



748 11th Avenue E

Recommendation Meeting - May 27th 2015
DPD Project #3017655

b9 architects

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E. Aloha St.



11th Ave. E.

12th Ave. E.

OBJECTIVES

Design and construct an apartment building containing 34 apartment units oriented around a shared courtyard.

Number of Residential Units 34

Number of Parking Stalls 0

Sustainability

Achieve a 4-Star Built Green certification.

Utilize reclaimed materials.

Community

The proposal will be designed around a central courtyard and exterior walkway that connects the site from north to south.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Aloha Ventures LLC
STRUCTURAL	MalsamTsang Structural Engineering
GEOTECHNICAL	PanGEO, Inc.
LANDSCAPE	Root of Design

APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFORMATION

- | | |
|--|---------------------------|
| 1. Property Address | 750 11th Avenue E |
| 2. Project number | 3017655 |
| 3. Additional related project number(s): | N/A |
| 4. Owner/Lessee Name | Aloha Ventures LLC |
| 5. Contact | |
| Name | Brian Johnson |
| Firm | b9 architects |
| Mailing Address | 610 2nd Avenue |
| City State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email Address | brian@b9architects.com |
| 6. Applicant | |
| Name | Bradley Khouri |
| Relationship to Project | Architect |
| Email Address | bgk@b9architects.com |

PART II: SITE AND DEVELOPMENT INFORMATION

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

The site is located in the Capitol Hill neighborhood within the Capitol Hill Urban Center Village. This project will combine two lots located at 740 and 748 11th Ave E. The existing use at 740 11th Ave E is a 6-unit apartment complex that was constructed in 1905. The existing use at 748 11th Ave E is a Duplex structure that was also constructed in 1905. The site is bordered on the north by E Aloha Street, the west by 11th Ave E, the south by the Midtown Condominiums, and the east by an alley. The site is relatively flat in the center but there is almost 20 feet of grade change from the alley to 11th Ave E. This slope is currently mediated with retaining walls at the sidewalk.

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

Both parcels of the proposed project are zoned LR3. The project is located within the Capitol Hill Urban Center Village.

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

Within the immediate neighborhood, there is a diverse mixture of single family, small multifamily, and small apartment buildings. The project is located at the northeastern edge of an LR3 zone and abuts SF5000 to the north across E Aloha Street and to the east across the alley. There are views from the site to downtown and to Queen Anne hill to the west.

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

Development Objectives

The proposal is for an apartment structure that will house 34 units. No parking is proposed.

Departures

The proposed design is seeking departures for a side setback reduction for a trash enclosure at the southwest corner of the site and a reduction in common amenity area at grade which is balanced by a large courtyard at the second floor.

ZONING ANALYSIS

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 2.0 X 9,500 = 19,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.
- On portions of lots within 50 feet of a single-family zoned lot, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

23.45.524 LANDSCAPING STANDARDS

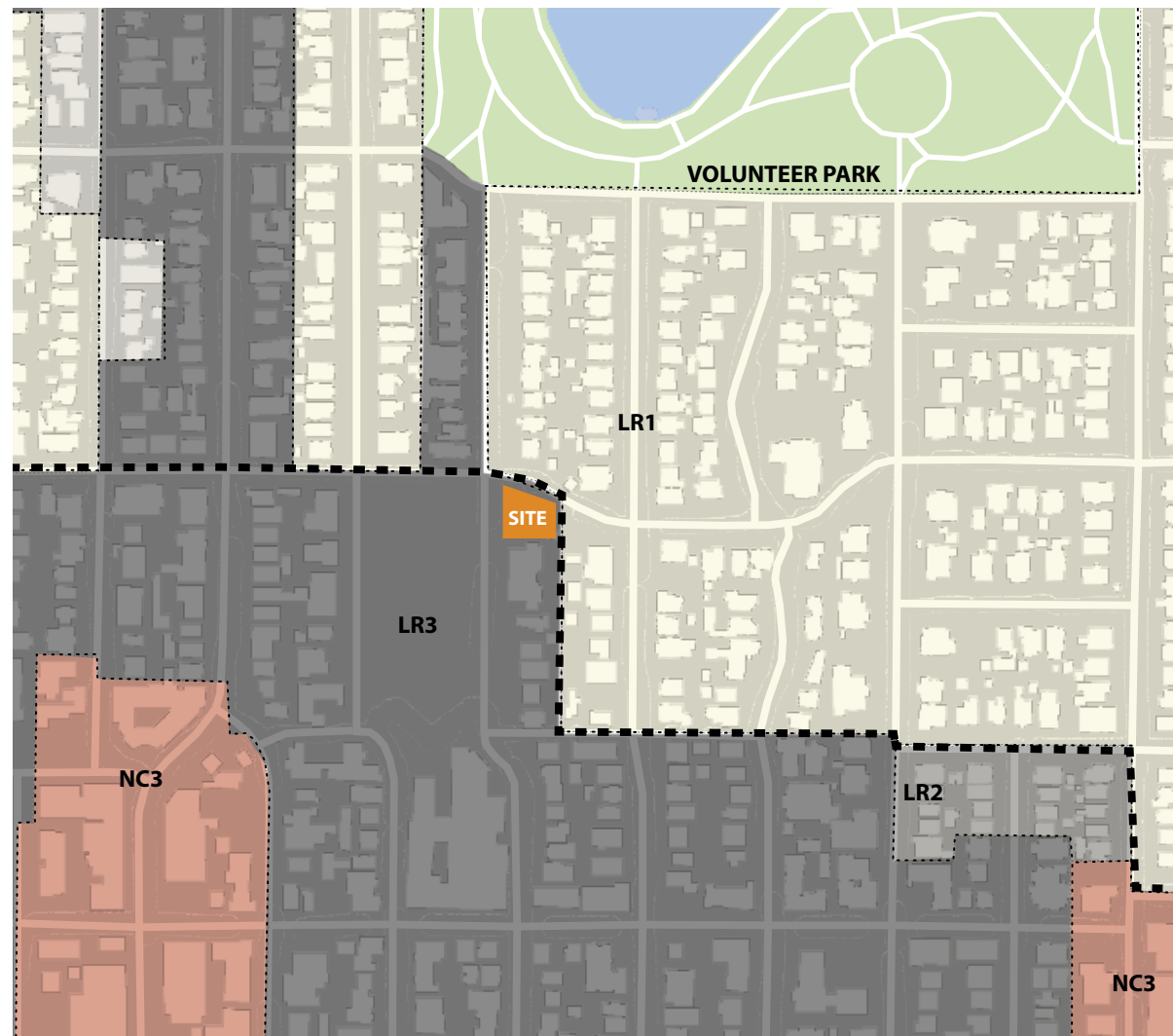
- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.54.040 SOLID WASTE

- For developments containing 26-50 dwelling units, the minimum area for solid waste storage is 375 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.



Seattle DPD Zoning Map
(heavy dashed line delineates the edge of the Capitol Hill Urban Center Village)



Adjacent Uses



NEIGHBORHOOD



① 725-729 10th Avenue E Apartments
Built: 1927



② 1300 E Mercer Apartment
Built: 1926



3 Washington Arms Condominium
Built: 1920



4 1014 E Roy Condominium
Built: 1928



5 Midtown Condominiums
Built: 1969



6 Asian Art Museum
Built: 1933



7 Single Family
Built: 1914



8 Single Family
Built: 1903



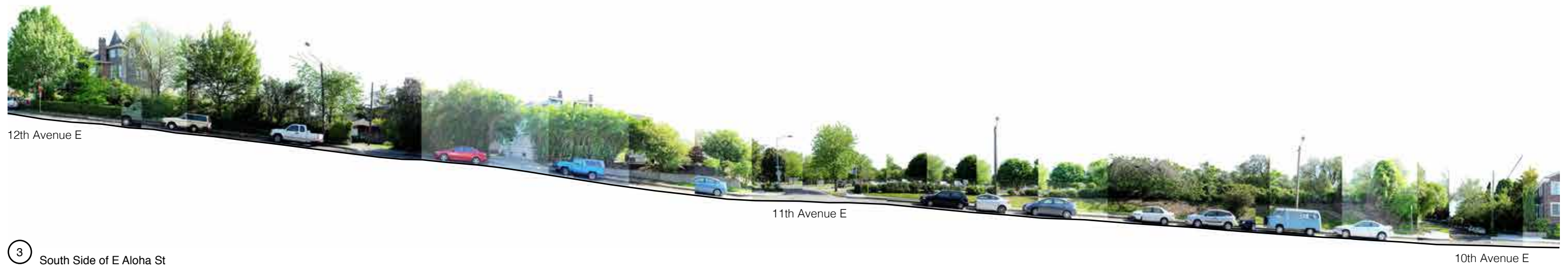
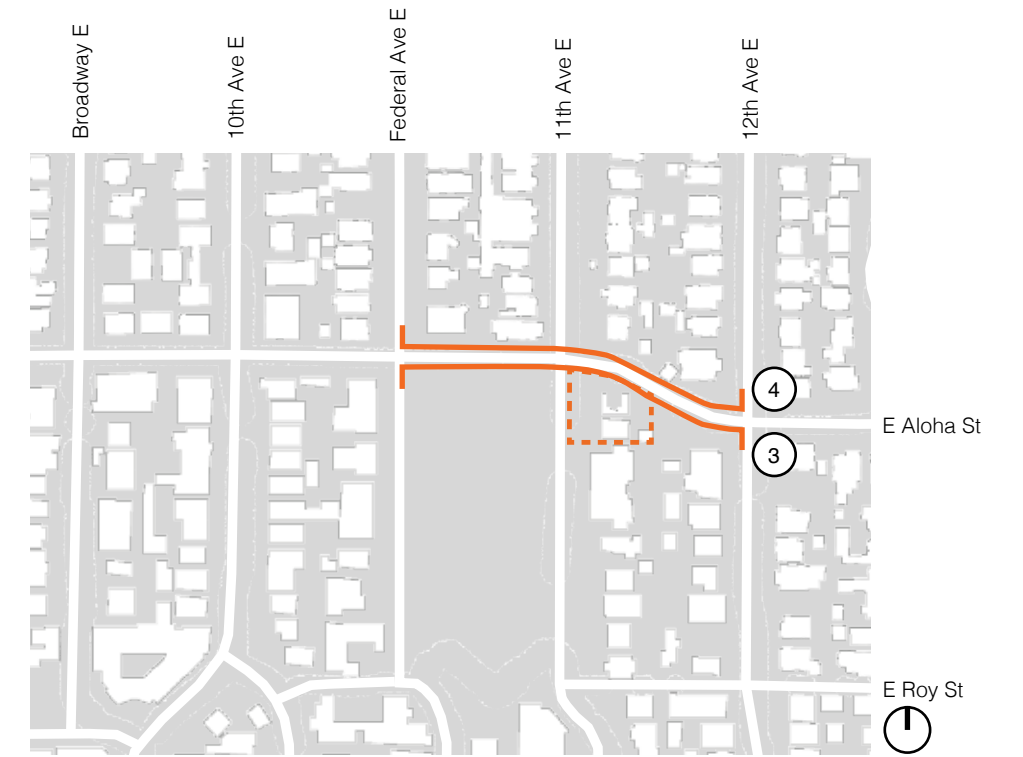
STREETSCAPE



1 East Side of 11th Avenue E

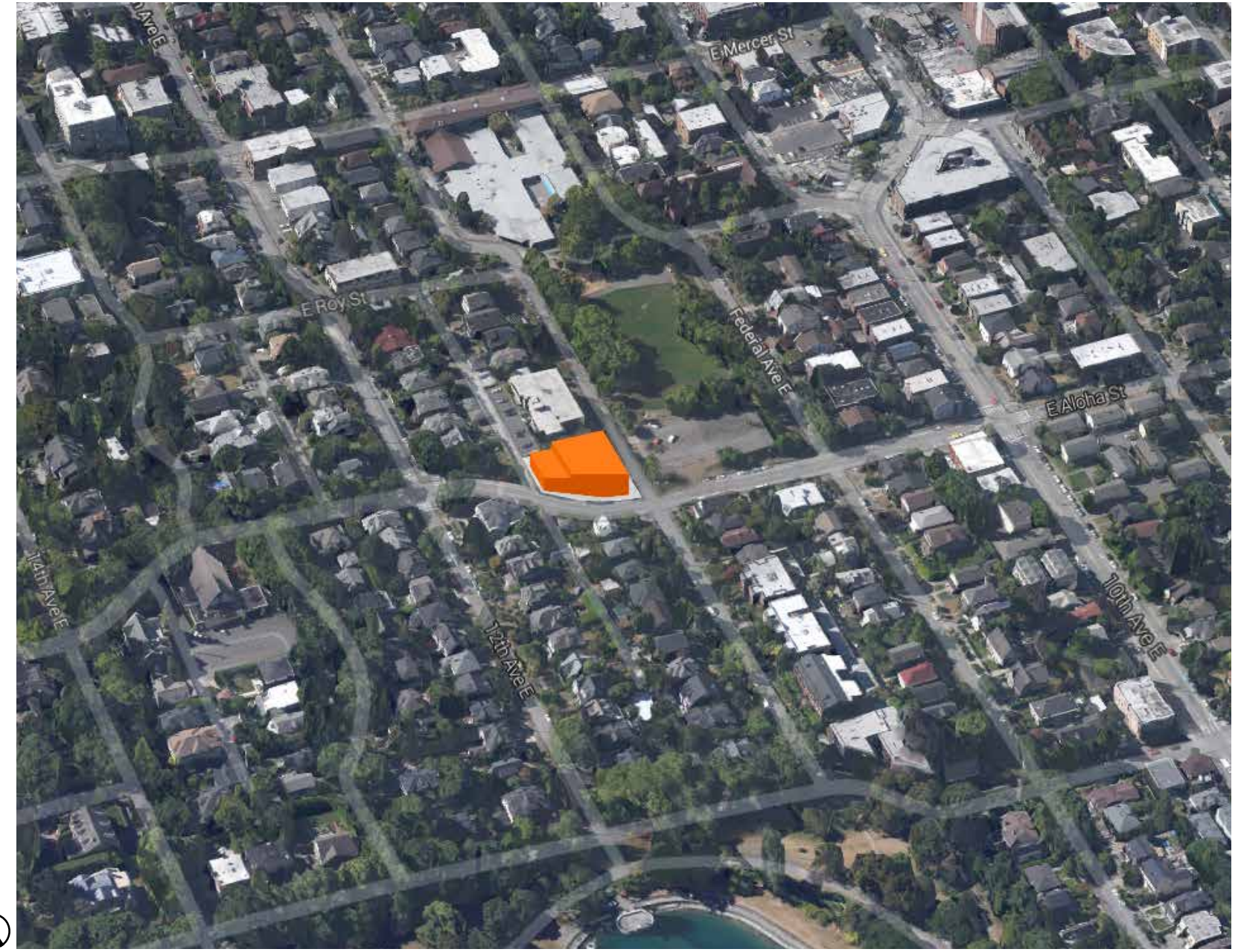


2 West Side of 11th Avenue E



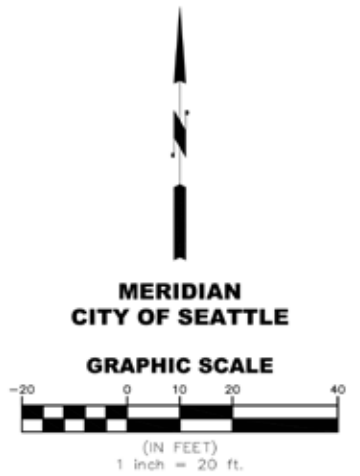
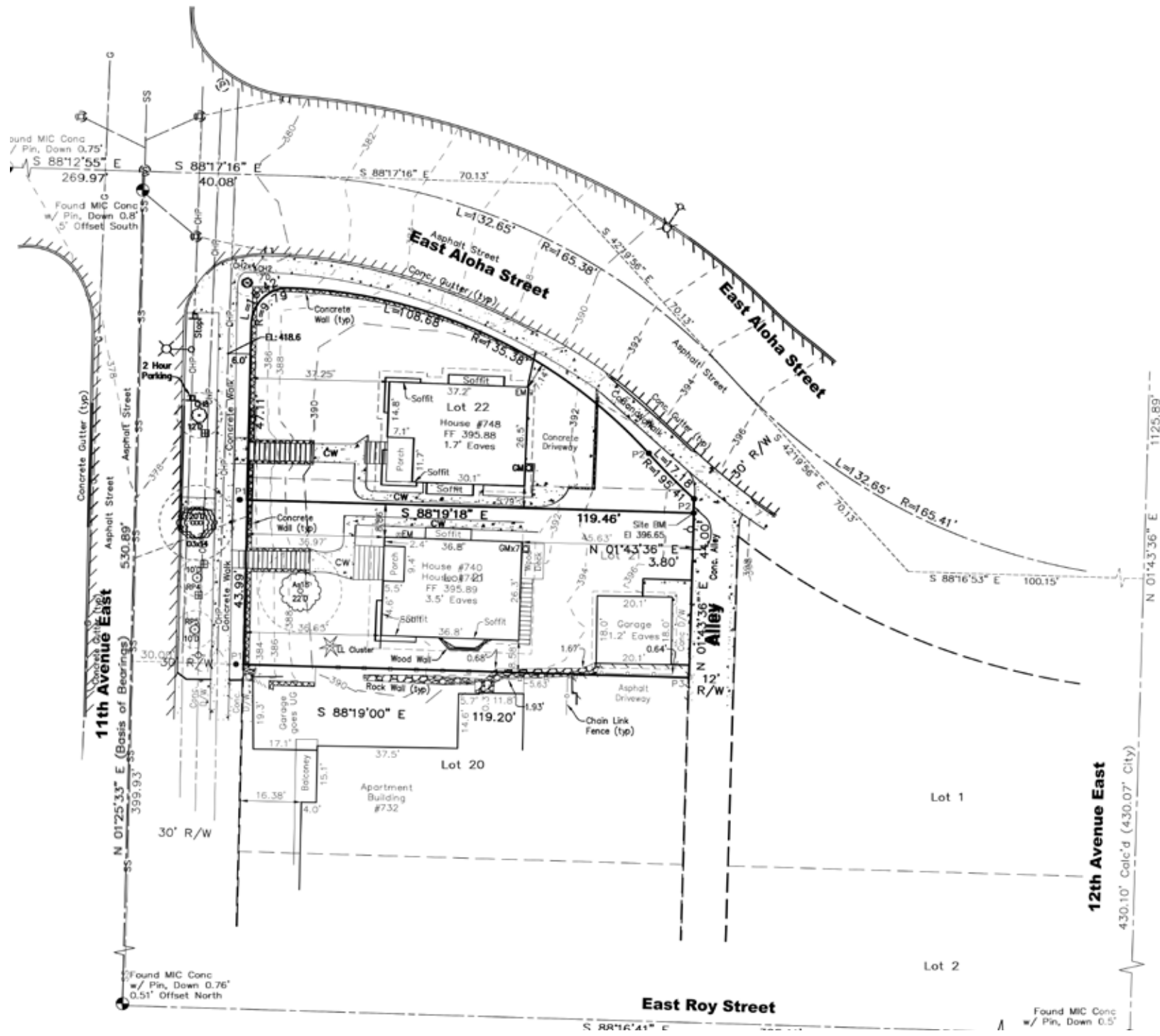


SITE OVERVIEW



(A) Aerial

SURVEY



LEGAL DESCRIPTION
THE NORTH 6 FEET OF LOT 21, AND ALL OF LOT 22, BLOCK 2, CAPITAL HILL DIVISION #1 ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON.

APN: 133630-0250
THE SOUTH 44 FEET OF LOT 21, BLOCK 2, CAPITAL HILL DIVISION #1 ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON.

APN: 133630-0245
TREE DESCRIPTIONS
CH Cherry (*Prunus cerasus*) O Oak (*Quercus*)

PROPERTY CORNERS
P1 Set Rebar & Cap, LS 30581, 2" Offset
P2 Set Rebar & Cap, LS 30581

SURVEY NOTES
INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE
APPROXIMATE POINT ACCURACY: ±0.05'
SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
MONUMENTS SHOWN HEREON WERE VISITED ON MARCH 19 AND 20, 2014.
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
VERTICAL DATUM - NAVD 1988
CONTOUR INTERVAL - 2 FEET



1 Property Line from 11th Avenue E Looking E



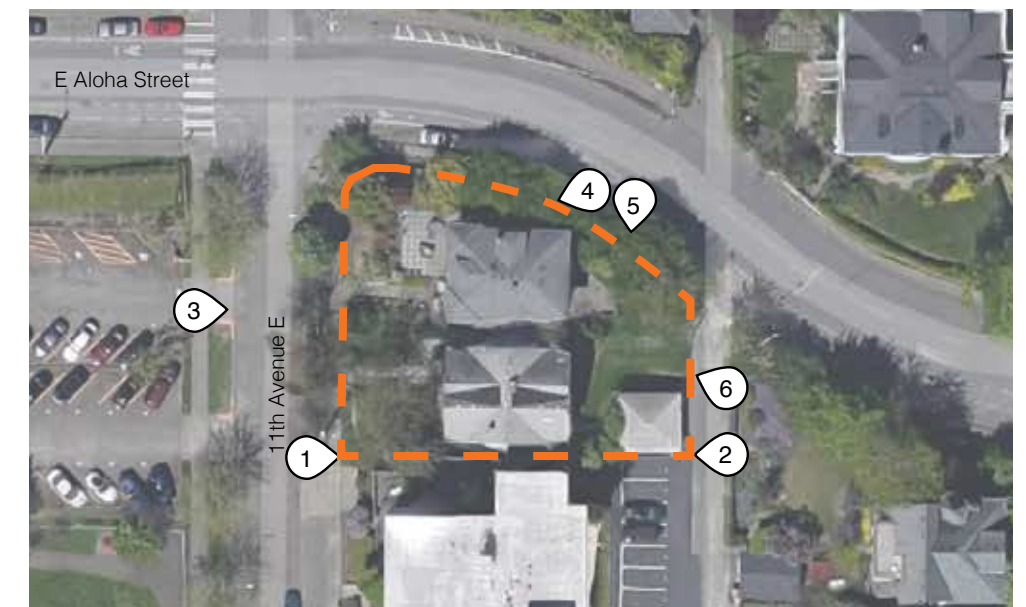
2 Property Line from Alley Looking W

EXISTING SITE CONDITIONS

The project site is located at the southeast corner of 11th Avenue E and E Aloha Street. Currently a duplex and a 6-plex occupy the site and both will be demolished. The site dimensions are approximately 100 ft. north-south by 115 ft. east-west.

To the west of the site is Lowell Elementary School with its large playground occupying an entire city block. Adjacent the project site to the south is the 4-story Midtown Condominium built in 1969 and containing 22 units. One block to the north is Volunteer Park, a 48 acre park which includes the Asian Art Museum and the Volunteer Park Conservatory.

The site has phenomenal access to the Capitol Hill commercial corridors of E Broadway and 15th Avenue E. and is located between two major north/south bus routes. Two blocks to the west is the 49 (service north to the University District and west to downtown) and the 60 (service south to Beacon Hill and Georgetown). Four blocks to the east is the 10 (service to Pike/Pine, downtown and south to Pioneer Square). The project is also within a 10 minute walk to both the First Hill Streetcar and the Capitol Hill Link Lightrail Station.



1



3 View of site looking east from 11th Avenue E



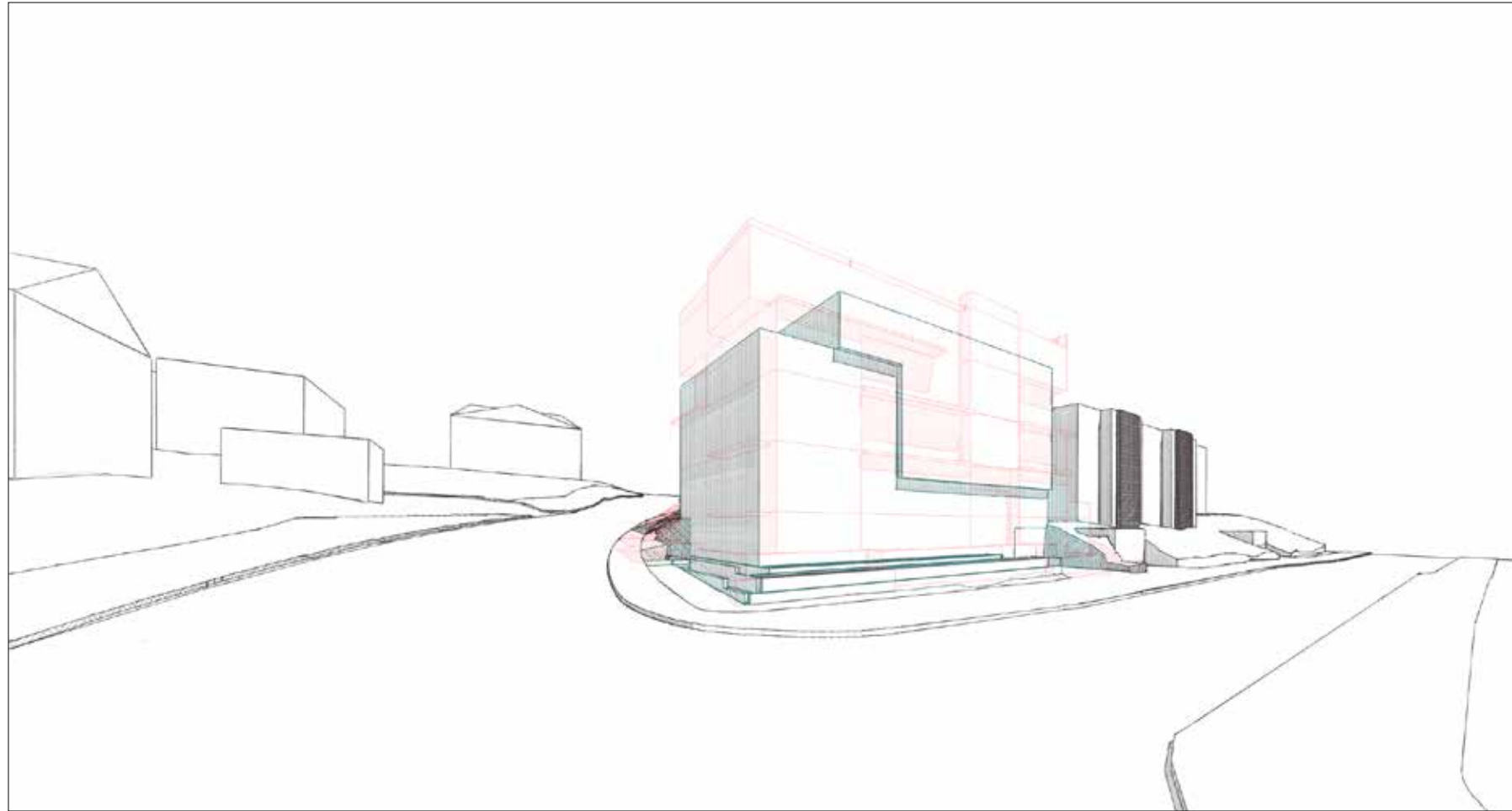
4 Site edge along E Aloha Street looking west



5 View of site looking south from E Aloha Street



6 View of site from alley looking northwest



OVERLAY COMPARISON
VIEW FROM NW

NEIGHBORHOOD OUTREACH

25 September

Initial Meeting to Discuss Concerns

Neighborhood Requests

- Reduce building to 3 stories
- Set Back from Aloha & 11th
- Move main entrance to 11th or corner, not Aloha
- Eliminate roof deck
- Move utility access on alley
- High Quality Design and Materials
- Ensure that parking is provided at a ratio consistent with car ownership statistics in this neighborhood.

14 October

Follow up Meeting to Review Proposed Revisions

- Different approaches taken and reasoning
- Parking discussion

01 November

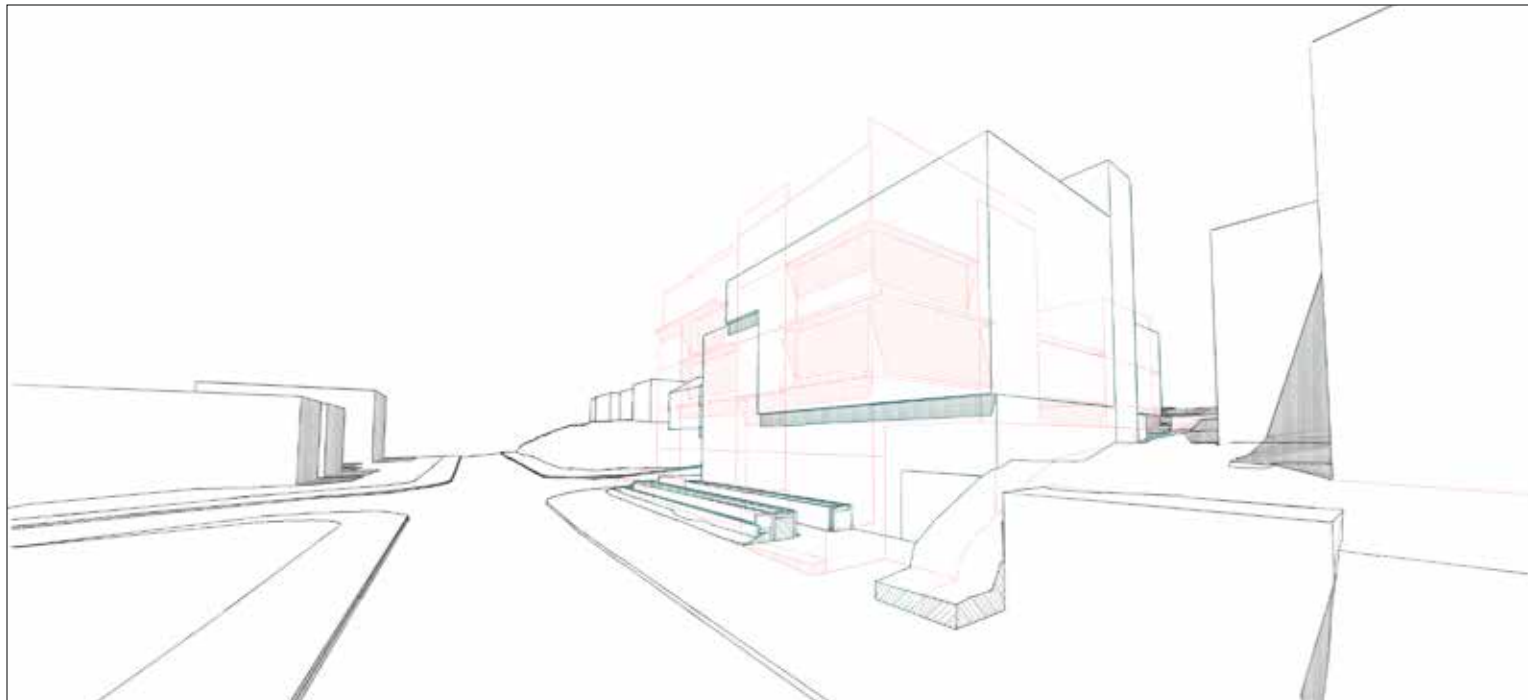
Open Meeting with Neighborhood

10 December

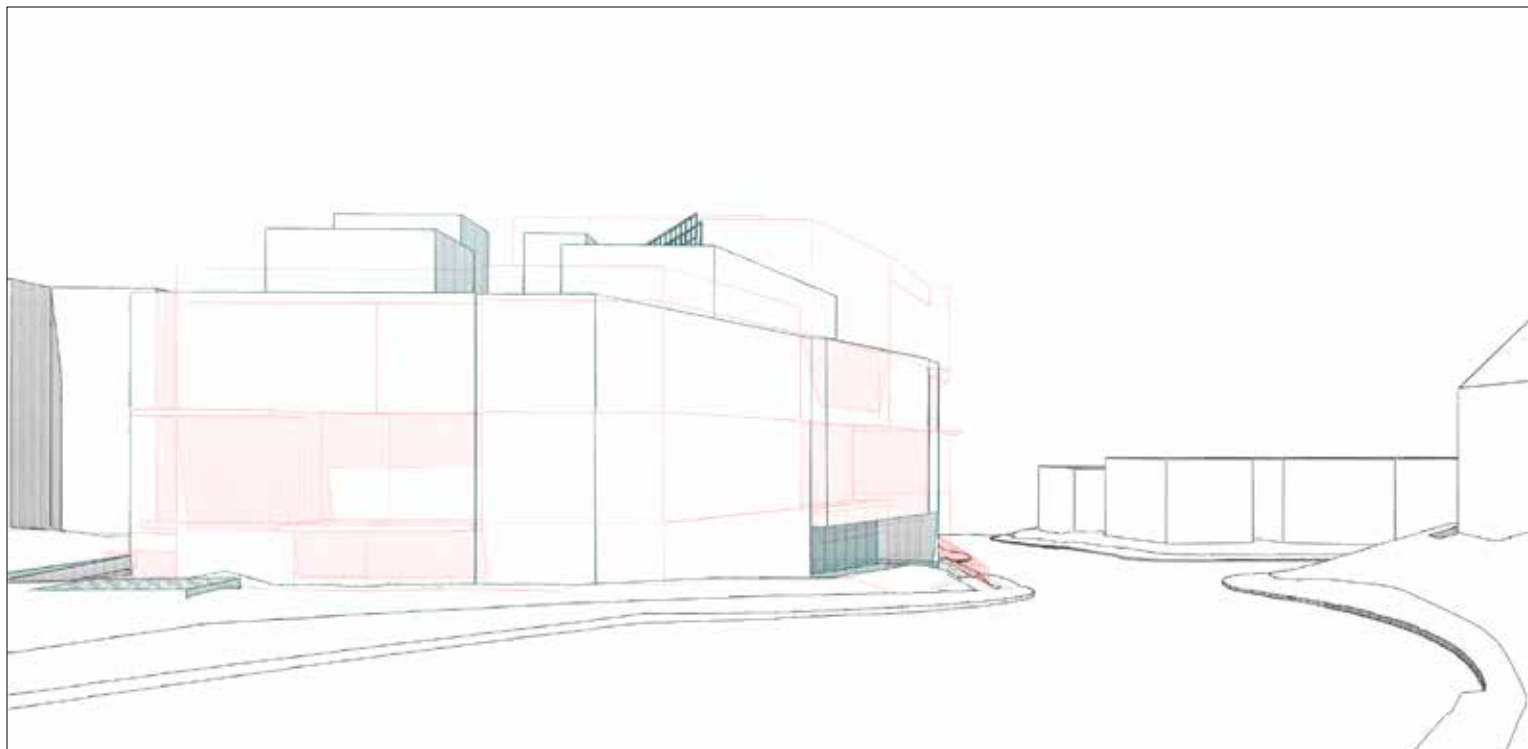
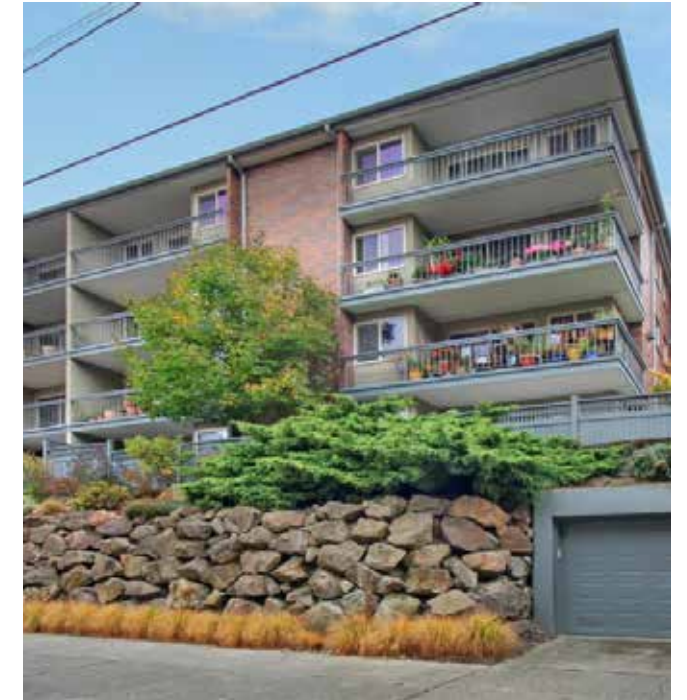
Follow up meeting with small neighborhood group

17 May

Follow up meeting with small neighborhood group



OVERLAY COMPARISON
VIEW FROM SW



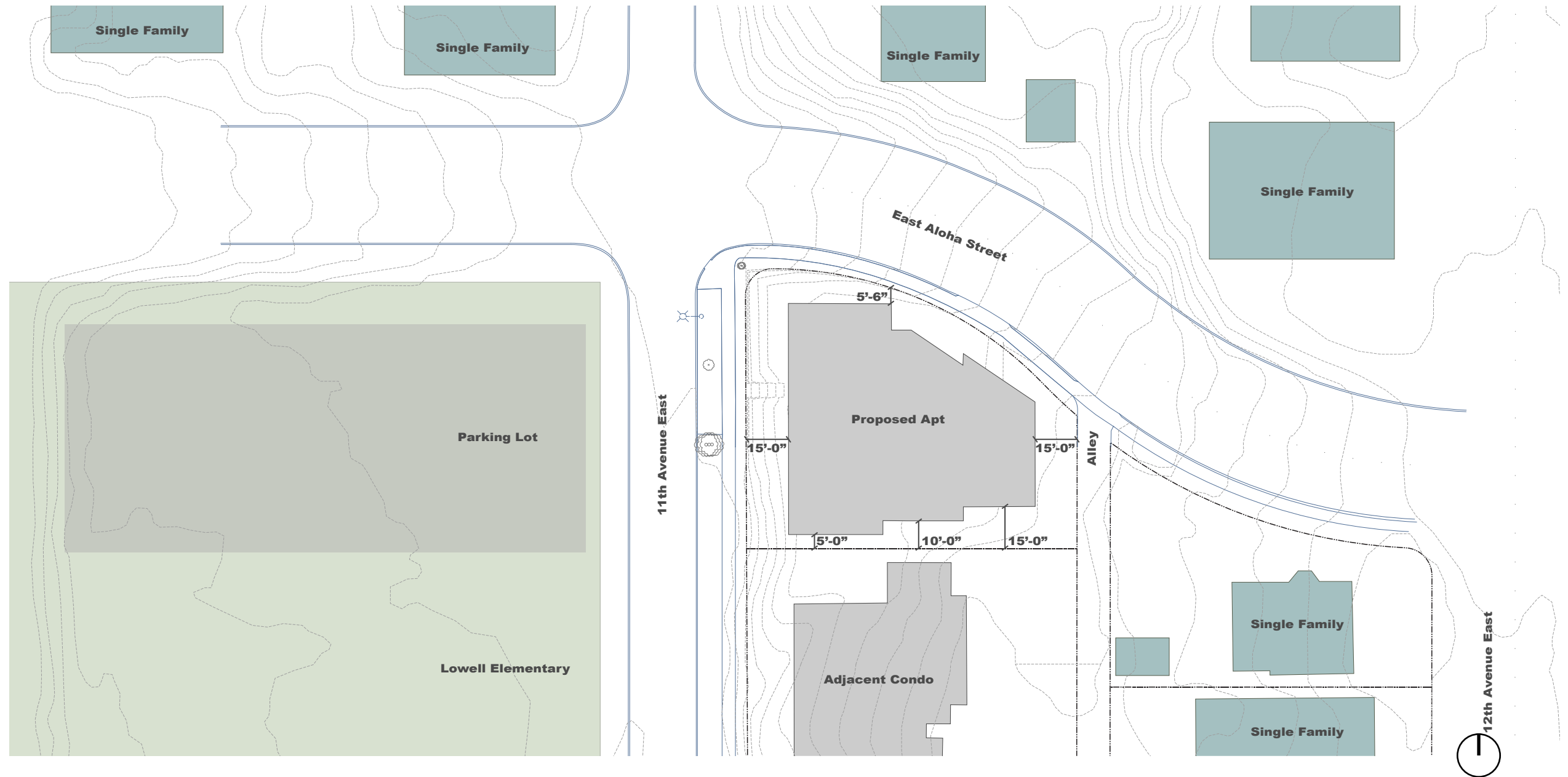
OVERLAY COMPARISON
VIEW FROM NE

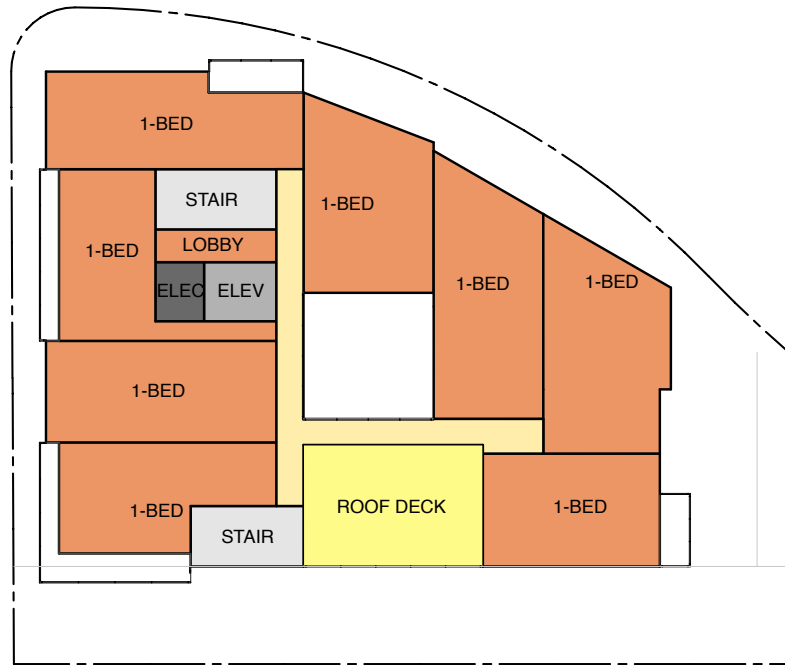


EXISTING MATERIAL CONTEXT OF THE NEIGHBORHOOD

NEIGHBORHOOD OUTREACH

Developer has a preliminary agreement with Diamond parking for tenants to lease stalls in the parking lot directly west of the site. The lot is currently used by Seattle Public Schools for teacher parking and other neighborhood events and is not fully utilized.

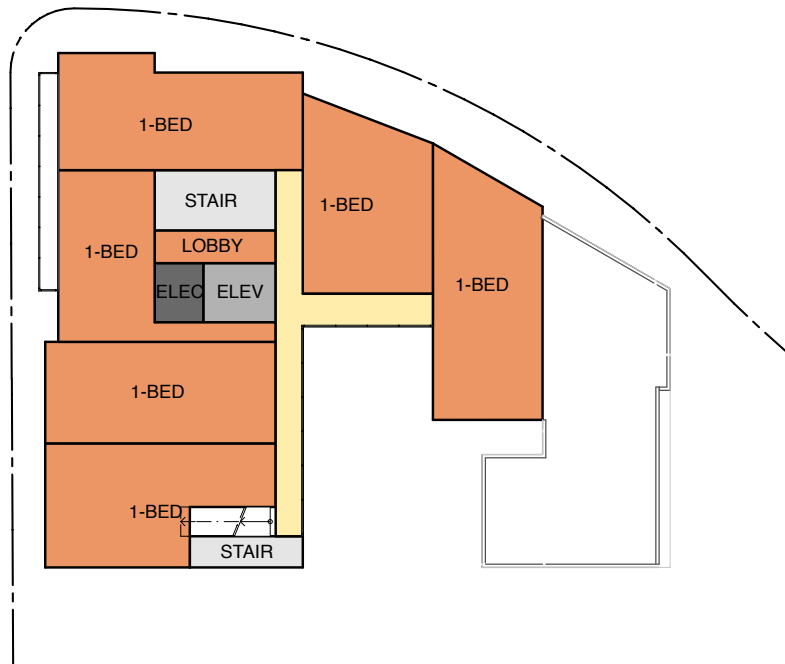




FOOTPRINT OF PROPOSAL - EDG



FOOTPRINT OF PROPOSAL - REVISED THROUGH NEIGHBORHOOD PROCESS



FOOTPRINT AT ROOF - EDG



FOOTPRINT AT ROOF - REVISED THROUGH NEIGHBORHOOD PROCESS

SUMMARY OF GUIDANCE

MASSING AND BUILDING LOCATION

Board Recommendation

The Board unanimously favored the preferred massing option 3 which include both north and south facing courtyard space. The Board also directed the massing to include a sensitive transition to the surrounding single family homes and residential uses.

a) The Board felt the applicant should study the height of the structure in relationship to the adjacent structures. The Board directed the applicant to explore upper level setbacks on the E Aloha Street, 11th Avenue E façade, and the south façades. The Board felt the massing study should:

- i) Demonstrate a sensitive transition to the residential uses surrounding the site (CS2-D and DC2-A2).
- ii) Provide massing relief at the corner at E Aloha Street and 11th Avenue E, which currently contains the tallest portion of the structure on the lowest point of the site (CS2-C1 and DC2-A2).
- iii) Allow more access for light and air access to the front portion of the site on Aloha Street (CS1-B2, CS2-III, DC3-liv).

b) The Board felt the applicant should reconsider the proposed rooftop deck. Removing the stair and elevator penthouse would reduce the height of the structure and allow additional resources to apply a quality material application and enhancements in the courtyard open spaces provided at ground level (CS2-D).

c) At the Recommendation Meeting, the Board requested to review further clarification on the treatment of the east and south façades to maintain privacy between the residential structures. The Board requested a window overlay diagram and site sections, including adjacent structures, to better understand the relationship between the buildings (CS2-D5 and DC2-B1).

Summary Response

- Large 4th floor setbacks have been incorporated along the north facade. This helps the building transition to the SF5000 zone across the street.
- By setting back the 4th floor, the height of the structure at the corner of 11th Avenue E and E Aloha Street has been reduced.
- The rooftop deck has been significantly reduced in scale and has been located at the southeast of the site to reduce the impact on the single family structures.
- The overall height of the structure has been reduced by approximately 3'-0" (11'-0" at the corner of 11th Ave E and E Aloha St). The project is below the allowable height limit by 5'-6".



11th Avenue E Entry

COURTYARD

Board Recommendation

The Board felt the proposed courtyard was consistent with the Capitol Hill vernacular and neighborhood specific guidelines. The Board noted that Design Alternative three provided the best design alternative by locating courtyards on both the north and south façade.

a) The Board enjoyed the design which utilizes the existing sloping topography to locate courtyards at multiple levels. However, the Board also noted that thoughtful lighting and good landscaping was necessary for the lower courtyard to be successful (CS1-C2, DC3-A1 and B2).

b) The Board felt the materiality, landscaping and lighting must be well considered for each courtyard space to help activate the space as an amenity for residents at a scale suitable for the neighborhood (PL2-B, PL3-A, DC1-A2, DC3 a1 and B2, DC3-ii, DC4).

Summary Response

- During the transformation and development of the project, the proposed courtyards were reconsidered and developed in response to neighborhood concerns.
- At the ground floor abutting 11th Avenue E, a garden courtyard is located at the south of the project and is open to the sky.
- The 1st floor courtyard has transitioned to an 11 foot wide entry promenade that connects residents to E Aloha Street and adds visual interest to the facade. To the east of the promenade is a tenant community room, providing a similar shared space to the original courtyard. At the south end of the promenade is an open stair that leads up to the shared 2nd floor courtyard.
- The 2nd floor courtyard is a shared gathering place for all residents. The courtyard is sheltered from the adjacent single family zone in response to adjacent uses and neighbor requests.
- The lower courtyard is internalized to the project and visually connected to the first floor promenade and the second floor courtyard.
- All courtyard spaces feature thoughtful lighting and landscaping



South Courtyard at 2nd Floor



E Aloha Entry Plaza and Community Room
Looking North towards E Aloha Street

ENTRY

Board Recommendation

The Board unanimously supported the entrance on Aloha Street, which breaks up the massing facing the single family zone and allows visual access from the street and sidewalk in to the courtyard area.

a) The Board noted that the entry on Aloha Street allows additional space for the uninterrupted landscape terraces on 11th Avenue E. The Board felt the low retaining wall landscape terraces are particularly important for the project as a connection to the existing landscape context. At the Recommendation Meeting the Board requested to review a well detailed landscape plan which demonstrates how the lush landscape buffer demonstrated within the EDG packet will be achieved PL3-B, DC3-C1 and C3, DC3-liv, DC3-II).

b) The Board felt access to services along 11th Avenue E was more appropriate than on Aloha Street. At the Recommendation Meeting, the Board requested to review additional information demonstrating how the service space and doorway would be treated to provide a quality pedestrian experience along the street (CS1-C2 and DC1-C4).

c) At the Recommendation Meeting, the Board would like to see the where solid waste and recycling storage space staging will occur (DC1-C4).

Summary Response

- The entrance off of Aloha street has been maintained, but based on neighborhood input, the main entry to the building has been located on 11th Avenue E.
- The structure along 11th Avenue E has been setback an additional 10 feet from the property line. This provides for large planting areas and small private patios for the units at-grade.
- The facade along E Aloha Street is still interrupted by a secondary entrance to the project, with visual access through to the stair that connects up and down to the inner courtyard spaces.



Entry from E Aloha St

MATERIALS

Board Recommendation

The Board encouraged use of durable, quality materials, respectful of the existing materiality context of the historic neighborhood.

a) The Board felt to successfully integrate a modern architectural concept into a historic neighborhood context the building must include a very high-quality material application that is consistent with the existing historic context. The Board highly encouraged the use of brick, consistent with the existing 1910 and 1920 context (CS3-A1, CS3-A3, CS3-I, DC2, DC4-A1, DC4-II).

b) The Board noted cement panel siding and a colorful material application would not be appropriate for this location in the city (CS3-I, DC4-A1).

c) The Board also noted that the scale of the material is particularly important and that quality should be expressed in each architectural detail: windows, steps, railing, lighting, and fenestration (DC4-A1).

Summary Response

- The predominant building material proposed for this project is brick. It is located on all 3 facades abutting the right-of-way.
- As recommended by the Design Review Board, the proposed colors of the building have been chosen to best fit within the existing fabric of the neighborhood.
- The detailing is simple and restrained, precast white window sills and minimal steel lintels highlight the openings. White windows compliment the sills, maintaining a simple material palette.



11th Ave E Patios

MASSING & LOCATION

CS2-D-1 Existing Development and Zoning

CS2-D-3 Zone Transitions

The fourth floor has been setback from the northern edge of the site to provide a more appropriate zone transition. The setback for this floor ranges from 20 feet to 25 feet from the property line. The proposed setback along with quality material on this facade helps to break down the scale of this facade, providing a smooth, respectful zone transition.

CS2-C-1 Corner Sites

DC2-A-2 Reducing Perceived Mass

The setback at the fourth floor has also helped the proposal by reducing the mass at the corner of the site (the intersection of 11th Avenue E and E Aloha Street). As designed, the corner is 38 feet above the intersection, a reduction of approximately 10 feet from Early Design Guidance.



View from N



View from N at EDG



View from E



View from E at EDG

ENTRY

PL3-B-2 Ground-level Residential

Along 11th Avenue E there are 4 ground floor residential units proposed that will have private patios at street-level. These units will help connect the structure to the sidewalk and bring eyes out to the street. Large planting areas will be provided at the property line to help delineate and provide some visual privacy for these units.

CS2-A-1 Sense of Place

DC2-C-3 Fit with Neighboring Buildings

The project has been designed to fit into the well-established neighborhood surrounding Volunteer Park. Setback, property line retaining walls, extensive landscaping, and material palette have all been selected/ designed to meet this goal. The project team met on multiple occasions with neighborhood groups in an effort to refine the design to better fit the existing fabric.



View from NW



View from NW at EDG



View from W



1 Entry from Aloha

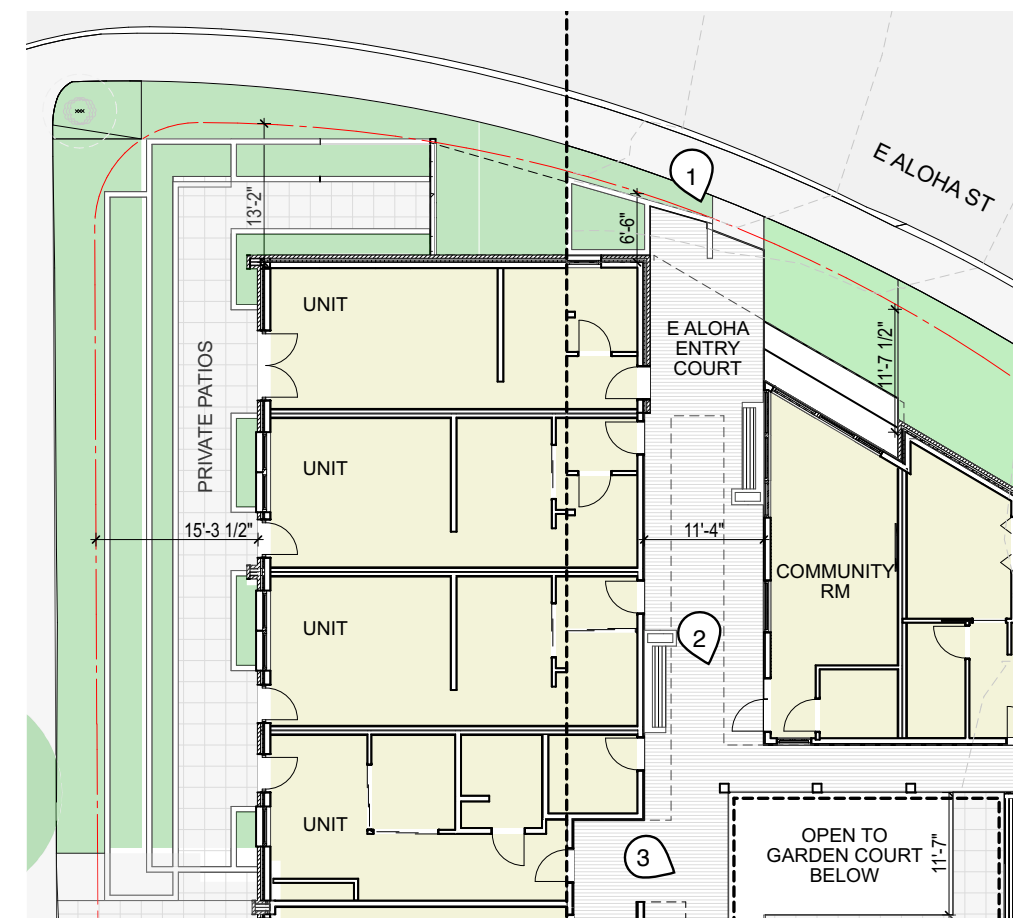


2 Entry Promenade

COURTYARD

DC3-A-1 Interior/Exterior Fit

The courtyards have been further defined, creating three specific areas within the site. The ground floor courtyard has become a large garden area completely open to the sky above. This central green space will be visible from vantage points through the site. The 1st floor courtyard has evolved into a wide promenade lined with plantings and benches that will bring residents and visitors in from E Aloha Street. Off of the promenade there is a community room for small gatherings. The 2nd story courtyard is a shared amenity for all residents and will be a larger central gathering area.



Courtyard Plan





3 Garden Court at 1st Floor



4 Courtyard at 2nd Floor



5 Courtyard from NE

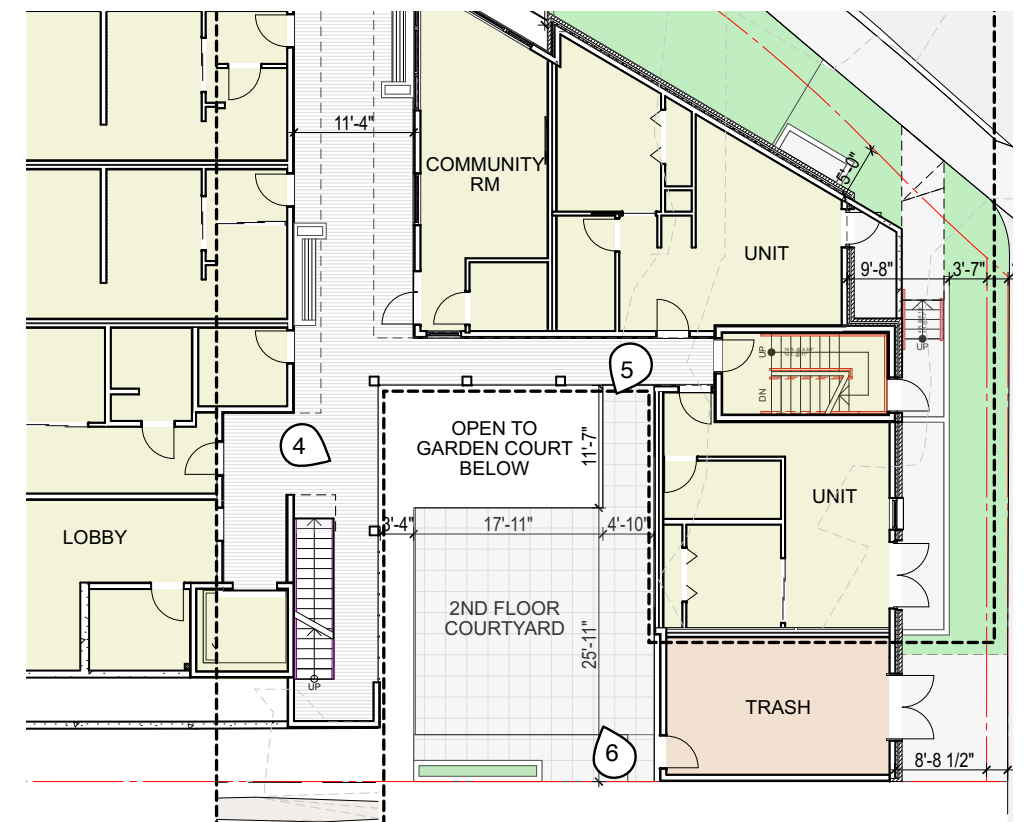
COURTYARD

DC3-C-1 Reinforce Existing Open Space

The courtyard has been a strong focus of this project and has drawn off of the numerous courtyards found throughout similarly sized apartments and condos in northern Capitol Hill.

DC3-C-2 Amenities and Features

Hardscape and landscape are blended throughout the courtyard spaces. Vertical cables will run from a planting bed at the ground floor up to the top of the structure providing visual interest in the form of a green screen that will be visible throughout the southern half of the project.



Courtyard Plan





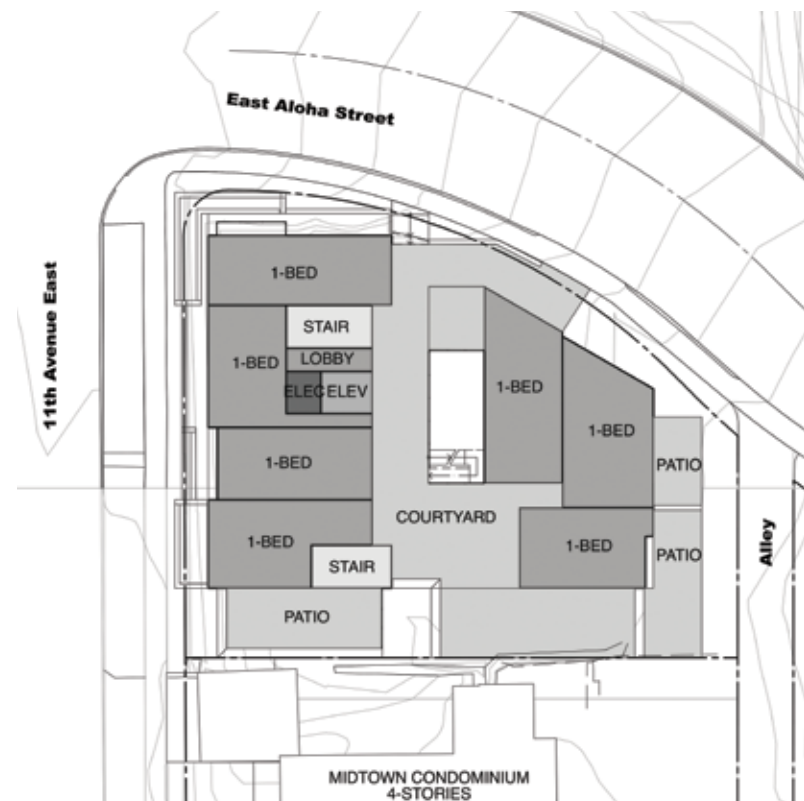
6 Courtyard from SE

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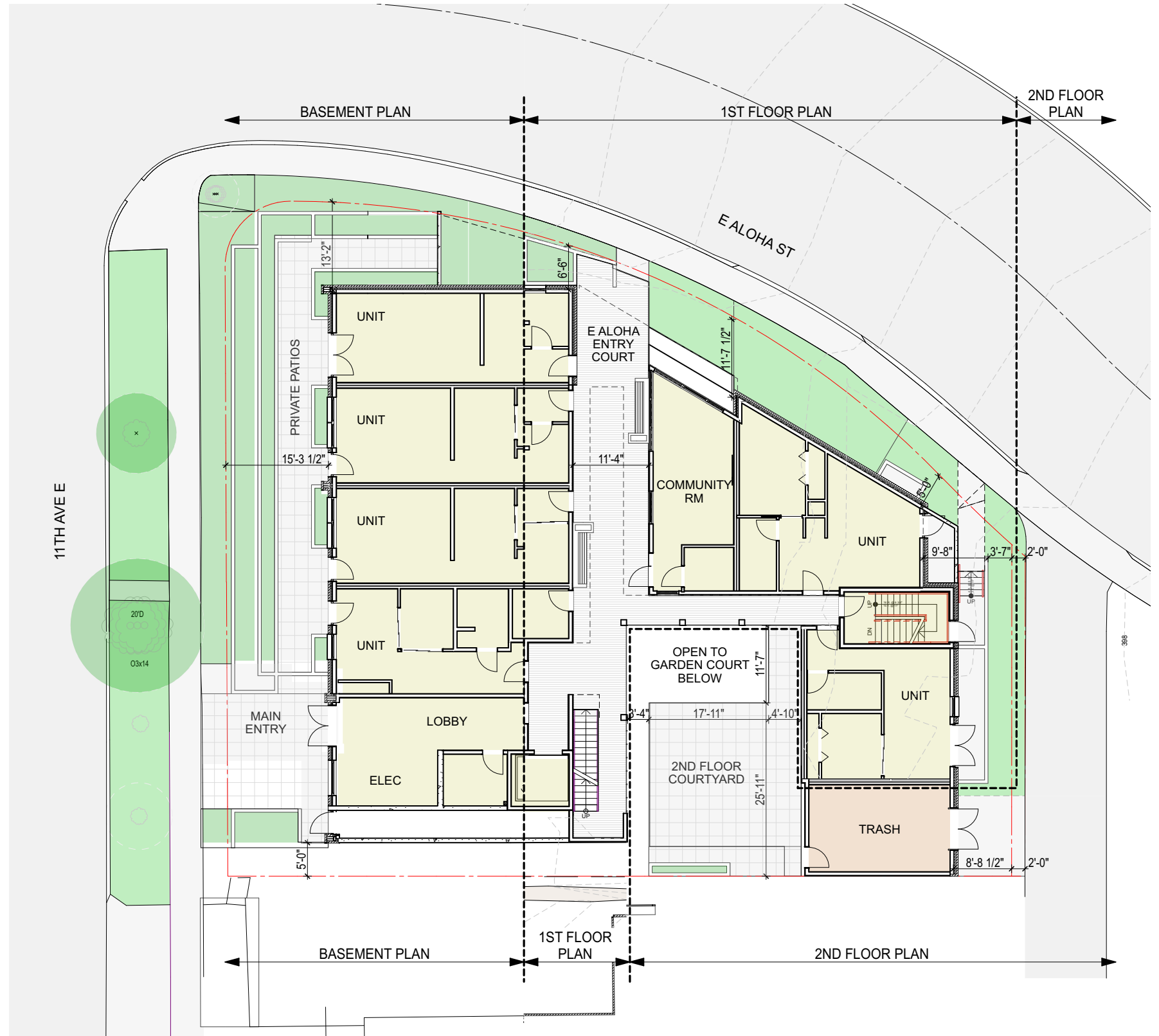
SITE PLAN

There have been major revisions to the project since Early Design Guidance. Large setbacks to 11th Avenue E and upper level setbacks along E Aloha Street have helped reduce the overall footprint of the building. The residential units at street level along 11th Ave E have been provided with large patios that help to create a connection between the structure and the sidewalk.

A large courtyard has been retained at the 2nd floor for apartment residents. Off of E Aloha Street, a wide entry way paired with an enclosed community room provides a meeting and gathering space. In the lower level, a small garden courtyard is provided that is open to the sky, providing a place for plantings and trees internal to the site.



Site Plan at EDG



Proposed Composite Site Plan



AERIAL VIEW

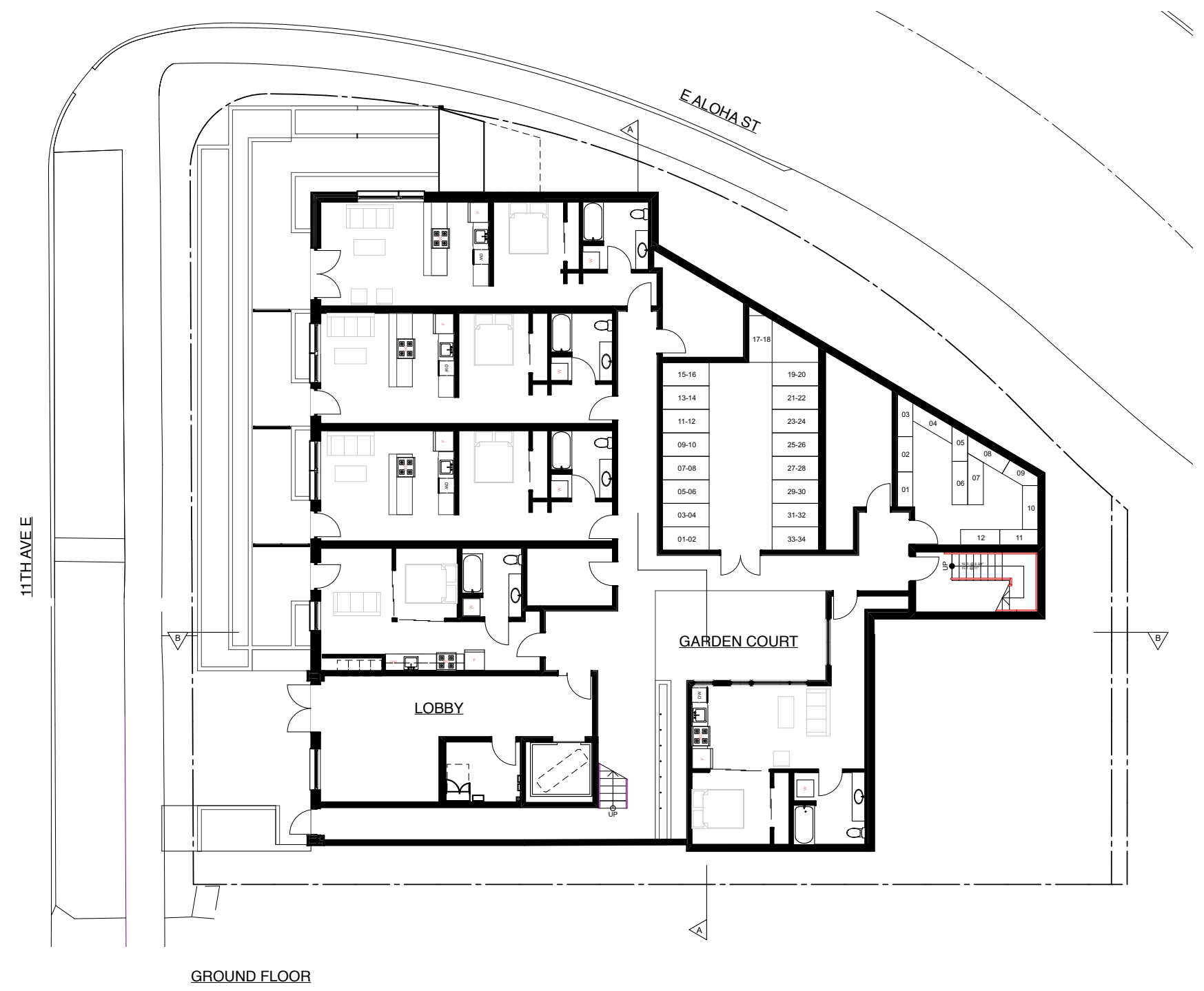


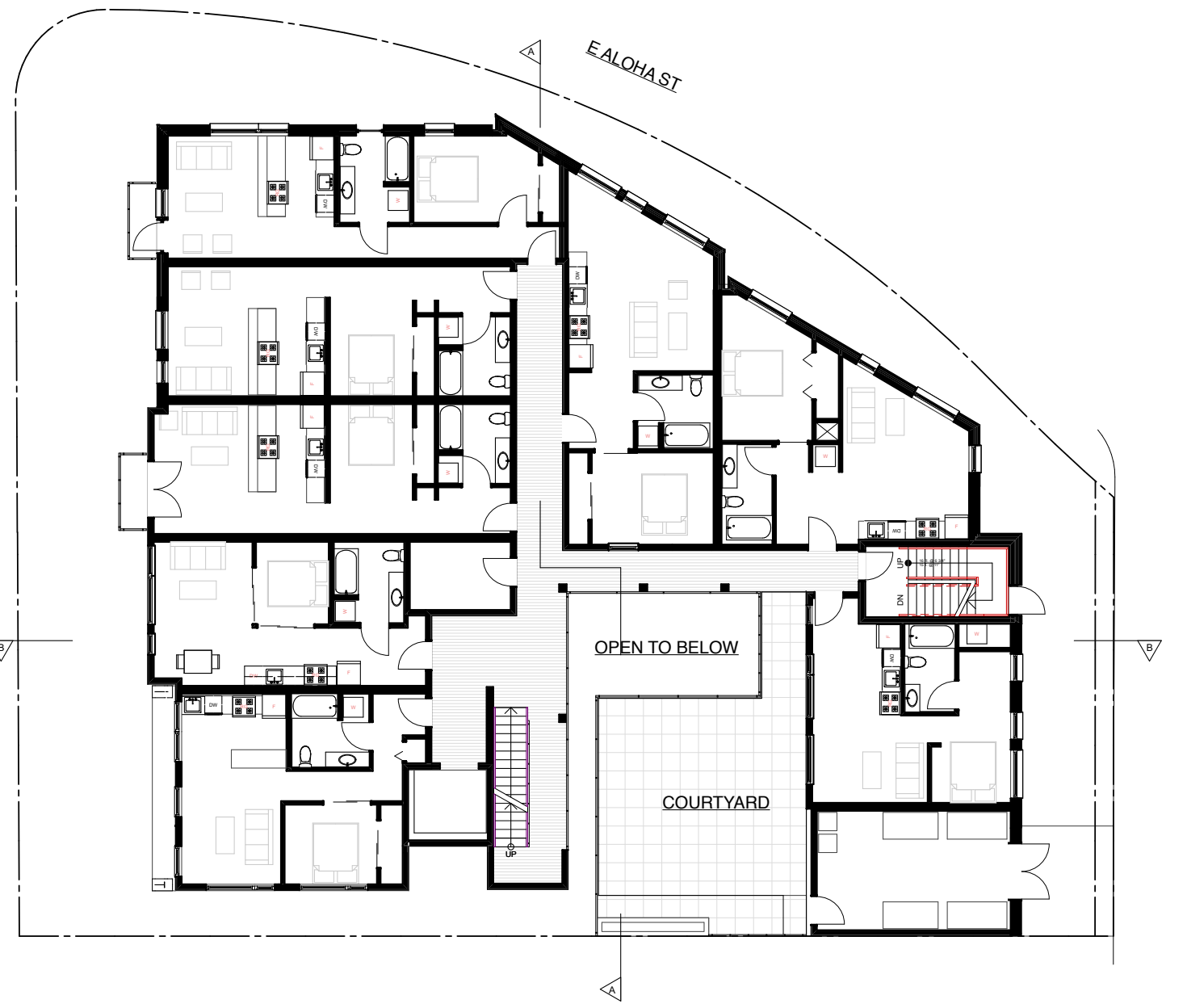
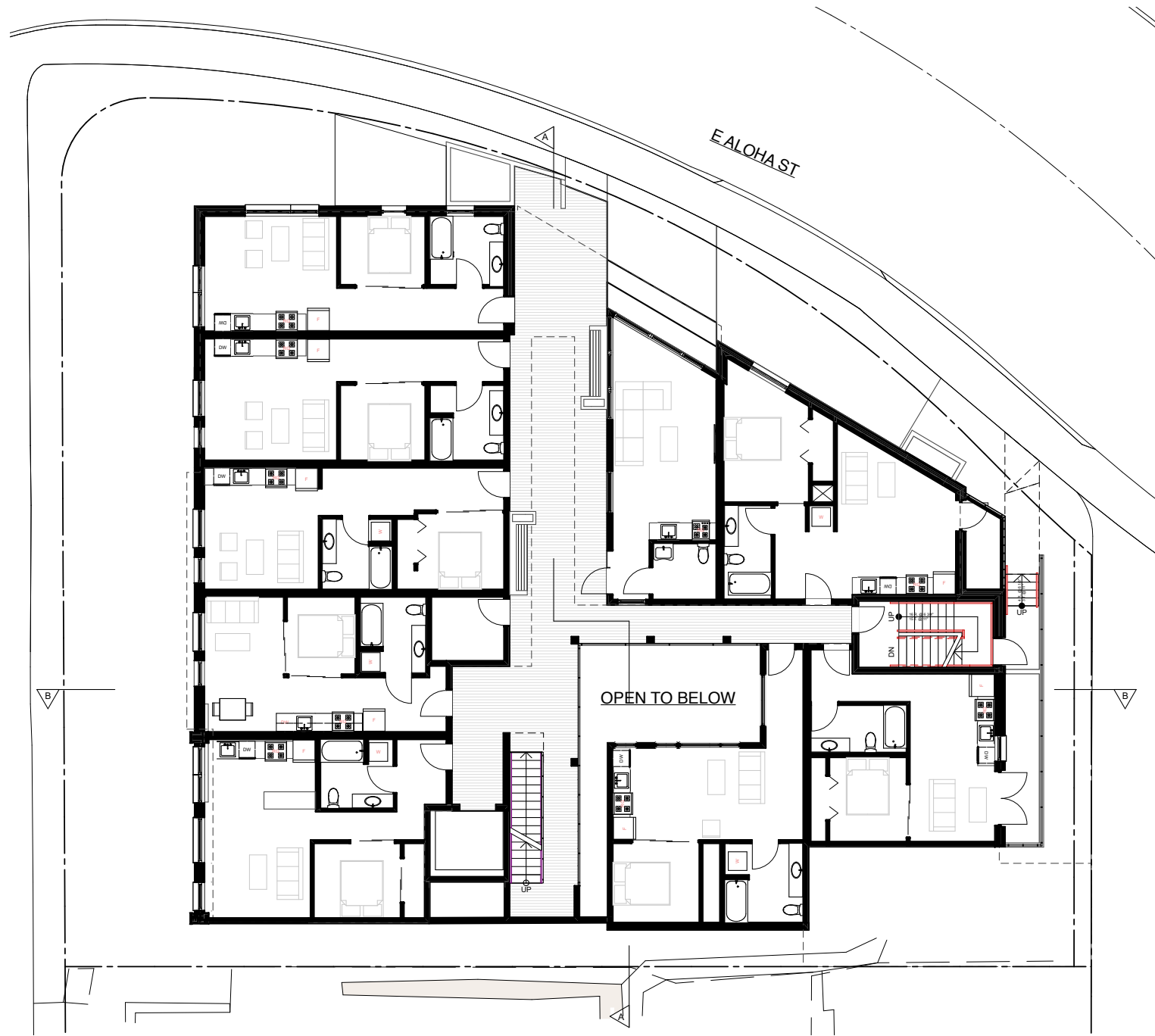
AERIAL VIEW FROM NE



AERIAL VIEW FROM SW

PROPOSED PLANS

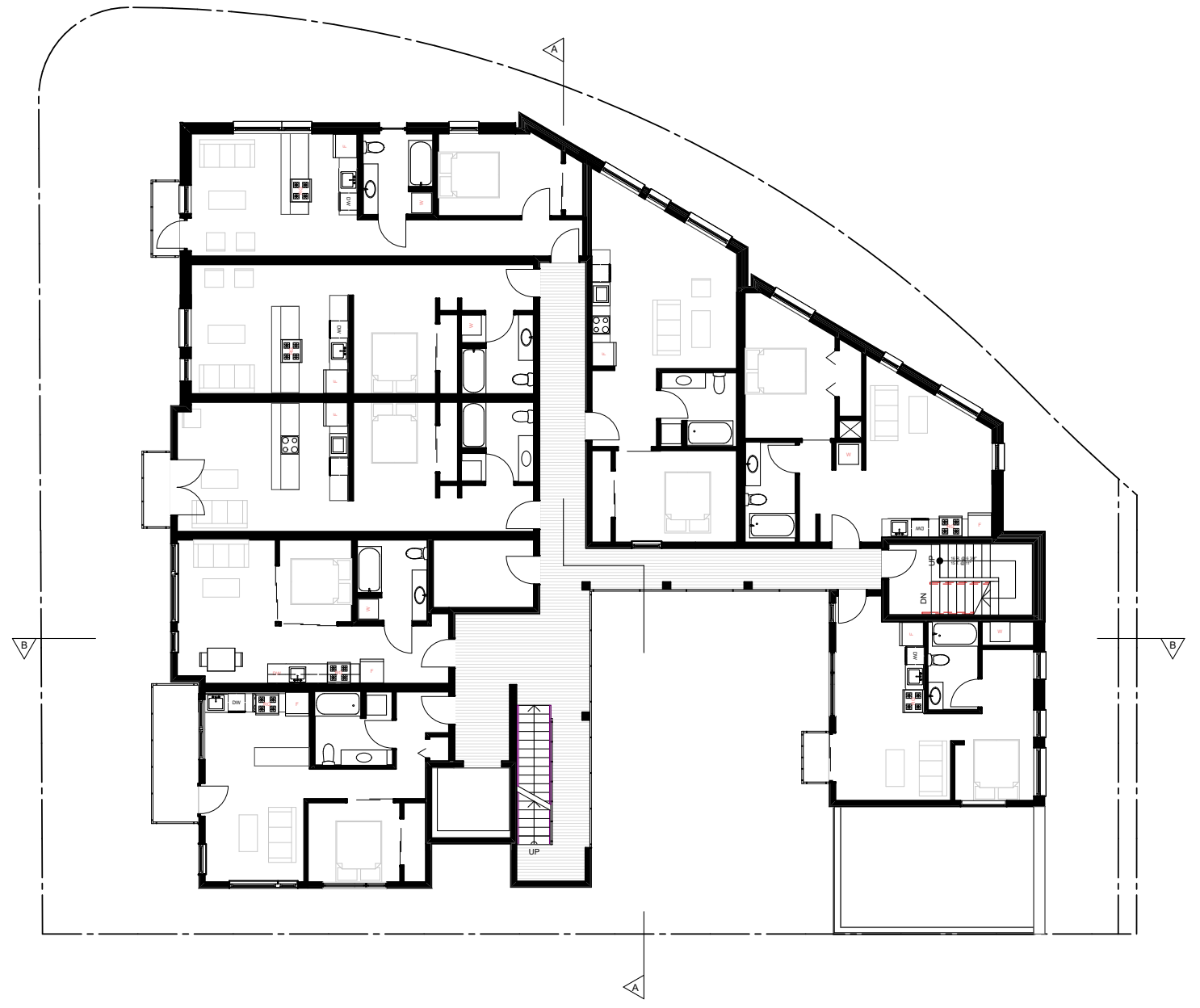




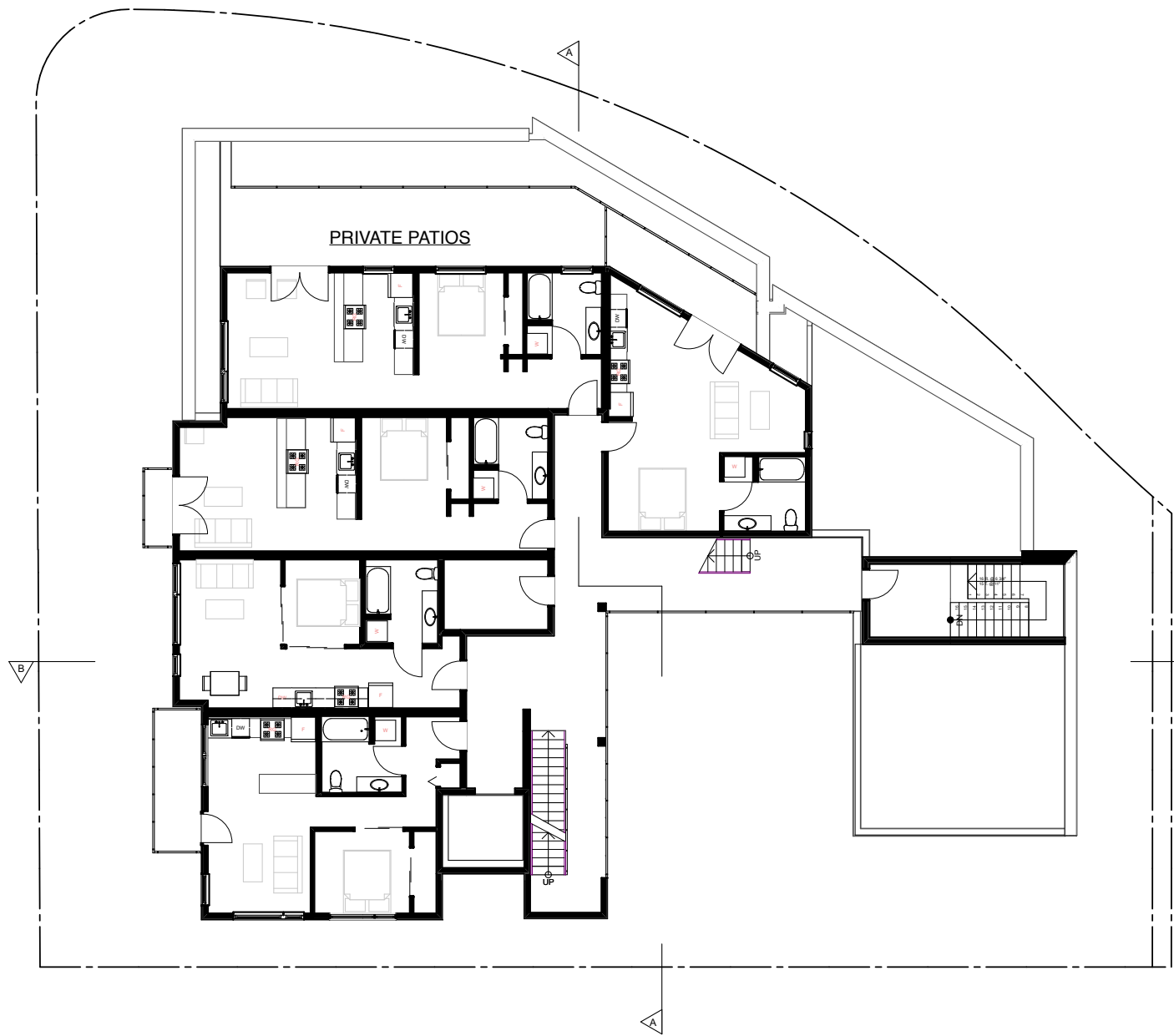
1ST FLOOR

2ND FLOOR

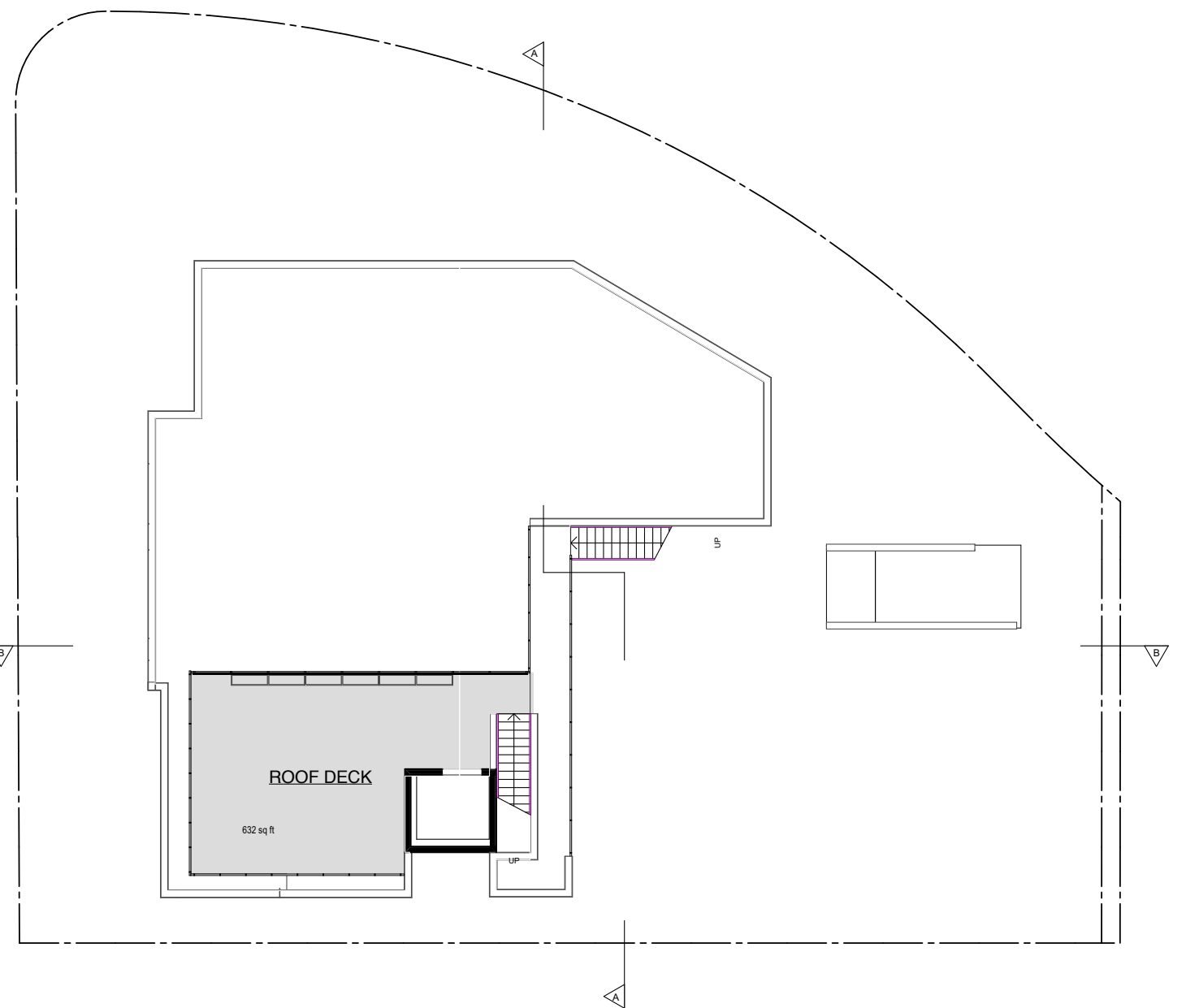
PROPOSED PLANS



3RD FLOOR



4TH FLOOR



ROOF

SITE SECTIONS

These site sections describe how the proposed structure sits within the site and how it relates to its adjacent surroundings. Special care was taken so the proposal would fit into the existing fabric of the neighborhood and be respectful of the zone transition.



SITE SECTION 'A'



SITE SECTION 'B'

MATERIALS

DC4-A-1 Exterior Finish Materials

CS3-A Emphasizing Positive Neighborhood Attributes

The material palette proposed includes a large percentage of masonry, along with areas of metal panel, Ceraclad and cement panel. In order to provide a strong base, the west, north, and east facades all include large areas of brick. As the project transitions to the upper floors, complimentary materials are used to both reduce scale and mass while providing contrast for the project.



NORTH ELEVATION



WEST ELEVATION



Mission Brick Inca



8" Ceraclad Vertical Siding Linen



Parapet Cap, Vent Hood, Accent BM 2125-30 Gray Shower



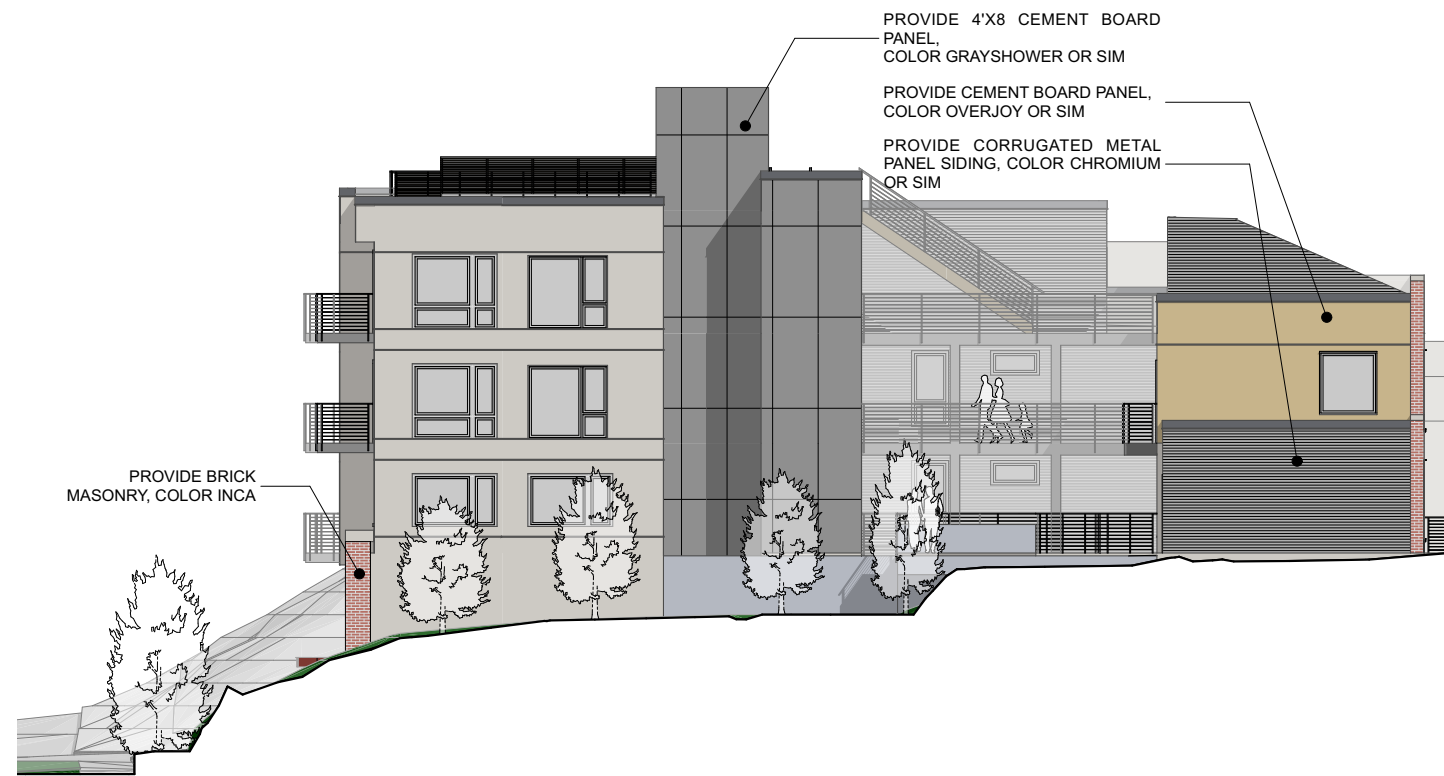
Swisspearl Panel 8090 White



Steel Guardrail

DC2-A-2 Reducing Perceived Mass

Material changes emphasize modulation and add scale by breaking down the perceived mass on all sides. The 4th floor, which is set back from portions of the street-facing facade, utilizes a different material to help separate it from the 3-4 story mass below it. This is intended to help the building read as a shorter mass from the street.



SOUTH ELEVATION



Fiber Cement Siding Panel
BM 2125-30 Gray Shower



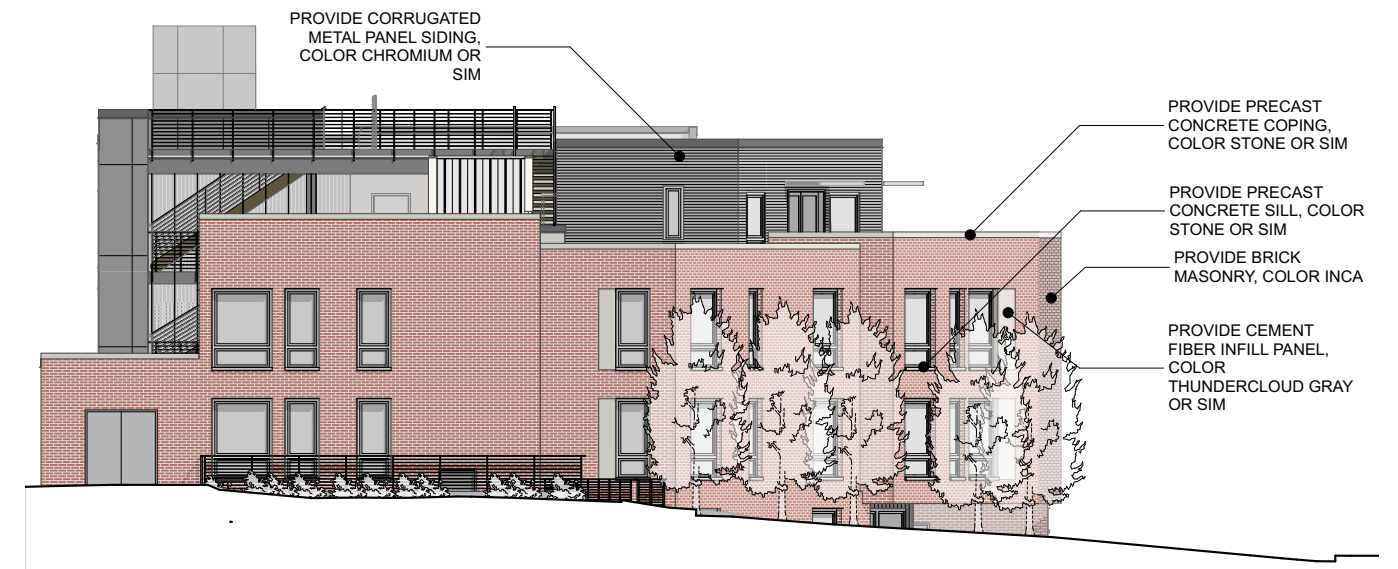
Guardrails / Handrails / Canopies
BM 2131-10 Black Satin



4' x 8' Hardie Panel Horizontal Siding
SW 6689 Overjoy or Sim.

DC2-D-1 Human Scale

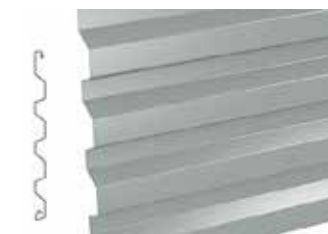
The mass of the building is further broken down by incorporating finer scale details such as balcony, railings, entry canopies, and courtyard planters.



EAST ELEVATION



Vent Hood
Color Per Elevations



Concealed Fastener Corrugated Siding
Chromium

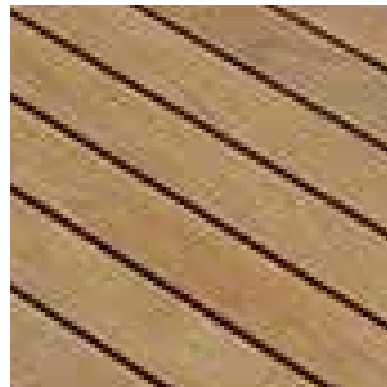
LANDSCAPE



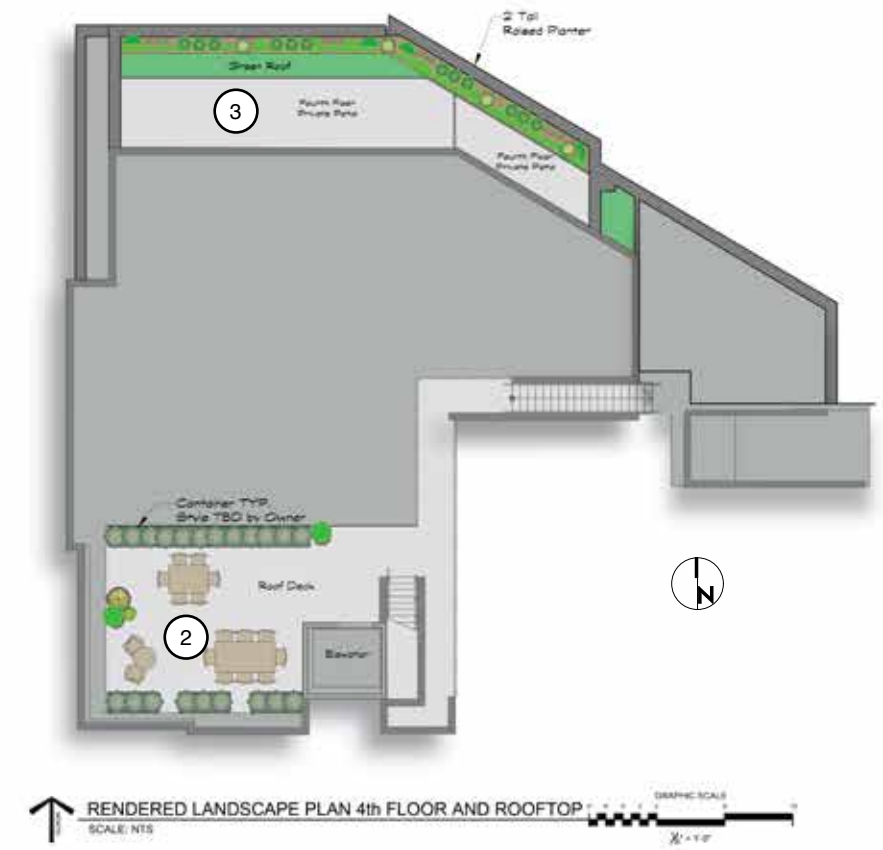
1 Wood and Concrete Bench



2 Concrete Pavers



3 IPE Pavers





Angelina Sedum



Blue Oat Grass



Deer Fern



Dwarf Fetterbush



Dwarf Mondo Grass



Epimedium



Fire and Ice Hosta



Variegated Sweet Flag



Japanese Forest Grass



Japanese Painted Fern



Limelight Hydrangea



Gold Bar Maiden Grass



Horsetail



Golden Full Moon Maple



Cinnamon Snow



Slender Hinoki



Upright European Horbeam



Helmond Pillar Barberry



Morning Light Maiden Grass



Japanese Blood Grass



Karl Foerster Grass

BELOW-GRADE UNITS

PL3-B-1. Security and Privacy

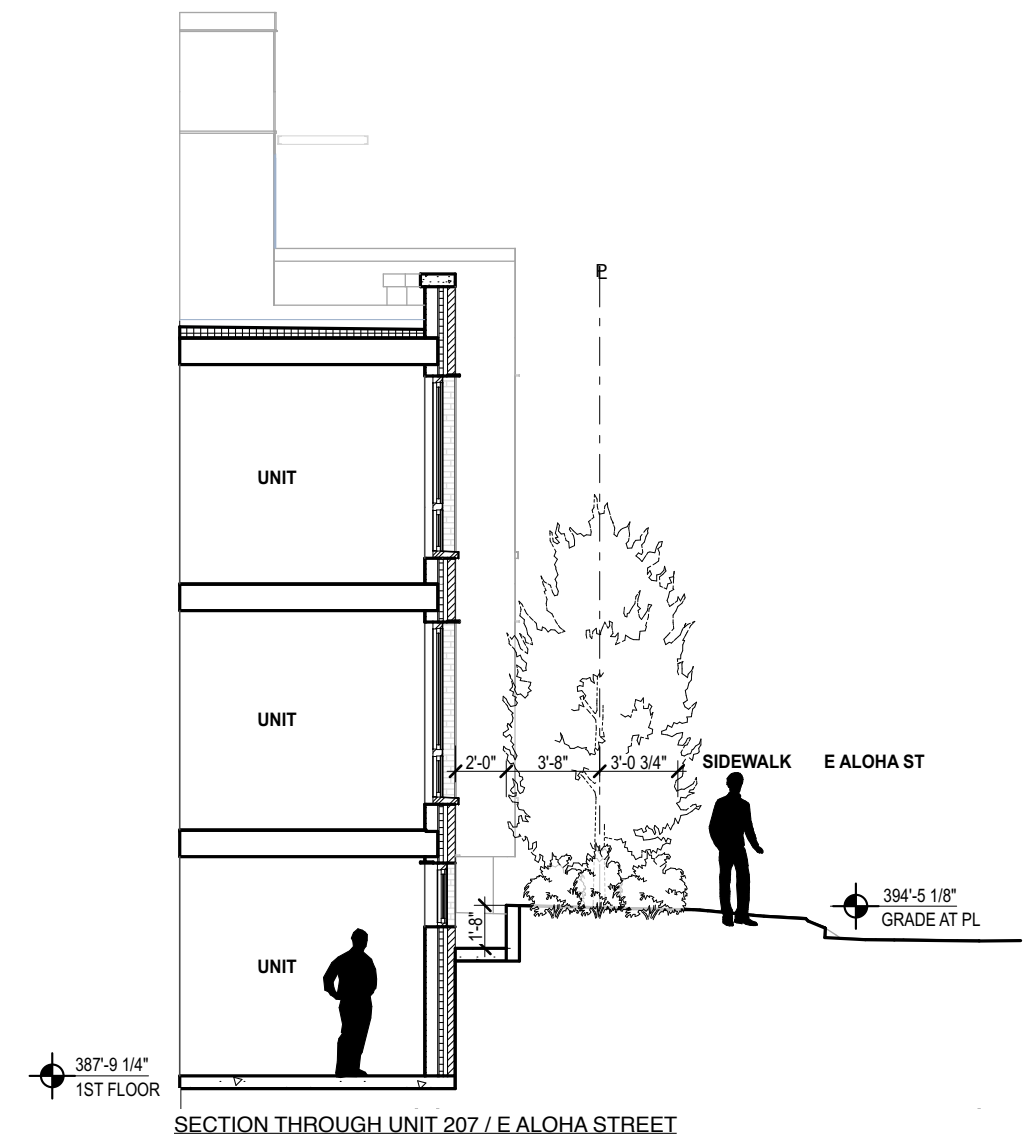
PL3-B-2. Ground-level Residential

The partially below-grade units at the street are setback from the sidewalk to provide a buffer for safety and privacy. In addition to the right-of-way setback (varying from 8.5 feet to 14.5 feet) a landscape buffer will help add to the privacy of these units.

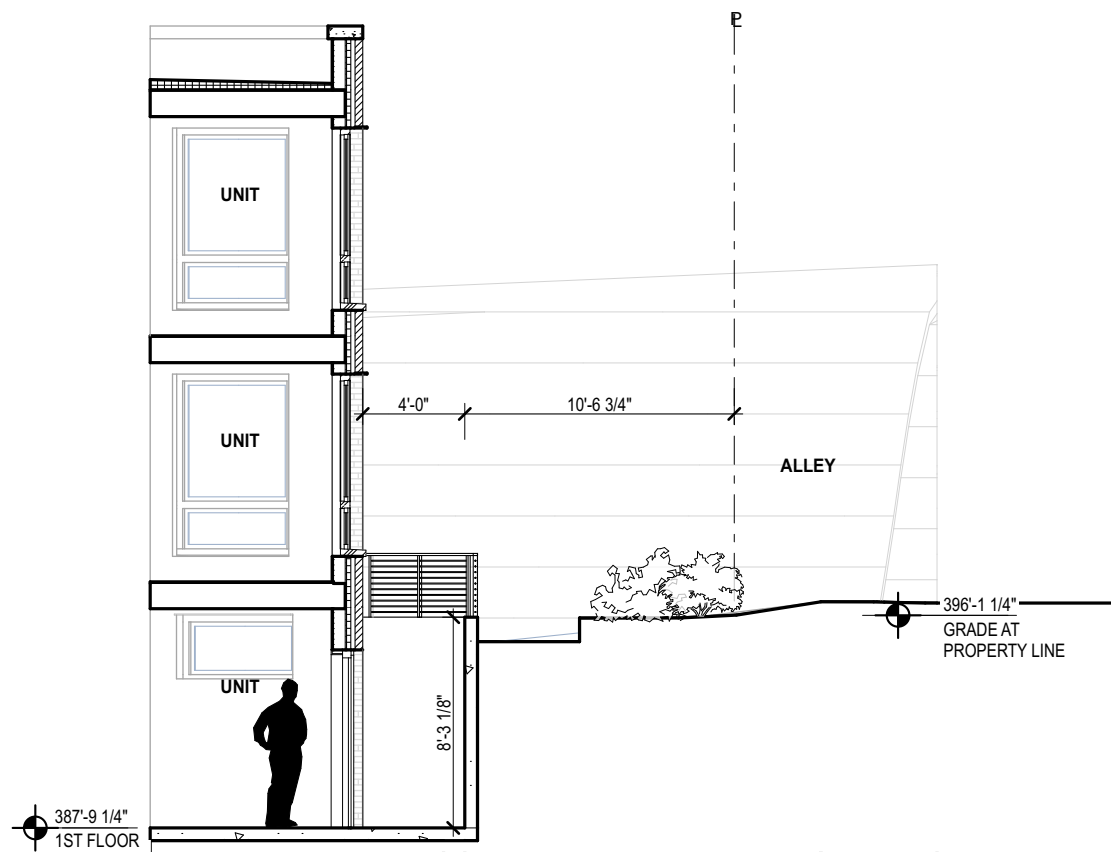
The Landscape Design maximizes tree canopy and plantings at multiple levels throughout the project.



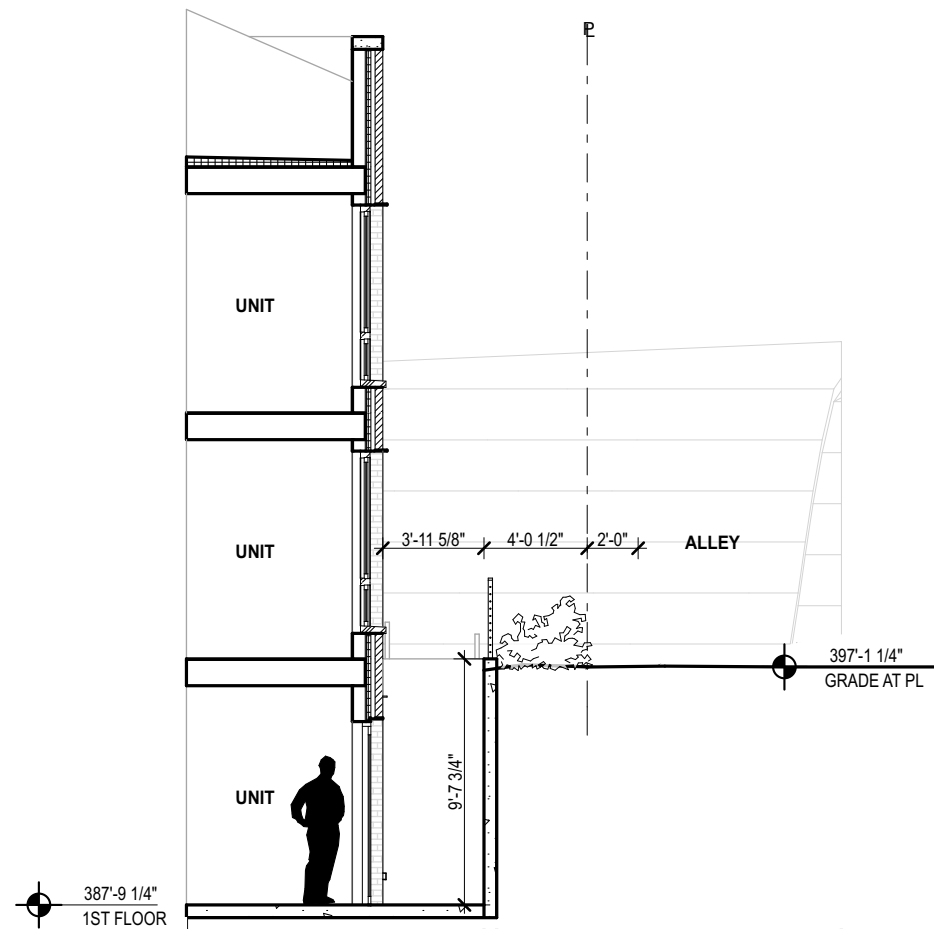
VIEW FROM NE LOOKING AT UNITS 207 AND 208



SECTION THROUGH UNIT 207 / E ALOHA STREET

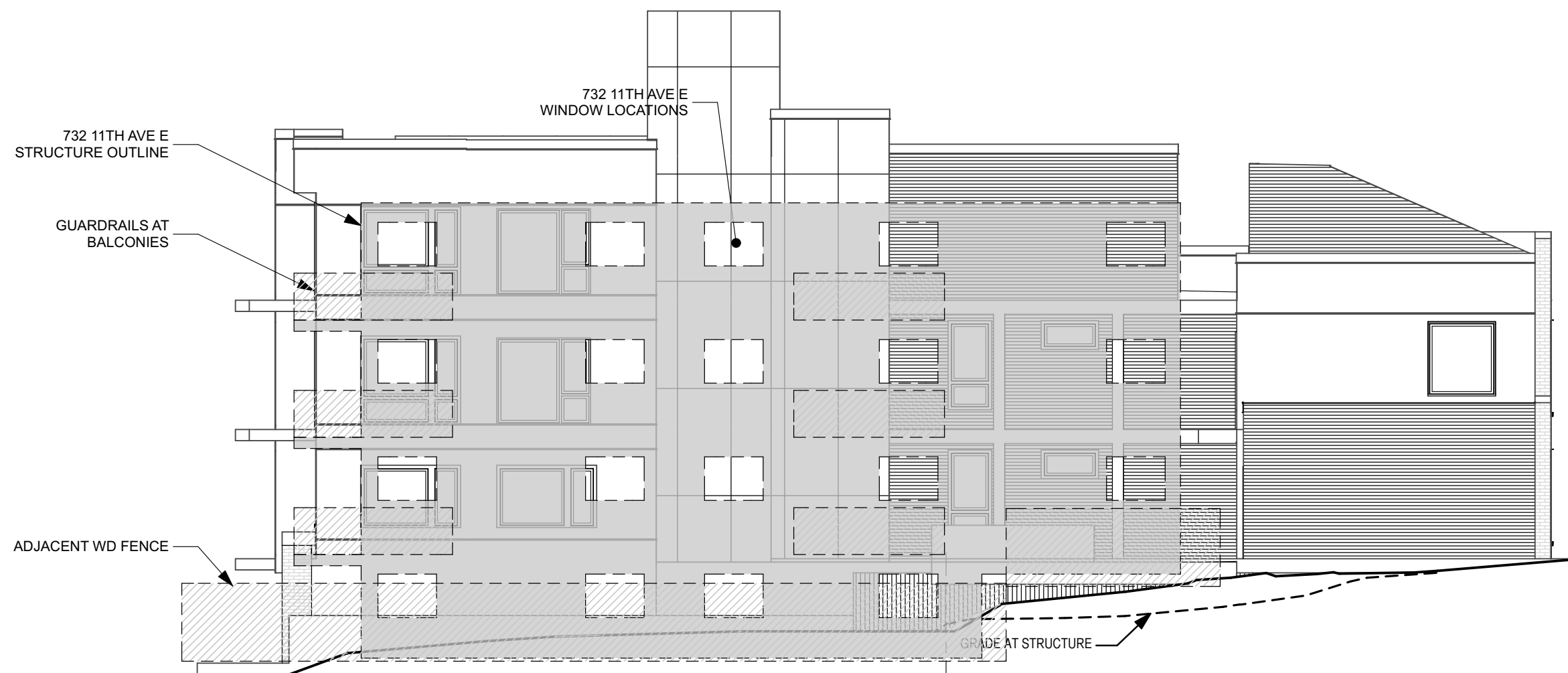


SECTION THROUGH UNIT 207 / ALLEY



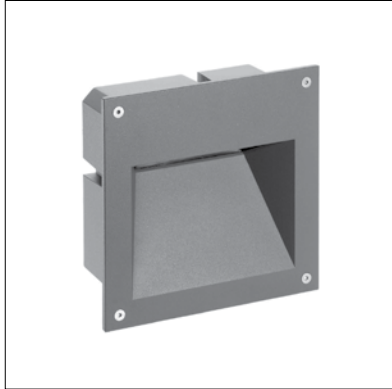
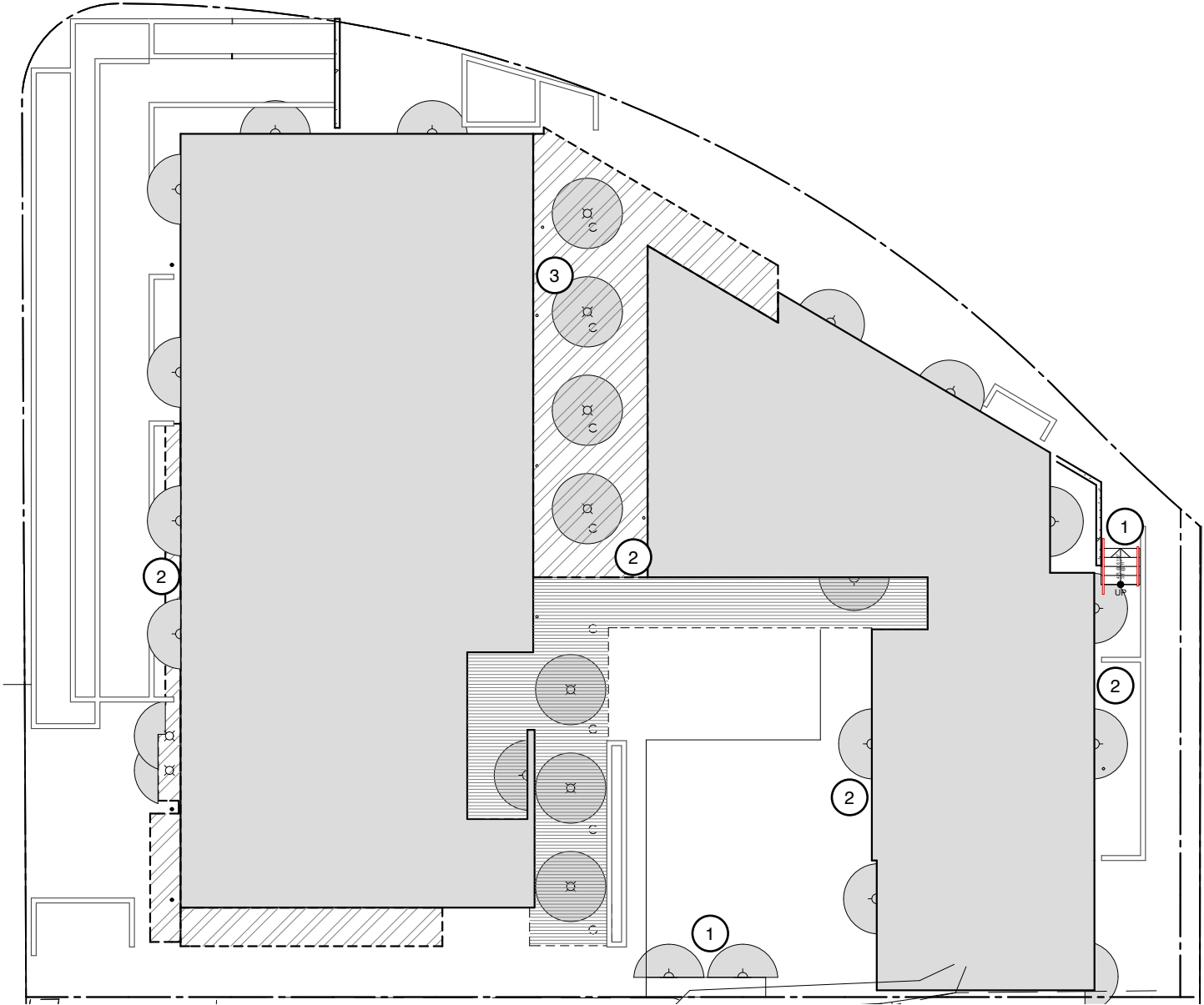
SECTION THROUGH UNIT 208 / ALLEY

ADJACENT STRUCTURES



SOUTH PRIVACY ELEVATION

LIGHTING



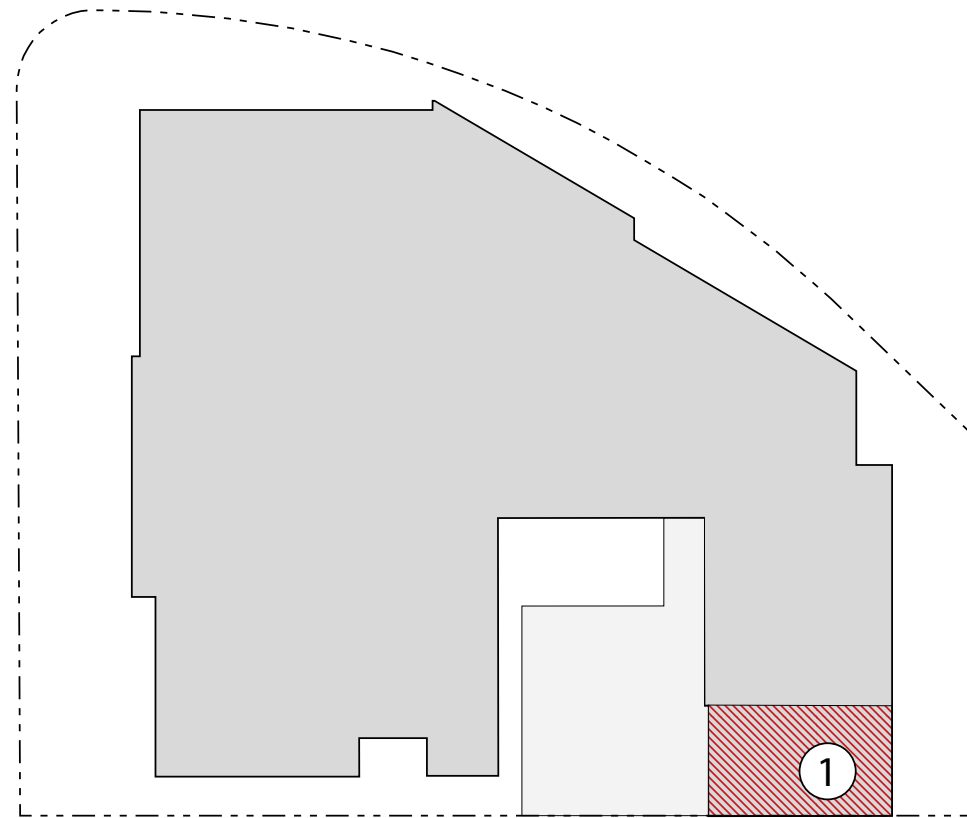
1 Recessed Wall Fixture



2 Sconce Fixture for Units / Penthouses



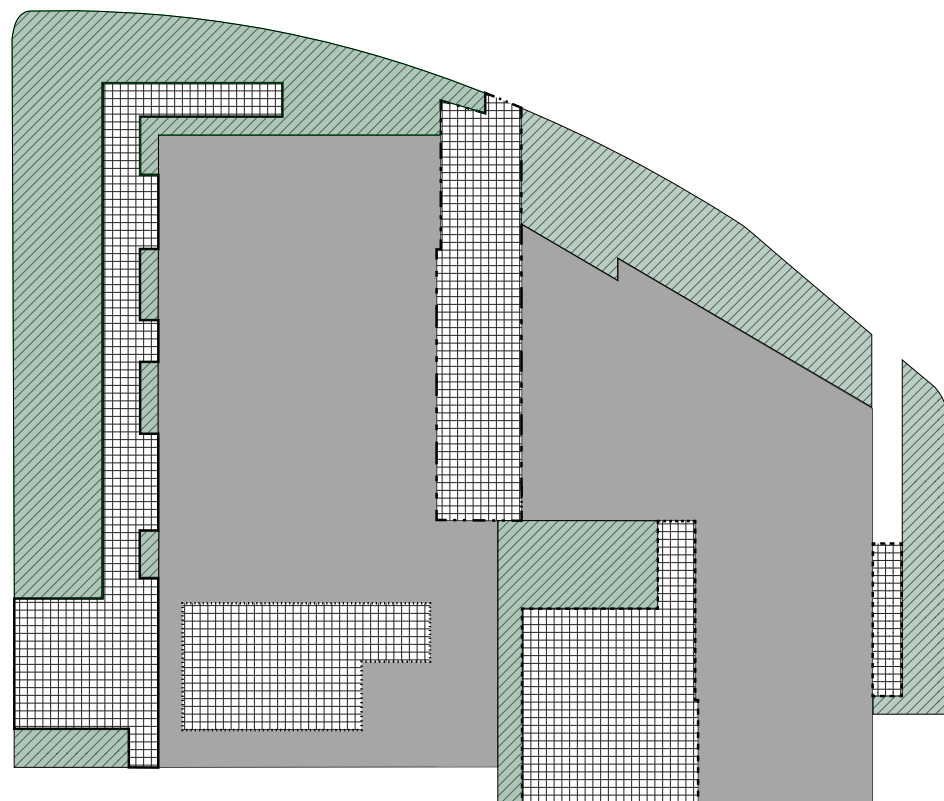
3 Recessed Exterior Can Fixtures



AREA OF SIDE SETBACK DEPARTURE REQUEST

DEPARTURE MATRIX

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	SIDE SETBACK SMC 23.45.518.A	7' AVERAGE 5' MINIMUM	13'-7 3/8" AVERAGE SETBACK PROVIDED 0'-0" SETBACK PROVIDED ALONG 25 FEET OF SOUTH PROPERTY LINE	SETBACK: 5' REDUCTION OF MINIMUM SETBACK	IN ORDER TO PROVIDE A MORE APPEALING EDGE TO THE NEIGHBOR, WE HAVE ENCLOSED THE TRASH AND RECYCLING ROOM. THE ENCLOSURE IS 1 STORY TALL AND 25'-0" IN WIDTH ALONG THE ADJACENT PROPERTY LINE. THE PROJECT CAN REMAIN CODE-COMPLIANT BY ELIMINATING THE ENCLOSURE, BUT WE FEEL THAT ENCLOSING IT IMPROVES THE ALLEY AND VIEW FROM THE ADJACENT PROPERTY.	CS2-D-5 RESPECT FOR ADJACENT SITES, PL1-A-1 ENHANCING OPEN SPACE, DC1-C-4 SERVICE USES,
2	AMENITY AREA SMC 23.45.522.A.2	A MIN. OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL	666 SF OF COMMON AMENITY AREA PROVIDED AT GROUND FLOOR	1,187.5 SF OF COMMON AMENITY AREA IS REQUIRED AT GROUND LEVEL 1,187.5 SF REQUIRED - 730 SF PROVIDED = 457.5 SF	THE PROPOSAL HAS LARGE AREAS OF OPEN SPACE AT GRADE, HOWEVER THEY ARE SET ASIDE AS PRIVATE AMENITY AREAS. WE HAVE PROPOSED MORE THAN THE REQUIRED TOTAL AMENITY AREA THROUGHOUT THE PROJECT, INCLUDING A LARGE 2ND STORY COURTYARD. THE DEPARTURE IS ONLY FOR THE AMENITY AREA REQUIRED AT THE GROUND FLOOR. GROUND FLOOR COMMON AREA: 730 SF 1ST FLOOR COMMON AREA: 540 SF 2ND FLOOR COMMON AREA: 650 SF ROOF COMMON AREA: 630 SF TOTAL COMMON AREA PROVIDED: 2,550 SF	CS2-A-1 SENSE OF PLACE, CS2-B-3 CHARACTER OF OPEN SPACE, CS2-D-3 ZONE TRANSITIONS, CS3-A-1 FITTING OLD AND NEW TOGETHER, PL1-C-1 SELECTING ACTIVITY AREAS, DC3-B-4 MULTIFAMILY OPEN SPACE



PROPOSED COMMON AMENITY AREAS

- GROUND FLOOR
- - - 1ST FLOOR
- 2ND FLOOR
- ROOF

SHADOW STUDIES

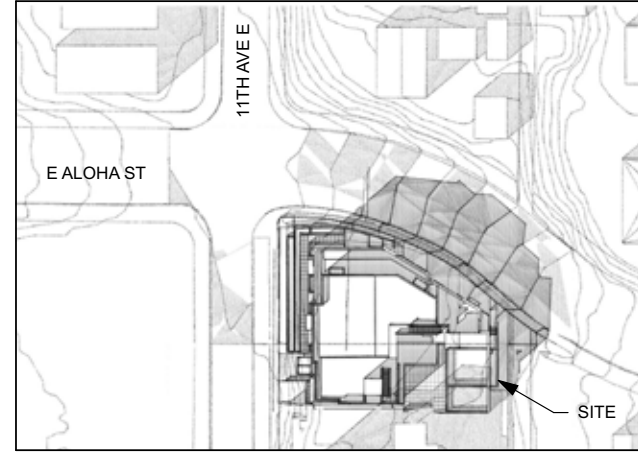
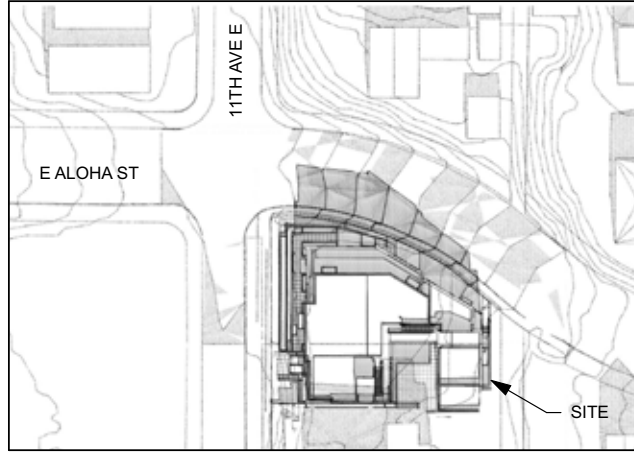
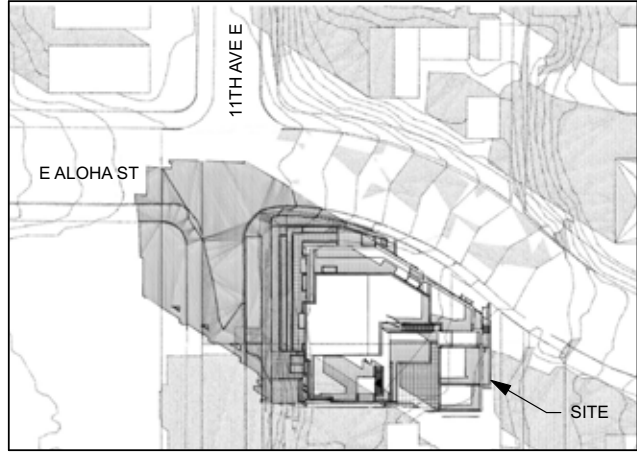


10:00 AM

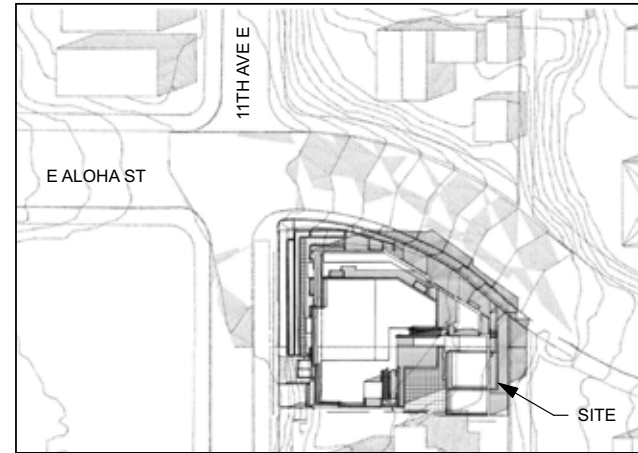
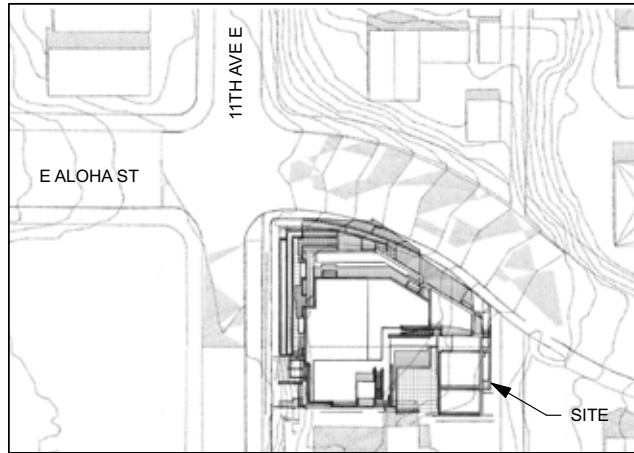
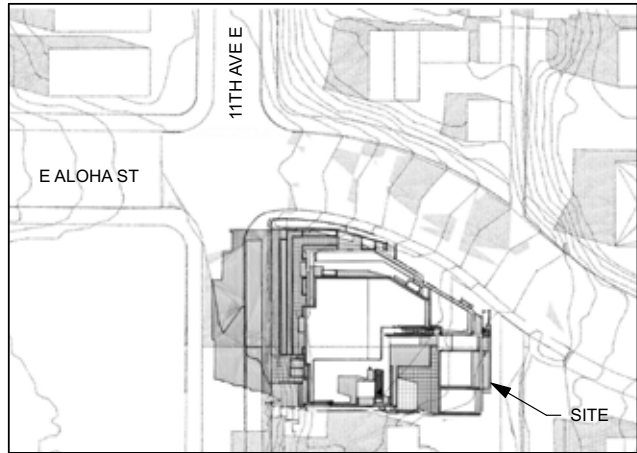
1:00 PM

4:00 PM

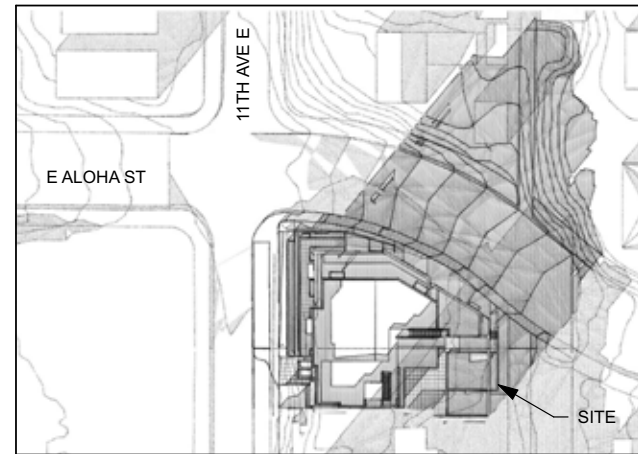
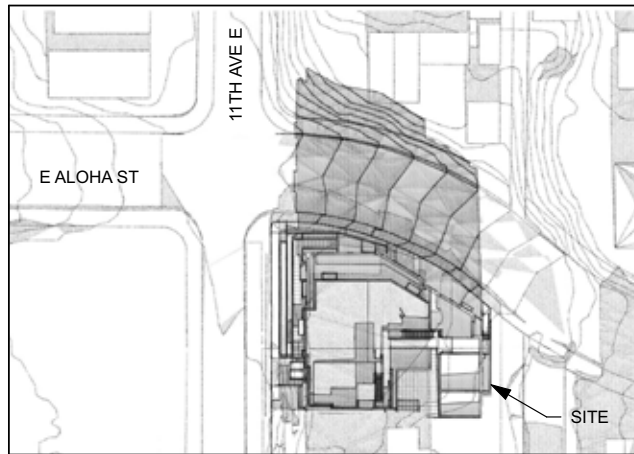
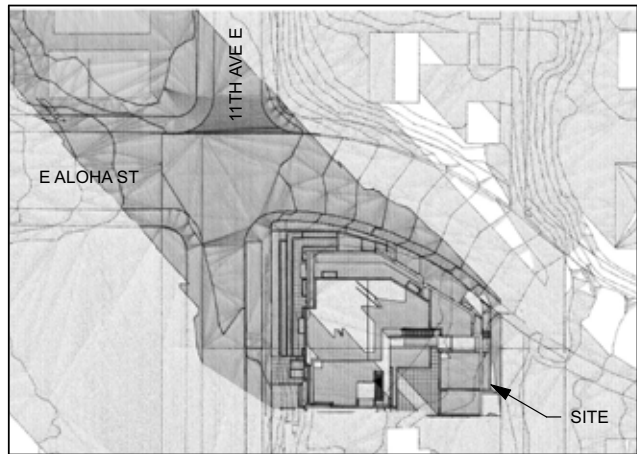
MARCH / SEPTEMBER 21



JUNE 21



DECEMBER 21



COMPLETED WORK



3515 Wallingford Ave N



1818 E Yesler Way



1818 E Yesler Way



208 18th Avenue E



1504 19th Avenue



90 E Newton Street



1411 E Fir Street