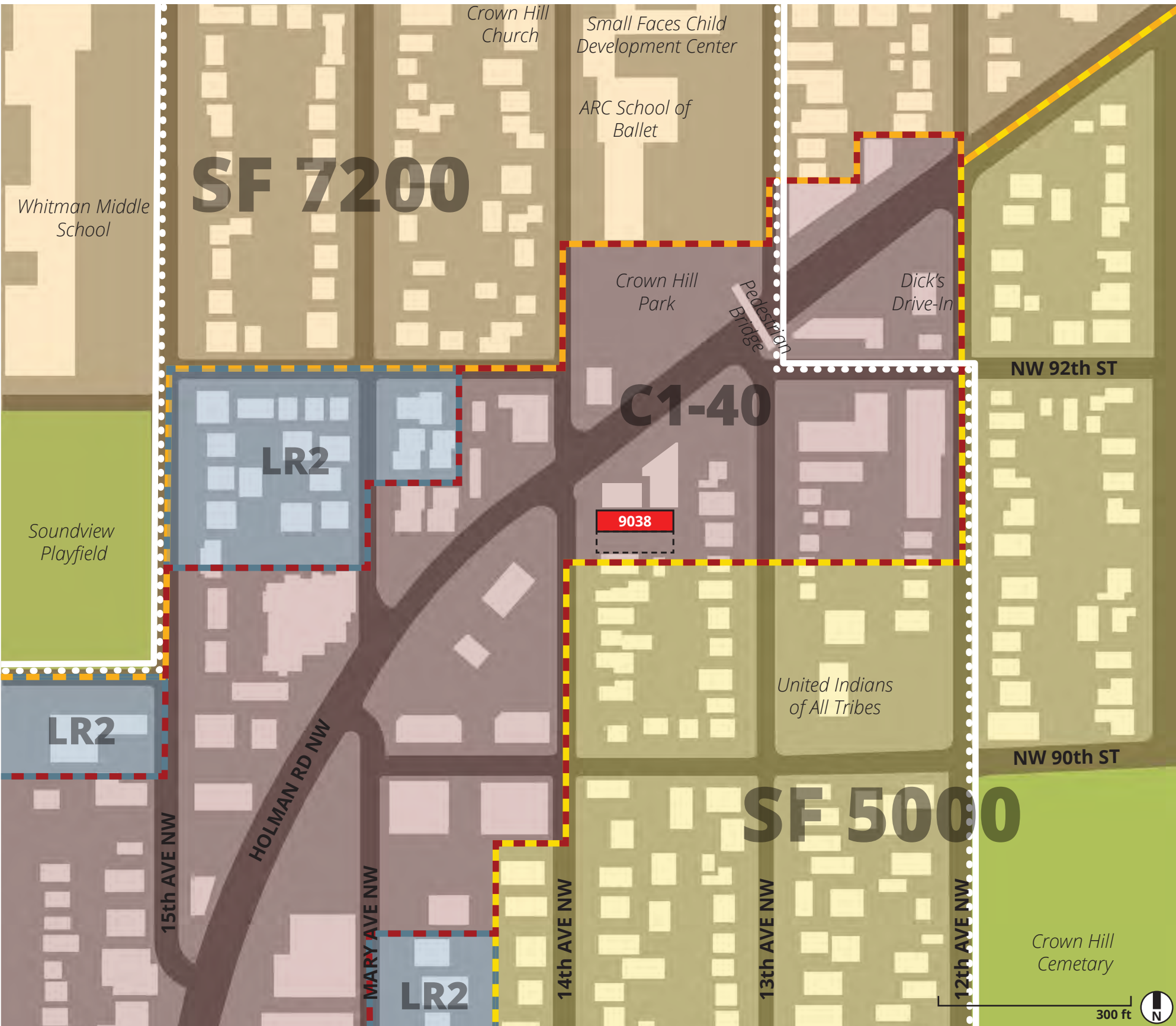
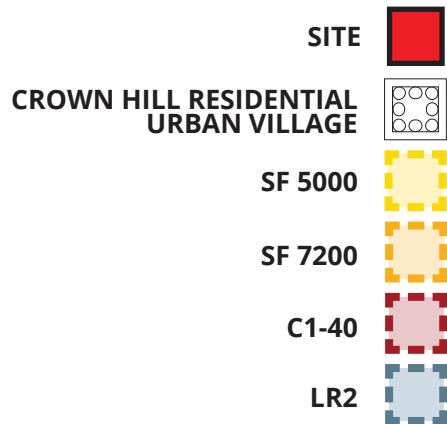
<b>PROJECT INFO / PROPOSAL</b>	<b>1</b>
<b>SITE ANALYSIS</b>	<b>2</b>
ZONING	2
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SITE ANALYSIS

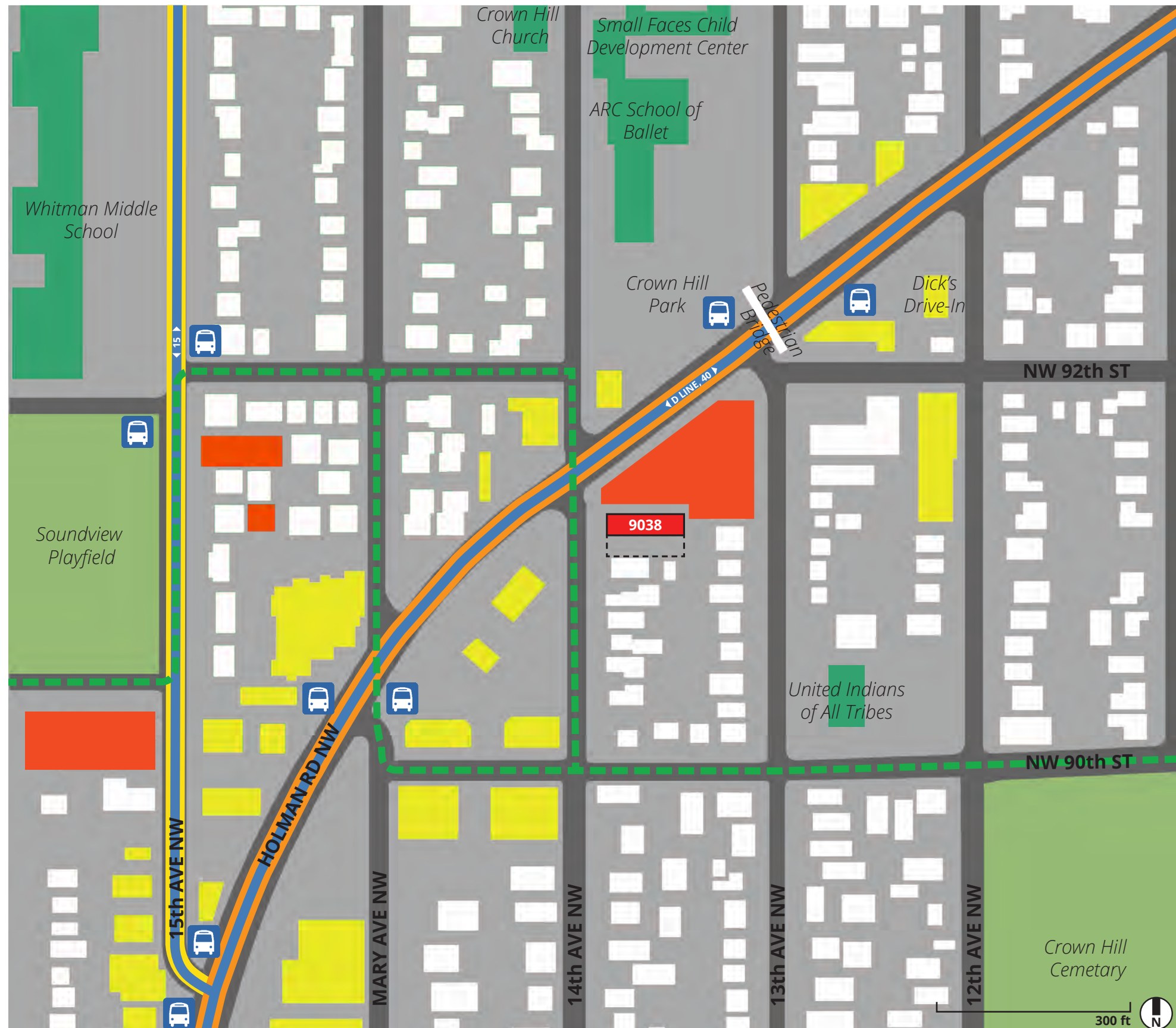
The project site is zoned C1-40 in the Crown Hill Residential Urban Village located on the east side of 14th Ave NW, a two lane street.

The area near the project site is characterized by a mix of uses and housing types. To the north and west are a variety of commercial uses facing the busy arterial, Holman Road NW, which connects Seattle’s Ballard neighborhood to the south with the city’s northern suburbs. The properties facing Holman Road NW are predominantly large commercial retail, auto service and fast-food restaurants setback by parking lots similar to arterials found in suburbs. However, small businesses at the street edge thrive in the area to balance the commercial core and make it a friendly pedestrian experience.

To the north and south of the commercial core is a mix of institutional, public and residential uses. A few multi-family zones provide a buffer between commercial and small neighborhood residential yet the area is looking to create a stronger transition between commercial and residential.







## CIRCULATION

The site is immediately adjacent to Holman Road NW. As an arterial it provides a connection for the neighborhood to both downtown and the interstate (I-5). On Holman, one block to the east and west are Metro bus routes 40 and D-Line running south to Ballard and downtown and north to Greenwood and Northgate. 14th Avenue NW is a thoroughfare for both vehicular and bicycle traffic looking to avoid the sometimes congested Holman Road NW. Street improvements including street widening, street trees, a new curb and sidewalk are required as part of this project development. Street parking is provided in front of the site as part of the SDOT master plan.

There are several public green spaces within blocks of the site. A pedestrian bridge to Crown Hill Park is located one block northeast on Holman Road NW.

- SITE
- NEW DEVELOPMENT
- RETAIL / RESTAURANT / OFFICE
- SCHOOL / RELIGIOUS

- MAJOR ARTERIAL
- MINOR ARTERIAL
- BICYCLE FRIENDLY ROAD
- TRANSIT ROUTE
- DESIGNATED BUS STOP

Walk Score  
**71**

Transit Score  
**53**

Bike Score  
**68**



COMMERCIAL  
HOLMAN RD

9038

(neighboring lot developed under separate permit, DPD#3017520)

SINGLE FAMILY SINGLE FAMILY SINGLE FAMILY SINGLE FAMILY MULTI-FAMILY MULTI-FAMILY SINGLE FAMILY  
NW 90TH ST

COMMERCIAL

NW 90TH ST

5

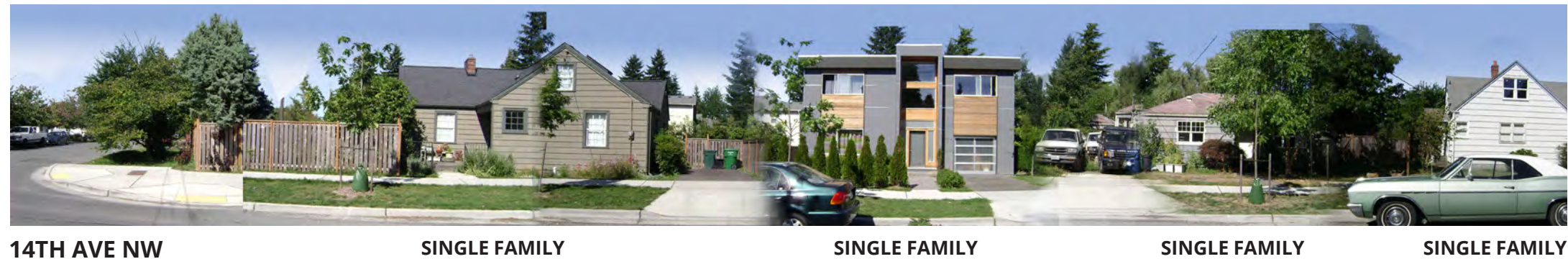
COMMERCIAL

(neighboring lot developed under separate permit, DPD#3017520, across from)

9038  
(across from)

COMMERCIAL

HOLMAN RD





4 13TH AVE LOOKING WEST



SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

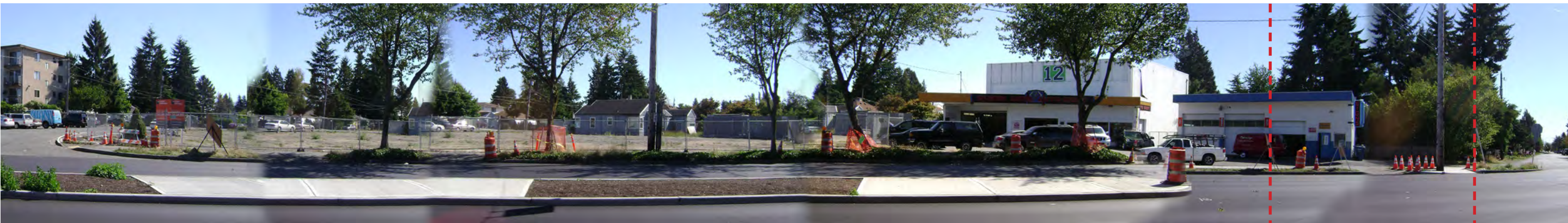
SINGLE FAMILY  
(neighboring lot  
developed under  
seperate permit,  
DPD#3017520,  
beyond)

SINGLE FAMILY  
**9038**  
(beyond)

SINGLE FAMILY

VACANT LOT  
(PENDING DEVELOPMENT,  
DPD# 3007947)  
Mixed-use building consisting of three  
floors of residential apartments (105)  
over one floor of live / work & commer-  
cial units. Parking at grade and be-  
low-grade (125 stalls).

5 HOLMAN RD LOOKING SE



13TH AVE NW

VACANT LOT  
(PENDING DEVELOPMENT, DPD# 3007947)  
Mixed-use building consisting of three  
floors of residential apartments (105)  
over one floor of live / work & commer-  
cial units. Parking at grade and be-  
low-grade (125 stalls).

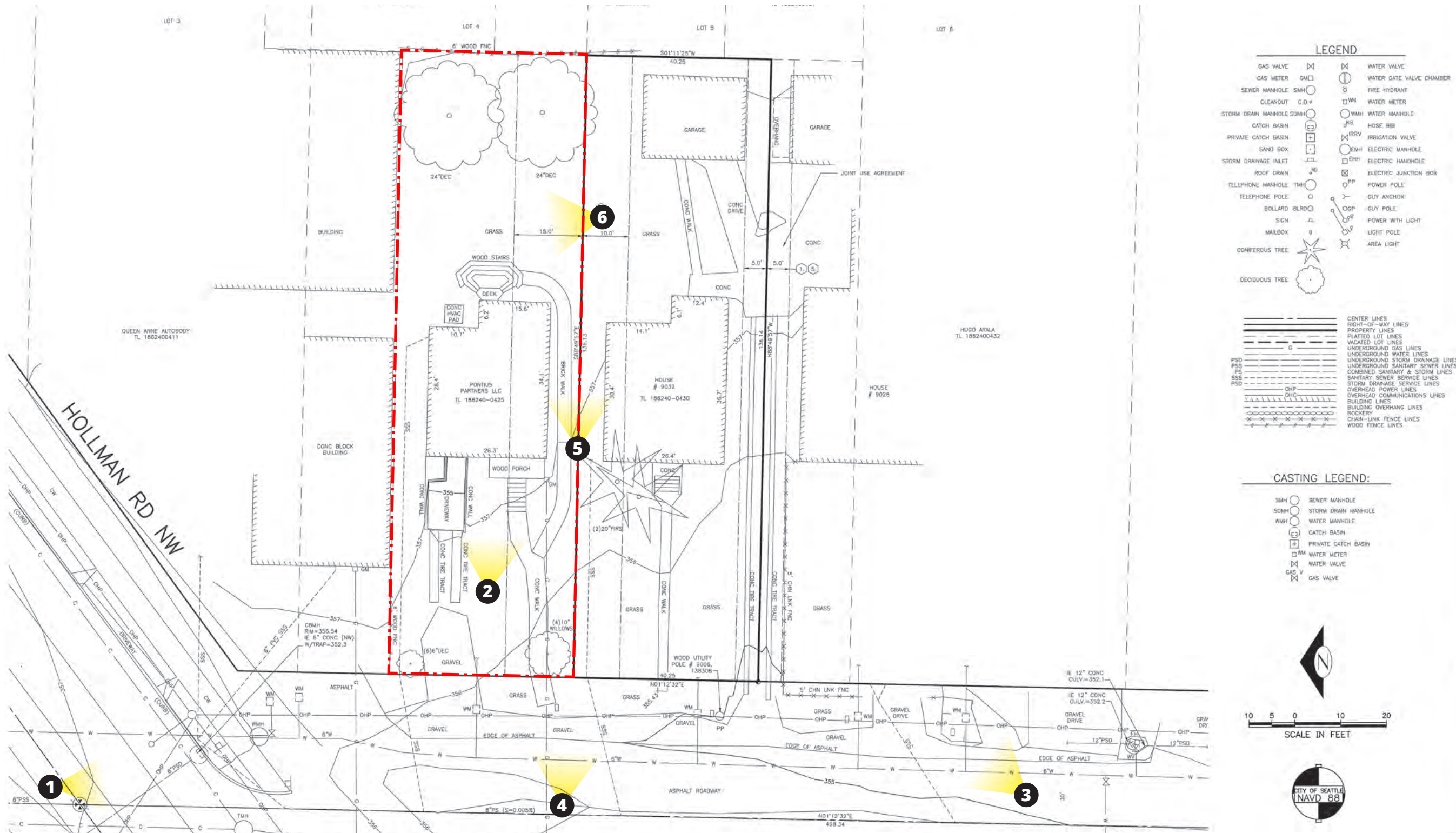
COMMERCIAL

COMMERCIAL

**9038**  
(beyond)

14TH AVE  
NW





## SURVEY

Surveyor: PACE Engineers Date: 04/10/14





## SITE CONDITIONS

The site is currently occupied by a 1,640 square foot single family home, built in 1926. The site is predominantly flat sloping approximately one foot from the street lot line (west) to the rear lot line (east). There are several trees under 24" in diameter on site, reviewed by an ISA Certified Arborist, deemed not exceptional.

There is no existing curb or sidewalk, however, street improvements at 14th Ave NW will be provided as part of the development connecting to the improved street edge across 14th Ave. NW and to the curb at the northeast corner of the Holman Road NW intersection. Powerlines located in the right-of-way at the east side of 14th Ave NW have been noted and clearances will be accounted for.

The lot immediately to the south is being developed in partnership with this project under separate permit. Directly to the north is an auto service station and vacant lot facing Holman Road NW, currently being developed as a 4-story mixed-use project. To the east are single family homes with development potential as commercial lots. To the west across 14th Ave. NW is a fast-food restaurant, gas station and shared parking lot.



AERIAL VIEWS



NORTHWEST



NORTHEAST



SOUTHWEST



SOUTHEAST



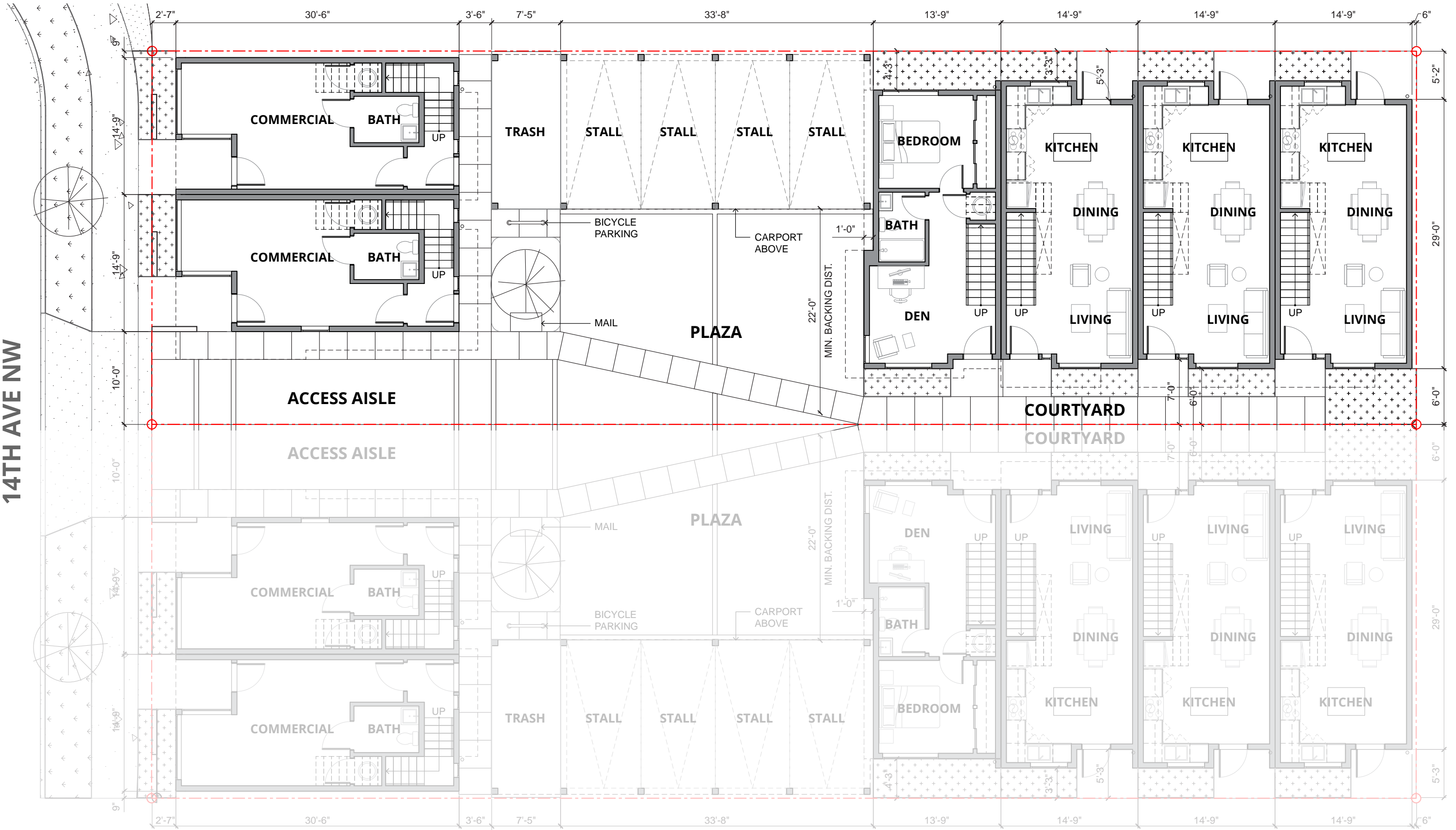


**SITE PLAN**  
SCALE: 1/16" = 1'-0"

N 2.5 5 10

The buildings are placed on site to provide a comfortable separation between uses. The live/work duplex with commercial storefronts and recessed, covered entries at ground level face 14th Ave NW at the west end of the site creating a strong connection to the street front. The four townhome units are grouped side-by-side at the east end of the site facing a shared courtyard with direct access and visible connection

from the street. A shared pedestrian and vehicular aisle, demarcated by paving, connects from the street to four covered parking stalls for the rear townhouse units, a trash enclosure, bicycle parking and mail, arranged to encourage resident interaction as a multi-purpose outdoor plaza.



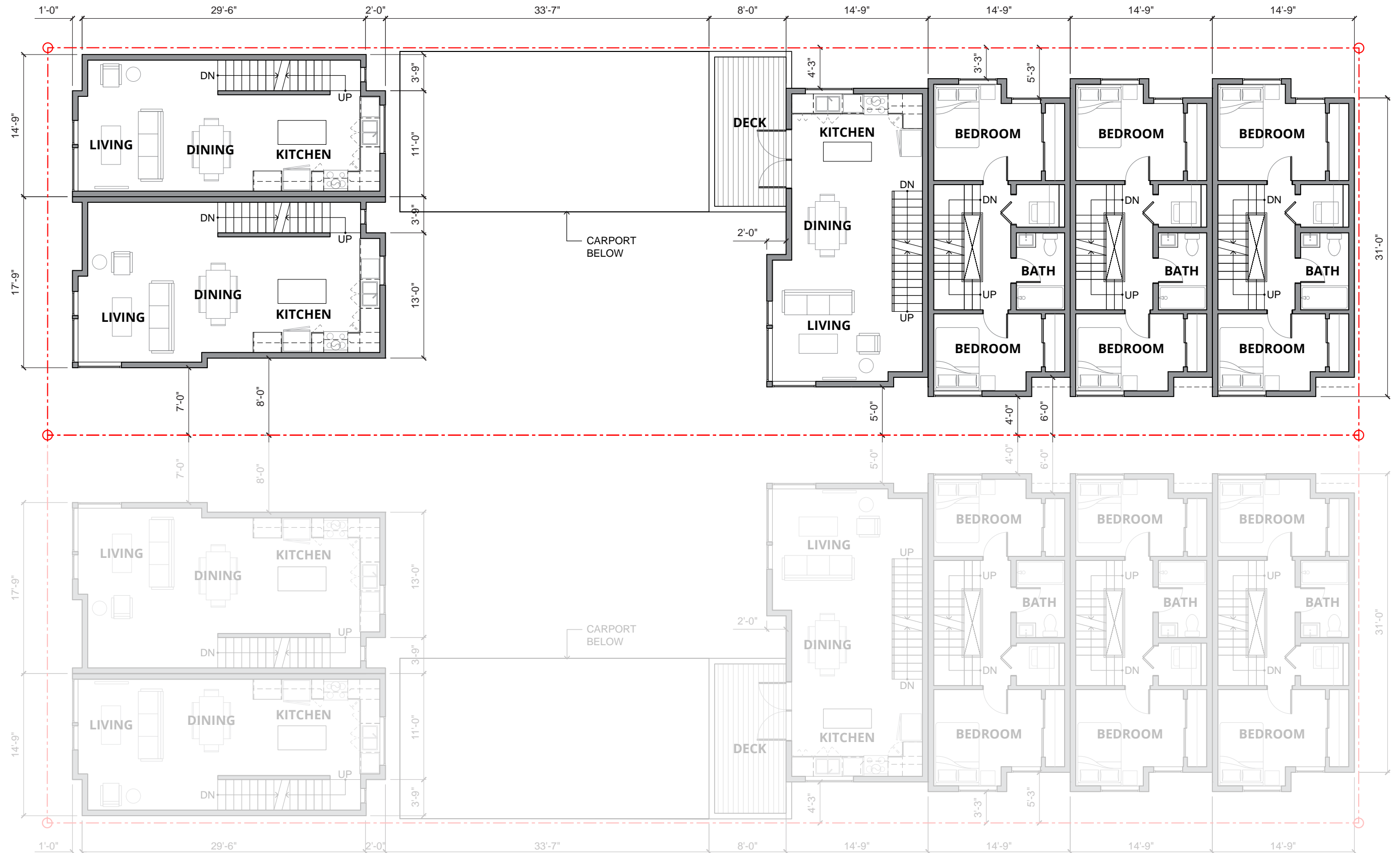
**LEVEL 1 FLOOR PLAN**

SCALE: 1" = 10'-0"





14TH AVE NW

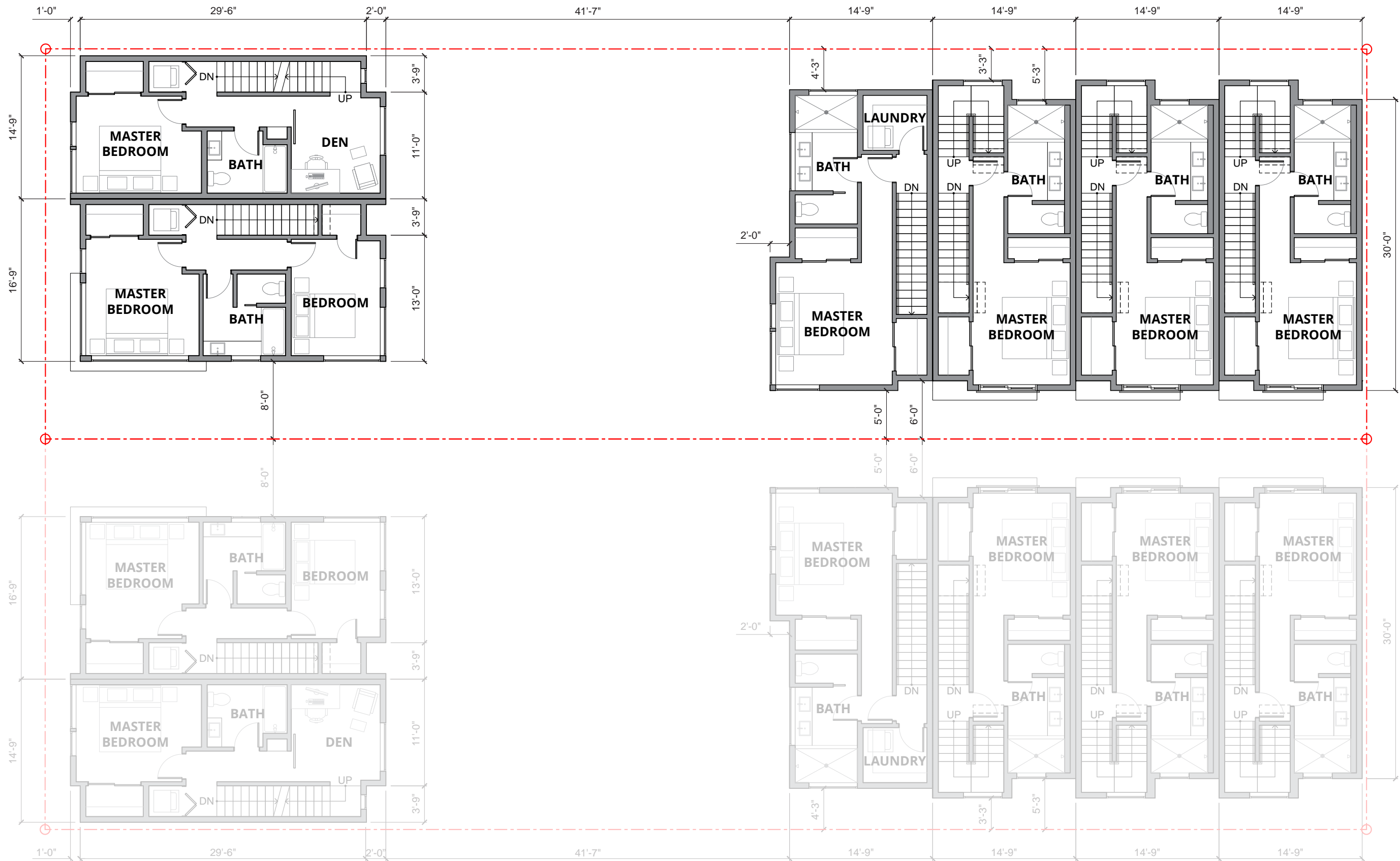


## LEVEL 2 FLOOR PLAN

SCALE: 1" = 10'-0"



14TH AVE NW



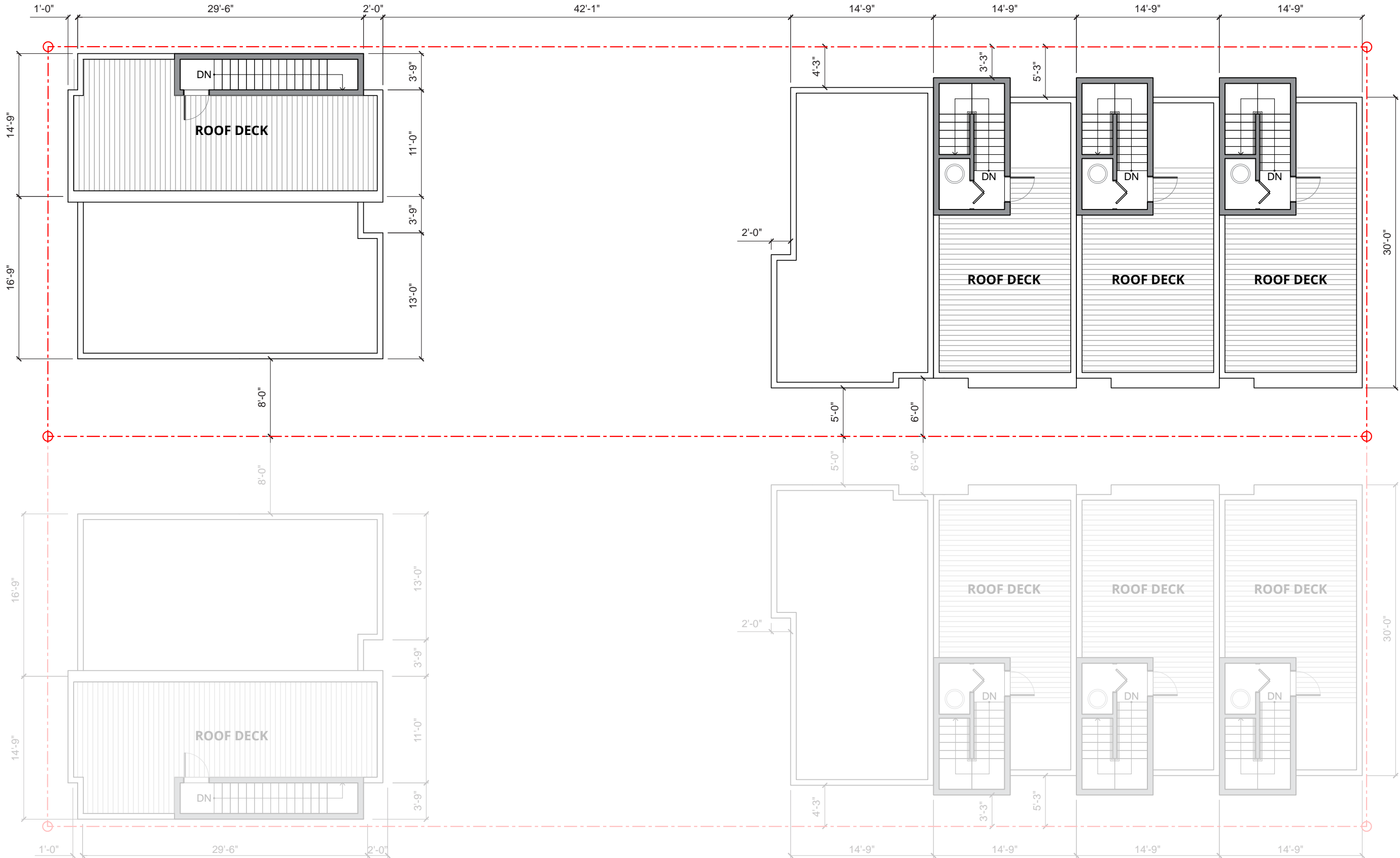
LEVEL 3 FLOOR PLAN

SCALE: 1" = 10'-0"





14TH AVE NW



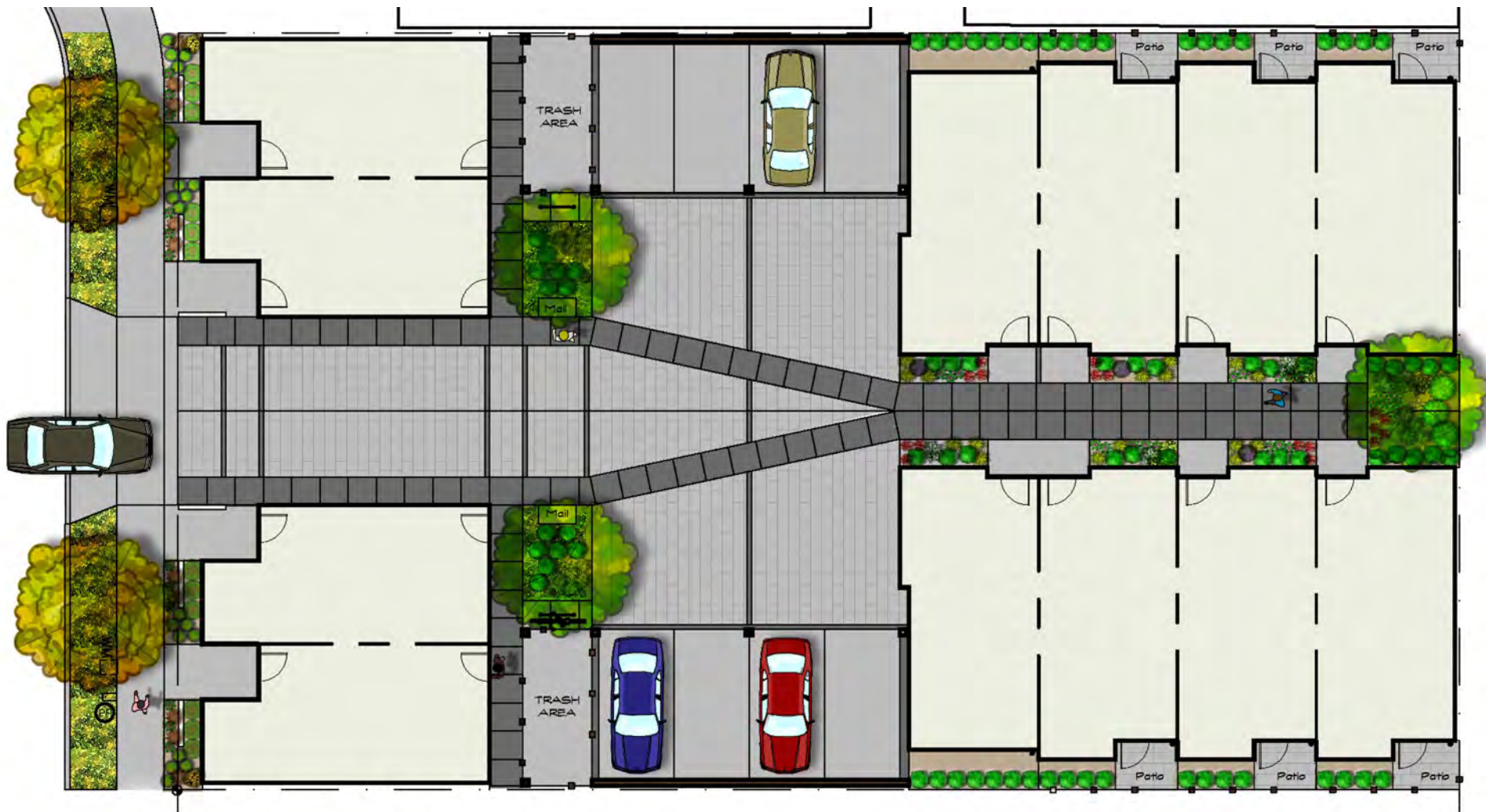
## LEVEL ROOF PLAN

SCALE: 1" = 10'-0"

















LANDSCAPE PLAN (N.T.S)

The landscape plan is designed to compliment the architecture and reinforce the site plan and circulation. At the street front, low plantings maintain commercial storefront and signage visibility while providing human scale elements that enhance the pedestrian experience. The planting area at the end of shared access aisle greets residents as they transition to the plaza, residential service areas and unit entires. Planting areas in the residential courtyard at the east end of the site provide a buffer between unit entries reinforcing visual unit identity and contributing to a more private and secure environment. Overall, the tree and shrub choices provide a variety of fiery and cool tones that will change throughout the year and compliment the playful building material palette.

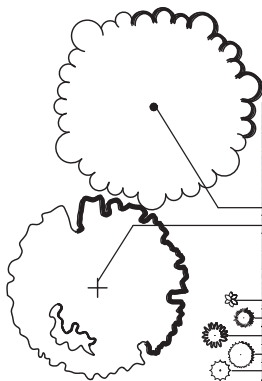
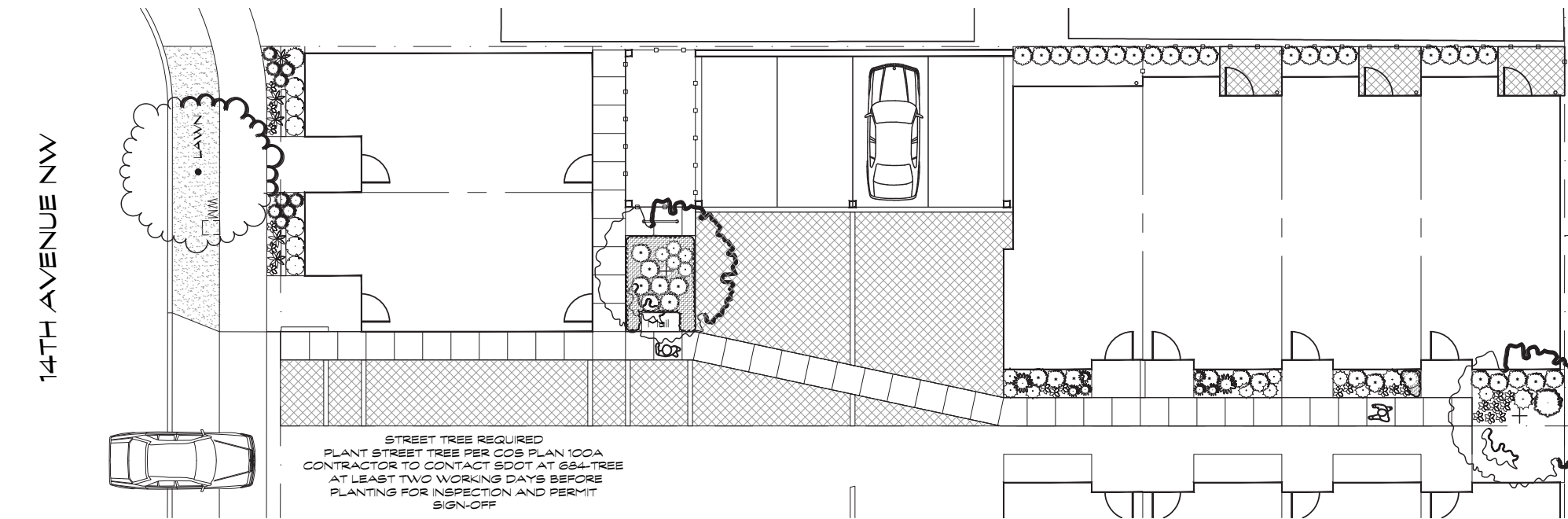


LANDSCAPE PLAN  
SCALE: NTS

Trees	Shrubs					Groundcovers
						
						



PLANTING SCHEDULE



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer truncatum x A. platanoide 'Warrenared'	Pacific Sunset Maple	2" Cal.	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	15' Cal.	
SHRUBS & PERENNIALS			
Bergenia 'Winter Glow'	Winter Glow Elephant Ears	1 Gal.	(DT)
Carex oshimensis 'Evergold'	Evergold Sedge	1 Gal.	(DT)
Cnicifuga ramosa 'Brunette'	Black Snakeroot	2 Gal.	(DT)
Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	36" x 42"	(DT)
Hakonechloa macro 'Aureola'	Gold Variegated Japanese Forest Grass	1 Gal.	(DT)
Heuchera 'Fire Alarm'	Fire Alarm Heuchera	1 Gal.	(DT)
Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	5 Gal.	(DT)
Nandina domestica 'Harbor Dwarf'	Harbor Dwarf Nandina	2 Gal.	(DT)
Osmorhiza heterophyllus 'Goatki'	Goatki False Holly	5 Gal.	(DT)
Phormium tenax 'Rubrum'	New Zealand flax	2 Gal.	(DT)
Sarcococca rupestris	Fragrant Sweet Box	2 Gal.	(DT)
GROUNDCOVERS			
Saxifrage 'Primulae'	Miniature London Pride	4" pots, 12" oc	(DT)

DT = DROUGHT TOLERANT PLANT  
N = PACIFIC NORTHWEST NATIVE PLANT

Notes:  
-See soil amendment detail for soil specifications COS plan 142.  
-See bioretention planter detail for bioretention specifications.  
-All planting beds to receive minimum 3-4" of mulch.

Green Factor Score Sheet			
Project title:	enter sq ft of parcel	SCORE	0.384
Parcel size (enter this value first)	5,471		
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 615	0.6	369.0
3 Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)	enter sq ft 468		
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter number of plants 105	1296	0.3 389
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 2	150	0.3 45
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0	0.3 -
4 Tree canopy for "medium/large trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 1	250	0.4 100.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0	0.4 -
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter inches DBH 0	0	0.8 -
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter			
C Green roofs	enter sq ft 0	0.4	-
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.7	-
2 Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls	enter sq ft 0	0.7	-
E Approved water features	enter sq ft 0	0.7	-
F Permeable paving	enter sq ft 0	0.2	-
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 1055	0.5	527.5
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.2	-
G Structural soil systems	sub-total of sq ft = 3,834		
H Bonuses	enter sq ft 1296	0.1	129.6
1 Drought-tolerant or native plant species	enter sq ft 0	0.2	-
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 574	0.1	57
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 0	0.1	-
4 Landscaping in food cultivation			
Green Factor numerator = 1,684			
* Do not count public rights-of-way in parcel size calculation.			
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)			

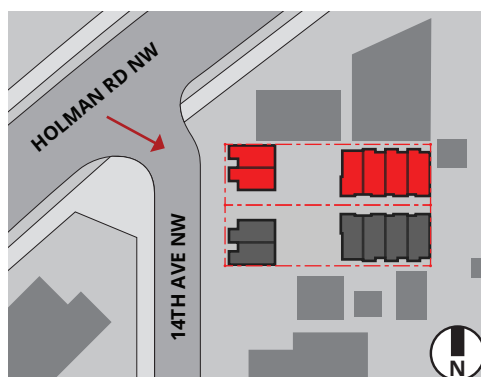




**9038 14TH AVE NW**

(neighboring lot developed under  
seperate permit, DPD#3017520)

**VIEW FROM HOLMAN RD NW**



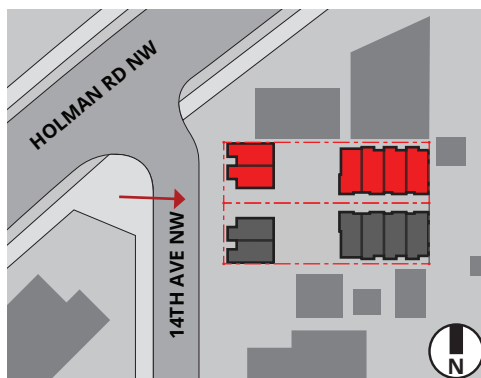




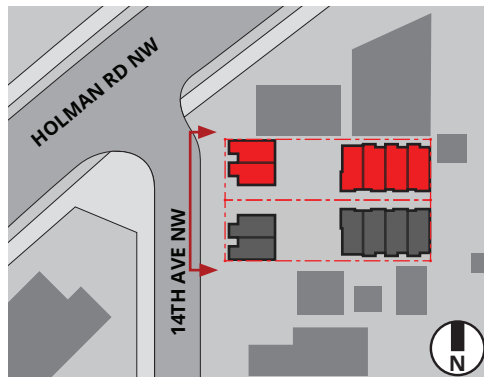
**9038 14TH AVE NW**

(neighboring lot developed under  
seperate permit, DPD#3017520)

**VIEW FROM 14TH AVE NW**



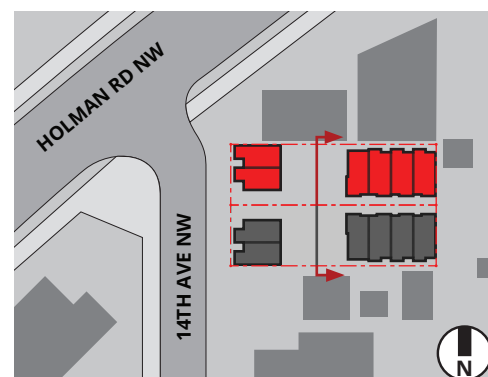




## WEST ELEVATION @ 14TH AVE NW

SCALE: 1" = 10'-0"



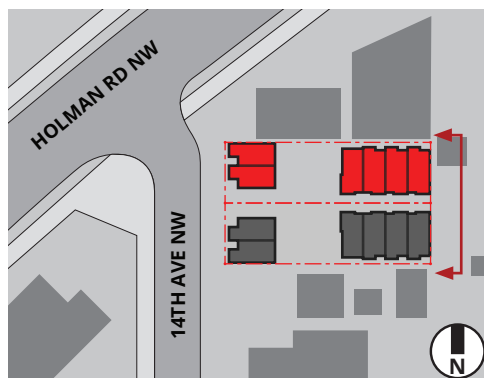


## WEST ELEVATION @ PLAZA

SCALE: 1" = 10'-0"

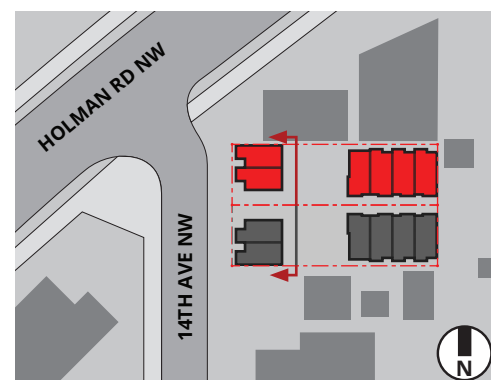
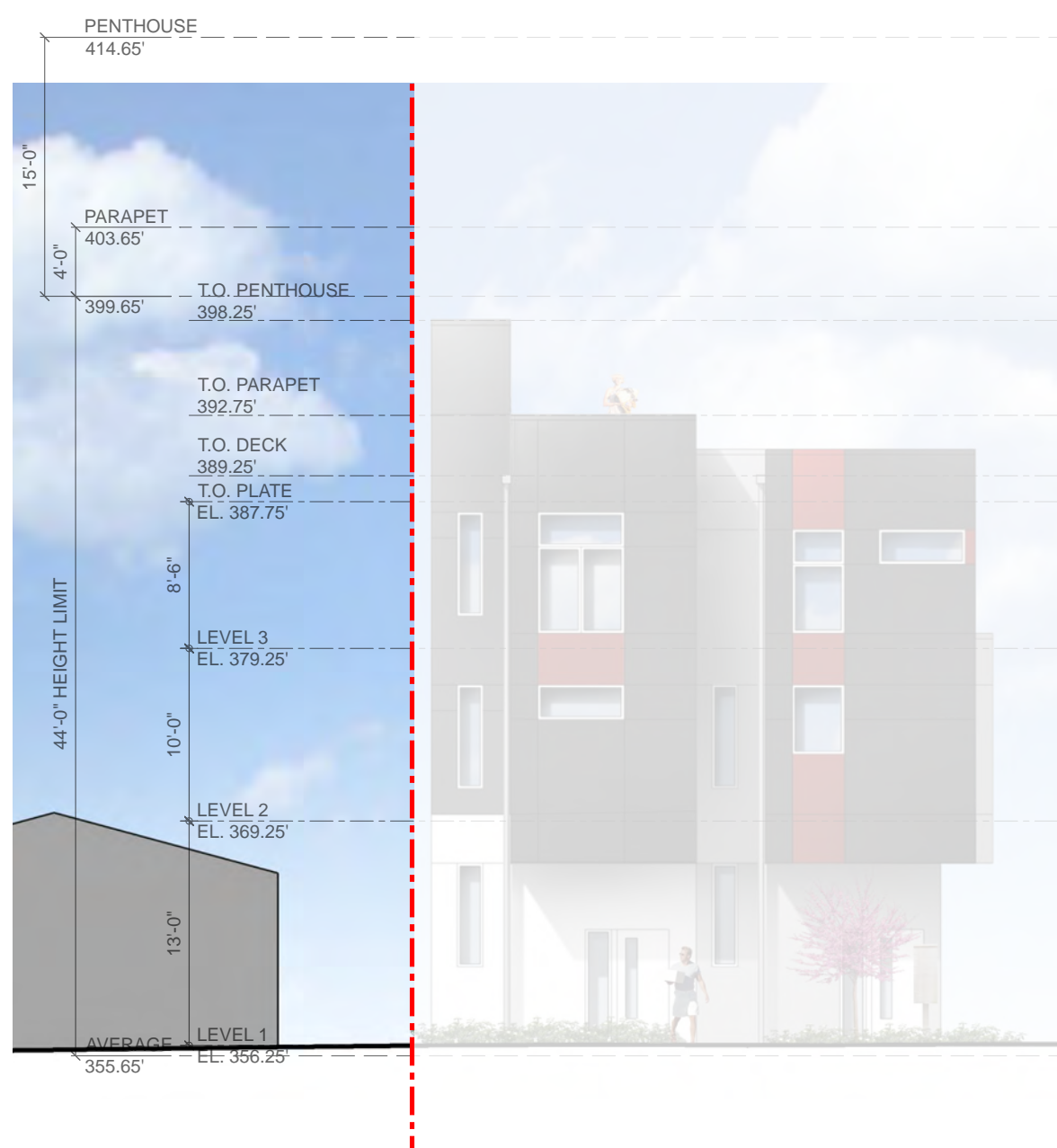






**EAST ELEVATION @ REAR LOT LINE**  
SCALE: 1" = 10'-0"



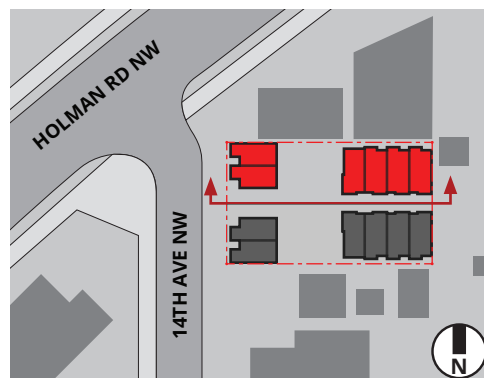


## EAST ELEVATION @ PLAZA

SCALE: 1" = 10'-0"



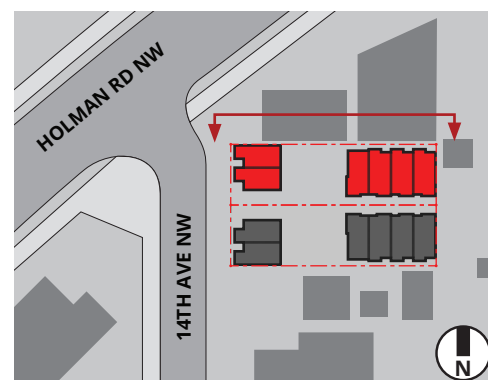




## SOUTH ELEVATION

SCALE: 1" = 10'-0"



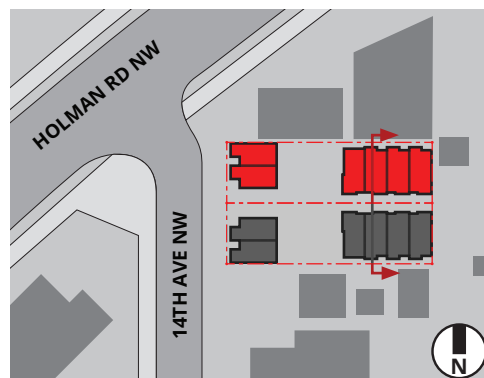
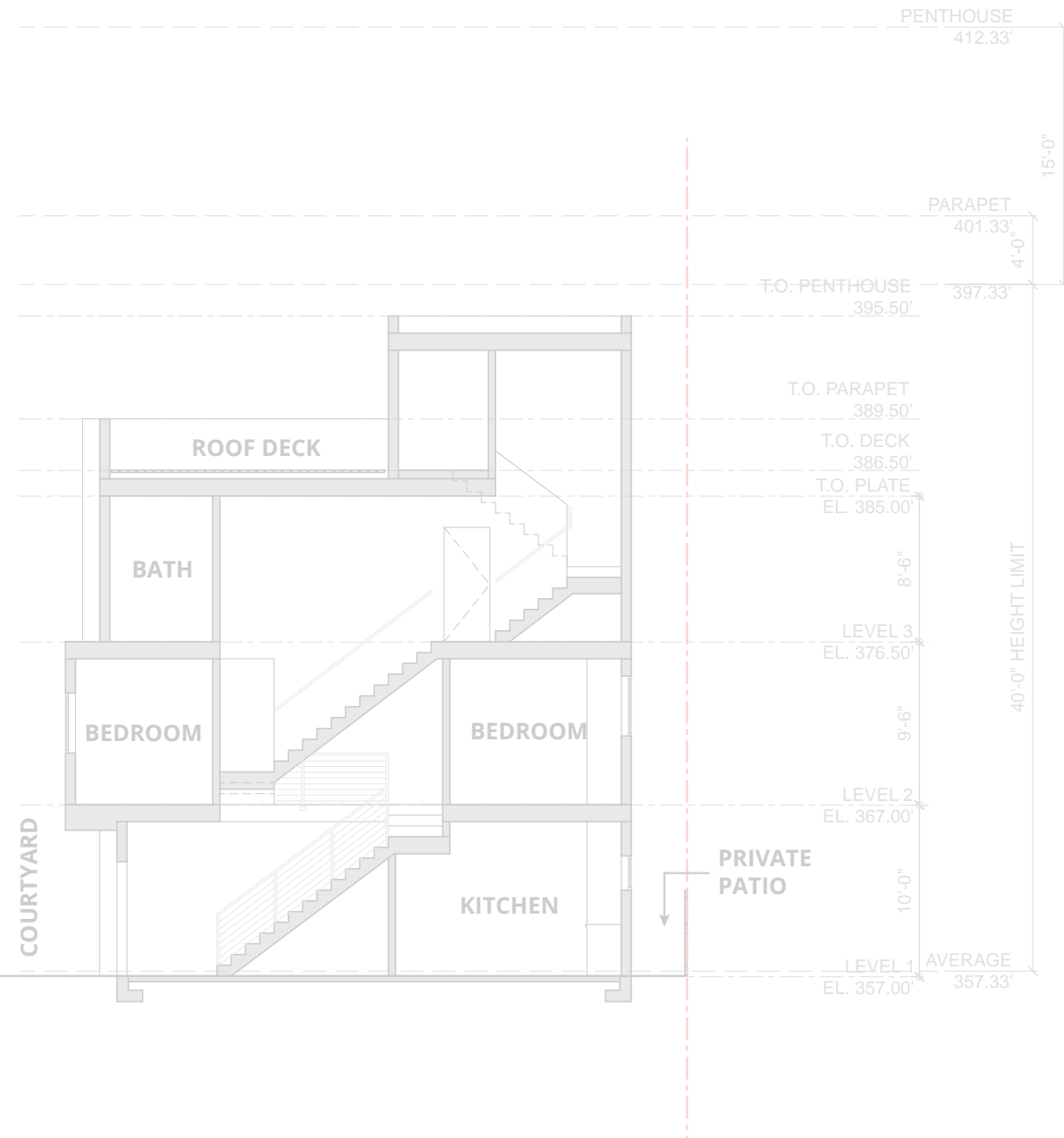
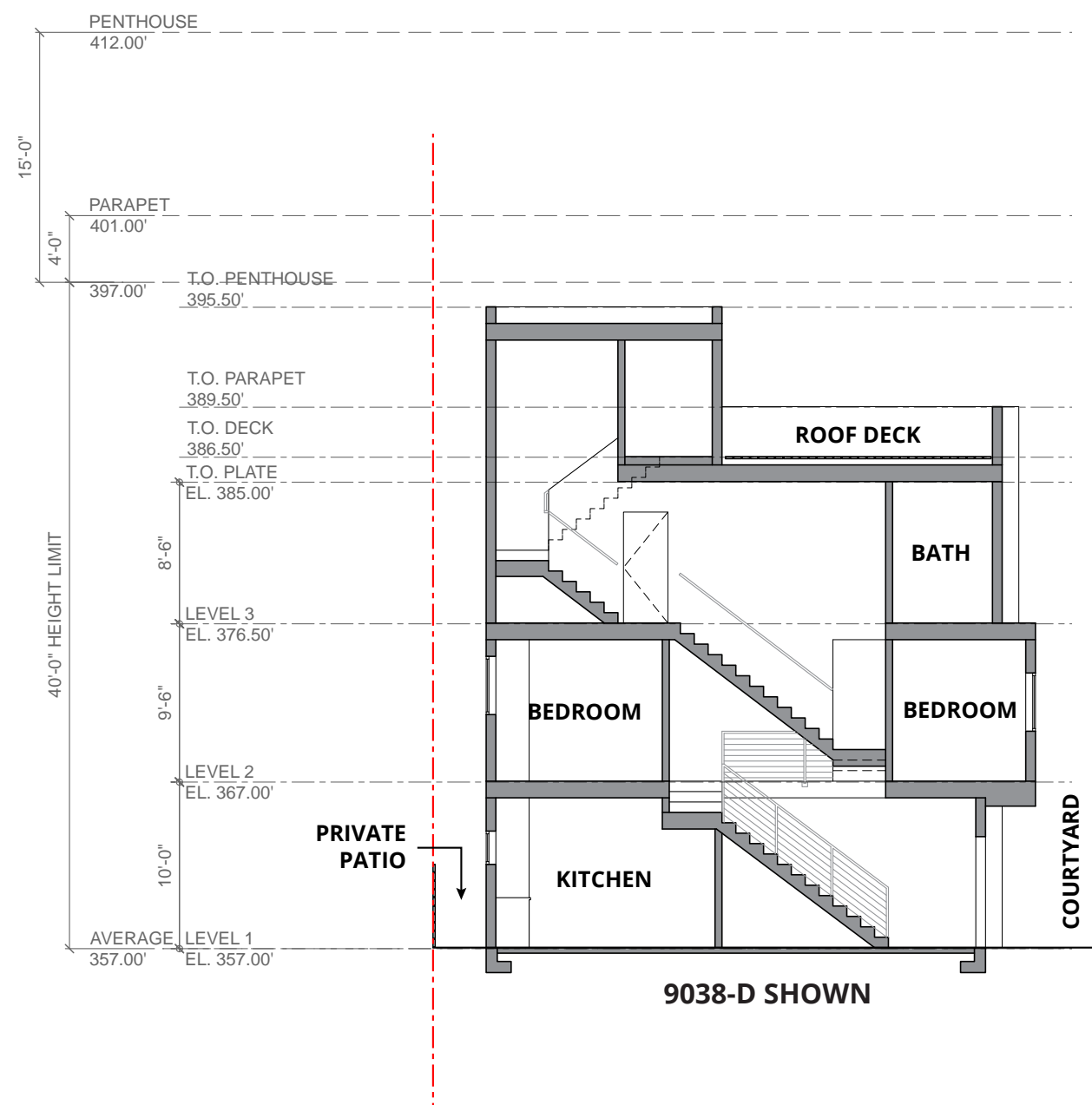


## NORTH ELEVATION

SCALE: 1" = 10'-0"



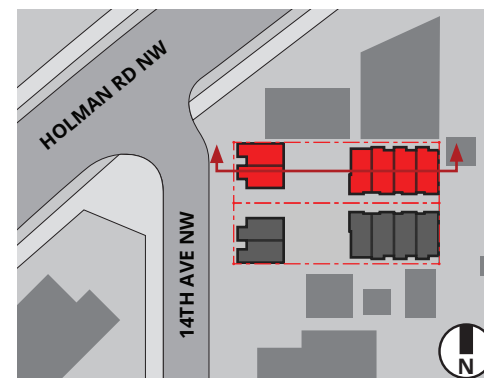
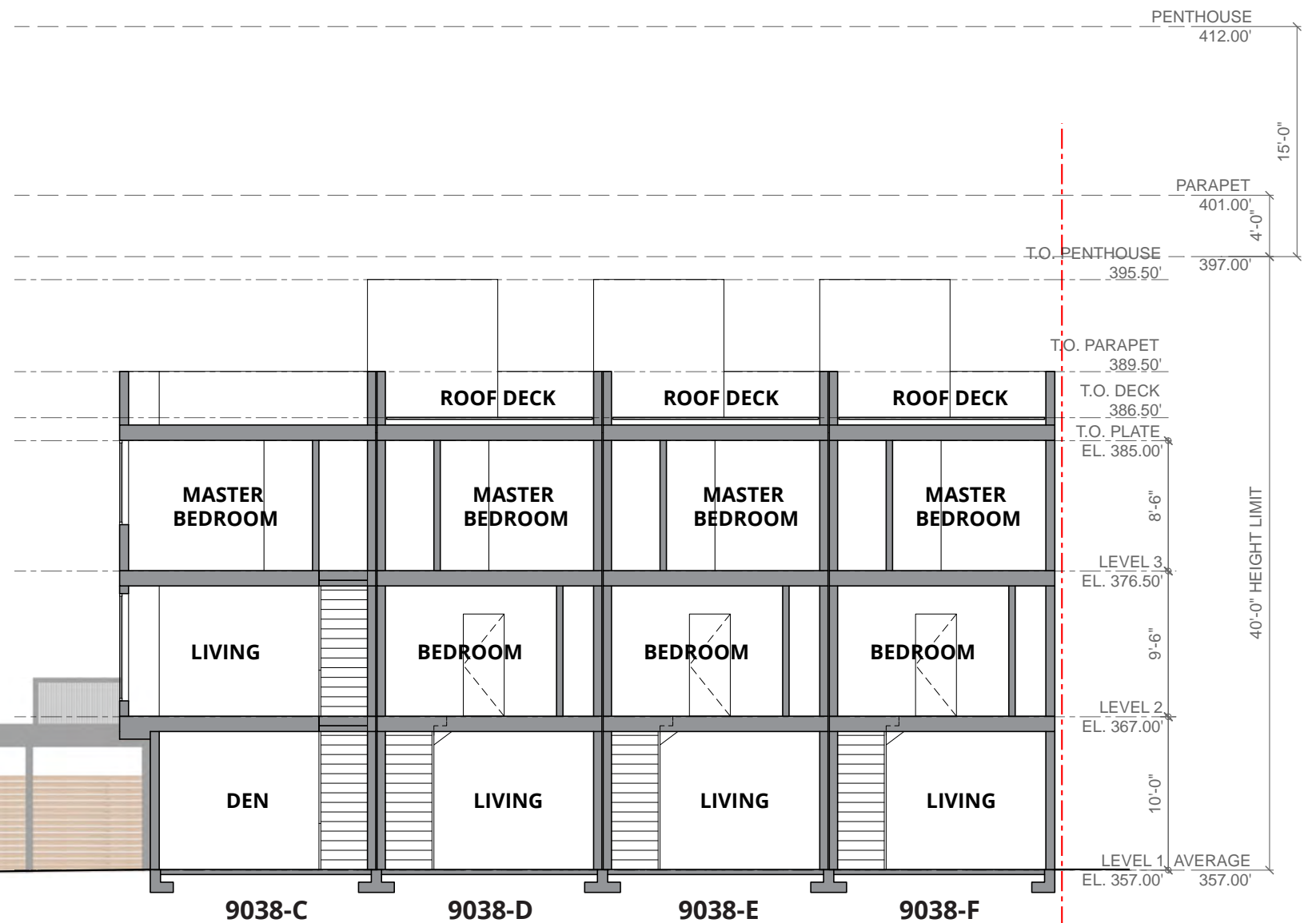
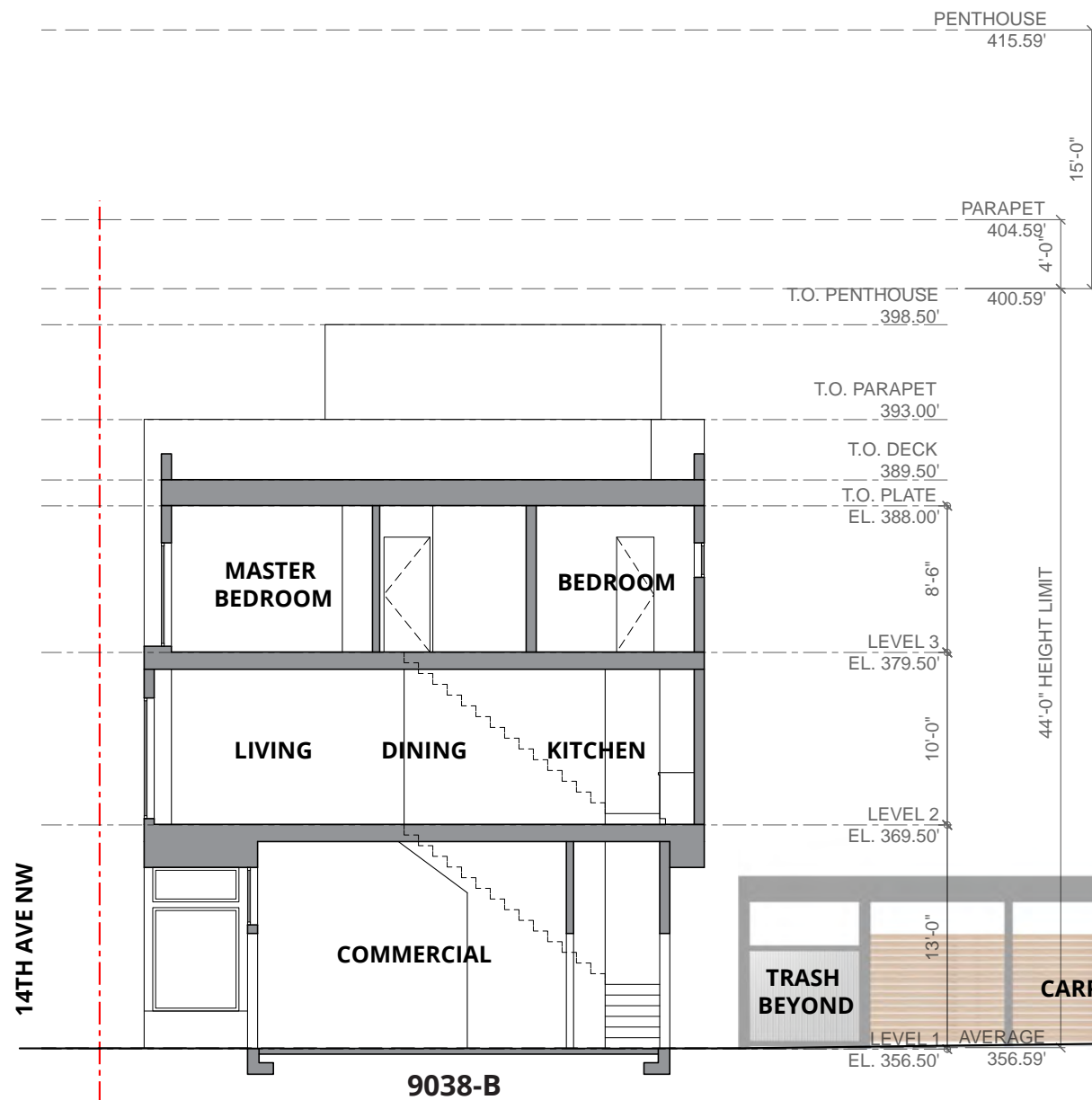




## SECTION A

SCALE: 1" = 10'-0"





## SECTION B

SCALE: 1" = 10'-0"





AMENITIES / CIRCULATION

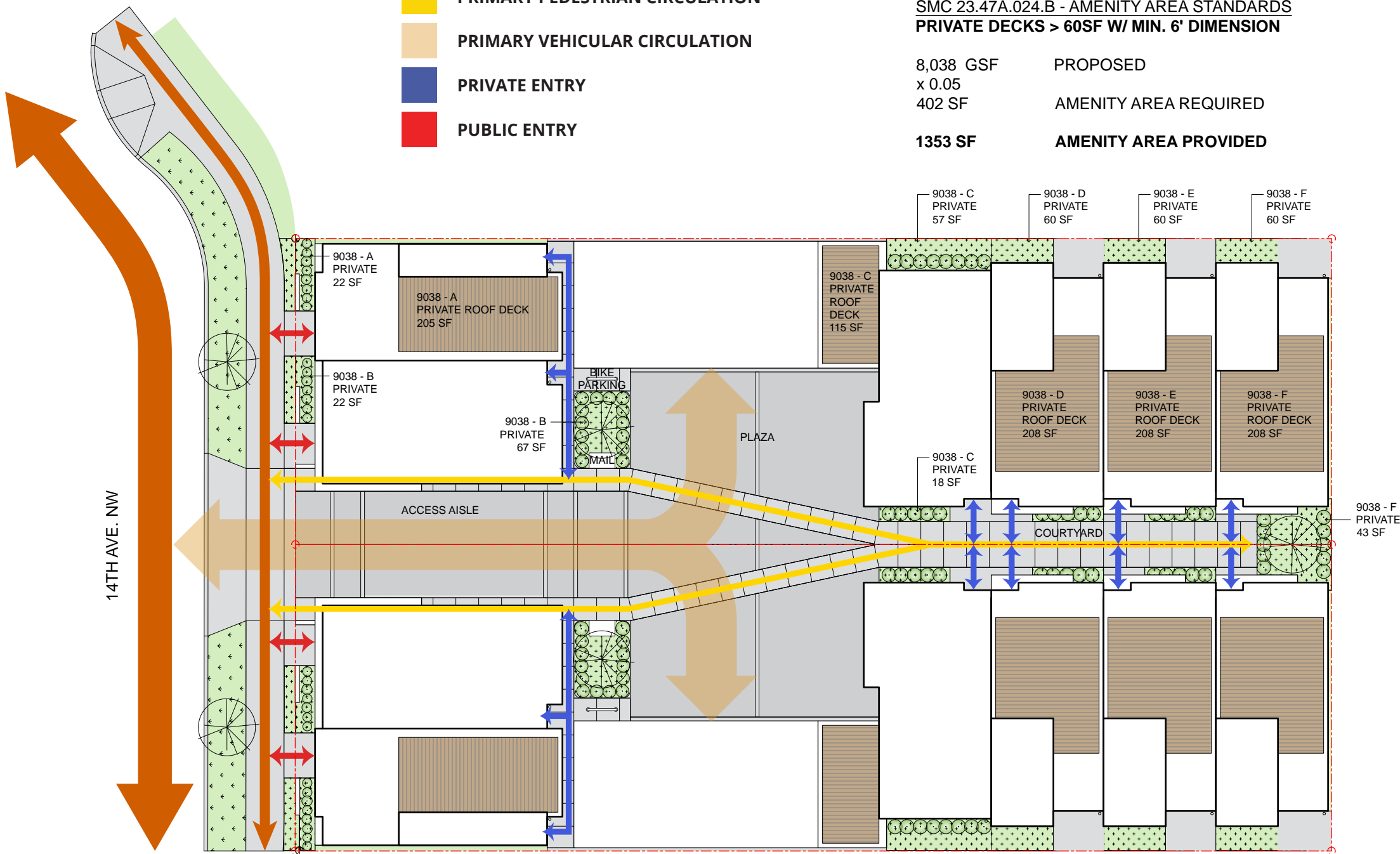
Building placement and unit orientation are defined by a clear circulation hierarchy. Commercial Live/Work entries are accessed directly off of 14th Ave NW and are visible by cars, bicycles and pedestrians, providing a strong public street connection. The shared access aisle presents clear direction to residential services and landscaped amenity located in and around the central plaza with pathways that branch off to more private residential entries.

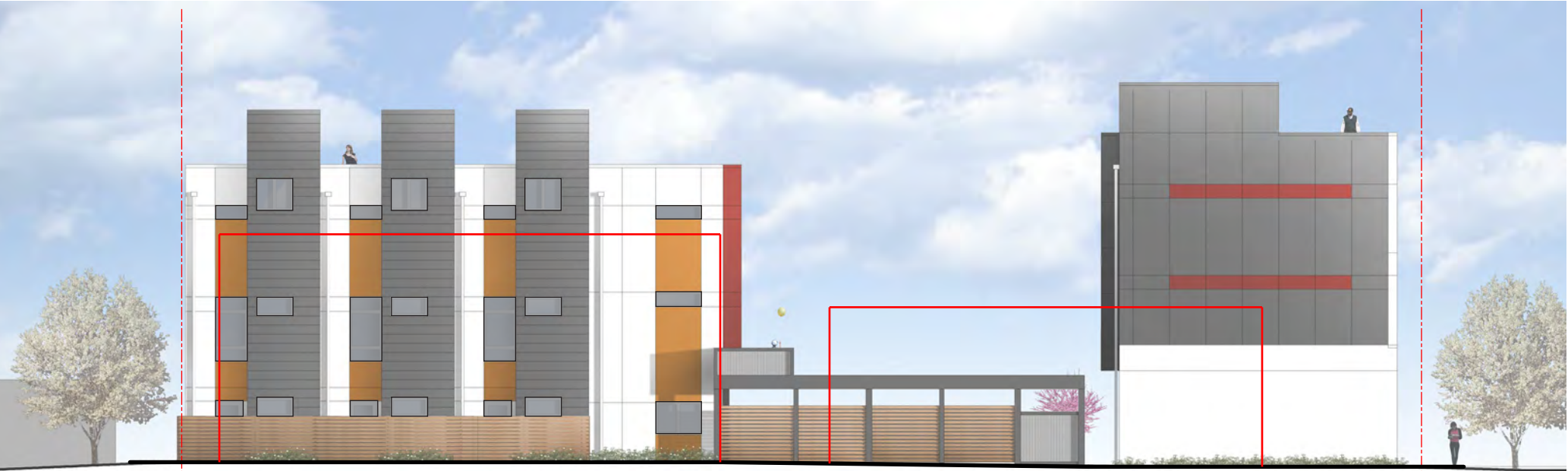
The amenities at grade are in direct response to the site circulation. Different scales, textures and colors of paving is integral in demarcating pedestrian areas from vehicle areas. The planting areas along the shared pathways act as a hinge in the hardscape framework further identifying the transition from public to private. The landscaping provides soft edges at the unit entries and help enhance unit identity. A variety of roof decks and rear townhome patios are also provided as private amenity to the units.

- PUBLIC STREET CONNECTION
- PRIMARY PEDESTRIAN CIRCULATION
- PRIMARY VEHICULAR CIRCULATION
- PRIVATE ENTRY
- PUBLIC ENTRY

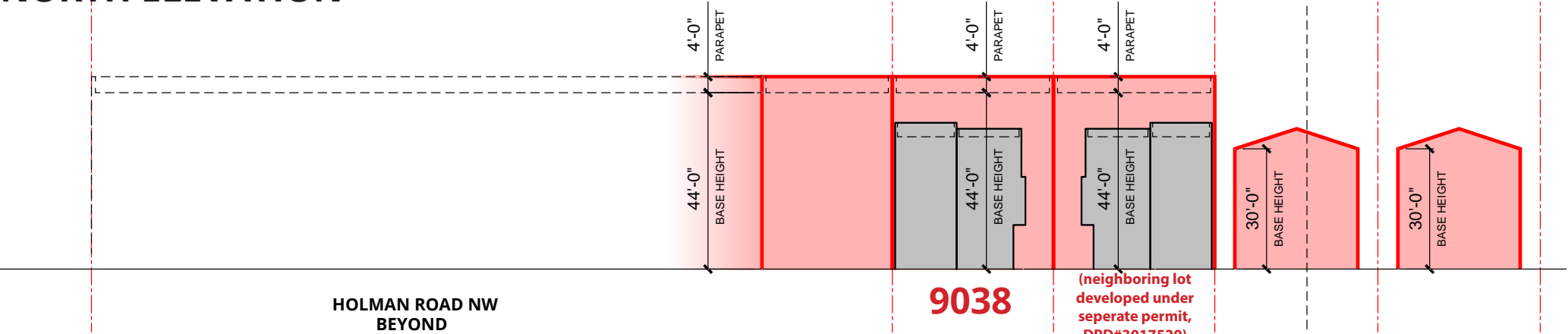
AMENITY AREA SUMMARY  
SMC 23.47A.024.A - COMMERCIAL ZONE  
5% OF GROSS FLOOR AREA REQUIRED  
SMC 23.47A.024.B - AMENITY AREA STANDARDS  
PRIVATE DECKS > 60SF W/ MIN. 6' DIMENSION

8,038 GSF	PROPOSED
x 0.05	
402 SF	AMENITY AREA REQUIRED
1353 SF	AMENITY AREA PROVIDED

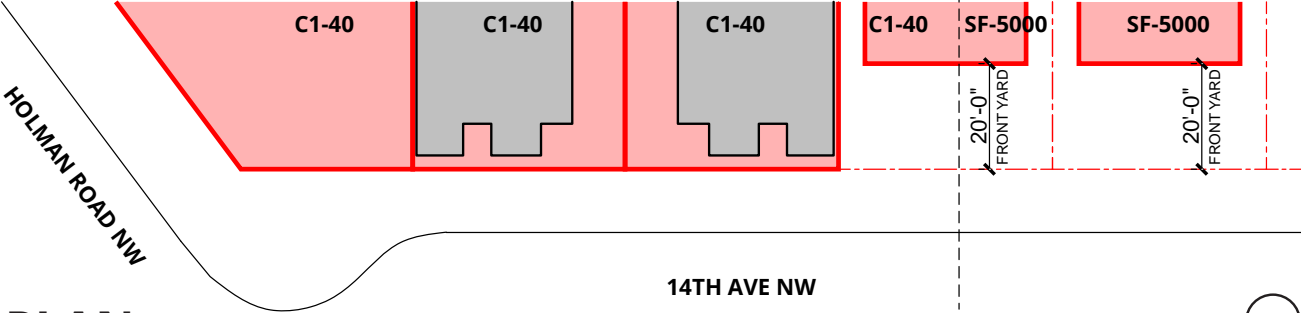




NORTH ELEVATION



SECTION



PLAN

PRIVACY DIAGRAM

Minimal overlapping fenestration with adjacent buildings was considered to maintain privacy.

- PROPOSED FENESTRATION
- NEIGHBORING FENESTRATION
- \*no windows present at adjacent building

DEVELOPMENT POTENTIAL @ 14TH AVE NW

The proposed building height and the modulation/unit composition at the street front work together to respectfully transition between commercial and residential zones. The split zone lot to the south is limited by residential zoning codes and the lot to the north is currently being developed as a large mixed-use building with ground floor commercial and live/work units. While the lot allows for greater height and scale at 14th Ave NW a more thoughtful approach regarding anticipated development was taken to strengthen that needed transition.

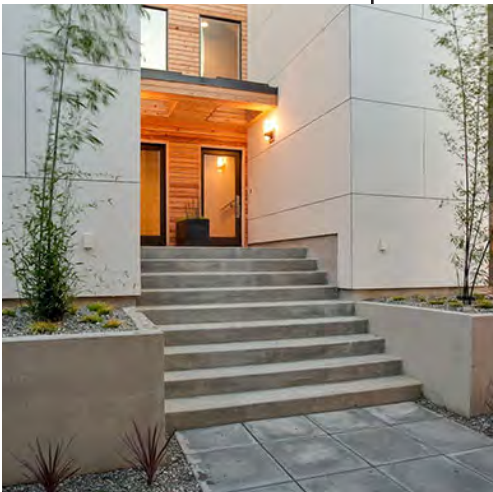
- PROPOSED ENVELOPE
- DEVELOPMENT POTENTIAL



MATERIALS



WHITE VINYL WINDOWS



PAINTED CEMENT BOARD SIDING (WHITE)



PAINTED CEMENT BOARD SIDING (CHARCOAL)



CORRUGATED METAL SIDING (LOCATED ON EAST BUILDING)

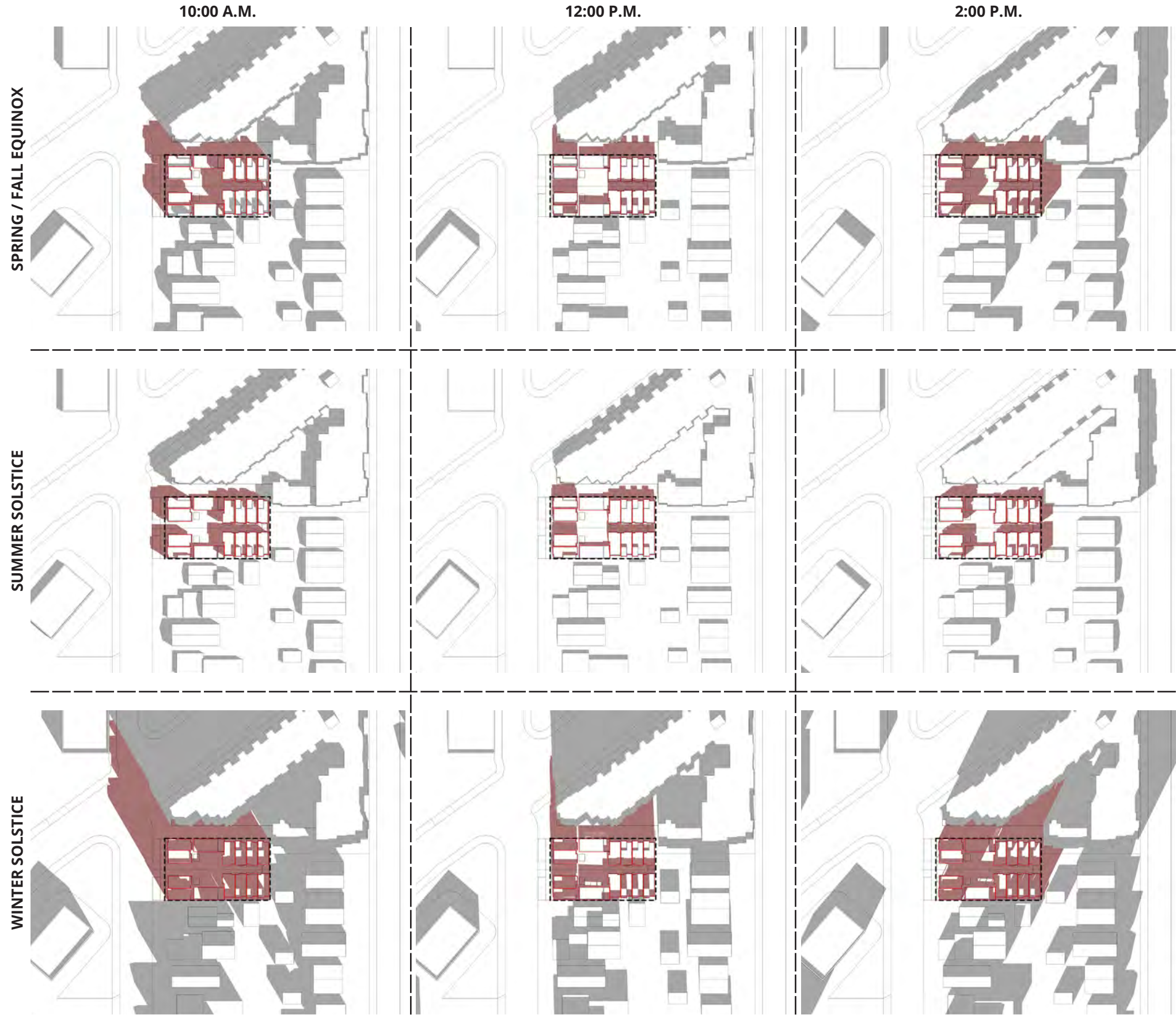


PAINTED CEMENT BOARD SIDING (RED / ORANGE)

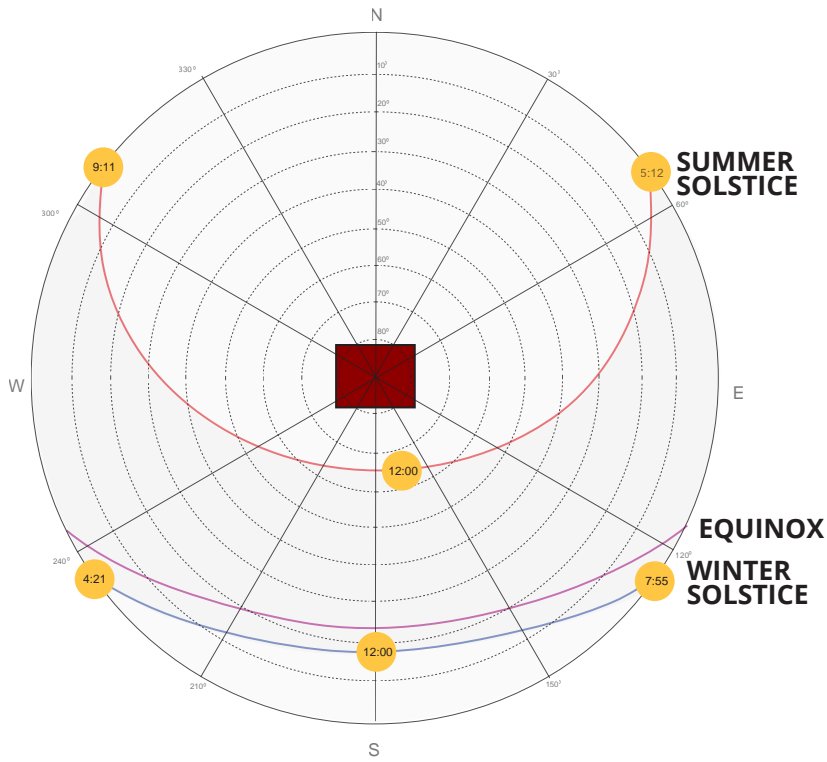


PAINTED WOOD CARPORT WITH CEDAR AND METAL SCREENING (LOCATED AT CENTRAL PLAZA)





# SUN PATH / SHADOW STUDY





# DESIGN GUIDELINES

## CS2: URBAN PATTERN & FORM

A.1, D.1: SENSE OF PLACE, EXISTING DEVELOPMENT AND ZONING

Carefully considered commercial scale and overall building height respectfully transition between residential and commercial zones in order to create a sense of place where the physical context is less established, a benchmark for anticipated development in the vicinity where a transition is needed between zones. The scale and use of the adjacent proposed mixed-use development to the north off Holman Rd. NW reinforces this design strategy. See Development Potential diagram on pg. 27

A.2, B.2: ARCHITECTURAL PRESENCE, CONNECTION TO THE STREET

The street front entries are visible from Holman Road NW. Well defined commercial storefronts and a wide vehicular and pedestrian shared aisle make a strong connection to the sidewalk and street as well as callout a commercial connection to Holman Road. Also see PL3 below.

C.2: MID-BLOCK SITES

Visual interest is created through the use of graphic, colorful material transitions where the proposed project abuts adjacent properties that are undeveloped or underdeveloped. These playful transitions help break down the perceived mass. Where there is potential future infill emphasis is given to the street-front elevations.

## PL1: CONNECTIVITY

B.1, B.3: PEDESTRIAN INFRASTRUCTURE, PEDESTRIAN AMENITIES

Ground level commercial is appropriately scaled for the transition at 14th Ave NW between commercial and residential zones. Signage, lighting and recessed entries contribute to identifiable building entries. Also see DC3 below.

## PL2: WALKABILITY

B.1, B.2, B.3: EYES ON THE STREET, LIGHTING FOR SAFETY, STREET-LEVEL TRANSPARENCY

At the street, large corner windows and entries facing the street increase safety and security both on site and in the right of way. Pathway and entry lighting will be carefully considered to provide an additional level of security.

D.1: WAYFINDING:

Addressing signage is provided to improve pedestrian circulation through the site. Use of low signage walls and creative paving patterns help distinguish public and private entries. The access aisle uses paving patterns to distinguish pedestrian and vehicular access to provide a safe crossover.

## PL3: STREET-LEVEL INTERACTION

A.2, B.3: ENSEMBLE OF ELEMENTS, BUILDINGS WITH LIVE/WORK USES

Large storefront windows with a strong building surround individualize the commercial areas at the street. Entries are recessed and protected by building overhangs. The buildings are set back from the street enough to provide a transitional buffer, yet the buildings are still close enough to the sidewalk to have a presence and connection with the public realm. Low landscaping and lighting improve the quality of the entry spaces at the street while maintaining activity and transparency. The central pedestrian and vehicular access aisle creates a clear and graceful transition from the sidewalk, through the site to the individual entries at the rear townhouses.

## DC1: PROJECT USES AND ACTIVITIES

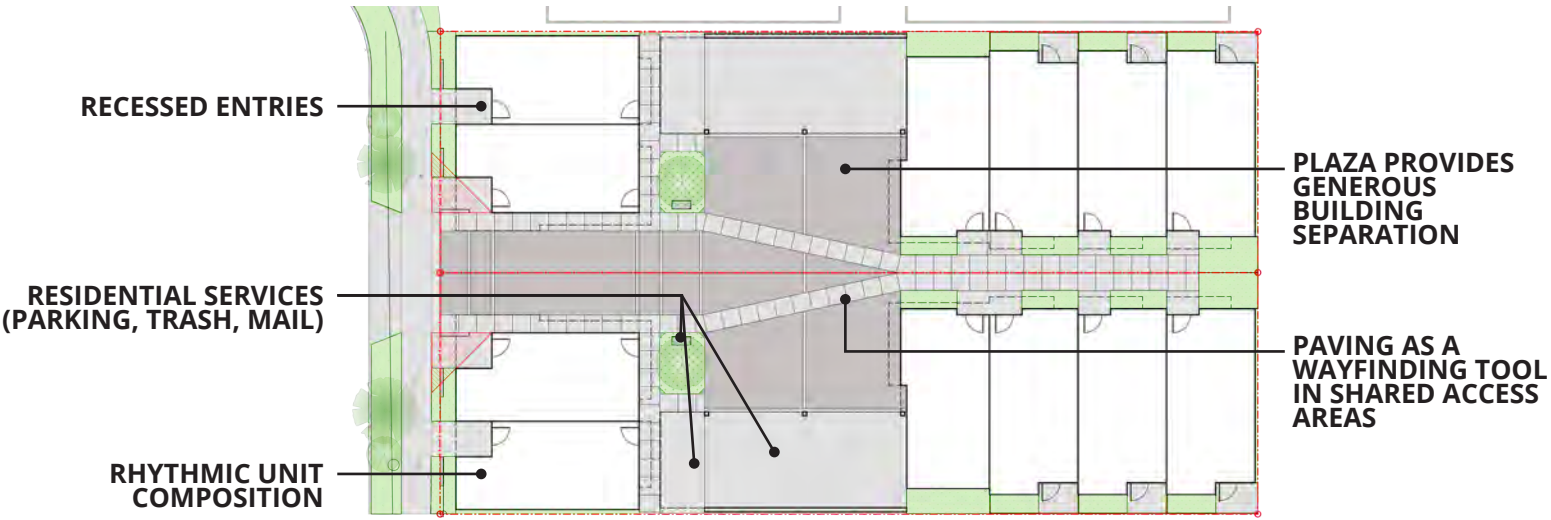
B.1, C.2: VEHICULAR ACCESS AND CIRCULATION, MULTIPLE USES

Vehicle access is provided off of 14th Ave NW seeing as no alley is present. Contrasting pavement patterns demarcate multiple uses and act as a way-finding tool for both pedestrians and vehicles entering the site. The parking area also serves as a plaza for resident interaction, gathering and play.

## DC2: ARCHITECTURAL CONCEPT

A.2, B.1: REDUCING PERCEIVED MASS, FAÇADE COMPOSITION

Each individual unit is articulated and expressed through modulated building massing with material and/or color changes. Facade elements are arranged in a playful composition of materials and scales, including glazed corners, recessed entries, and a grouping of common components. This language is wrapped around the building mass and is expressed in various directions. Parapet stepping, articulation, and repeating facades uniformly break down the perceived mass and individualize the units.



C.1, D.2: VISUAL DEPTH AND INTEREST, HUMAN SCALE

The facades of the buildings have been carefully arranged to create a balanced, rhythmic composition. Recessed planes create relief and shadow that will change at different times of day and year. The landscape and hardscape design is closely integrated with the architecture to complete the composition and provide human scale elements.

## DC3: OPEN SPACE CONCEPT

A.1: BUILDING-OPEN SPACE RELATIONSHIP

The buildings are carefully arranged to provide separation between the commercial and residential components as well as shorten the drive aisle length off of 14th Ave. NW. The open space created between the buildings is activated by an overlapping of residential service and amenity spaces accessed by all residential unit entries. Paving is integral in providing a place for pedestrians and vehicles to safely share access throughout the central plaza. Roof decks and patios at the townhomes are also provided for additional private amenity space and access to territorial views.

## DC4: EXTERIOR ELEMENTS AND FIISHNES

A.1: EXTERIOR FINISH MATERIAL

Exterior building materials include fiber cement panels, corrugated metal and quality vinyl windows, all of which are highly durable. Thoughtfully orchestrated joint lines and material transitions create playful forms, giving the buildings a clean, refined aesthetic. The composition and details of the materials are modern and simple. Exterior material transitions reflect the articulation of the building, reinforcing the architectural concept.

D.2: HARDSCAPE MATERIALS:

A variety of permeable pavers add texture and pattern to the shared plaza, access aisle and walkways. Like the exterior finish palette, the hardscaping reinforces the architectural concept. See DC1 and DC3 above.



ZONING ANALYSIS

ZONING: C1-40

OVERLAYS: CROWN HILL (Residential Urban Village)

SMC Section	Definition	Response
SMC 23.47A.005	<b>RESIDENTIAL USES AT STREET LEVEL</b> <ul style="list-style-type: none"><li>Residential use at street level shall be no more than 20% of street-facing facade length</li></ul>	<ul style="list-style-type: none"><li><i>compliant: no proposed residential uses at street level</i></li></ul>
SMC 23.47A.008	<b>STREET-LEVEL DEVELOPMENT STANDARDS</b> <ul style="list-style-type: none"><li>Blank segments at street level may not exceed 20' in width</li><li>street-level street-facing facades must be within 10' of street lot line</li><li>60% of the street-facing facade between 2'-8' above the sidewalk shall be transparent</li></ul>	<ul style="list-style-type: none"><li><i>compliant: project exceeds transparency requirements</i></li><li><i>compliant: 2.5' from street lot line</i></li><li><i>compliant: project exceeds transparency requirements</i></li></ul>
SMC 23.47A.012.A	<b>STRUCTURE BASE HEIGHT</b> <ul style="list-style-type: none"><li>Base height limit of 40' above average grade</li><li>Parapets, railings etc. may extend 4' above the allowed height limit</li><li>Stair penthouses may extend 15' above the allowed height limit</li><li>*Bonus 4' max. if ground floor has 13' floor-to-floor</li></ul>	<ul style="list-style-type: none"><li><i>compliant: project is under required height limit</i></li><li><i>compliant: 13' floor-to-floor for non-residential uses at ground floor</i></li></ul>
SMC 23.47A.013	<b>FLOOR AREA RATIO</b> <ul style="list-style-type: none"><li>Base 3.25 FAR, provided that either use does not exceed 3.00 individually</li></ul> TOTAL POTENTIAL FAR = 17,806 GFA NON-RES. FAR = 16,437 GFA RES. FAR = 16,437 GFA	TOTAL PROVIDED FAR = 8,038 GFA NON-RES. FAR = 2,656 GFA RES. FAR = 5,382 GFA
SMC 23.47A.014	<b>SETBACKS</b> <ul style="list-style-type: none"><li>No setback requirements</li></ul>	
SMC 23.47A.016A	<b>LANDSCAPING REQUIREMENTS</b> <ul style="list-style-type: none"><li>0.30 Green Factor required for 4 or more units</li></ul>	<ul style="list-style-type: none"><li><i>compliant: project exceeds green factor requirements. See landscape analysis.</i></li></ul>
SMC 23.47A.016B	<b>STREET TREES</b> <ul style="list-style-type: none"><li>Required for any new development</li></ul>	<ul style="list-style-type: none"><li><i>street trees provided pending SDOT review and approval</i></li></ul>
SMC 23.47A.016D	<b>SCREENING / LANDSCAPING</b> <ul style="list-style-type: none"><li>Garbage cans for residential use require 3' high screening</li></ul>	<ul style="list-style-type: none"><li><i>screening standards apply</i></li></ul>
SMC 23.47A.024A	<b>AMENITY AREA</b> <ul style="list-style-type: none"><li>5% of residential gross floor area (402 sf) is required to be amenity</li></ul>	<ul style="list-style-type: none"><li><i>compliant: project exceeds amenity area requirments. Combination of amenity area at grade and at roof decks.</i></li></ul>

SMC CODE	Definition	Response
SMC 23.47A.022A	<b>LIGHTING AND GLARE</b> <ul style="list-style-type: none"><li>Exterior lighting shall be shielded and directed away from adjacent properties.</li></ul>	<ul style="list-style-type: none"><li><i>site lighting to be design-build</i></li></ul>
SMC23.47A.032A	<b>CURB CUT</b> <ul style="list-style-type: none"><li>Limited to 1 (2-way) curb cut</li></ul>	<ul style="list-style-type: none"><li><i>1 (2-way) curb cut provided</i></li></ul>
SMC 23.54.015	<b>REQUIRED PARKING:</b> LIVE WORK <ul style="list-style-type: none"><li>0 spaces for unit with 1,500 gsf or less</li></ul> TOWNHOUSE <ul style="list-style-type: none"><li>1 space per dwelling unit</li></ul> <b>BICYCLE PARKING:</b> COMMERCIAL: General sales / services <ul style="list-style-type: none"><li>1 per 12,000 sf long-term</li><li>1 per 4,000 sf short-term</li></ul> RESIDENTIAL <ul style="list-style-type: none"><li>Multifamily: 1 per 4 dwelling units</li></ul>	<ul style="list-style-type: none"><li><i>each live/work unit &lt; 1,500 gsf, therefore no parking provided</i></li><li><i>1 space per dwelling unit (4 total)</i></li><li><i>2 required / 2 provided</i></li><li><i>1 required / 2 provided</i></li></ul>
SMC 23.54.040	<b>SOLID WASTE &amp; RECYCLING:</b> RESIDENTIAL <ul style="list-style-type: none"><li>84 sf, plus 50% of non-residential requirement (non-residential portion = 82 sf / 2 = 41 sf.)</li><li>TOTAL MIN. = 125 sf (84 + 41)</li></ul>	<ul style="list-style-type: none"><li><i>125 sf provided</i></li><li><i>7' min. dimension provided</i></li></ul>





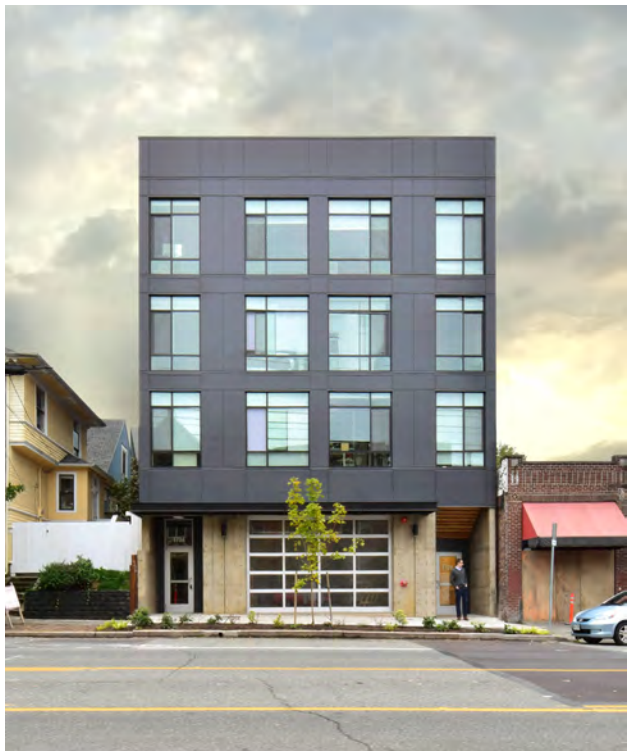
A



B



C



D



E



F

**S+HWorks**  
ARCHITECTURE & DESIGN

**A** 1806 MULTIFAMILY  
1806 23RD AVE / SEATTLE, WA

**B** OREGON ST TOWNHOMES (PERMITTING)  
4107 SW OREGON ST / SEATTLE, WA

**C** 10TH & JOHN MULTIFAMILY  
200 10TH AVE E / SEATTLE, WA

**D** 1728 MIXED-USE  
1728 12TH AVE / SEATTLE, WA

**E** GREENWOOD ROWHOUSES (PERMITTING)  
11219 GREENWOOD AVE N / SEATTLE, WA

**F** ONEONE6 MULTIFAMILY  
116 13TH AVE E / SEATTLE, WA