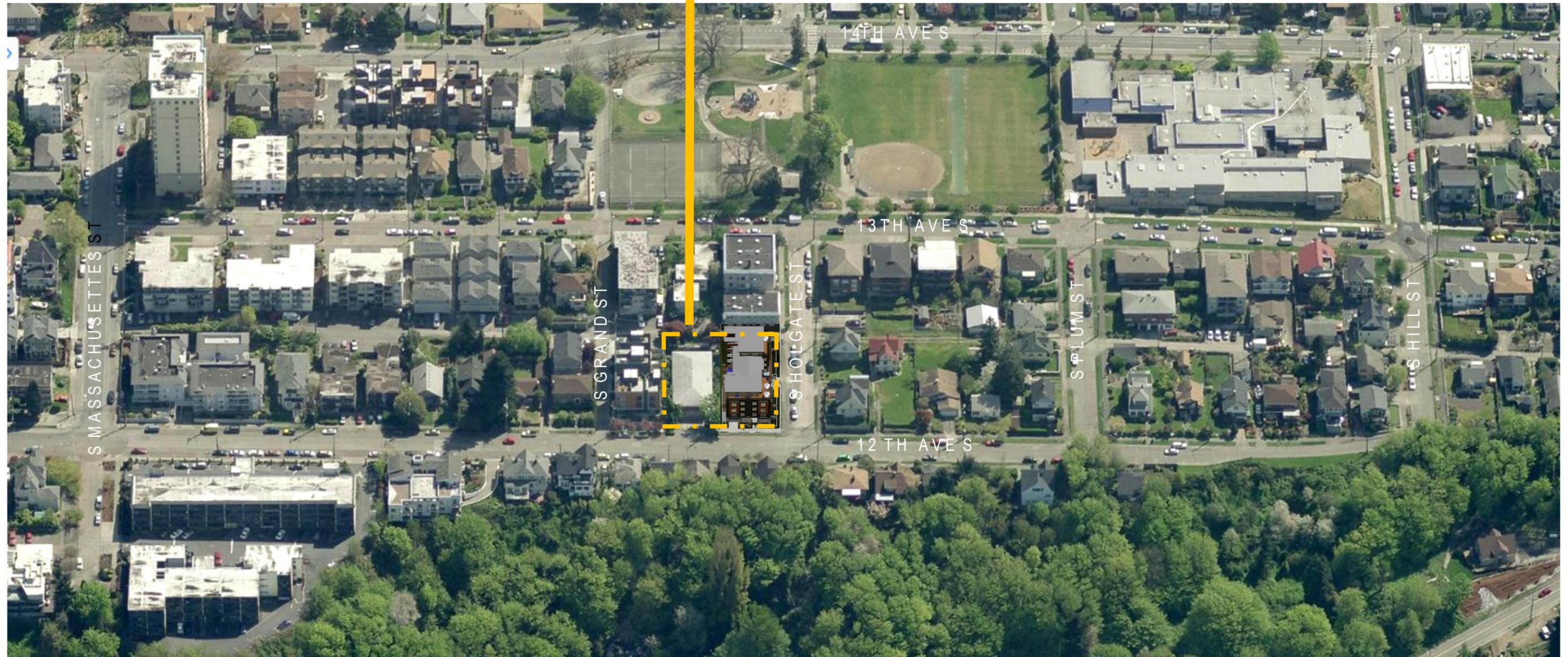


HOLGATE 12 APARTMENTS II



2nd EARLY DESIGN GUIDANCE

1808 12TH AVE. S.
PROJECT # 3018185

MARCH 10, 2015



HOLGATE 12 APARTMENTS II

180812TH AVE. S.

2nd EARLY DESIGN GUIDANCE

PROJECT # 3018185

March 10, 2015

TABLE OF CONTENTS	3
EDG APPLICATION	4
PROJECT DESCRIPTION & DEVELOPMENT OBJECTIVES	5
URBAN ANALYSIS	6-9
STREETSCAPES	10-11
CONTEXT ANALYSIS	12-13
EXISTING SITE CONDITIONS	14-15
DESIGN REVIEW GUIDE LINE RESPONSE	16-31
OPPORTUNITIES & CONSTRAINTS	32
SOLAR STUDY	33
OPTION E, F, G, COMPARISON	34
OPTION E preferred	35-46
OPTION F	47-49
OPTION G	50-52
SITE PLAN (OPTION E, preferred)	53
LANDSCAPE PLAN (OPTION A, 20%)	54
LANDSCAPE PLAN (COMPLIANT, 50%)	55
LANDSCAPE SECTION	56
LANDSCAPE SECTION	57
ZONING CODE , DEPARTURE SUMMARY	58
FAÇADE OPTIONS	59

ADDENDUM FOR REFERENCE TO PREVIOUS OPTIONS

OPTION A, B, C, COMPARISON	60
OPTION A	61-62
OPTION B	63-64
OPTION C	65-66
OPTION D	67-68

CITY OF SEATTLE

Application for Early Design Review

PART I: CONTACT INFORMATION

- | | |
|-------------------------------|---------------------------------------|
| 1. Property Address; | 1808 12 Ave. S. |
| 2. Project Number; | 3018185 |
| 3. Owner; | RUDD Development Co. |
| 4. Contact Person: | Jerome J. Diepenbrock |
| Firm | Diepenbrock Architecture |
| Mailing Address | 4525 SW Concord St |
| City, State, Zip | Seattle, WA 98136 |
| Phone | 206-932-5432 |
| Email address | j.diepenbrock@comcast.net |
| 6. Applicant's Name | Jerome J. Diepenbrock |
| Relationship to Project | Architect |
| 7. Design Professional's Name | Jerome J. Diepenbrock |
| Address | 4525 SW Concord St, Seattle, WA 98136 |
| Phone | 206-932-5432 |

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 addressed at 1808 12th Ave. S., Seattle, which is a 60' x 120', 7,200 sf lot with 12th Ave S. on its west side, and an alley on its east side. It is the middle of a 3 lot wide block with S. Holgate Street on the south side and S. Grand Street on the north side. Although S. Grand Street is called a street it is developed like an alley. There is a 3,200 sf 5 unit apartment house on the site which was built in 1950. The lot slopes approximately 20 feet from the alley to 12th Ave S.

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

The site is zoned LR-3 zone. The site is within the North Beacon Hill Residential Urban Village and the North Beacon Hill Planning area which has its own neighborhood guidelines.

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

The site is located on North Beacon Hill's west slope in the block just west of the Beacon Hill Play field at 13th Ave S. and a block east of the green belt on I-5's east side. The west slope of the hill runs from the top of 13th Ave S. down to the I-5 freeway. The neighborhood to the north of the site is zoned LR-3 with a mix of apartments, townhouses, and single family homes. The LR-3 zone boundary is located on S. Holgate St. from 12th Ave S. to 13th Ave S. with an LR-2 zone to the south on the east half of the block facing 13th Ave S. and SF 5000 zone to the south on the west half of the block facing 12th Ave. S. The neighborhood to the south is also a mix of single family houses and 3 story apartment buildings with single family houses on 12th Ave S. and apartment buildings and single family houses on 13th Ave S.

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.

The Owner is currently building a 22 unit apartment building on the lot to the south of this site. He would like to take advantage of the infrastructure that they have already developed to add another 22-26 units to that development for a total of from 44-49 units and to add another 10-12 parking stalls for a total of 22-24 cars.

Potential requests for departure from development standards are:

1. 23.54.040 Solid Waste Storage Area.
2. 23.45.524 Landscaping Requirements

PROJECT DESCRIPTION, DEVELOPMENT OBJECTIVES



VILLAGE CENTER



EL CENTRO DE LA RAZA



LINK LIGHT RAIL STATION

PROJECT DESCRIPTION

ADDRESS; 1808 12TH AVE S.
 DPD PROJECT; # 3018185
 OWNER/APPLICANT; RUDD DEVELOPMENT CO., INC.
 AGENT; DIEPENBROCK ARCHITECTURE

PROJECT PROGRAM

ADDITION TO EXISTING 22 UNIT APARTMENT BUILDING

Units;	23-26 NEW + 22 EX. = 45-48 TOTAL
Parking Stalls;	10 NEW + 12 EX = 22 TOTAL
Residential Area	20,000 SF NEW + 18,400 SF EX. = 38,400 SF TOTAL
Garage Area	3,300 SF NEW + 4,100 SF EX. = 7,400 SF TOTAL
Total Building Area	23,300 SF NEW + 22,500 SF EX. = 45,800 SF TOTAL
FAR	14,400 SF NEW + 14,400 SF EX. = 28,800 SF TOTAL

STATEMENT OF DEVELOPMENT OBJECTIVES;

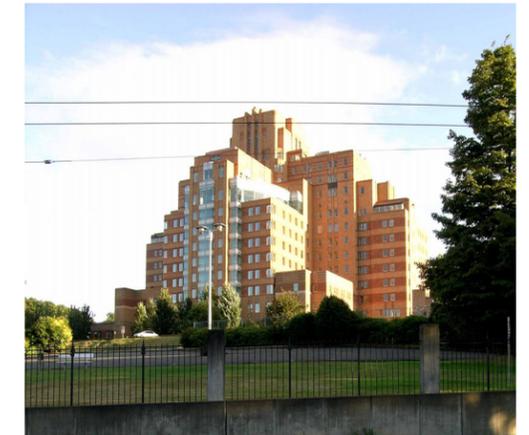
To attract residents to the close in location to downtown and the ethnic and cultural diversity of the North Beacon Hill Neighborhood, to a quiet neighborhood with no through traffic but with easy access to the Beacon Hill Playfield, frequent transit service, and the North Beacon Hill Village Center with shops, restaurants, a public library, El Centro de la Raza cultural center, and the link light rail station.

To retain residents in a small apartment building of about 48 units by giving the apartment complex a strong identity on a small block with unique architectural image organized around a central courtyard.

To give residents the opportunity to build a community with their neighbors by providing opportunities to connect in a series of outdoor spaces that adjoin the entry path to their units, a roof top deck with views of Elliot Bay and downtown Seattle, and by providing a common work out space.

To attract and keep residents with southern and western exposure for sun, views, and good ventilation, open space amenities, and a variety of apartment sizes and living arrangements.

To build and own an affordable modern apartment building that will be profitable and durable over the long term.



PAC-MED BUILDING



BEACON HILL PLAYFIELD



PUBLIC LIBRARY

URBAN ANALYSIS

DESIGN THEME FOR THE ADDITION

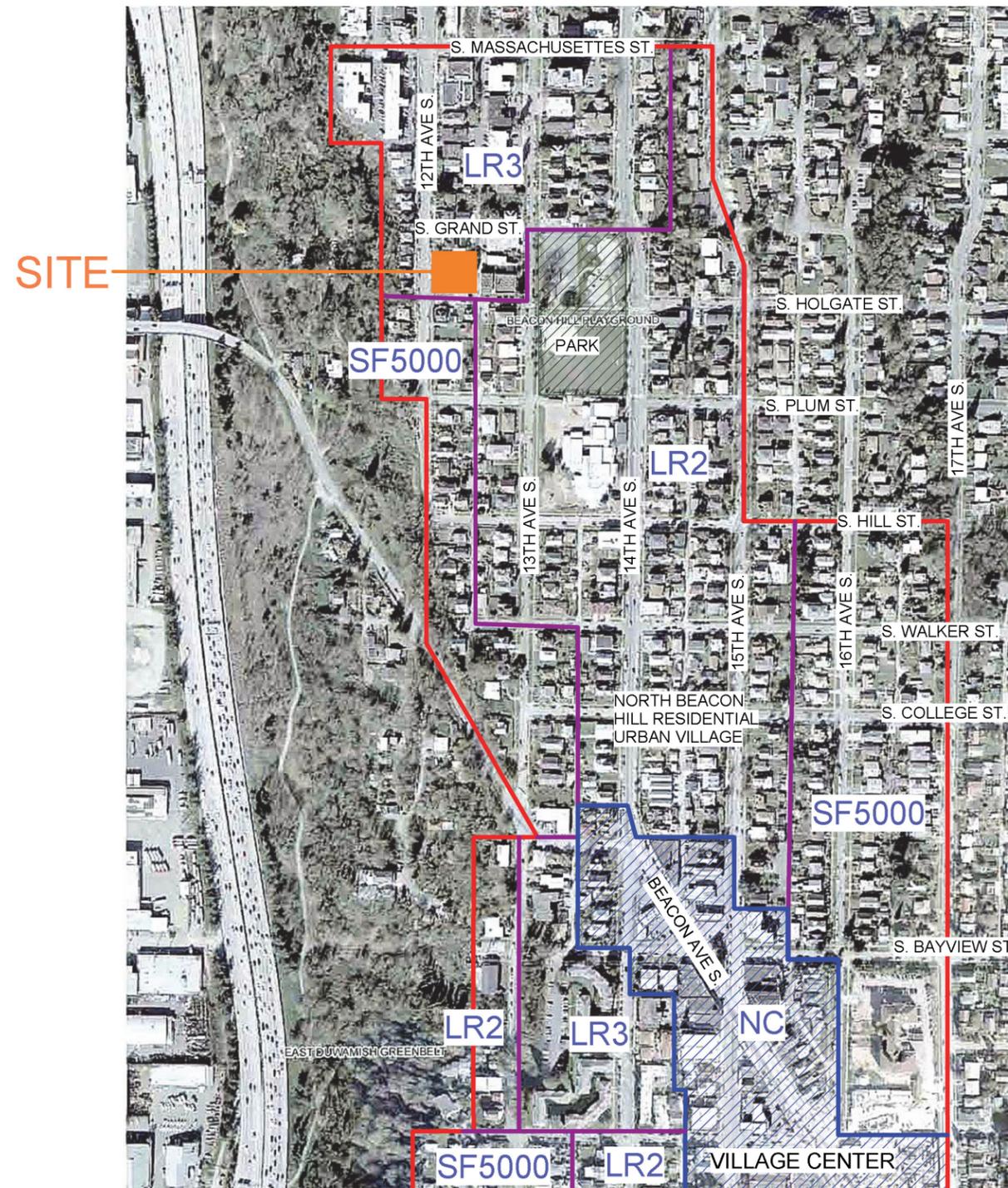
The design theme begins with the opportunity to add onto the apartment under construction and tie the small block together architecturally by relating the new design to the townhouses on the north and the building on the south. The existing building is enhanced by enlarging the existing courtyard which becomes the central focus for the combined project as an outdoor living room and open space. The larger courtyard will be able to get sunlight from April until August. Along with enlarging the courtyard the addition will enlarge and improve the courtyard's connection to 12th Ave. S. and a path to bus routes on S. Massachusetts St. The larger complex will provide an adjacent work out space to the courtyard to create a place for residents to build a community by connecting to their neighbors along their entry path. The larger complex will also provide a large roof deck to take advantage of the sunlight all year and the dramatic views of downtown and Elliot Bay.

The addition will take the advantage of the existing building's infrastructure by sharing the elevator, the main entrance lobby, the basement pedestrian entrance, the garage entrance, and an enlarged solid waste storage area.

The style of the neighborhood's buildings are mixed with no overriding pattern or character. The main street leading to the site is along an unusually wide 12th Ave S. which enters the neighborhood at the north end at S. Massachusetts and has an unusually long block to S. Grand St. This long block has been developed over the last century with multi-family buildings in different decades mostly clustered at the north end. The site of the addition is in the middle lot of a small 3 lot wide block which lies at the end of this long block and is the terminus of the LR-3 zone before it transitions to Single Family on the south side of S. Holgate St. By relating to both buildings on this small block the new addition can have a strong impact on the street at the terminus of the multi family area.

ZONING

The site is located in the North Beacon Hill Residential Urban Village which runs from S. Massachusetts St. 2 blocks north of the site and ends several blocks south of the North Beacon Hill Village Center which is 5 blocks to the south of the site. The site is located in the LR-3 zone which extends south from the Pacific Medical Building to S. Holgate and east to west from 12th Ave S. to 14th Ave. S. The site for the addition is located in the middle of the block which forms the south edge of the zoning boundary between the LR-3 and LR-2 on the east half of the block and between LR-3 and Single Family 5000 on the west half of the block.



URBAN ANALYSIS

NEIGHBORHOOD CONTEXT

The site is located in a neighborhood that is cut off from through traffic on the west facing slope of Beacon Hill directly above a greenbelt which is adjacent to I-5.

A 5 unit apartment building is located on the site for the addition with multifamily development on the rest of the block (the 22 unit apartment under construction to the south, the 6 unit townhouse to the north, a 22 unit, a 10 unit, and 4 unit apartment buildings across the alley). The block is bounded by 13th Ave S. to the east, S. Holgate St. to the south, 12th Ave S. to the west and S. Grand St to the north. Although called a street S. Grand St. is improved like an alley.

The rest of the neighborhood is a mix of single family homes, low-rise apartments, and newer townhouse developments. The apartments in the 2 block radius span the decades from the middle of the 20th century with the exception of the adjacent apartment houses which were built in 1911. Newer development in the neighborhood has been predominantly townhouses built in the last 5 to 6 years including the two 3 story 3 unit buildings at 12th Ave S. and S. Grand St, adjacent to the site and on the northwest corner of the block, built in 2009.

The dominant features of the neighborhood are the steep slope of the streets and the location of Beacon Hill International Elementary School and playfield on the top of the hill. The slope is a block wide sloping down about 40 feet in height from 13th Ave S. to 12th Ave S. The elementary school and playfield extend 3 blocks long north to south and 1 block wide east to west. The playfield also serves the neighborhood as a park with a soccer/baseball field, 2 tennis courts, a basketball court, children's wading pool, 4 picnic tables, and public restrooms.

BARRIERS AND TRAFFIC FLOWS

The site is located on a middle lot that fronts on 12th Ave. S. The street to the south S. Holgate Street has no through traffic having "T" intersections with 13th Ave S. and Beacon Hill Playfield on the east and 12th Ave S. on the west. 12th Ave S. is also not a through street and ends 2 blocks south of the site and only serves the local neighborhood beyond the site.

The 12th Ave S. arterial enters North Beacon Hill on the Dr. Jose Rizal Bridge over I-90 to the west of the Pacific Medical building proceeds south and then turns east up S. Massachusetts St. 2 blocks north of the site.

The north south 14th Ave S. arterial is separated from the site by the Beacon Hill Playfield. and lies 2 blocks to the east of the site.

The bus routes 36 and 60 that provide service north towards first hill, capital hill, and downtown and south to the North Beacon Hill Village Center and the Beacon Hill link light rail station are located on the arterial portion of 12th Ave S., S. Massachusetts, and 14th Ave S. The 4 bus stops for these routes that are within 1,320 feet of the site provide sufficient frequency of transit service to exempt the site from providing parking.



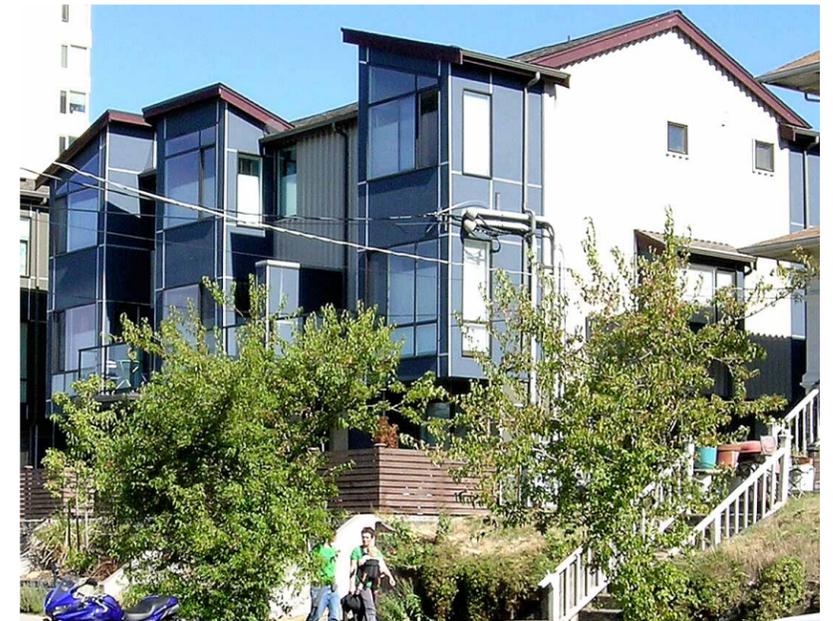
2. OLDER MULTI-FAMILY



3. OLDER MULTI-FAMILY



1. OLDER MULTI-FAMILY



4. NEW TOWNHOUSE

URBAN ANALYSIS

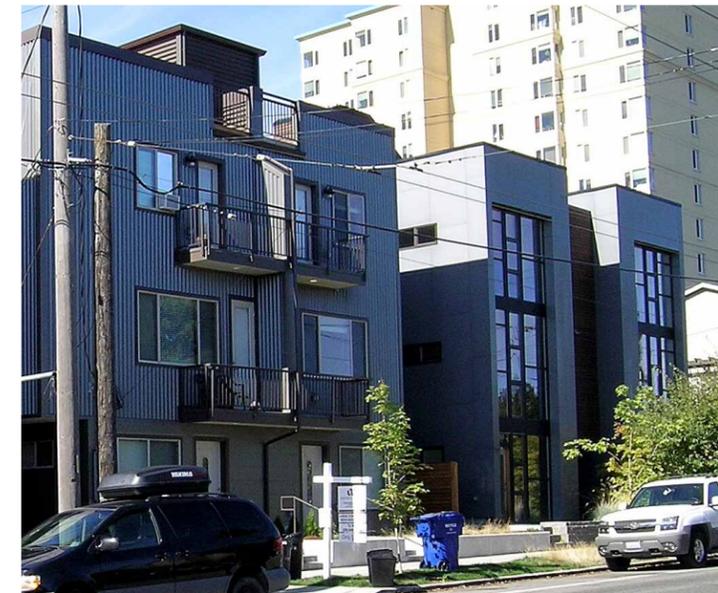


SITE

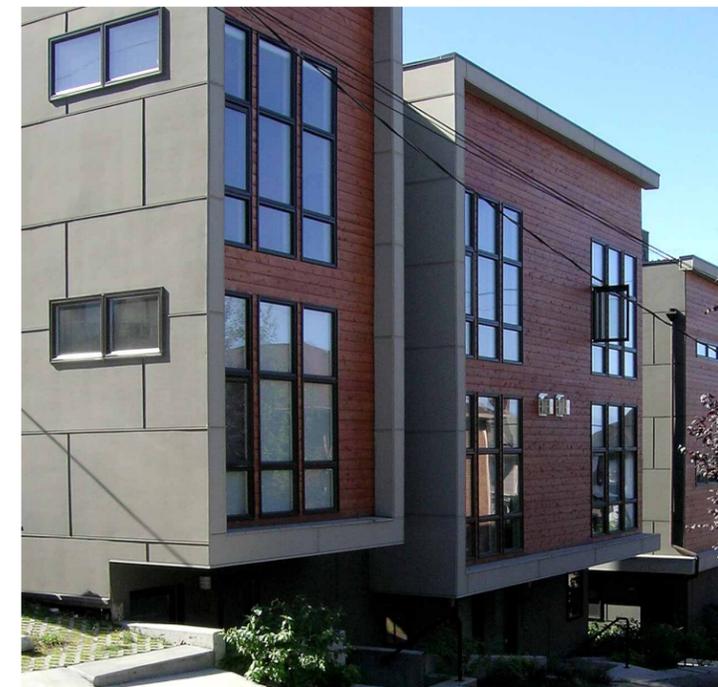
VIEW

LEGEND

- ARTERIAL/ BUS ROUTE/BIKE ROUTE
- LOCAL STREETS
- NO THROUGH TRAFFIC STREETS
- BUS STOP



5. NEW TOWNHOUSE



6. NEW TOWNHOUSE

URBAN ANALYSIS

IEWS, WIND & SOLAR ASPECT

Because the site of the addition is located in the middle of the block only the units facing west will have views of the street and westerly exposure. The other units will either face the interior of the site or east across the alley.

Because the lot rises 20 feet to the alley from the street only the upper 3 floors will be able to look east. Because the apartment house to the east is only 2 stories tall from the alley the 5th floor may look over the building and see the park on top of the hill. To provide access to the sun and air for the interior units the addition proposes to separate the units from the existing building by a large courtyard .

This addition will shade the property to the north and reduce west sun and views from the apartment houses across the alley to the east.

The mid block lot is blocked from the view west by the trees in the greenbelt that cover the west side of Beacon Hill. However on the 4th and 5th floors will have views to the northwest of downtown and Elliot Bay. The 4th floor will view through the single family houses on the west side of 12th Ave S. and the 5th floor will see over the top of the townhouse development to the north.

The addition proposes to add a fifth floor roof deck for the combined project which will take advantage of this dramatic view to the northwest.



VIEW NORTH FROM 5TH FLOOR

STREETSCAPE

S. HOLGATE ST.



12TH AVE S. LOOKING WEST

S. MASSACHUSETTS



12TH AVE S. LOOKING EAST (block north of the site)

STREETSCAPE

S. MASSACHUSETTS ST

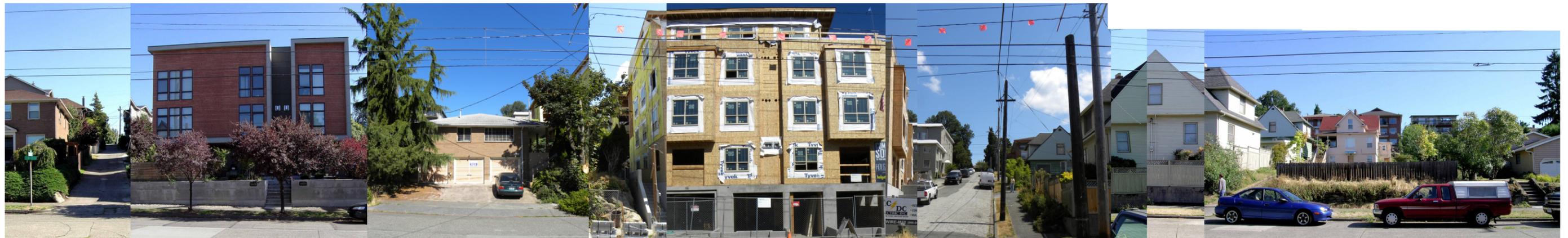


12TH AVE S. LOOKING WEST

S. GRAND ST.

SITE

S. HOLGATE ST.



12TH AVE S. LOOKING EAST

CONTEXT ANALYSIS



LEGEND

- 1 SINGLE FAMILY
- 2 TOWNHOUSES
- 3 MULTI-FAMILY



1. BEACON PLAYFIELD LOOKING NORTH



2. BEACON PLAYFIELD LOOKING SOUTH



3. LOOKING NORTH ON ALLEY AT GRAND

EXISTING SITE CONDITIONS

EXISTING SITE

Site Area; 7,200 square feet (60 x 120)

Existing 5 -1 bedroom unit Apartment; with 3 garages, 3,200 square feet , Built in 1950

Grade change; 20 feet from 12Th Ave S. to the alley

ZONING

LR3 zone (Low-rise 3)

40 feet maximum height, bonus height to 44 feet

1.5 Floor Area Ratio/FAR, bonus to 2.0 FAR

No parking required

ADJACENT TO THE SITE

North; 3 story 2-3 unit townhouse buildings, 6 units total built in 2009

Northwest ;Gravel alley and Asphalt Parking for 4 story 10 unit apartment built in 1973

East; Gravel alley, asphalt parking lot for 2 story, 4 unit apartment, built in 1953.

Southeast; 3 story 2-22 unit apartment buildings built in 1911

South; 22 unit apartment building under construction

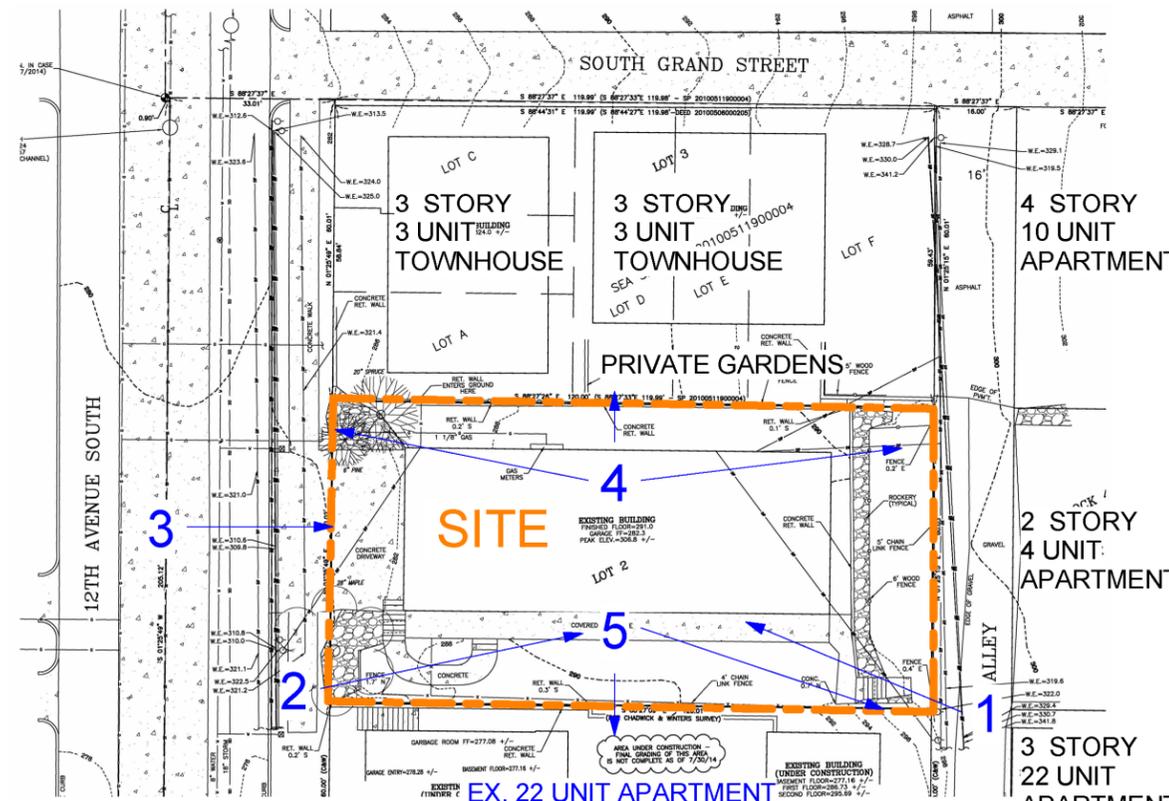
West; zoned LR-3 across 12th Ave S. with single family houses



1. LOOKING WEST OVER SITE



2. EXISTING APARTMENT FROM S



SURVEY OF SITE



3. EXISTING APARTMENT FROM W

EXISTING SITE CONDITIONS

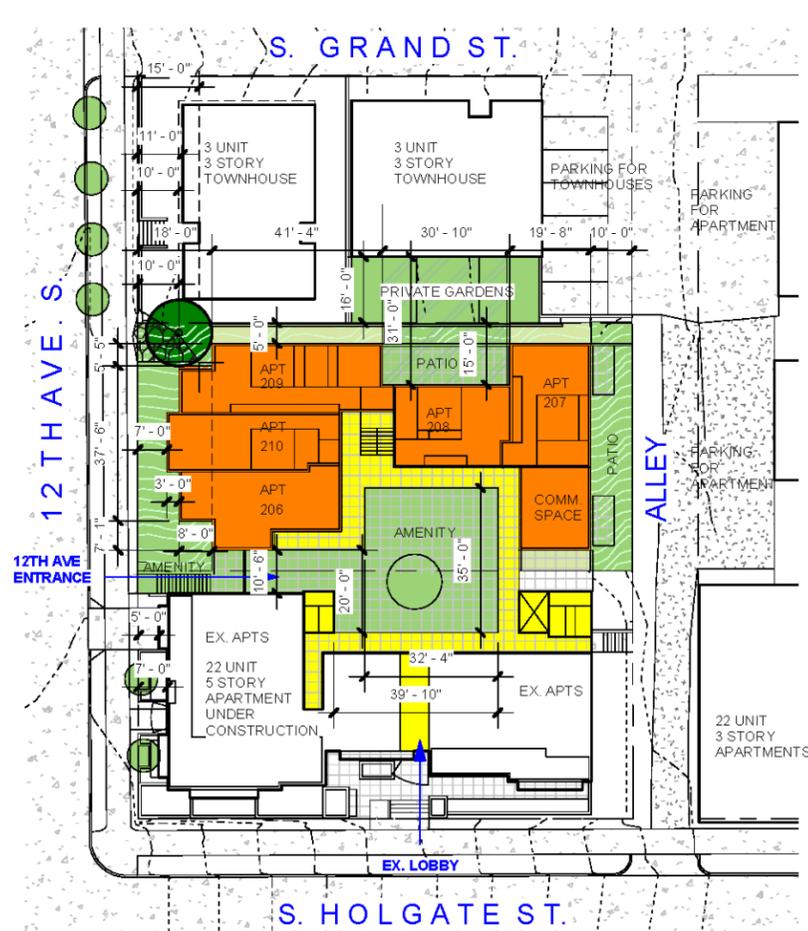


4. LOOKING WEST, NORTH, AND EAST FROM SITE

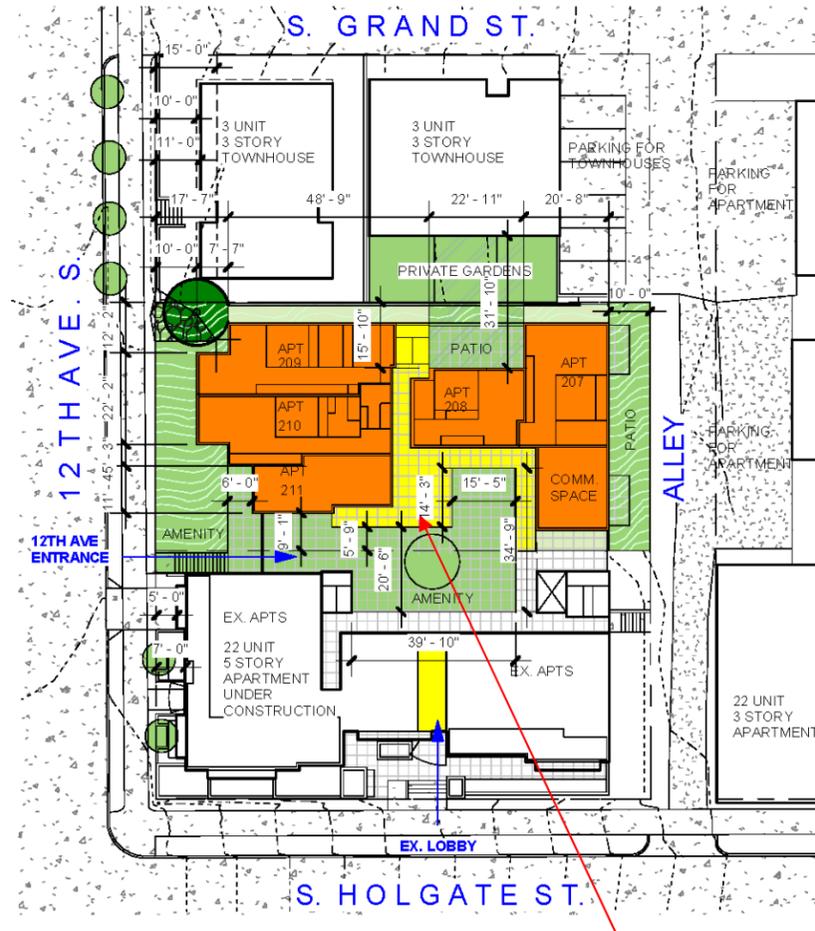


5. LOOKING EAST AND SOUTH FROM SITE

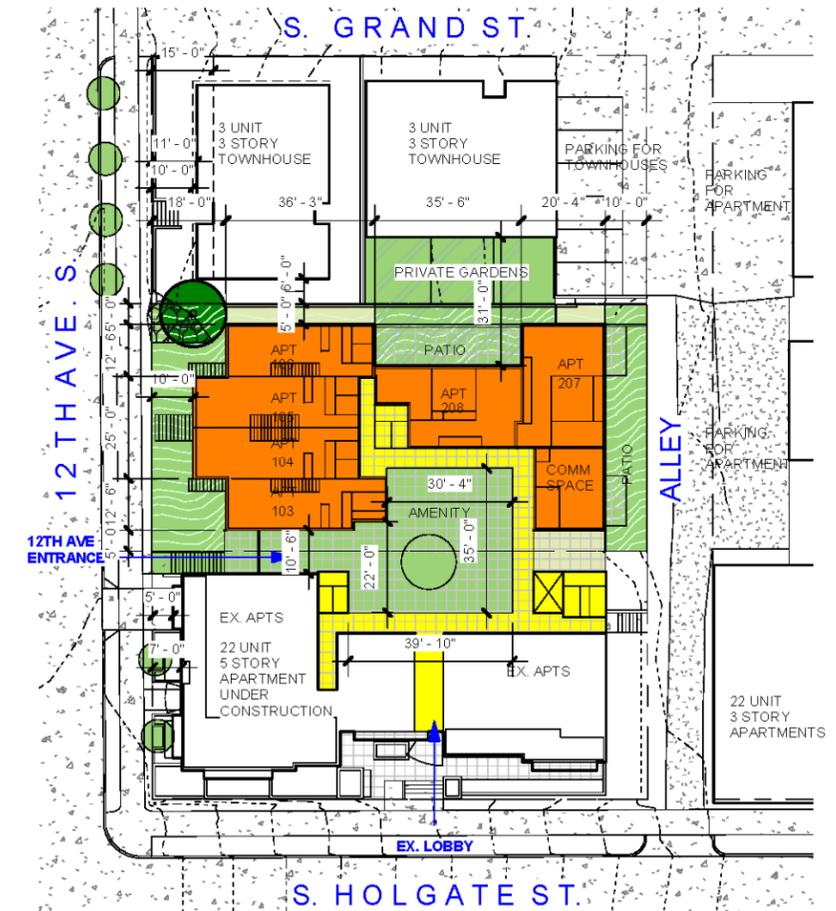
NEW OPTIONS E, F, G, COMPARISON



OPTION E; Courtyard, 26 units (preferred)



OPTION F; No Courtyard 26 units



OPTION G; Townhouse, 24units

ARCADE UNDER
BLDG. ABOVE



DESIGN GUIDELINE RESPONSE

1. Street-Level Interaction:

The Board agreed that 12th Ave S provides an opportunity to design a structure that enhances the street-level pedestrian experience. In order to best respond to this opportunity, the Board recommended a strong residential design along the street frontage.

Response:

We propose for Options E preferred & F street level units with direct access to the street by entering down through private front yards that are similar to the existing 2 units and front patio's in phase I. Option G, the Townhouse option is also proposed with direct access from the street to the 2nd level so the access is not through but over the front yards.

Response :

We propose to strengthen the connection to the street by adding a public entry at the 1st Level of the new addition to better meet the Design Review Guidelines DC3-B encourage social interaction on the sidewalk and CS2-B to make a strong connection to the street by the activity of residents of the new addition coming and going.

The additional amount of space necessary for stairs to go up prevents the addition of a Public Entrance at 12th Ave S. in Option G and so this option does not meet CS2-B as well as Option E preferred & Option F .

Option E preferred (Courtyard) Yes Common Entry added

Option F (No Courtyard): Yes Common Entry added

Option G (Townhouse) : No Common entry added.



OPTION E Street Edge



OPTION E New Common Entry

DESIGN GUIDELINE RESPONSE

- a. The Board did support parking access from 12th Ave S, as shown in all of the Options. (CS2-B, PL3, DC1-A, DC1-B, DC1-C)
- b. The Board recommended ground level or walk up residential entries. Below sidewalk level entries are not desirable by the Board. The Board noted that the same attention should be given to the residential units at ground level along the alley as those that have street frontage. (CS2-B, CS2-C, PL3, DC1-A, DC3-B, DC3-C)

Response:

To strengthen the connection to the street the Board suggested exploring entering up to Townhouse units along 12th Ave S. (Option G Townhouse). The entrances up to the 2nd level were found to be from 7.5'-8.5' above the sidewalk versus 2'-3' to enter down into the 1st level below. The space for stairs that it requires to enter up is considerably more than entering down and because you are entering up you do not use the yard to enter through. The result is that entering down through the yard satisfies the Design Guidelines for activating the street edge (DC3-B) and encouraging physical activity and social interaction more than entering up .

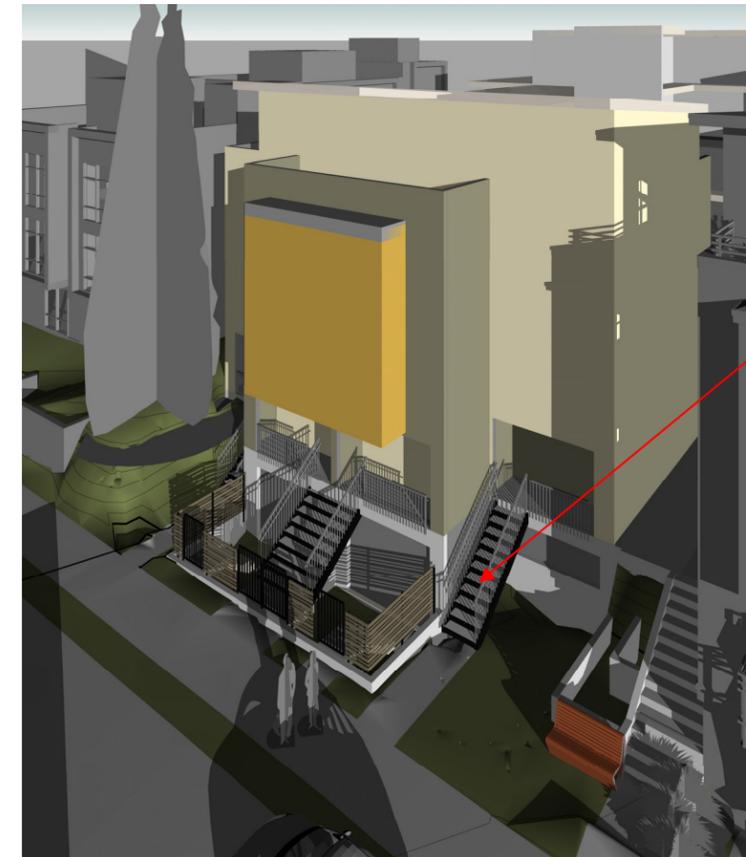
OPTION E & F
ENTERING
DOWN
THROUGH
FRONT YARDS



OPTION E Preferred Front Yards



OPTION F Front Yards



OPTION G
STAIRS ENTER-
ING UP ABOVE
FRONT YARDS

OPTION G Front Yards

DESIGN GUIDELINE RESPONSE

b. The Board recommended ground level or walk up residential entries. Below sidewalk level entries are not desirable by the Board. The Board noted that the same attention should be given to the residential units at ground level along the alley as those that have street frontage. (CS2-B, CS2-C, PL3, DC1-A, DC3-B, DC3-C) (continued)

Response:

The amount of stairs in Option G also creates a wall that hides the base structure of the 1st level and limits the connection from the interiors of the building and doesn't meet Guideline CS2-B to create a strong connection to the Street.

Proposed solution for preferred Option's E & Option F is to set the building further back from 8' in the previous Options A-D to 10' from the street to increase the size of the garden to allow the transition down more space and the person stepping down the 4 to 5 risers to adjust to the garden level before entering the unit.

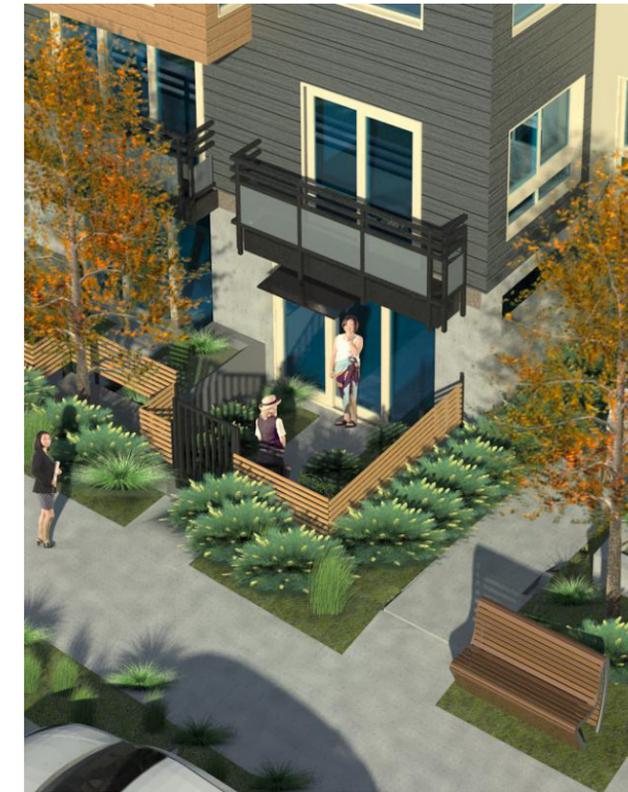
The privacy and semi-public nature of the entry gardens for Options E & F are created by detailing of the transition by creating a strong boundary with multiple layers; concrete retaining walls steel & wood privacy screens and ample plantings between the back of the sidewalk and the front edge of the courtyard to meet the requirements of Design Review Guidelines PL3B to create a public to private transition and offer some privacy and safety and security and DC2-C and DC3-B to support the pedestrian use by offering interesting landscape and partial views into semi private gardens.

The semi-private gardens proposed along and below the sidewalk on 12th Ave SW. along with continuing a similar base structure that is visible in Options E & Option F helps to meet the Design Review Guidelines CS2-C to continue a strong street edge pattern established along 12th Ave S. by the existing building and respond to the datum lines of the adjacent buildings and treatment of the base structure. Option G does not meet these Guidelines.

*Option E (Courtyard) : Yes strong residential design along street frontage
Options F (No Courtyard) : Yes strong residential design along street frontage
Option G (Townhouse) : Not as strong residential design along street frontage*



OPTION E preferred; Front Yards



OPTION E preferred; Front Yards



OPTION E preferred; block face

DESIGN GUIDELINE RESPONSE



OPTION E preferred; Front Yards

DESIGN GUIDELINE RESPONSE

b. The Board recommended ground level or walk up residential entries. Below sidewalk level entries are not desirable by the Board. The Board noted that the same attention should be given to the residential units at ground level along the alley as those that have street frontage. (CS2-B, CS2-C, PL3, DC1-A, DC3-B, DC3-C) (continued)

The Alley connection is enhanced in all Options by creating planting areas at the Alley level 3'-4" - 4'-4" above the 2 ground related units at the Alley level to meet DC3-B3 and Patios are created for the ground level units to also meet DC3-B to ensure the space has an outdoor use.

*Option E preferred (Courtyard): Yes strong residential Alley Edge
 Option F (No Courtyard): Yes strong residential Alley Edge
 Option G (Townhouse) : Yes strong residential Alley Edge*

NORTH PROPERTY LINE FENCE

NORTH TOWNHOUSE'S PARKING.



OPTION E; Courtyard, Alley edge



OPTION E; Courtyard, Back Yards

DESIGN GUIDELINE RESPONSE

2. Massing:

The Board agreed that the retention of the northwest tree is important and discussed that the design for the northwest portion of the building façade needs to respond to the siting of the northern building.

Response:

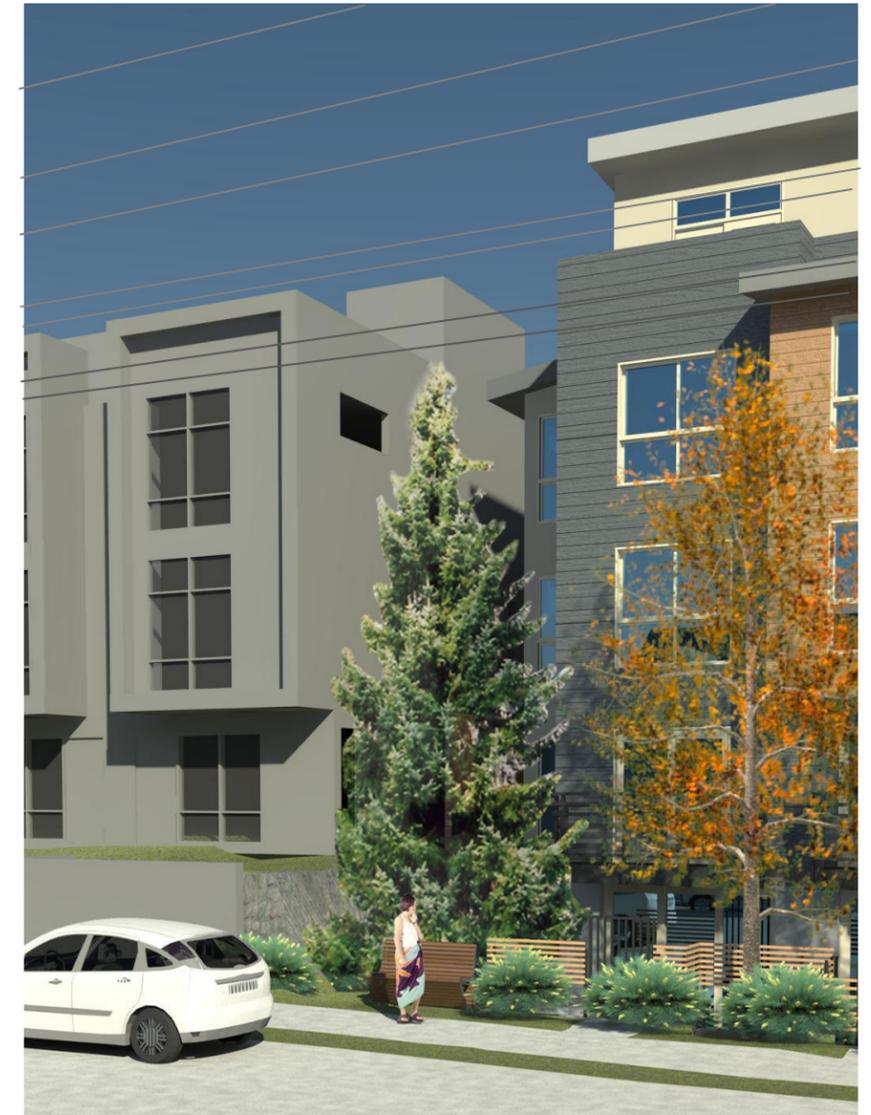
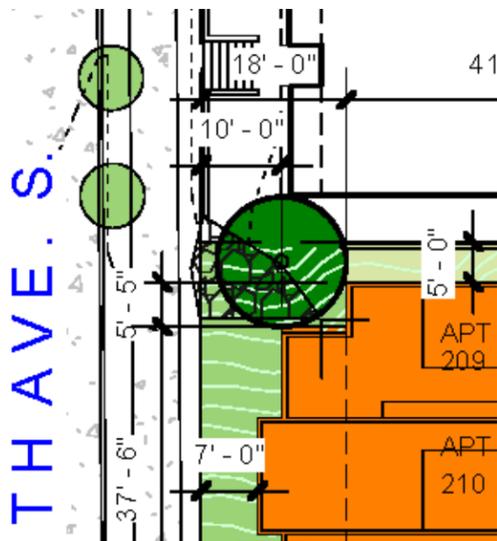
The front of the building has been modulated to create a space to save the tree which is about equal to the existing space. The rockery that the tree is growing in will also be preserved. The base of the existing tree is above the sidewalk by about 6 feet.

In order to create a pedestrian amenity at sidewalk level an alternative street tree is proposed to replace the Deadora Cedar with another conifer (Serbian Spruce) at sidewalk level. This alternative tree is selected to be more suitable to the space under the power lines. With this alternative a bench could also be added to create a quasi public space.

Option E preferred (Courtyard) : Yes Saved Tree or alternative tree option

Option F (No Courtyard): Yes Saved Tree or alternative tree option

Option G (townhouse): Yes Saved Tree or alternative tree option



OPTION E; Courtyard, Modulation to save Deadora Cedar

OPTION E; Deadora Cedar 6' above sidewalk

OPTION E; Alternative Tree (Serbian Spruce) at sidewalk

DESIGN GUIDELINE RESPONSE

a. The Board recommended modulating the building, while keeping a strong residential street edge at the first floor. (CS2-B, DC2-A, DC2-D, DC2-E)

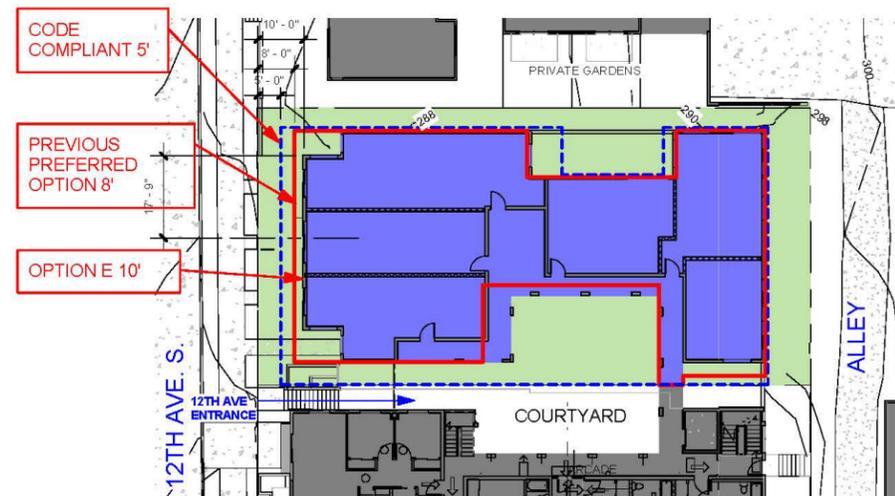
Vertical Modulations of about 6'-7' wide and 8' deep have been added in preferred Option E. 12' wide x 8' deep added in Options G in both the NW and SW corners and about a 7' wide x 7' deep in the NW corner and 2 modulations one 5' wide and 8' deep modulation in Option F. Option F also has an additional 11' wide & 6' deep modulation in the SW corner on the 2nd level.

These modulations add to the visual separation between the proposed addition and the Townhouses to the North and the Existing Building to the South to meet DC2-A2 to reduce the perceived mass of the building. These modulations also create open space for saving the existing Deadora Cedar Tree and for a new public entrance at 12th Ave S. into the Basement Level of the building.

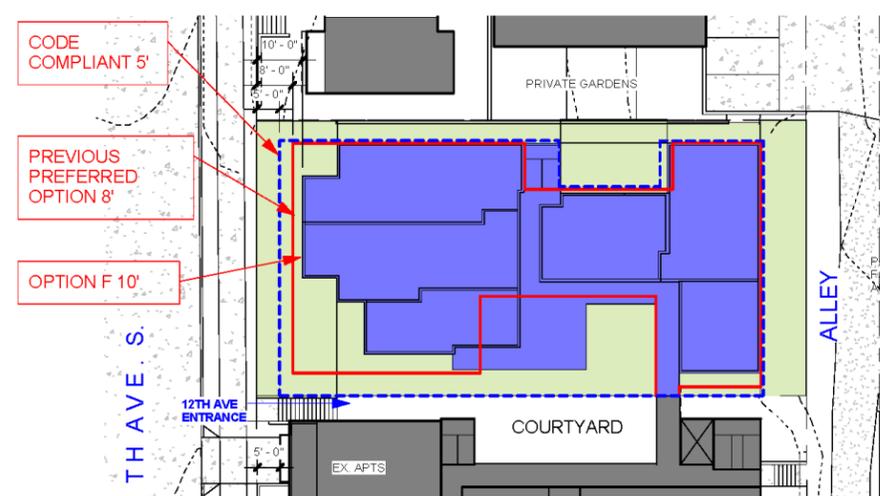
The Majority of the Front façade has been setback further from 8' in the previous Options to 10' to be about the same setback for the upper levels of the Townhouse to the North.



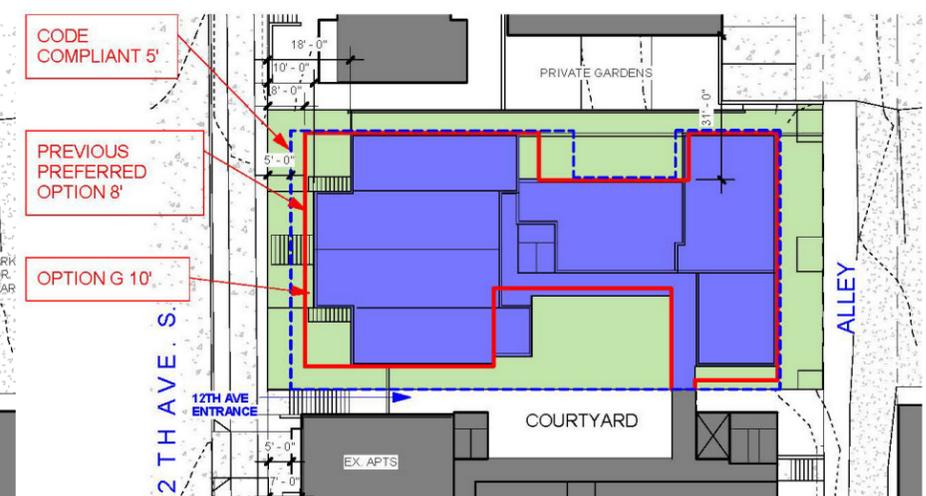
OPTION E (preferred) Modulations



OPTION E; Courtyard, 26 units (preferred)



OPTION F; No Courtyard 26 units



OPTION G; Townhouse, 24units

DESIGN GUIDELINE RESPONSE

a. The Board recommended modulating the building, while keeping a strong residential street edge at the first floor. (CS2-B, DC2-A, DC2-D, DC2-E) (continued)

The next layer which is created in all Options is a 4 level high part of the building that is created by the side modulations and the 5th level step back to also meet DC2-C2 and reduce the perceived mass. This also responds to DC2-C3 the datum line of the top of the Townhouse and the top of the 4th floor level of the existing building.

To further met DC2-C3 the building is divided in all Options into a well-proportioned base, middle and top and echo the same treatment in the existing building and similar treatment in the Townhouse to the North. This also meets DC2-D to articulate the 1st 3 floors by using different elements of doors and windows and steel balconies.

Option E preferred (Courtyard) : Yes Modulated Building with strong residential street edge.

Option F (No Courtyard) : Yes Modulated Building with strong residential street edge.

Option G (Townhouse) : Yes Modulated Building but with not as strong residential street edge.



OPTION E preferred, West Elevation



OPTION E preferred West Elevation



OPTION F West Elevation



OPTION G West Elevation

DESIGN GUIDELINE RESPONSE

b. Adjacent development was discussed, and the Board agreed that modulation of the structure along the north property line was desirable and ground level landscaping should be considered. (CS2-B, CS2-C, CS2-D, DC2-A)

Response:

In Options G (Townhouse) & preferred Option E (Courtyard) the Building is modulated both vertically with a 30' wide courtyard along the North side at the location of the Townhouse private Gardens and in all Options horizontally by stepping both the 4th floor back about 5' at the front of the building along the North property line and about 10' at the 5th floor along the North property line at the rear of the building to meet CS2-D2.

Shed roofs have been created at these levels in all Options along the North property line to further reduce the perceived mass. By locating the 30' wide courtyard at the private gardens also helps to meet CS2-D5 minimize disrupting the Townhouse's private gardens and outdoor activity.

Option F (No Courtyard) maximizes the façade length allowable at the North Property Line and does not meet these Design Guidelines as well as Option G (Townhouse) & E (Courtyard).

*Option E (Courtyard) : Yes well modulated Building along north property line.
Option F (No Courtyard) : Yes well modulated Building along north property line
Option G (Townhouse) : Not as well Modulated Building along north property line*

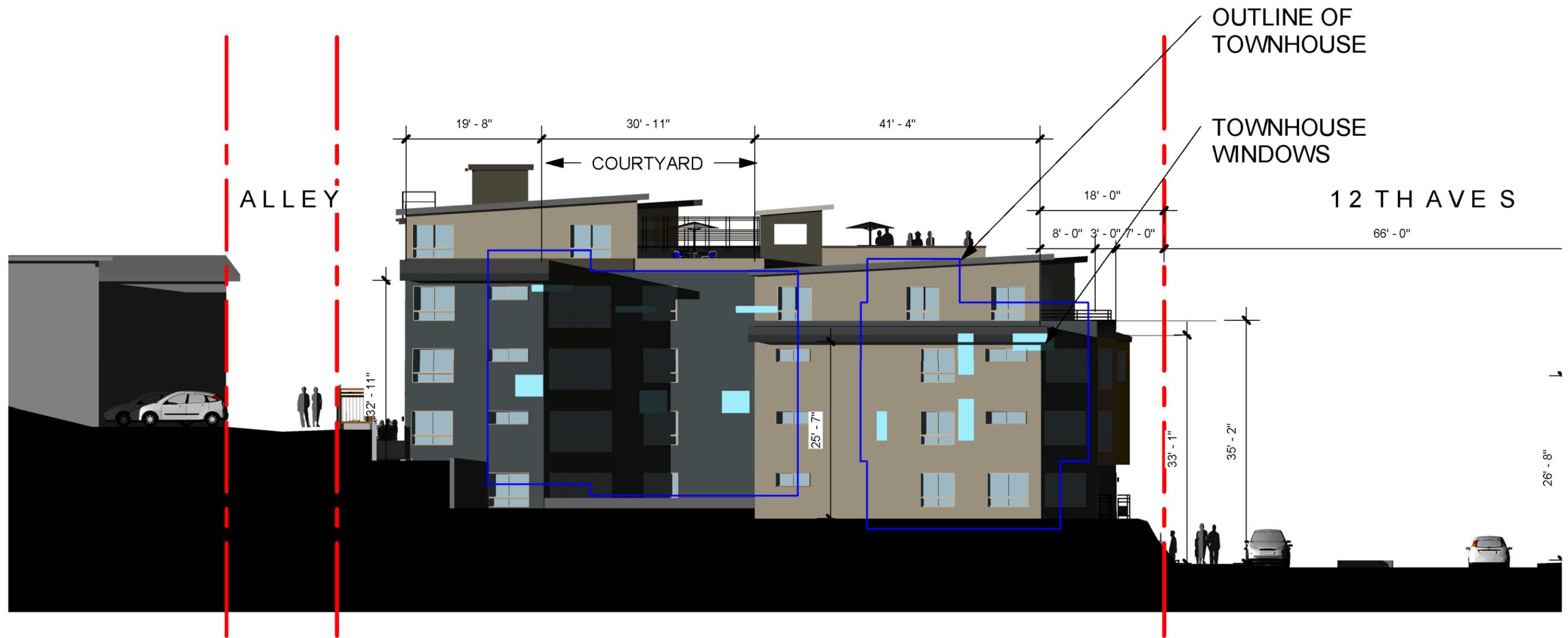


OPTION E; Courtyard (preferred) looking east from Front Townhouse building



OPTION E; Courtyard (preferred) looking west from alley behind Townhouses

DESIGN GUIDELINE RESPONSE



OPTION E PREFERRED; NORTH ELEVATION WITH TOWNHOUSE OVERLAY

DESIGN GUIDELINE RESPONSE

3. Courtyard and Open Space:

The Board discussed the limited courtyard and deck options shown.

Response:

An additional Courtyard Option F has been developed to show another option of locating most of the open space at the front and the south side of the building. This Option does not meet the Design Guidelines DC3-C for the open space to connect to or enhance other existing open spaces in the existing building to the South and the private Gardens to the North as well as Options E & Option G.

Option E (Courtyard) : Yes connects and enhances other existing open spaces.

Option F (No Courtyard) : No does not connect or enhances other existing open spaces.

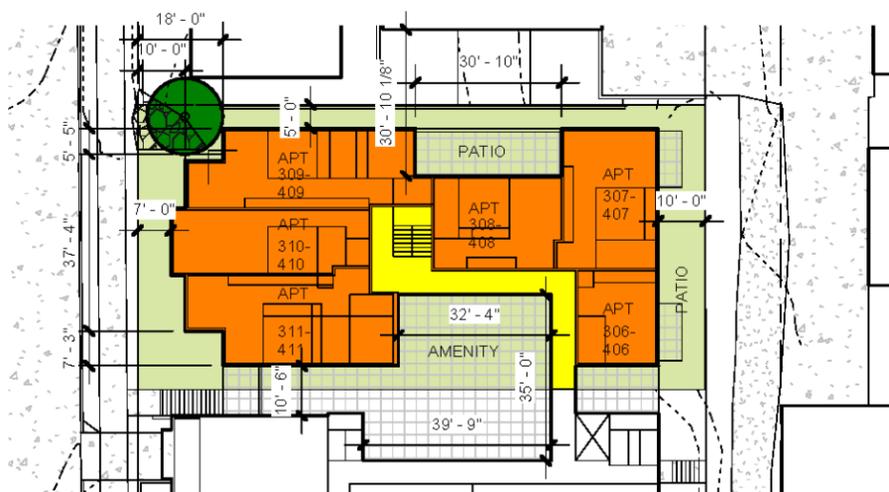
Option G (Townhouse) : Yes connects and enhances other existing open spaces.



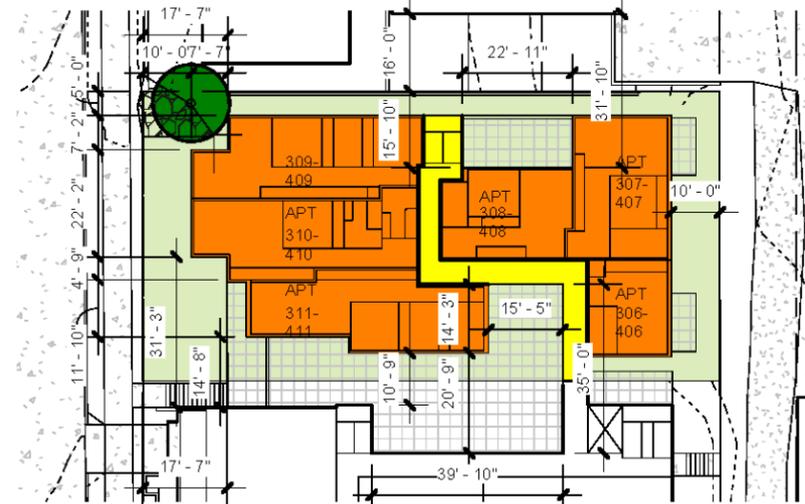
OPTION E Preferred Courtyard looking north



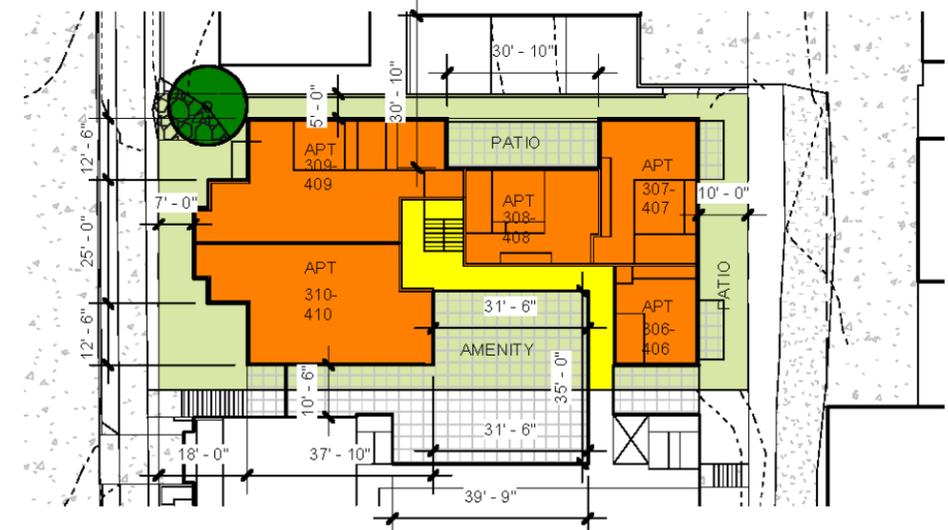
OPTION E Preferred Courtyard looking east



OPTION E; Courtyard, 26 units (preferred)



OPTION F; No Courtyard 26 units



OPTION G; Townhouse, 24units

DESIGN GUIDELINE RESPONSE

c. The Board was concerned that the courtyard from 12th Ave S only addressed the onsite users of the two structures. The Board stressed that development of a strong open space concept that sets a positive precedent is critical. (DC1-A, DC3)

Response:

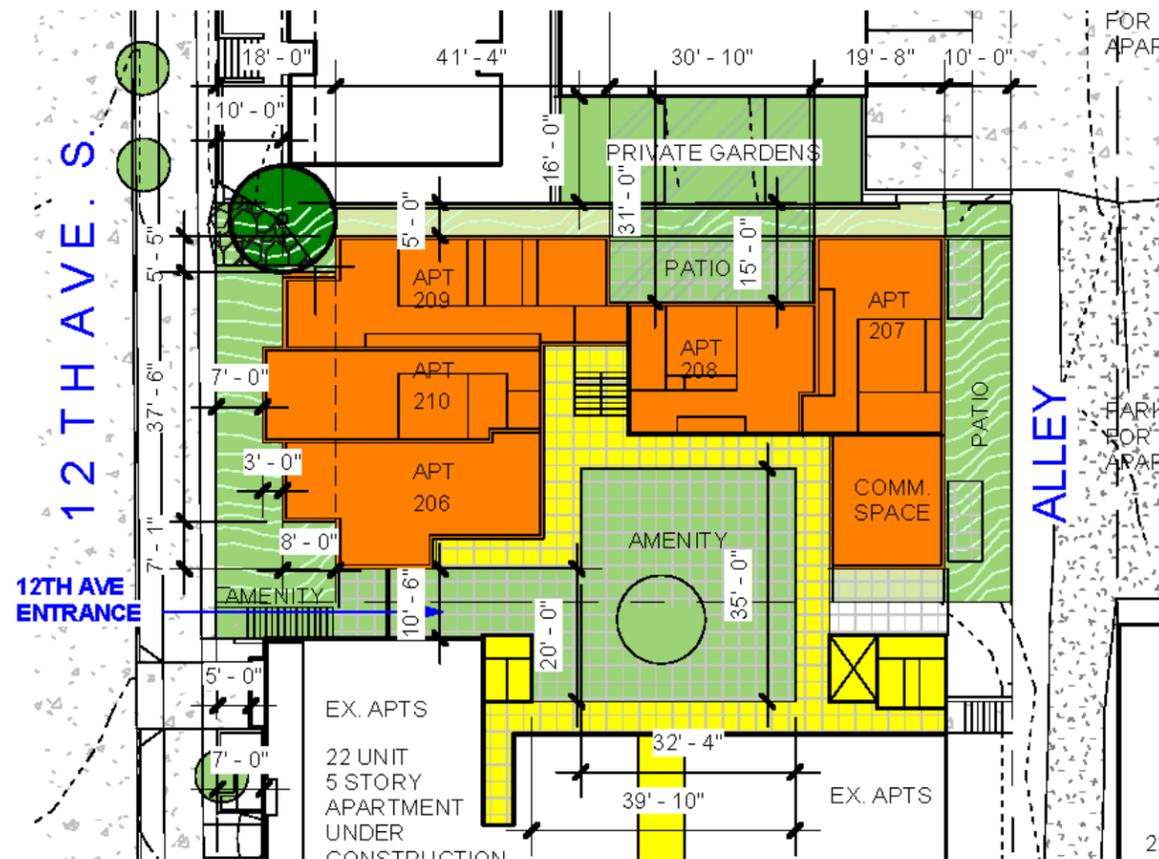
The Main Courtyard has been reduced in size from the previous Options in preferred Option E & Option G to create an entry courtyard at 12th Ave S with a new public entrance an open space to save the existing Deadora Cedar and enlarge and connect to the other existing open spaces and better respond to both of these Design Guidelines DC1-A & DC3 to connect to and create larger contiguous open spaces with other public and private development . The entry courtyard connects to the street and is an extension of the main courtyard and along the pedestrian path from 12th Ave through the courtyard to the resident's units.

The enlarged Main Courtyard in preferred Option E & Option G is able to meet Design Guideline DC-1A to locate gathering spaces at the highest levels of pedestrian traffic. Option F only minimally adds to the existing courtyard of phase I to the south and the townhouse gardens to the north and is not enlarged enough to add a gathering space at the highest level of pedestrian traffic and so does not meet this Design Guideline.

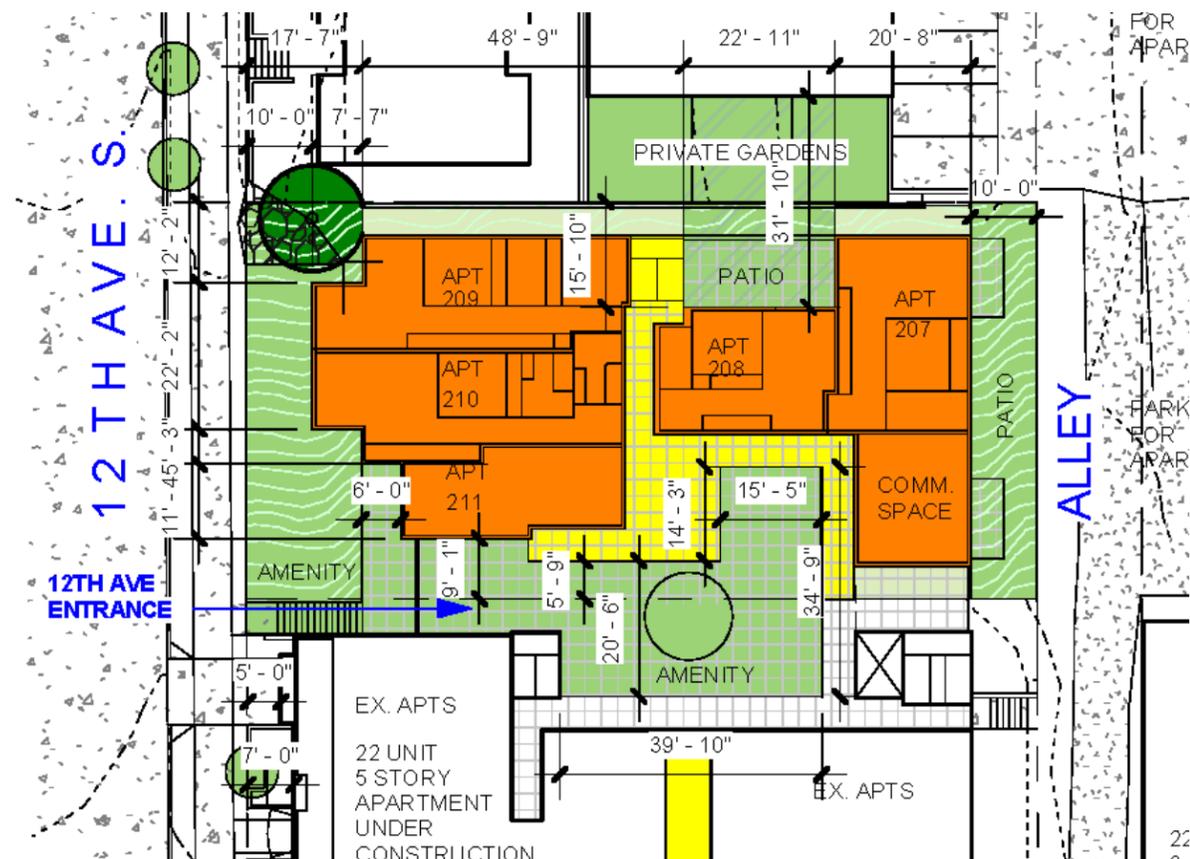
Option E (Courtyard) : Yes connects to and enlarges public open space at street and existing courtyard in phase I and townhouse private gardens., Yes gathering space along pedestrian path.

Option F (No Courtyard) : No does not connect to and enlarge the existing courtyard in phase I and the townhouse private gardens, Yes connects to and enlarges public open space at street. No gathering space along pedestrian path.

Option G (Townhouse) : Yes connects to and enlarges public open space at street and existing courtyard in phase I and townhouse private gardens.. Yes gathering space along pedestrian path.



OPTION E (preferred) Option G Similar



OPTION F 26 units

DESIGN GUIDELINE RESPONSE

- a. The Board acknowledged that it may be difficult to provide upper level decks that do not impact the privacy of the adjacent properties; however the design must be sensitive to this condition and this needs to be addressed at the next meeting. (PL3, DC1-A, DC1-B, DC2-A, DC3-B, DC3-C, DC4-D)
- b. The Board encouraged further development of the rooftop decks. (PL3, DC1-A, DC1-B, DC2-A, DC3-B, DC3-C, DC4-D)

Response:

In all Options The Common Roof Deck has been designed to use the South portion of the roof and to set back almost 30' from the front property line to meet CS2-D5 to minimize disrupting outdoor activity on the adjacent properties.

- Option E (Courtyard) : Yes Common Roof deck set back to not impact the privacy of single family across the street.*
- Option F (No Courtyard) : Yes Common Roof deck set back to not impact the privacy of single family across the street.*
- Option G (Townhouse) : Yes Common Roof deck set back to not impact the privacy of single family across the street..*



OPTION E; Courtyard, (preferred) Common Roof Deck

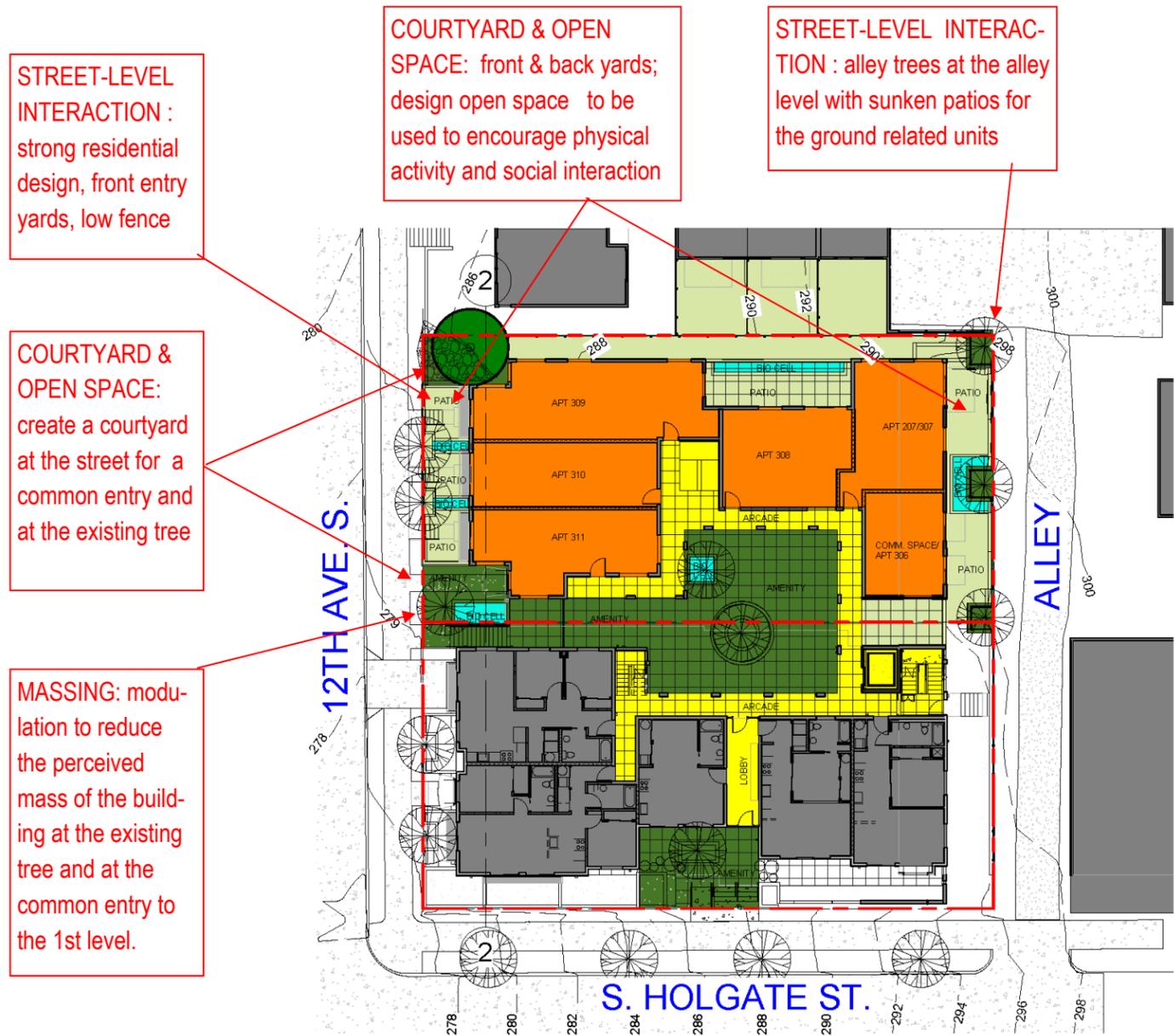


OPTION E Common Roof Deck looking NW

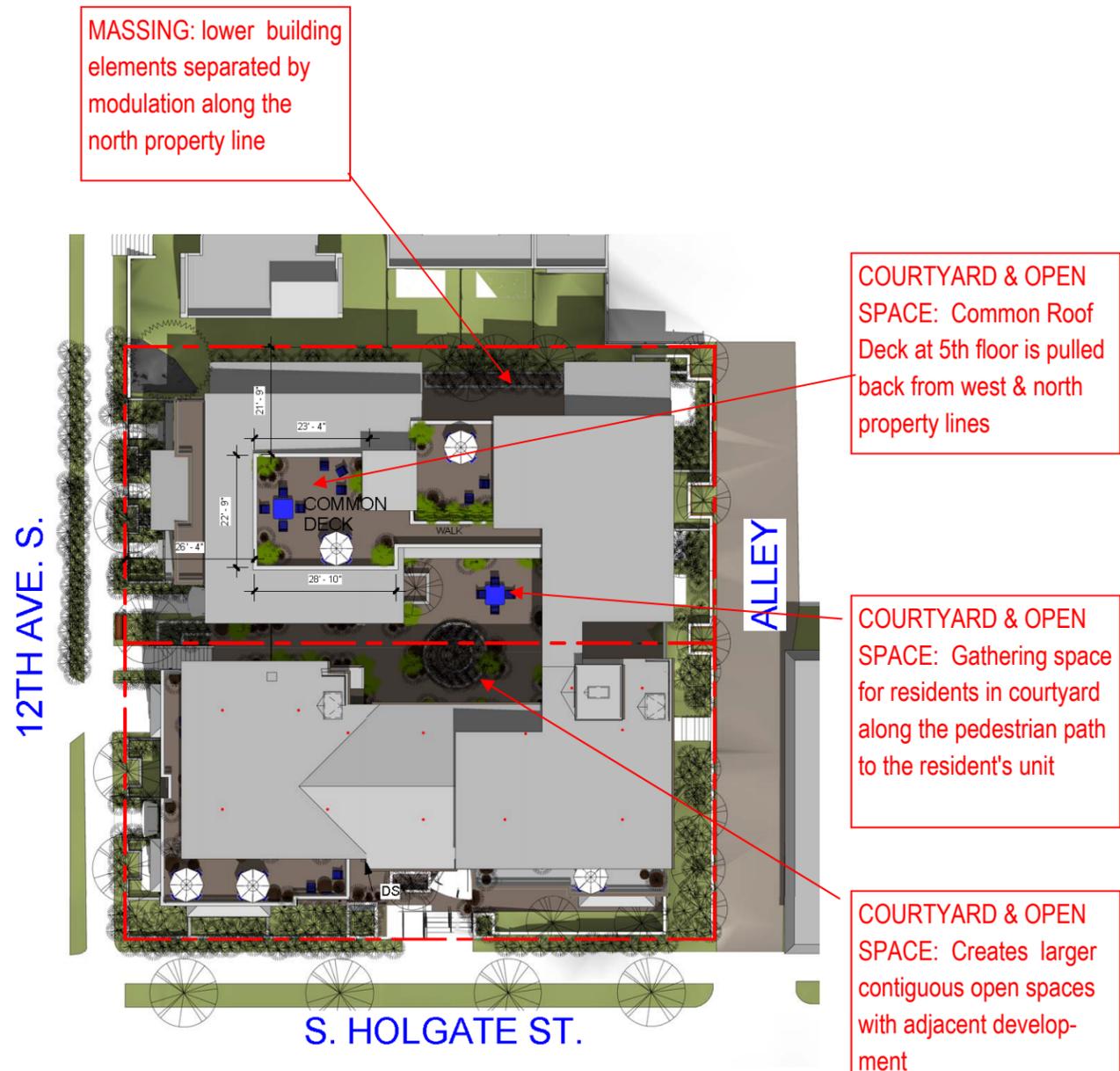


OPTION E View NW from Common Roof Deck

DESIGN GUIDELINE RESPONSE; SUMMARY



OPTION E; Courtyard (preferred) Site Plan



OPTION E; Courtyard (preferred) Common Roof Deck

DESIGN GUIDELINE RESPONSE

c. The Board encouraged the use of high quality materials. A materials and color board shall be presented at the next meeting. (PL3, DC1-A, DC2-B, DC2-C, DC2-E, DC3-A, DC4-A)

Response:

The color and material boards have been prepared showing the use of similar materials as the existing building with a different Color Scheme to articulate the addition as a separate façade on the street between the Townhouse and the existing apartment building and shown in the preferred Option E and illustrated below.

1 PANEL SIDING - TOP STORY

Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "Relaxeded Khaki", SW-6149 by Sherwin Williams.

2 PAINTED LAP SIDING - BODY

Cement board lap siding with a 10" exposure and a closed-joint rainscreen system. Paint color is "Grays Harbor", SW-6236 by Sherwin Williams.

3 STAINED LAP SIDING - BAYS

Lap siding textured weatherboard by CertainTeed. Color stain "Cedar", Installed with a 6" exposure.

4 PODIUM BASE

Exposed architectural concrete. Natural concrete coloring.

5 RESIDENTIAL WINDOWS

Vinyl windows, color to be "tan".

6 METAL - FLASHINGS

Parapet flashings and trims to be powdercoated metal. Color to match a lighter tone of "Grays Harbor", SW-6236.

7 METAL - RAILINGS & AWNINGS

Metal railing and awning components powdercoated black. Color match to Nu-Ray Metals "Matte Black".

8 RAILINGS - INSET PANEL

Frosted tempered glass panel, inset in metal powdercoated frame.



OPPORTUNITIES & CONSTRAINTS

CONSTRAINT: ADDITION WILL DECREASE THE SUNLIGHT INTO THE BACK OF 3 OF THE 6 TOWNHOUSES AND THEIR PRIVATE OPEN

OPPORTUNITY: ENLARGE 12TH AVE ENTRANCE TO COURTYARD TO CREATE A MORE ACTIVE CONNECTION TO STREET & BUS ROUTES

OPPORTUNITY: USE THE DESIGN OF THE ADDITION TO TIE THE APARTMENT AND THE TOWNHOUSES TOGETHER AND CREATE A STRONG IMAGE TO THE BLOCK

OPPORTUNITY: ADDITION WILL FILL IN THE STREETScape WHERE THE CURRENT DRIVEWAY AND GARAGES ARE WITH RESIDENTIAL UNITS AND STREET LANDSCAPING.

CONSTRAINT: ADDITION WILL INCREASE THE BULK AND SCALE IMPACT OF THE BLOCK TO THE SINGLE FAMILY HOUSES ACROSS THE STREET



CONSTRAINT: ADDITION WILL BLOCK VIEWS FROM UNITS ACROSS THE ALLEY

CONSTRAINT: VIEWS TO THE EAST ARE BLOCKED BY GRADE OF SITE, & VIEW NOT DESIRABLE OF PARKING LOT AND FACING UNIT

OPPORTUNITY: ADDITION CAN SHARE THE EXISTING ELEVATOR

OPPORTUNITY: ADDITION CAN ENLARGE NORTH COURTYARD TO ALLOW SUNLIGHT AND CREATE A MORE ACTIVE OPEN SPACE

OPPORTUNITY: ADDITION USE EXISTING BUILDING'S ACCESS FOR PEDESTRIANS, CARS, AND SOLID WASTE

OPPORTUNITY: ORIENT THE MAJORITY OF THE UNITS TOWARDS THE VIEWS AND WEST



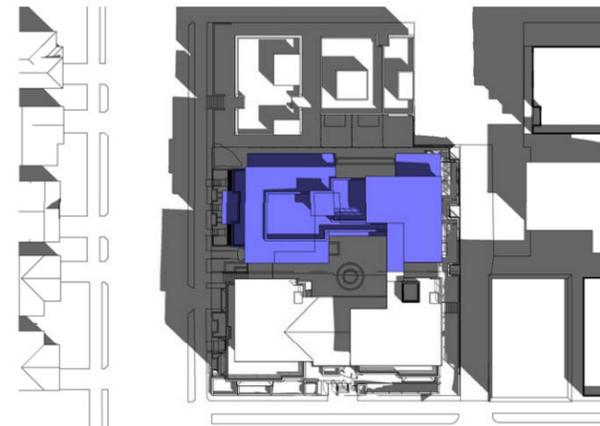
SOLAR STUDY

SOLAR STUDY FOR THE PREFERRED OPTION E

Options E & F footprint's are similar. Option F is similar on the north side but only enlarges the existing courtyard by a small space. All 3 options treat the townhouse gardens about the same shading them from about August 28th until April 14th. The existing building will cast a shadow into the courtyard of the addition during the same time.

After April 14th the sun will increase in both the townhouse's private gardens and Option E & F's new courtyard of the addition until by May 1st there will be enough to fill about a quarter of the spaces. By noon on June 21st the private gardens of the townhouses will almost be 100% filled with sunlight and Option E & F's new courtyard of the addition will receive sunlight in about half of its depth.

The Option F addition will have its courtyard shaded from the same time as the other options but only the small area of the extended courtyard will receive sun from about the same times May 1st to August 11th.



AUG 28RD TO APRIL 14TH 10 AM



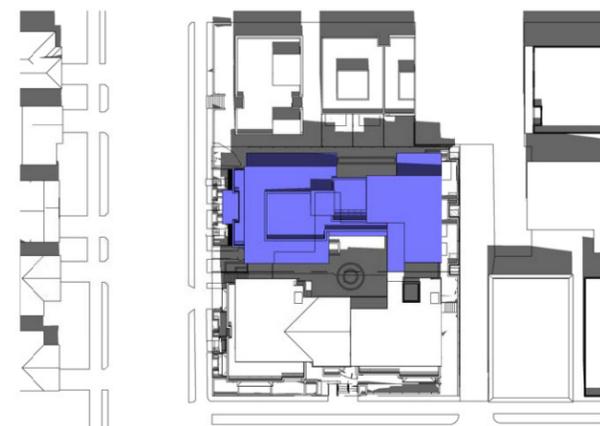
MAY 1ST TO AUG. 11TH 10 AM



JUNE 21ST 10 AM



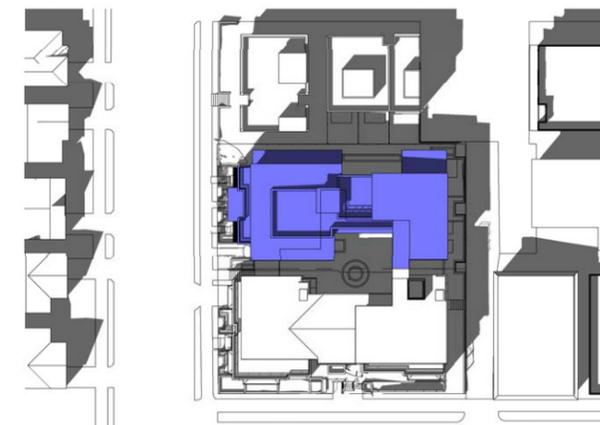
AUG 28RD TO APRIL 14TH NOON



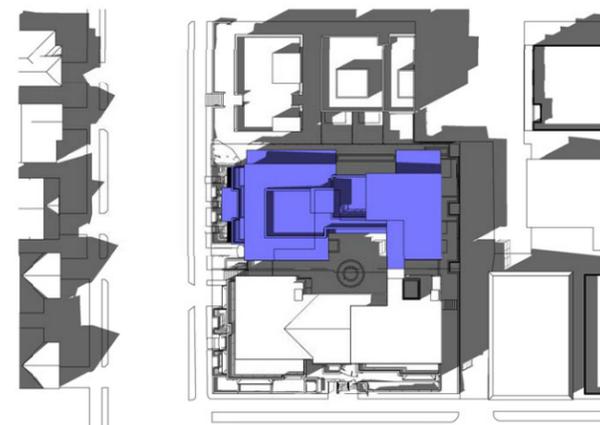
MAY 1ST TO AUG. 11TH NOON



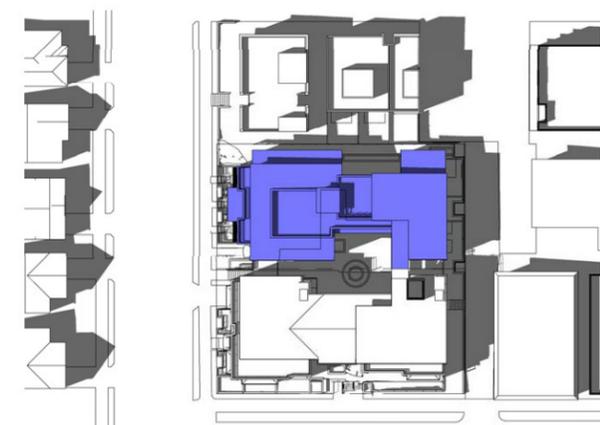
JUNE 21ST NOON



AUG 28RD TO APRIL 14TH 2 PM



MAY 1ST TO AUG. 11TH 2 PM



JUNE 21ST 2 PM

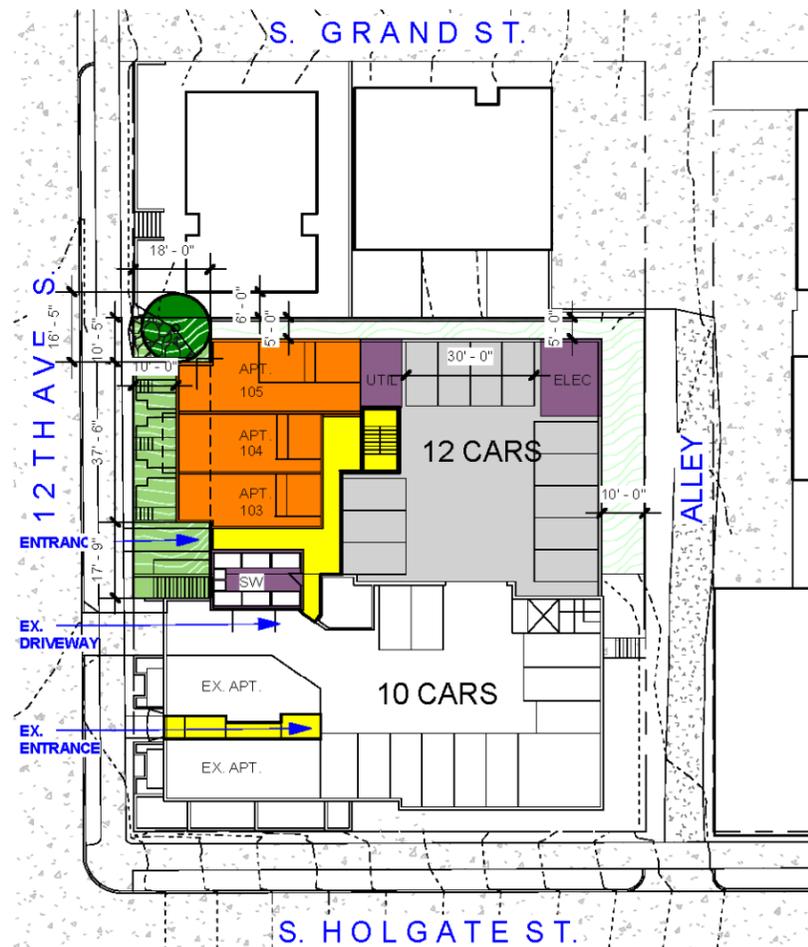


OPTION E; Courtyard, PREFERRED, 26 units

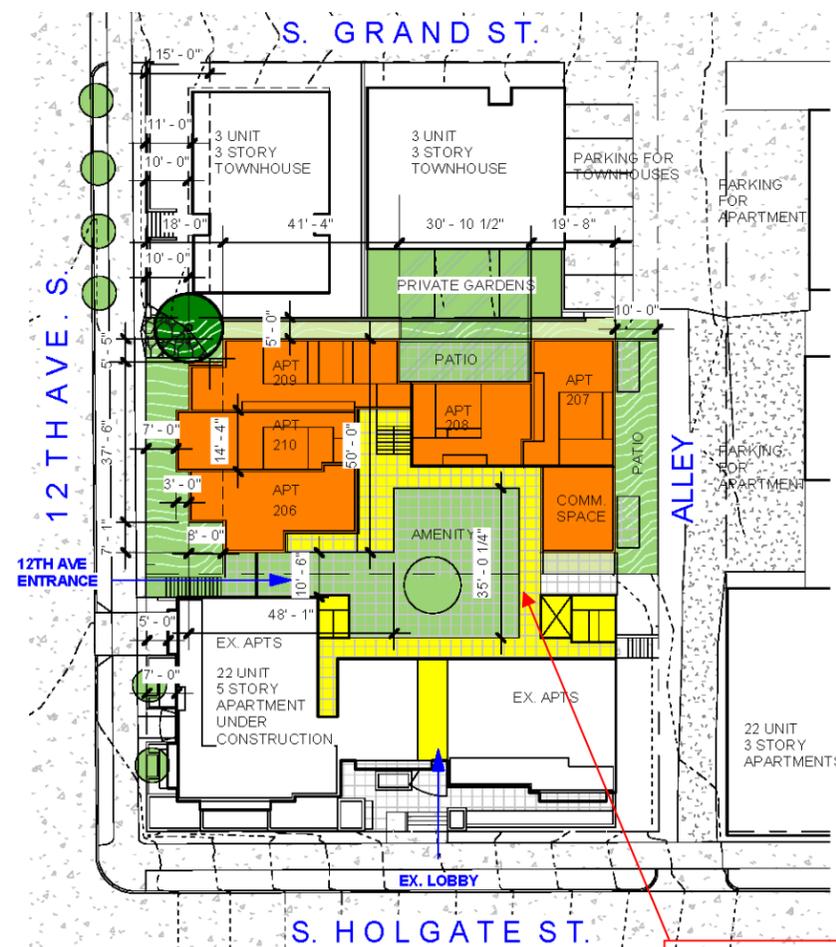
OPPORTUNITIES:

- Uses the opportunity to create larger and more contiguous open space with the adjacent sites to the South and to the North as either Options F & G. DC3-C
- Creates a public entrance to the ground level at the 12th Ave S. to support pedestrian activity on the sidewalk and meet CS2-B & DC3-C.
- Develops private below sidewalk grade open spaces as entrances to the ground related units to strengthen the street edge and create a stronger connection to the street and support the pedestrian activity on the sidewalk.

- Enhances the Alley connection by creating planting spaces at the Alley level and patios at grade level for the ground related units along the alley. DC3-B3
- Creates modulation along the Street Façade facing the smaller scale single family houses across the street and along the North Property line facing to the smaller scale Townhouses to the North. DC2-A2
- Creates open spaces in the modulation at the Street Façade to save the existing tree and create additional amenity space at street level. CS2-B & DC3-C.

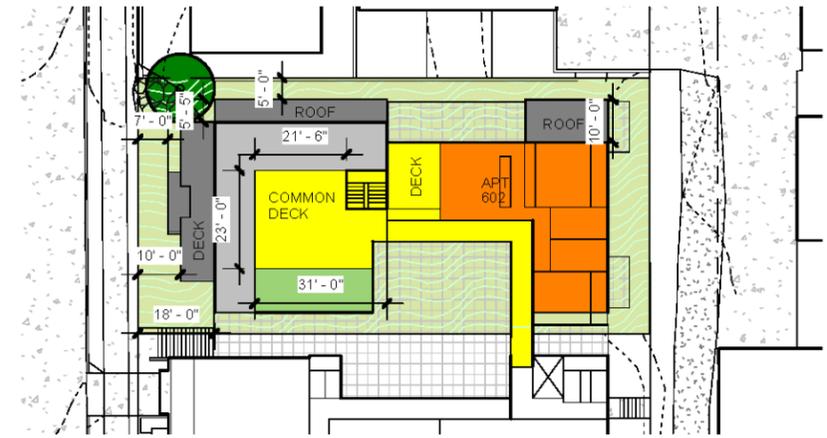


BASEMENT PLAN

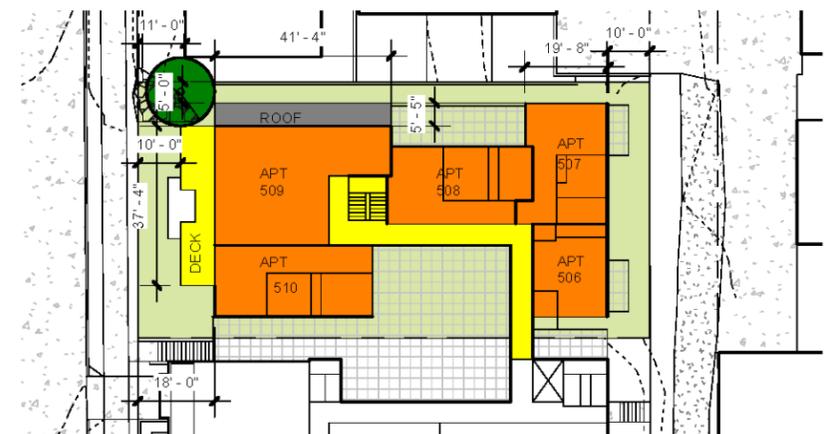


SITE PLAN

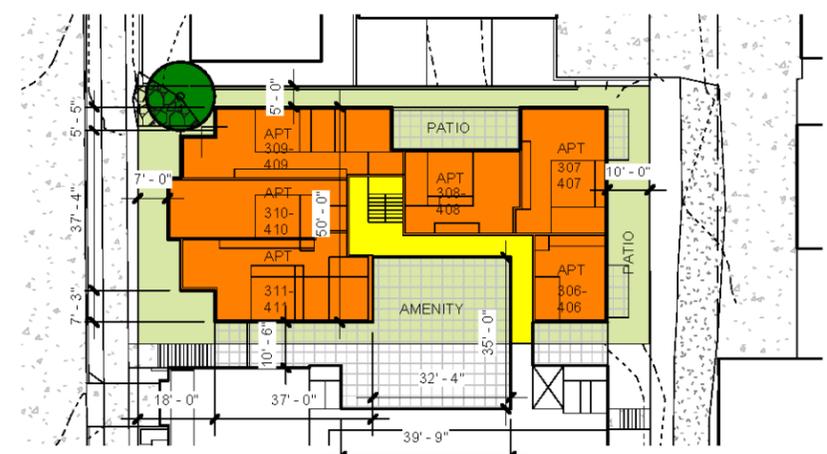
ARCADÉ UNDER BLDG. ABOVE



5TH FLOOR PLAN



4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN

OPTION E; Courtyard, PREFERRED, 26 units



LOOKING SOUTH ON 12TH AVE S



LOOKING NORTH ON 12TH AVE S



OPTION E; Courtyard, PREFERRED, 26 units

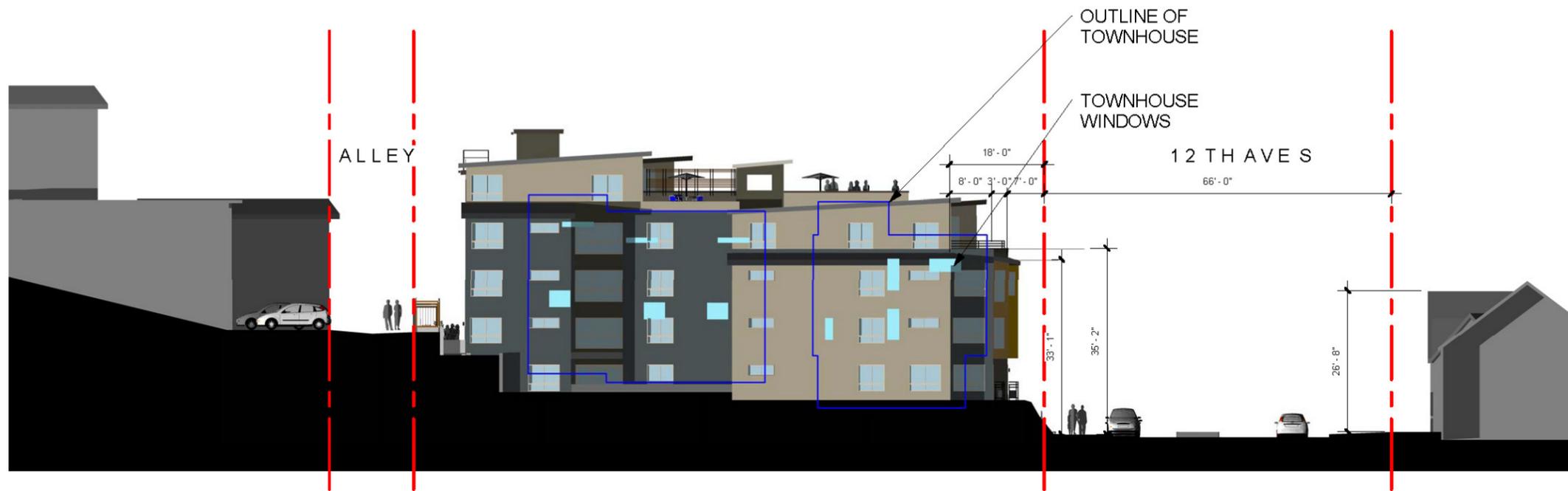


LOOKING EAST FROM ACROSS 12TH AVE

OPTION E; Courtyard, PREFERRED, 26 units

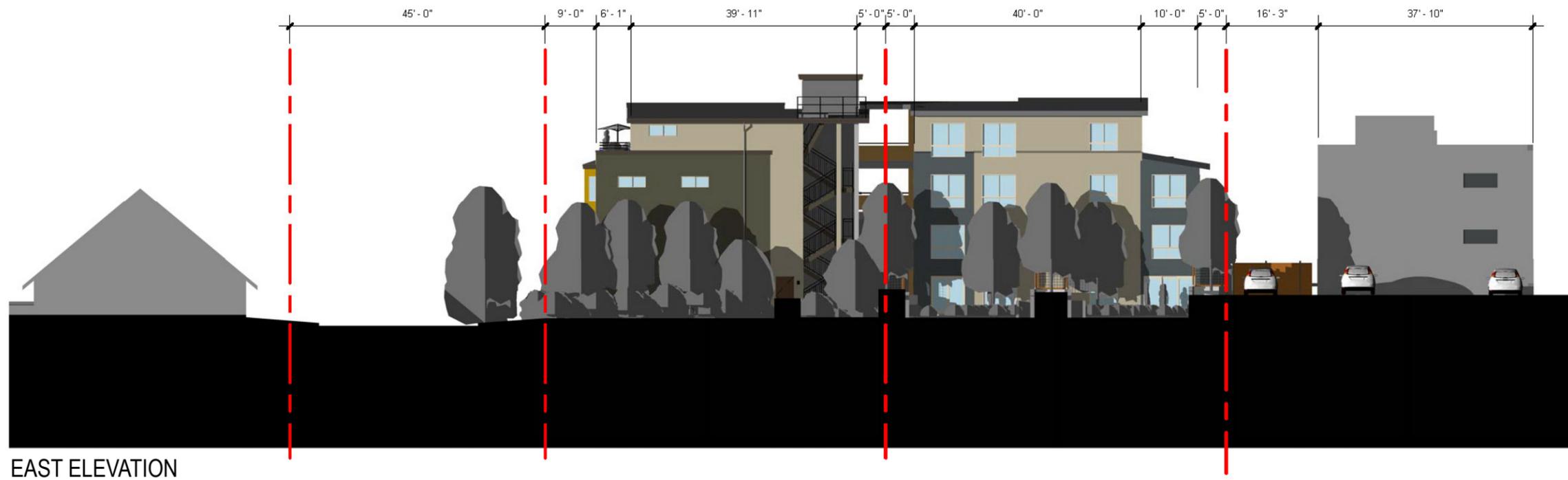


WEST ELEVATION



NORTH ELEVATION

OPTION E; Courtyard, PREFERRED, 26 units

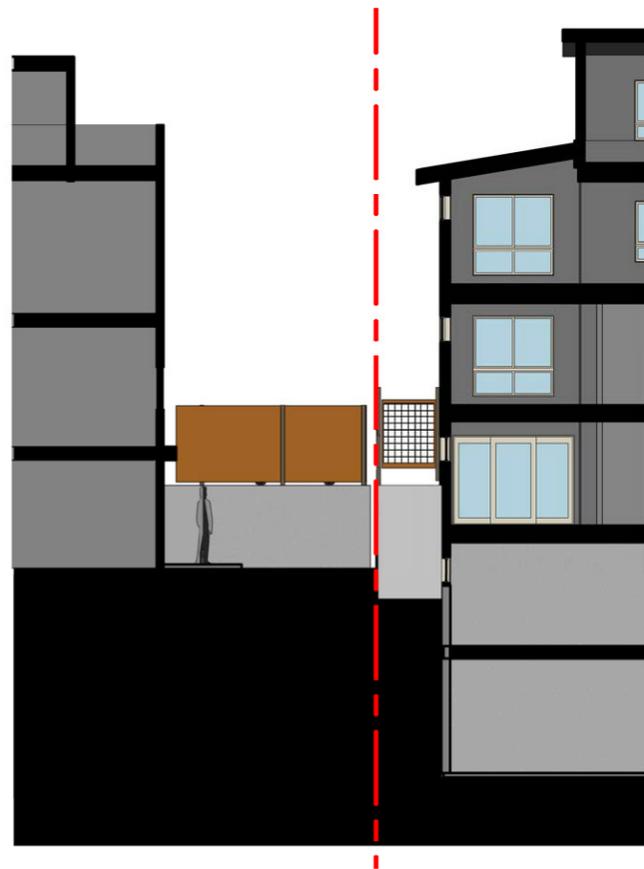


OPTION E; Courtyard, PREFERRED, 26 units

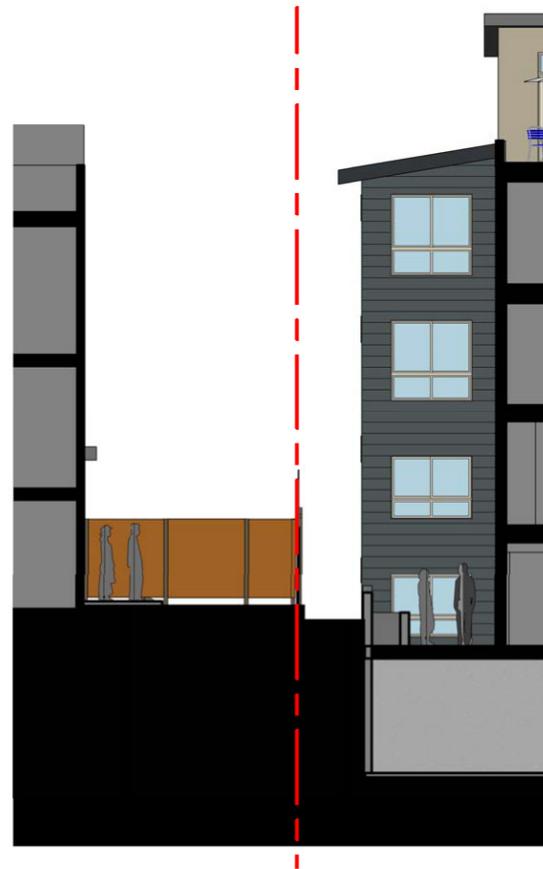


NORTH ELEVATION

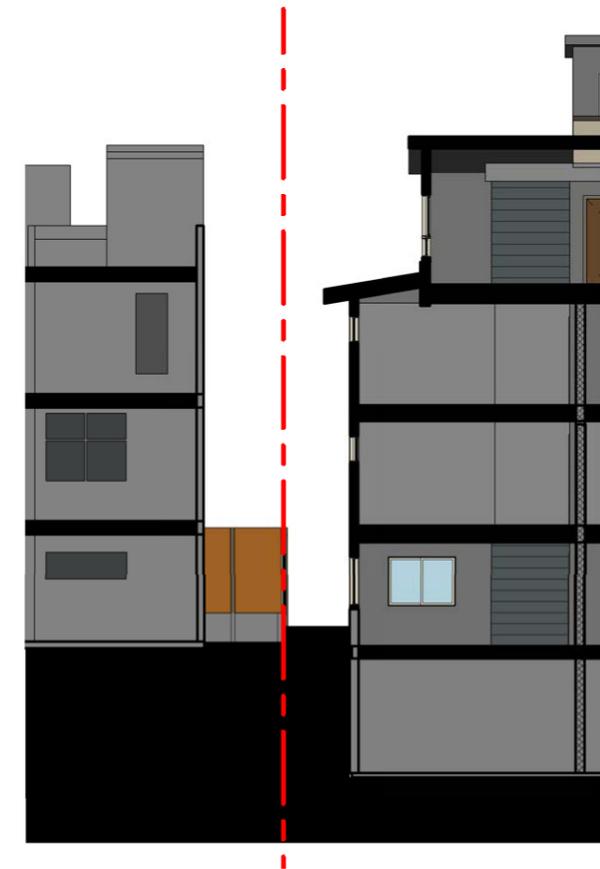
OPTION E; Courtyard, PREFERRED, 26 units



1 SECTION THRU TH YARD & EAST WING



2 SECTION THRU TH YARD & COURT



3 SECTION THRU SIDE YARDS

OPTION E; Courtyard, PREFERRED, 26 units



WEST ELEVATION



EAST ELEVATION

OPTION E; Courtyard, PREFERRED, 26 units

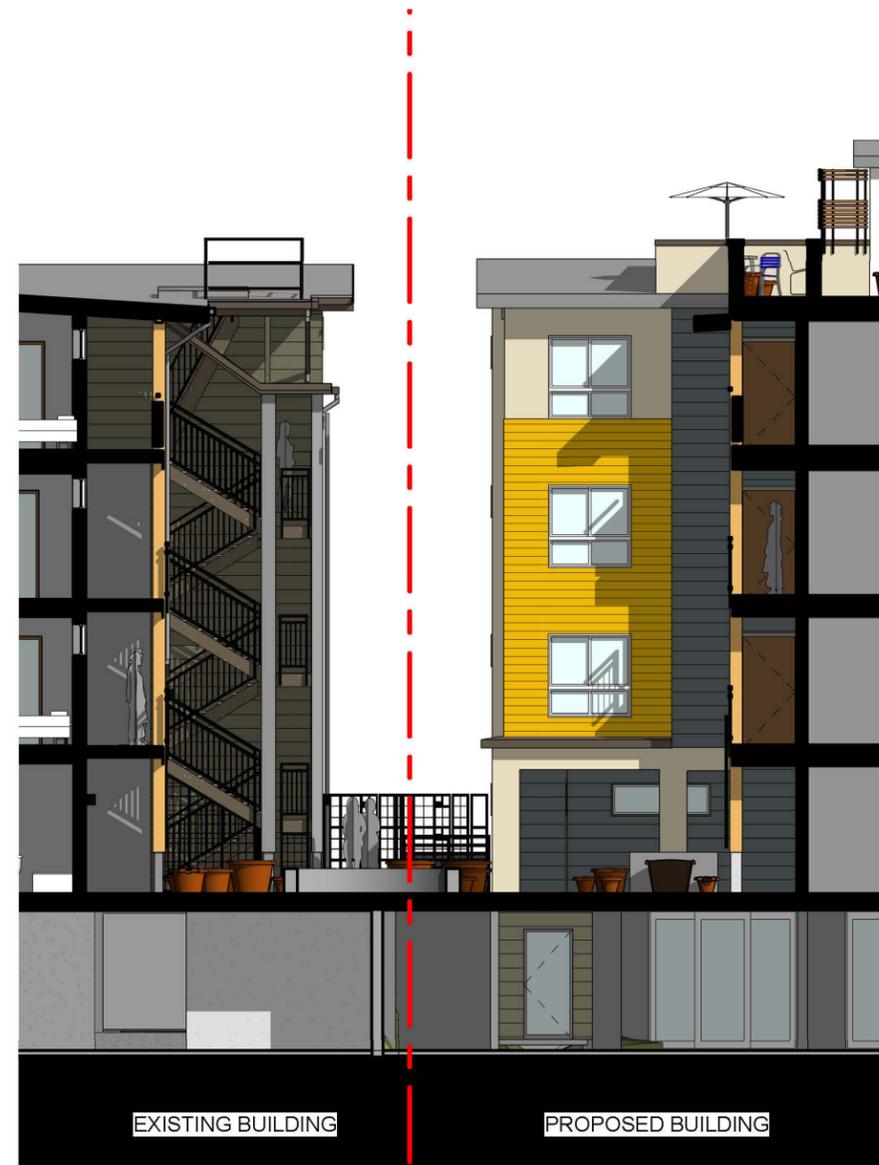


SOUTH ELEVATION

OPTION E; Courtyard, PREFERRED, 26 units



COURTYARD SECTION LOOKING EAST



COURTYARD SECTION LOOKING WEST

OPTION E; Courtyard, PREFERRED, 26 units



COURTYARD LOOKING NORTH

OPTION E; Courtyard, PREFERRED, 26 units



COURTYARD LOOKING EAST

OPTION E; Courtyard, PREFERRED, 26 units



EXTERIOR LIGHTING CONCEPT

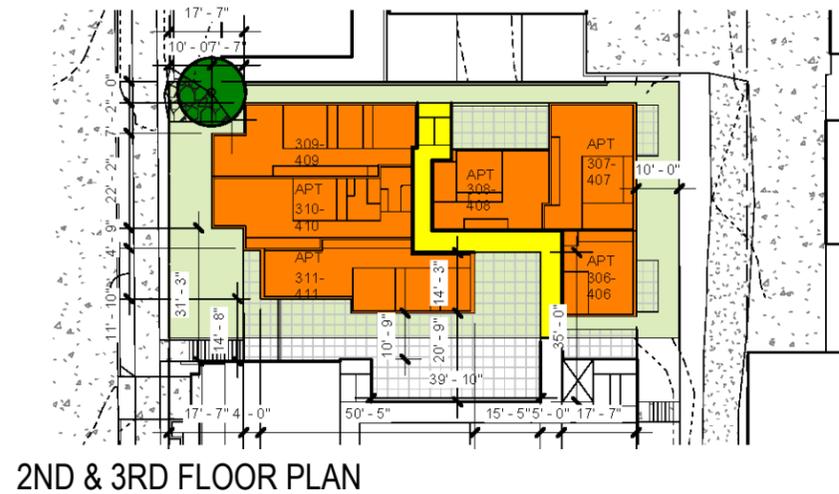
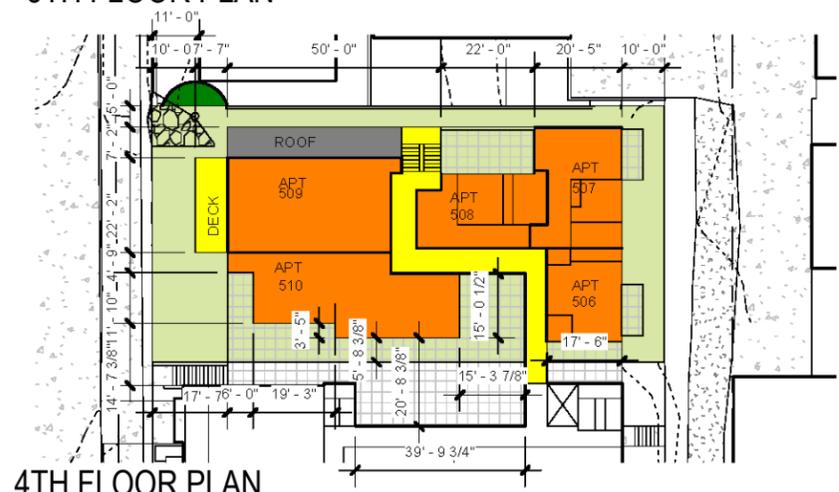
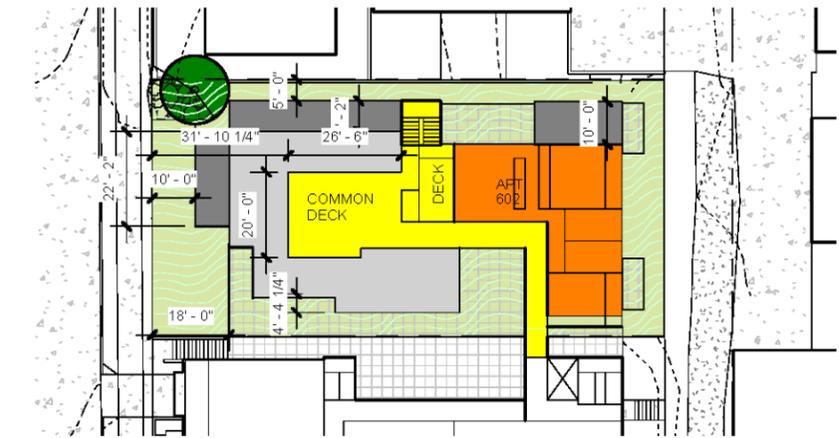
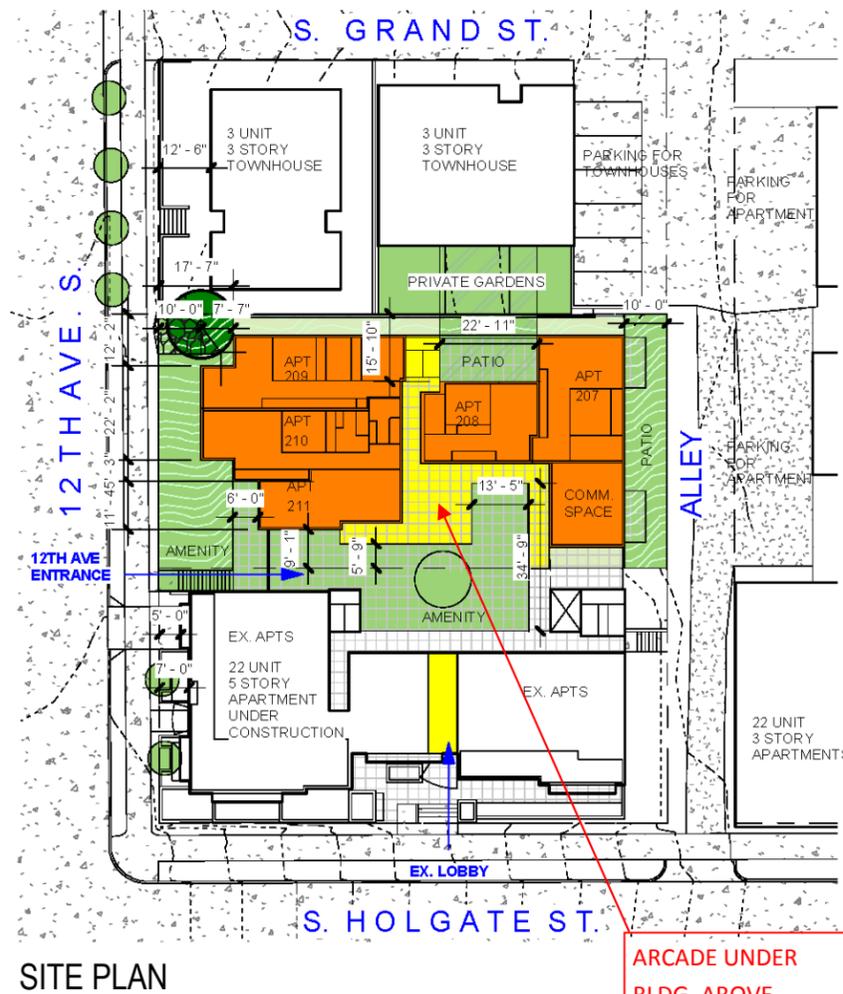
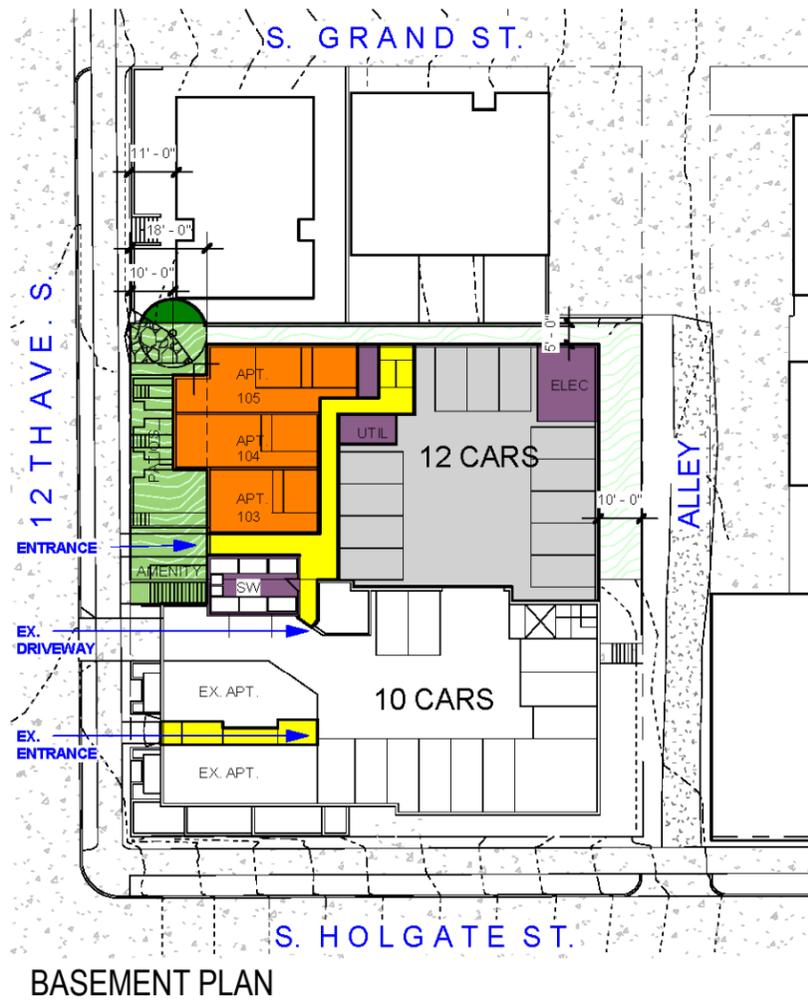
OPTION F; No Courtyard, 26 units

OPPORTUNITIES:

- Provides more front setback and additional modulation of the Street Façade than either Option F & G. DC2-A2
- Enhances the Alley connection by creating planting spaces at the Alley level and patios at grade level for the ground related units along the alley. DC3-B3
- Creates open spaces in the modulation at the Street Façade to save the existing tree and create additional amenity space at street level. CS2-B & DC3-C.

CONSTRAINTS:

- Does not take the opportunity to create larger and more contiguous open space with the adjacent sites to the South and to the North as either Options F & G. DC3-C



OPTION F; No Courtyard, 26 units



LOOKING SOUTH ON 12TH AVE S



FRONT PATIOS ON 12TH AVE S



LOOKING NORTH ON 12TH AVE S

OPTION F; No Courtyard, 26 units



LOOKING EAST FROM ACROSS 12TH AVE

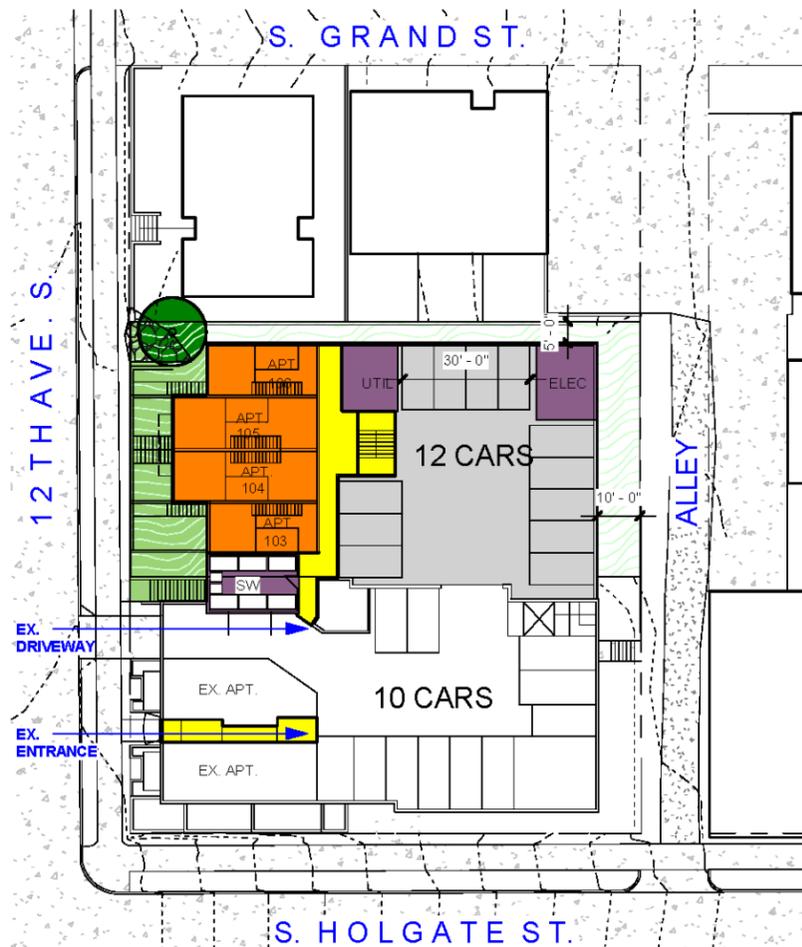
OPTION G; Townhouse, 23 units

OPPORTUNITIES:

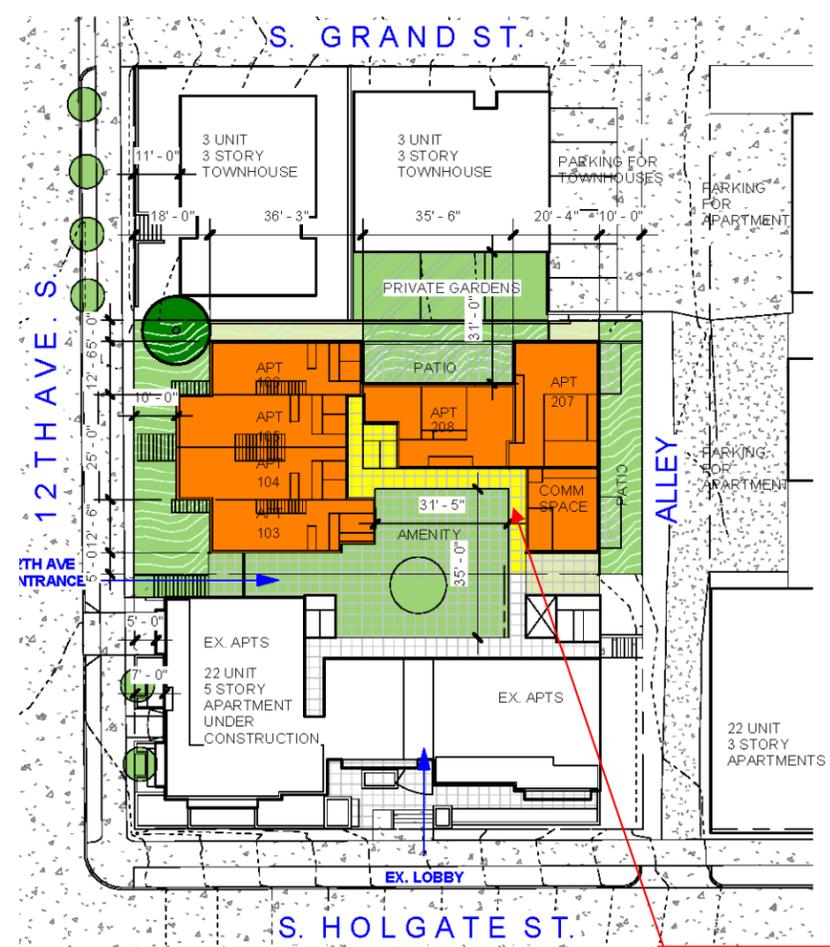
- Creates larger and more contiguous open space with the adjacent sites to the South and to the North as either Options F & G. DC3-C
- Enhances the alley connection by creating planting spaces at the Alley level and patios at grade level for the ground related units along the alley. DC3-B3
- Creates modulation along the Street Façade and along the North Property line facing to the smaller scale single family across the street and the Townhouses to the North. DC2-A2
- Creates open spaces at the Street Façade to save the existing tree and create amenity space at street level. CS2-B & DC3-C.

CONSTRAINTS:

- Doesn't provide as much front setback and additional modulation of the Street Façade than either Option E. DC2-A2
- Stairs going up to the 2nd level block the façade from the street and doesn't develop private below sidewalk grade open spaces as entrances to the ground related units to strengthen the street edge and create a stronger connection to the street and support the pedestrian activity on the sidewalk.
- Stairs going up don't allow adding a public entry to the ground level and meet DC3-B & CS2-B.

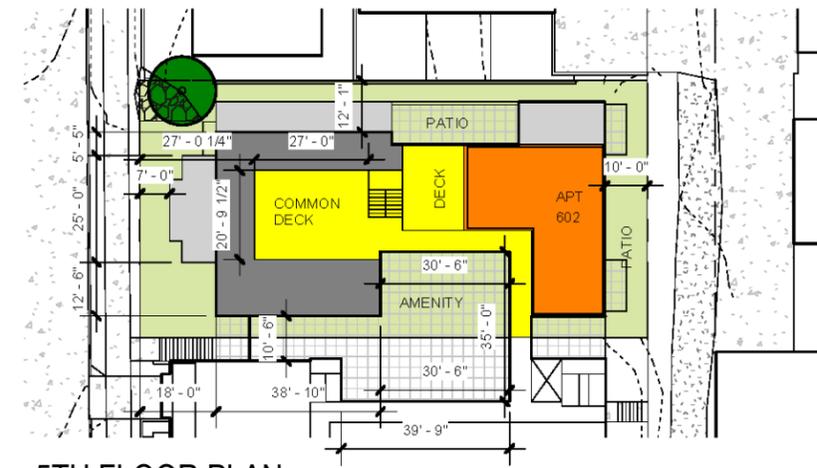


BASEMENT PLAN

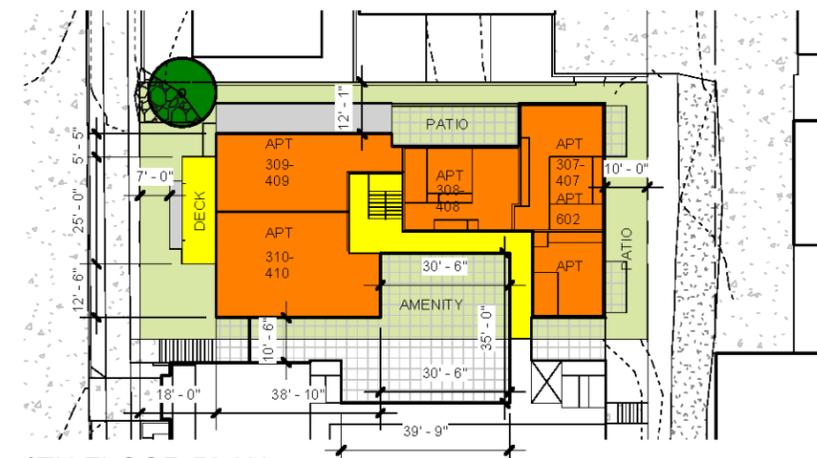


SITE PLAN

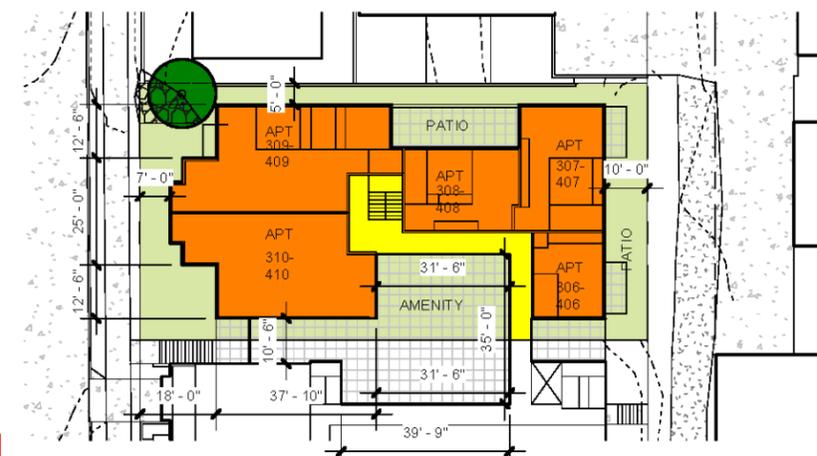
ARCADE UNDER BLDG. ABOVE



5TH FLOOR PLAN



4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN

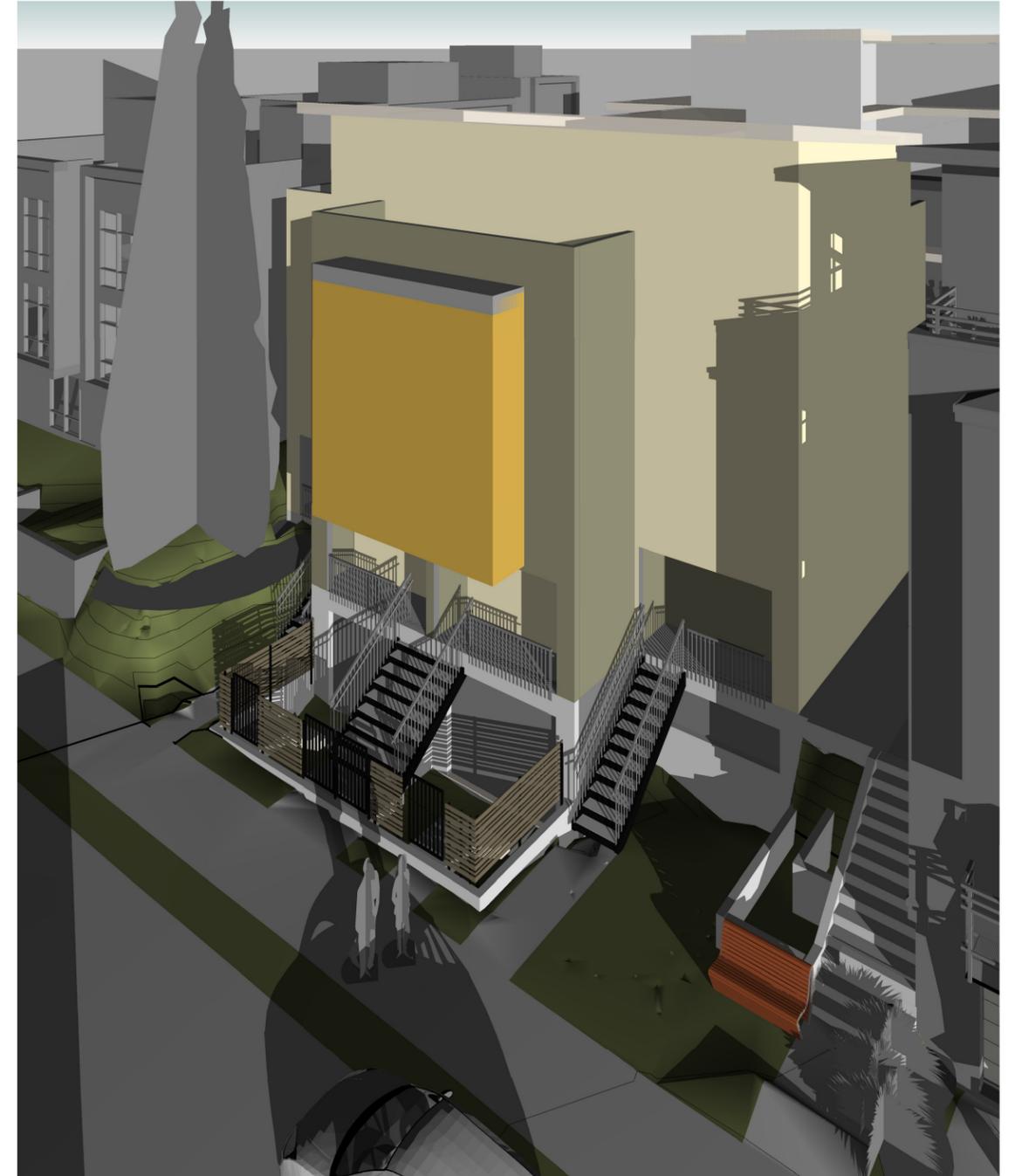
OPTION G; Townhouse, 23 units



LOOKING SOUTH ON 12TH AVE S



LOOKING NORTH ON 12TH AVE S



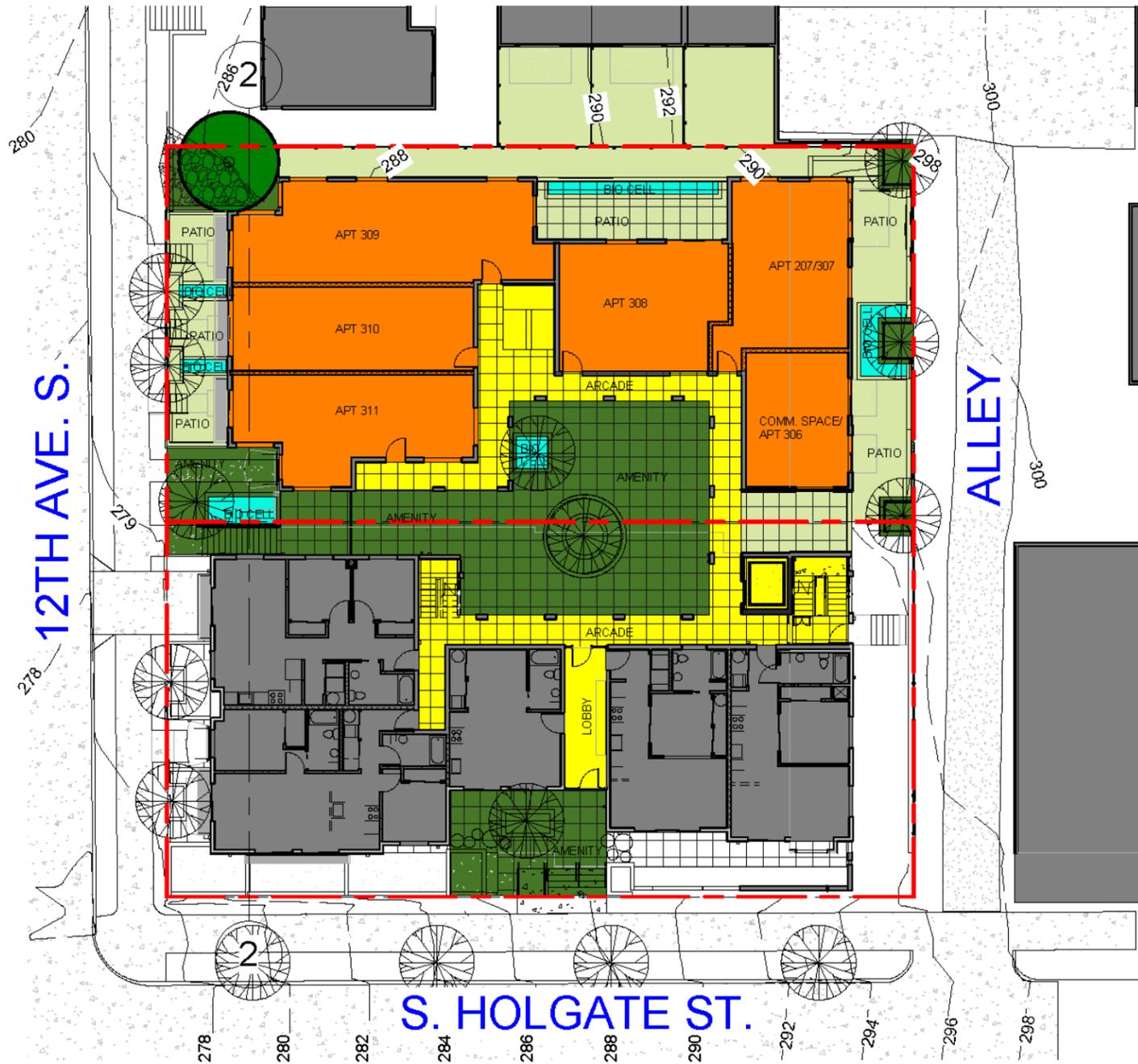
FRONT PATIOS ON 12TH AVE S

OPTION G; Townhouse 23 units

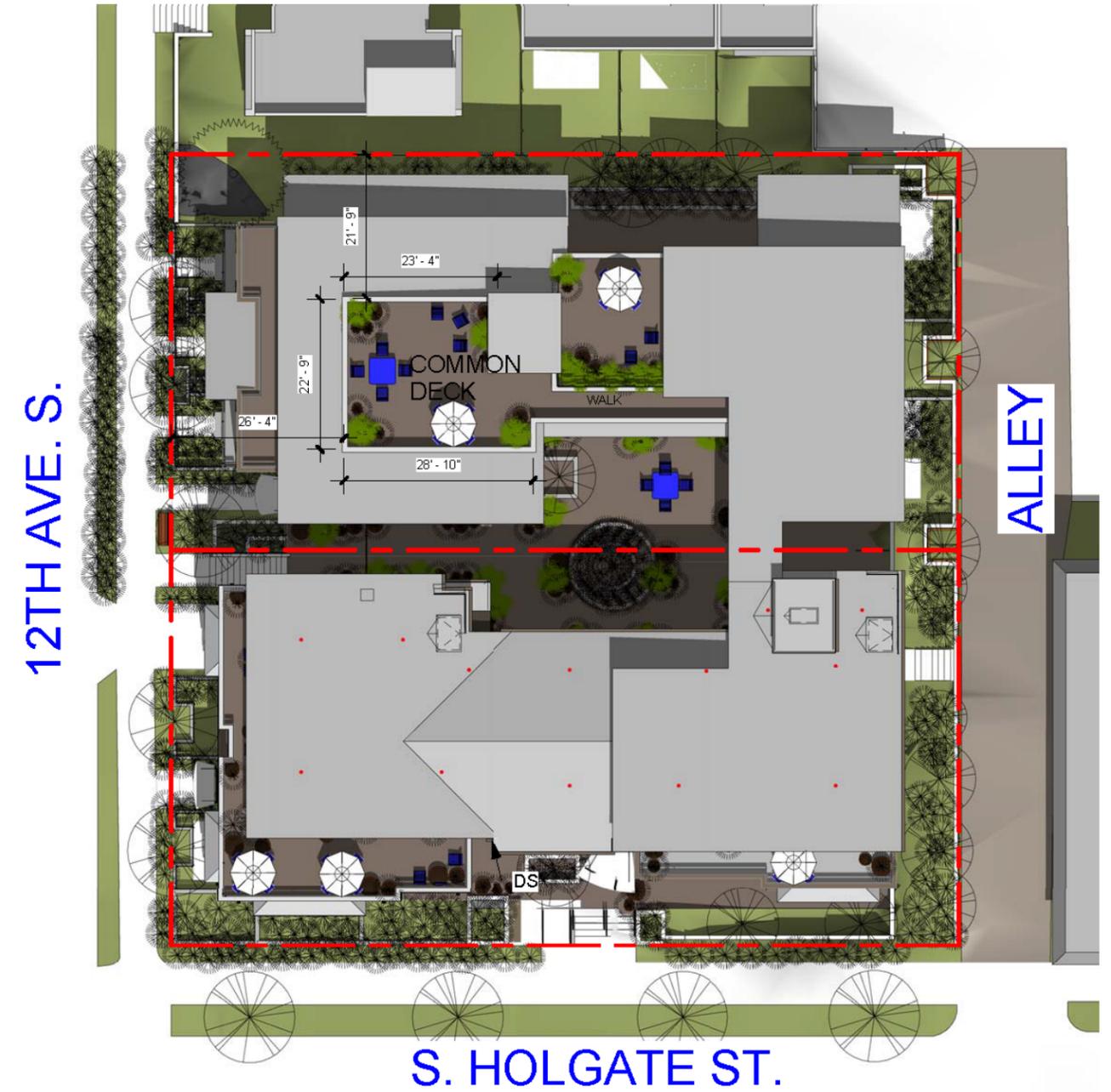


LOOKING EAST FROM ACROSS 12TH AVE

SITE PLAN (Courtyard; preferred option E)



SITE PLAN OPTION E



ROOF PLAN OPTION E



LANDSCAPE PLAN 30% OF COURTYARD

Screening at the North and East side provides privacy with aesthetically pleasing evergreens and deciduous plants to provide texture and color and year round interest.

Street Side: The pedestrian walkway brings a calming influence to a busy streetscape. Continuity along the 12th street edge is key to maintaining a pedestrian friendly walk.

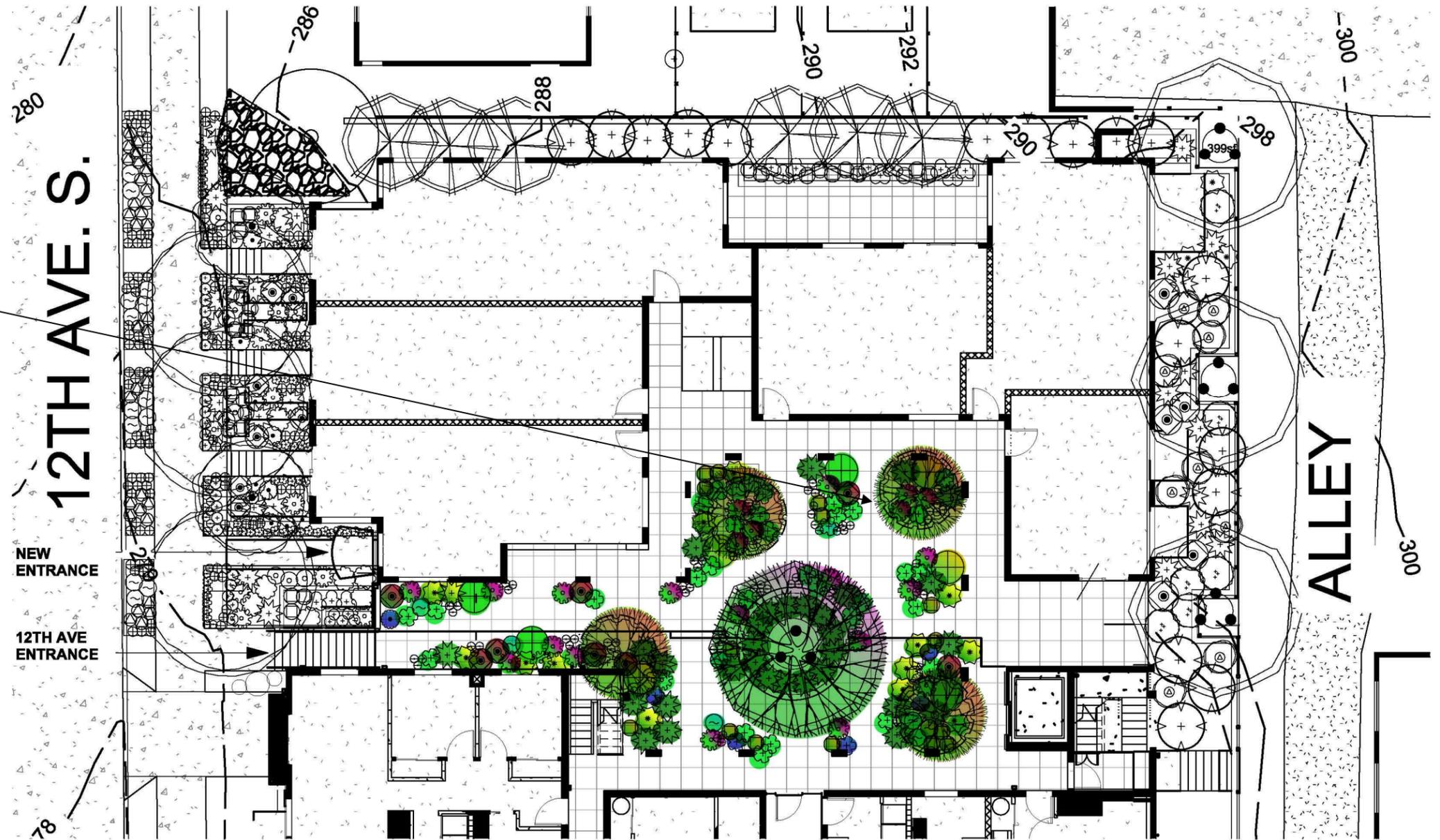
Walkway: This corridor uses raised beds and planters to soften the space and provide a pleasant area to move through.

Courtyard: raised tree beds and assorted pots offer year-round color for a visual respite for residence, encouraging socializing and a restful enjoyment of the courtyard area.



LANDSCAPE PLAN 50% OF COURTYARD

Courtyard: with half of the new courtyard planted with raised tree beds the courtyard is limited to offer year-round color for a visual respite for residence, there is very little area left for socializing or any other activities.



LANDSCAPE PLAN OPTION E preferred 50% LANDSCAPED COURTYARD



LANDSCAPE PLAN 30% OF COURTYARD



LANDSCAPE SECTION THRU COURTYARD LOOKING NORTH

LANDSCAPE PLAN 30% OF COURTYARD



LANDSCAPE SECTION THRU COURTYARD LOOKING EAST

ZONING SUMMARY (option E)

**FOR PROPOSED OPTION A PREFERRED SCHEME
ADDITION + EXISTING BUILDING = TOTAL**

23.45.510 Floor area ratio (FAR) limits

ALLOWED; 28,800 SF
PROPOSED; 28,800 SF

23.45.514 STRUCTURE HEIGHT

ALLOWED; 40'+ 4' FOR SHED ROOF
PROPOSED; 40'+ 4' FOR SHED ROOF

23.45.518 SETBACKS

REQUIRED; Front; 5'
PROPOSED; 5' min ex. bldg. 7' minimum addition, 11.5' average
REQUIRED/ PROPOSED Rear; 10' min. both ex. bldg. and addition
REQUIRED/ PROPOSED Side; 7' average; 5' min./ addition 8' average, 5' min.

23.45.522 AMENITY AREA

TOTAL REQUIRED;
14,400 SF X .25 = 3,600SF
PROPOSED = 4,500 SF

COMMON AREA REQUIRED;
3,600 X .5 = 1800 SF
PROPOSED = 1,854 SF (combined central courtyard) + 346 (ex. bldg. entry courtyard) = 2,200 SF

COMMON AMENITY AREA REQUIRED
TO BE LANDSCAPED AT LEAST 50%
Existing Main Entry Courtyard departure granted to be 28% landscaped
Existing courtyard between building and addition departure granted to be 32% landscaped

PROPOSED COMBINED COURTYARD BETWEEN BUILDING AND ADDITION TO BE 30% LANDSCAPED

23.45.524 LANDSCAPING REQUIREMENTS

EXISTING GREEN FACTOR; = .73
PROPOSED; = .73

23.45.527 STRUCTURE WIDTH & FAÇADE LENGTH

STRUCTURE WIDTH;
ALLOWED; 150'
PROPOSED; 50' ex. bldg. + 50' addition + 10' separation = 110' total
FAÇADE LENGTH;
ALLOWED; 78'
PROPOSED; 72' (north side of the addition)

23.45.536 PARKING LOCATION, ACCESS, AND SCREENING

PARKING;
REQUIRED; NONE
PROVIDED; 12 ex. bldg. + 10 addition = 22 cars

BICYCLE PARKING;
REQUIRED; 12
PROVIDED; 5 ex. bldg. + 7 addition = 12 bikes

23.54.040 SOLID WASTE AREA; DEPARTURE REQUESTED

AREA REQUIRED; 375 SF
PROPOSED; 270 SF

WIDTH REQUIRED; 12'
PROPOSED; 12'

DEPARTURES, EXCEPTION SUMMARY

<u>DEPARTURE</u>	OPT. A	OPT. B	OPT. C
SOLID WASTE	x	x	x
30% LANDSCAPE FOR COMMON AREA	x	x	x

DEPARTURE, EXCEPTIONS REQUESTED

USE EXISTING GARAGE DOOR OFF STREET

The existing door location off the street was approved by the Design Review Board and the City because "Due to the constraints of placing parking garage access on the alley, the Board agreed with the applicant's proposed use of 12th Ave for a vehicular entrance. Adjusting to the slope would have required using valuable space for a driveway ramp. (December 13, 2011)

SOLID WASTE DEPARTURE

The departure from the solid waste storage area standards are allowed by the zoning code if the projects meets certain conditions.

The solid waste storage room for the existing building is located in the garage with access from the garage door. This location was selected because it was the least intrusive on the apartment residents and on the neighbors.

The addition would double the existing solid waste area to also double the container storage to include sufficient storage for the additional units but would still be less than the code required amount. To depart from the required area and width the proposed room must be workable, approved by Seattle Public Utilities (SPU), and the additional space must increase the proposed residential density.

The location of the waste storage has already been approved by SPU as workable. The size is per the SPU guidelines for the amount of container storage for the anticipated number of units. The area above the required amount will be removed from the area of the residential units on the garage level. Therefore the proposed solid waste storage meets the conditions for the departure.

LANDSCAPE DEPARTURE

The zoning code requires landscaping 50% of the amenity area which includes both the enlarged courtyard between the existing building and the addition and the enlarged connection to 12th Ave S along the new 10' wide walkway. The enlarged courtyard and walkway will become pathways to the new units in the addition from the main entrance on Holgate and from 12th Ave S., which is the connection to the main bus routes to downtown. Because of the increased pedestrian traffic it will become more important as outdoor activity area for the combined development. A work out space is proposed to be located on the east side of the courtyard facing the new enlarged entrance to help activate the courtyard. The desire is for the courtyard to support other activities as well such as small gatherings, gardening, and children playing.

A departure for the existing courtyard was granted to allow it to be landscaped to only 32% to allow it to support a broader range of resident's activities. Now with a larger and potentially more active courtyard the design shows that it can only support this activity and the many pathways through it if 30% of the courtyard is landscaped.

POSSIBLE FAÇADE TREATMENTS



TOWNHOUSE USES STAINED CEDAR SIDING, FIBER CEMENT PANELS, METAL RAILINGS, AND VINYL WINDOWS.

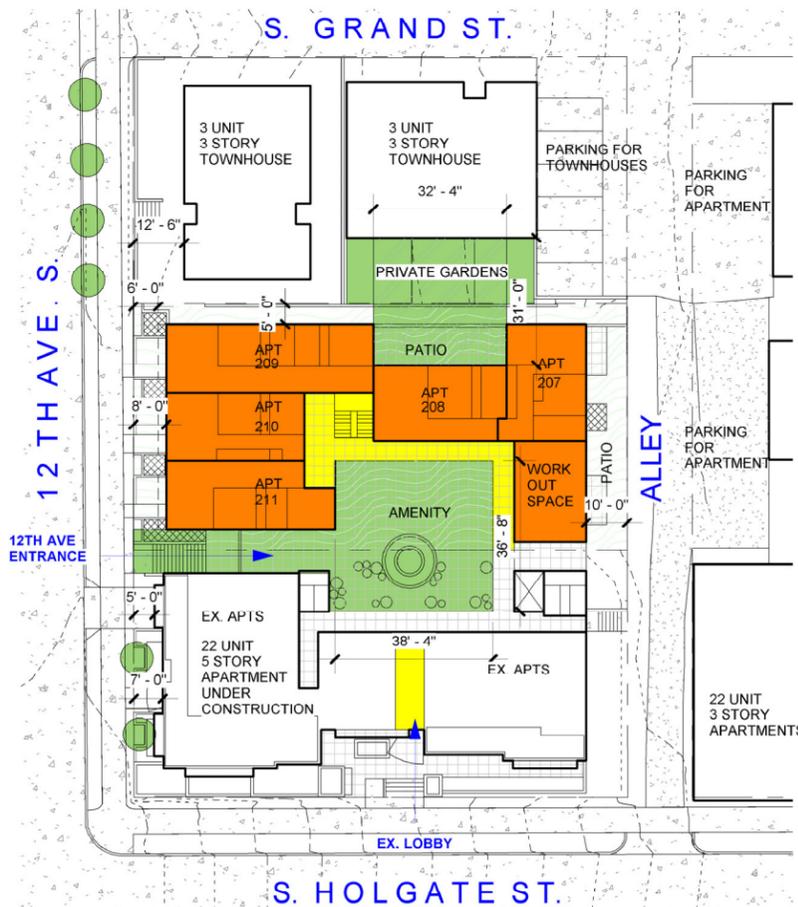


FAÇADE MATERIALS ARE PROPOSED TO BE SIMILAR TO THE MATERIALS PLANNED FOR THE EXISTING BUILDING UNDER CONSTRUCTION FIBER CEMENT LAPPED SIDING AND PANELS, VINYL WINDOWS, AND PAINTED METAL AND RELATE THEM TO THE FAÇADES OF BOTH THE APARTMENT AND THE TOWNHOUSE BUILDING, THE DESIGN GOAL IS TO USE DURABLE MATERIALS THAT ARE ROT RESISTANT AND DO NOT NEED A LOT OF MAINTENANCE.

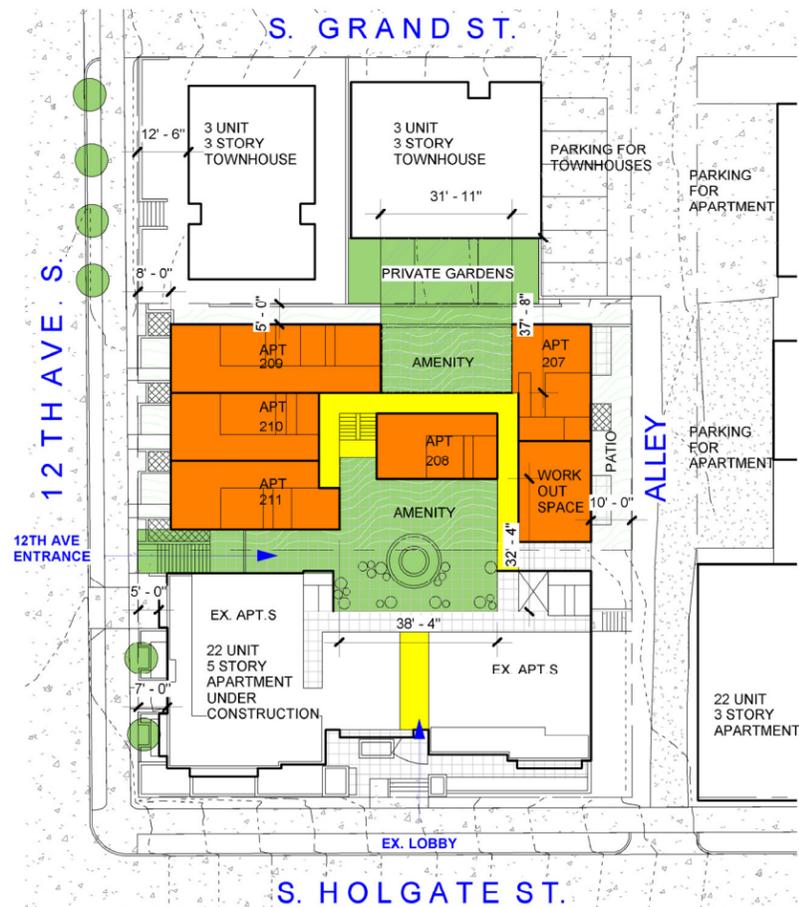


THE EXISTING APARTMENT WILL USE DIFFERENT COLORS AND TEXTURES OF FIBER CEMENT LAPPED SIDING AND SMOOTH PANELS. THE LAPPED SIDING ON THE BAYS IS A FAUX CEDAR CHOSEN TO MATCH THE NATURALLY STAINED WOOD TOWNHOUSE SIDING.

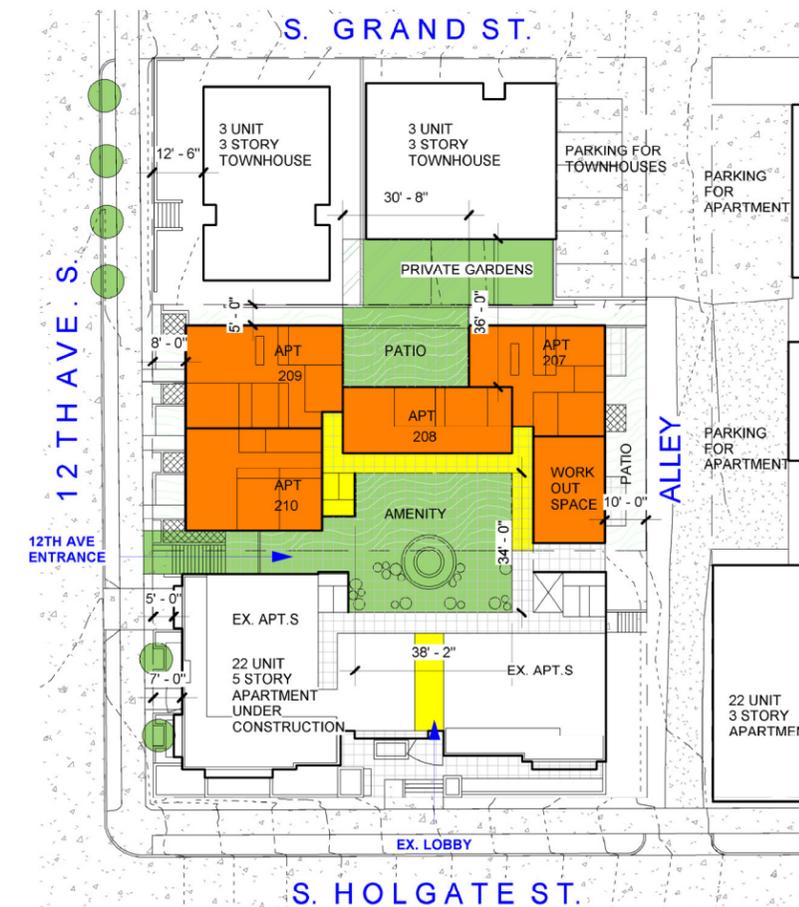
OPTION A, B, C, COMPARISON



OPTION A; balcony wraps courtyard, 14 on street, 26 units (preferred)



OPTION B; unit in courtyard, 14 on street, 26 units



OPTION C; balcony wraps courtyard, 11 on street, 23 units



OPTION A (preferred) ; balcony wraps courtyard, 14 on street, 26 units

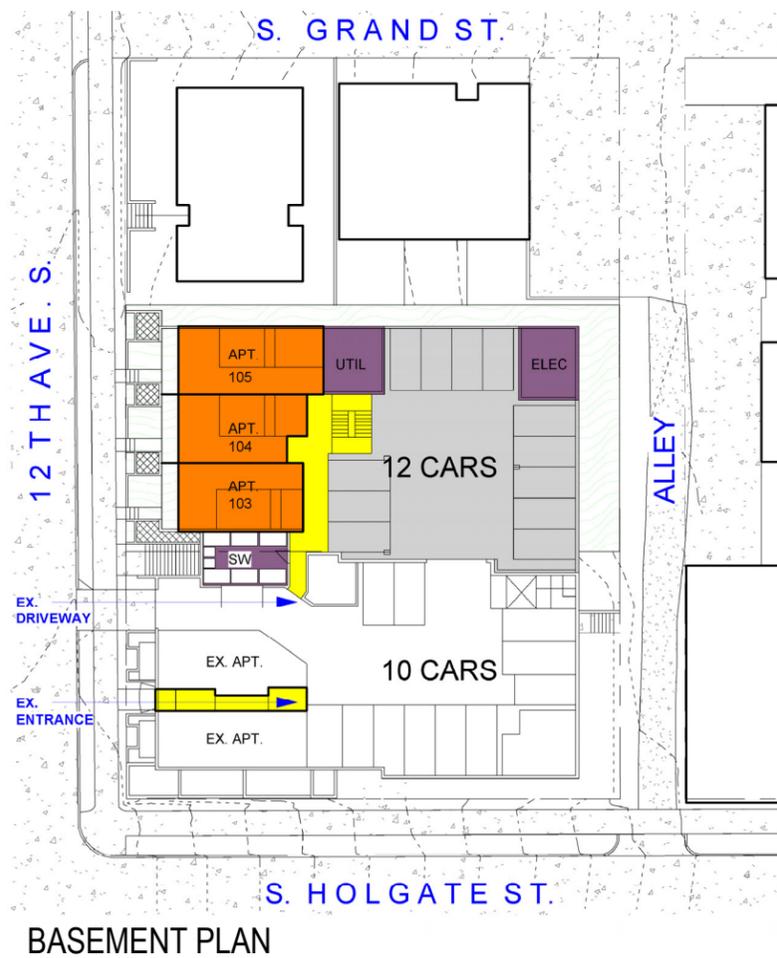
OPPORTUNITIES:

- Provides a good range of unit sizes and affordable units.
- Allows the majority of units (14) to have street views.
- Provides the largest central courtyard that allows about 1 month more sunlight per year than Options B & C
- Provides an arcade at ground level for a more active courtyard and mirrors the same function as the existing building.

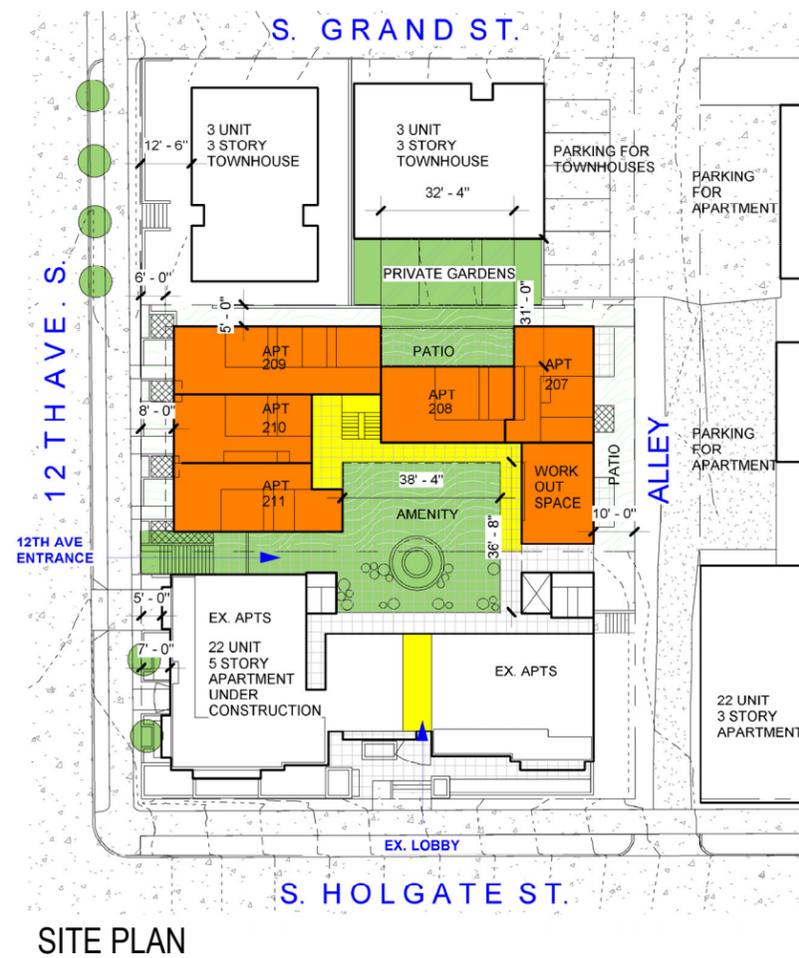
- Creates a private open space on the north side which reflects the use of the adjacent townhouse's open space.
- Creates a north courtyard centered on the adjacent townhouse's private gardens.

CONSTRAINTS:

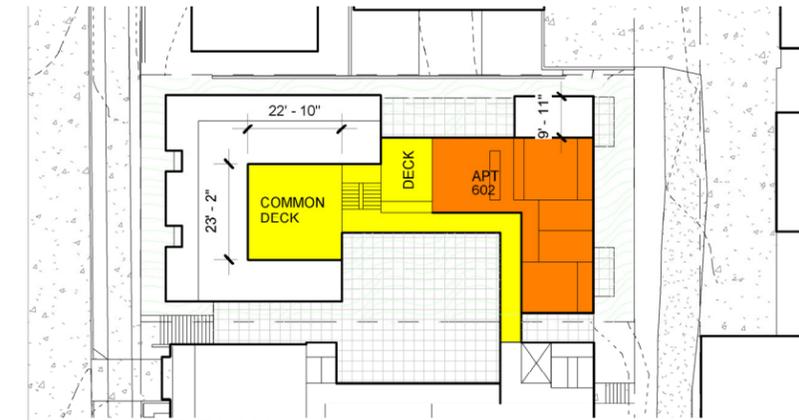
- Provides less opportunity for southern exposure to the unit in the middle.
- Shades the townhouse private gardens 2 weeks more per year than Options B & C



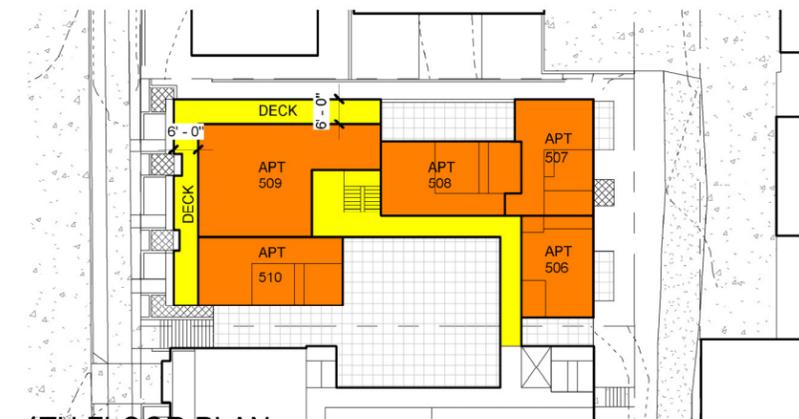
BASEMENT PLAN



SITE PLAN



5TH FLOOR PLAN



4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN



OPTION A (preferred) ; balcony wraps courtyard, 14 on street, 26 units



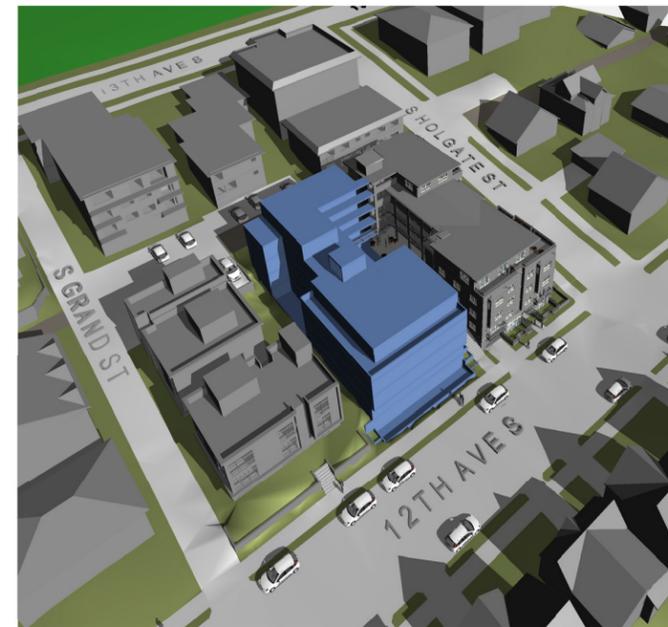
LOOKING SOUTH ON 12TH AVE S



LOOKING NE



LOOKING NORTH ON 12TH AVE S



LOOKING SE

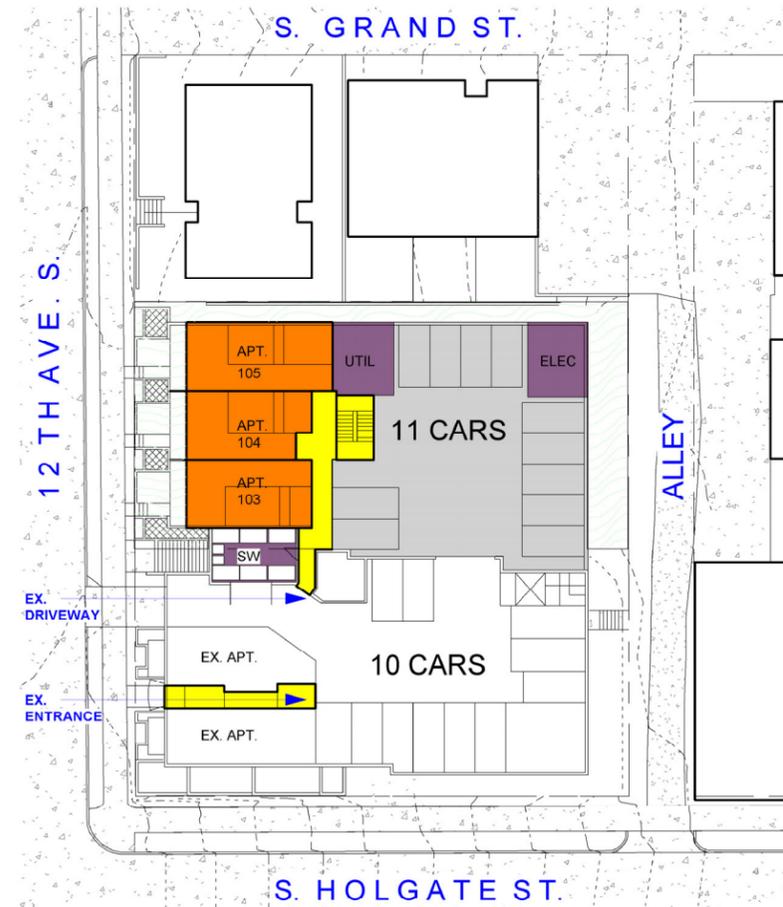
OPTION B; unit in courtyard, 14 on street, 26 units

OPPORTUNITIES:

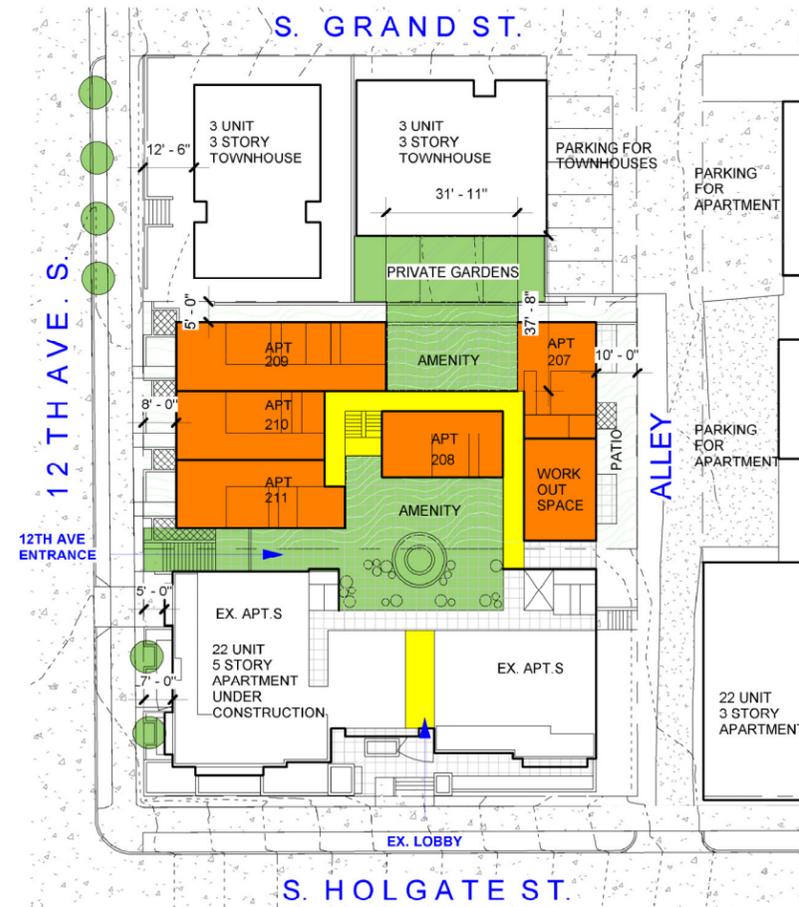
- Provides a good range of unit sizes and affordable units
- Allows the majority of units (14) to have street views.
- Provides opportunity for southern exposure to the unit in the middle.
- Creates a deeper (38' versus 32') north courtyard centered on the adjacent townhouse's private gardens
- Shades the townhouse's private gardens 2 weeks less per year than Option A

CONSTRAINTS:

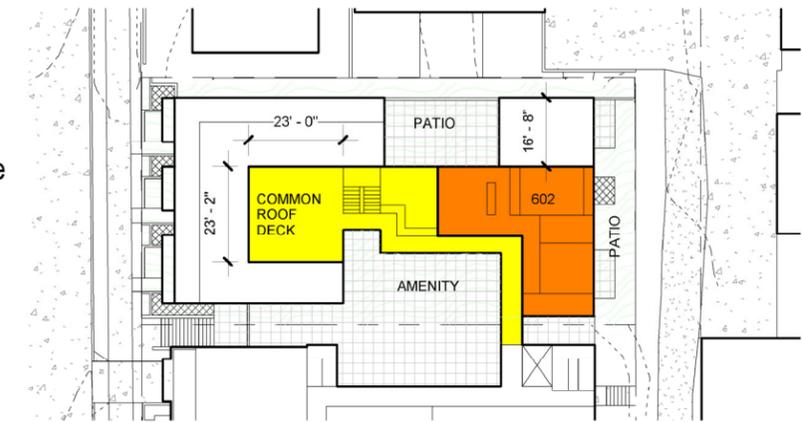
- Doesn't provide an arcade at ground level for a more active courtyard and mirror the same function as the existing building.
- Creates public space on the north side which doesn't reflect the use of the adjacent townhouse's open space.
- Creates a conflict between privacy of the middle unit and the public open space in the central courtyard.
- Shades the central courtyard 1 month more per year than Option A



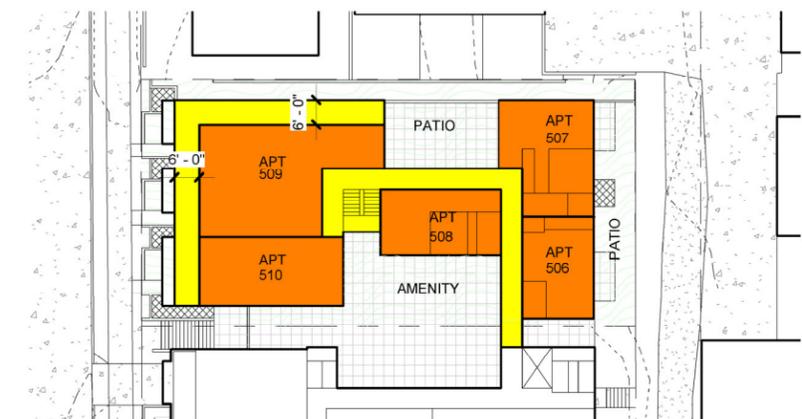
BASEMENT PLAN



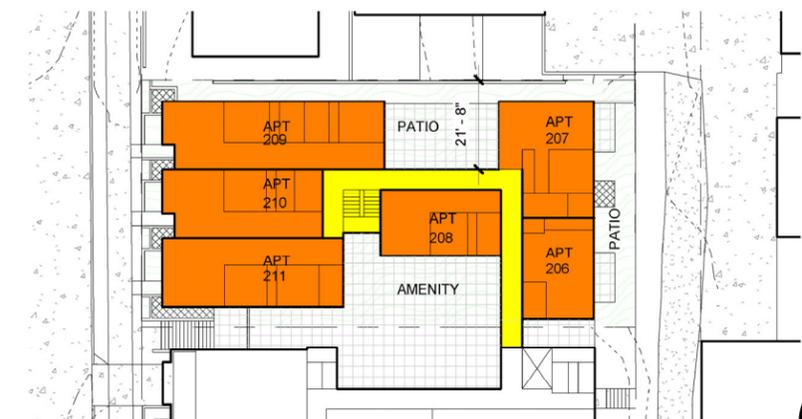
SITE PLAN



5TH FLOOR PLAN



4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN



OPTION B; unit in courtyard, 14 on street, 26 units



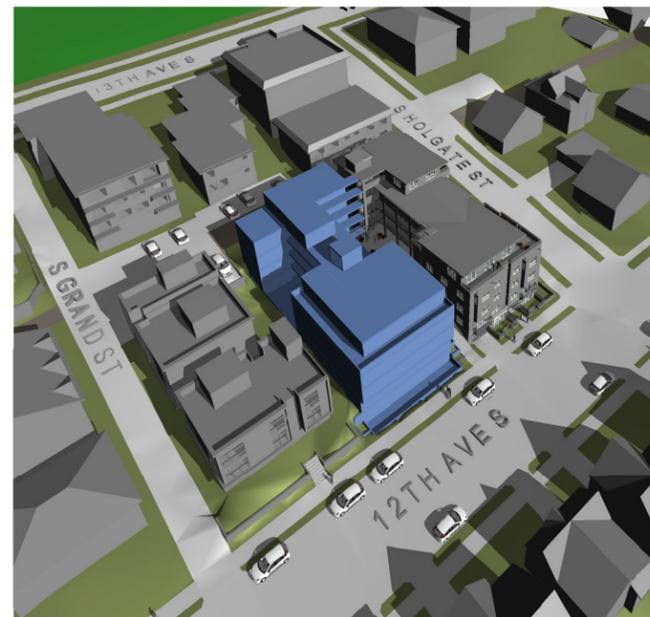
LOOKING SOUTH ON 12TH AVE S



LOOKING NE



LOOKING NORTH ON 12TH AVE S



LOOKING SE

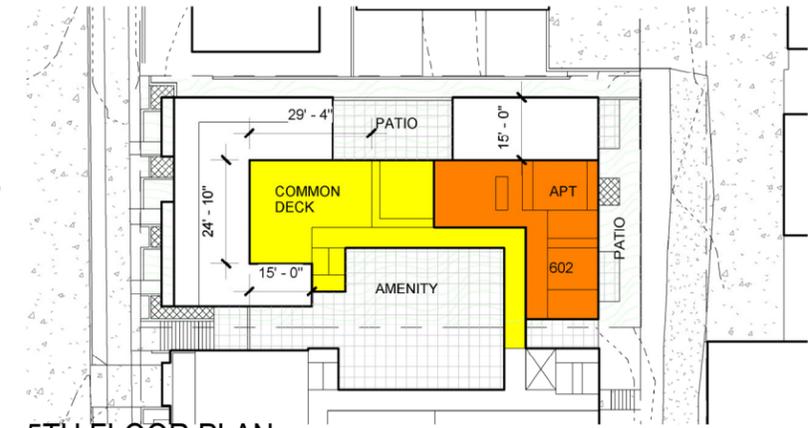
OPTION C; balcony wraps courtyard, 11 on street, 23 units

OPPORTUNITIES:

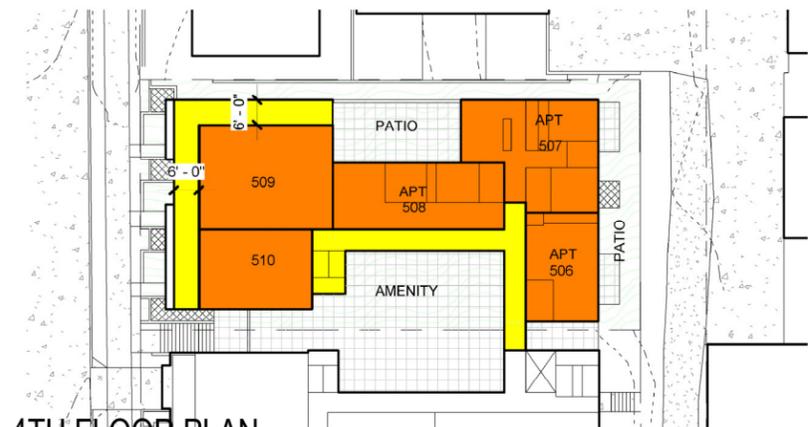
- Provides an arcade at ground level for a more active courtyard and mirrors the same function as the existing building
- Creates a deeper (36' versus 31') private open space on the north side which reflects the use of the adjacent townhouse open space.
- Shades the adjacent townhouse's private gardens 2 week less per year than Option A

CONSTRAINTS:

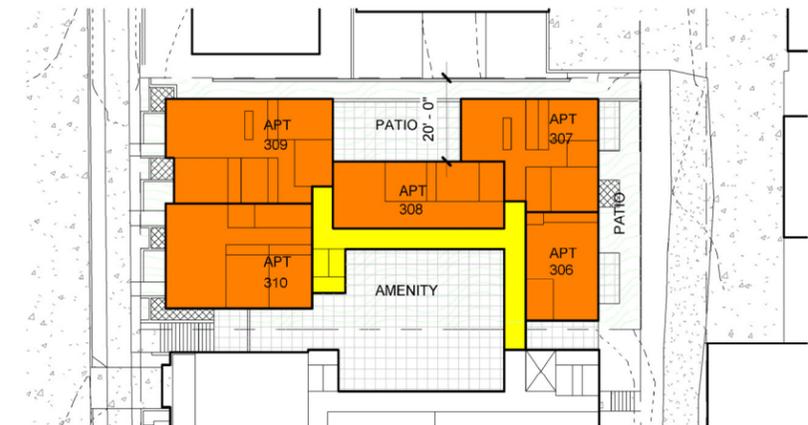
- Doesn't provide for as much variety of unit sizes and as affordable units as Option A & B.
- Doesn't use the western exposure for the maximum number of units
- Provides less opportunity for southern exposure to the middle unit.
- Doesn't center the north courtyard on the townhouse's private gardens
- Shades the central courtyard 1 month more per year than Option A



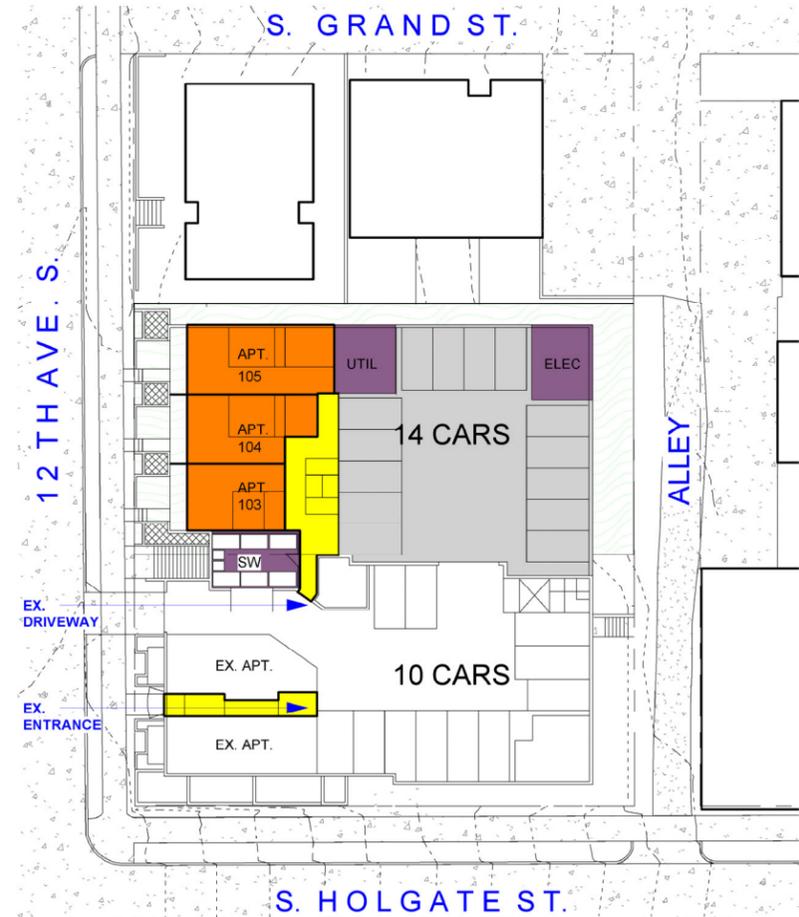
5th FLOOR PLAN



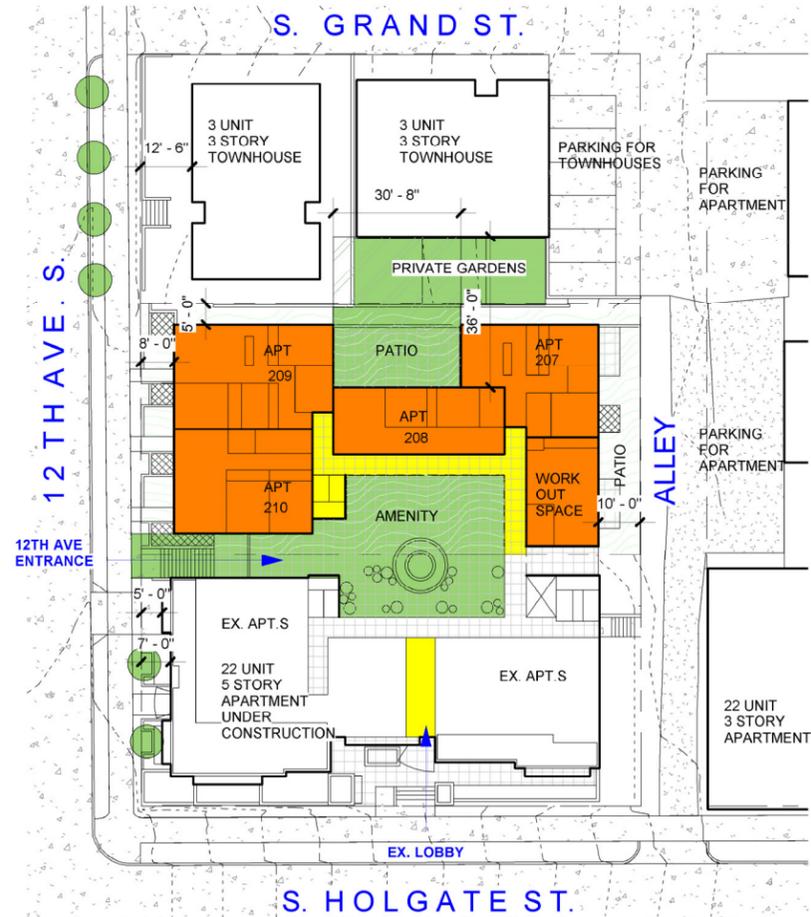
4th FLOOR PLAN



2ND & 3RD FLOOR PLAN



BASEMENT PLAN



SITE PLAN

OPTION C; balcony wraps courtyard, 11 on street, 23 units



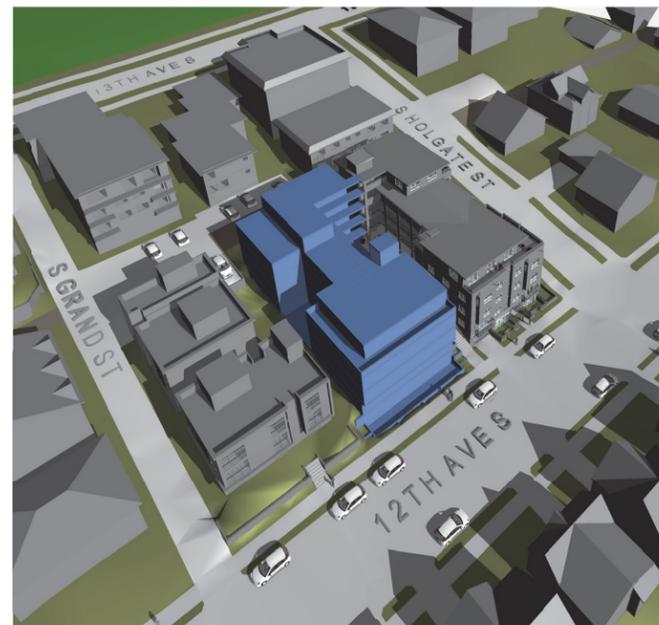
LOOKING SOUTH ON 12TH AVE S



LOOKING NE



LOOKING NORTH ON 12TH AVE S



LOOKING SE

OPTION D; code compliant w-o garage entry departure, 26 units

OPPORTUNITIES:

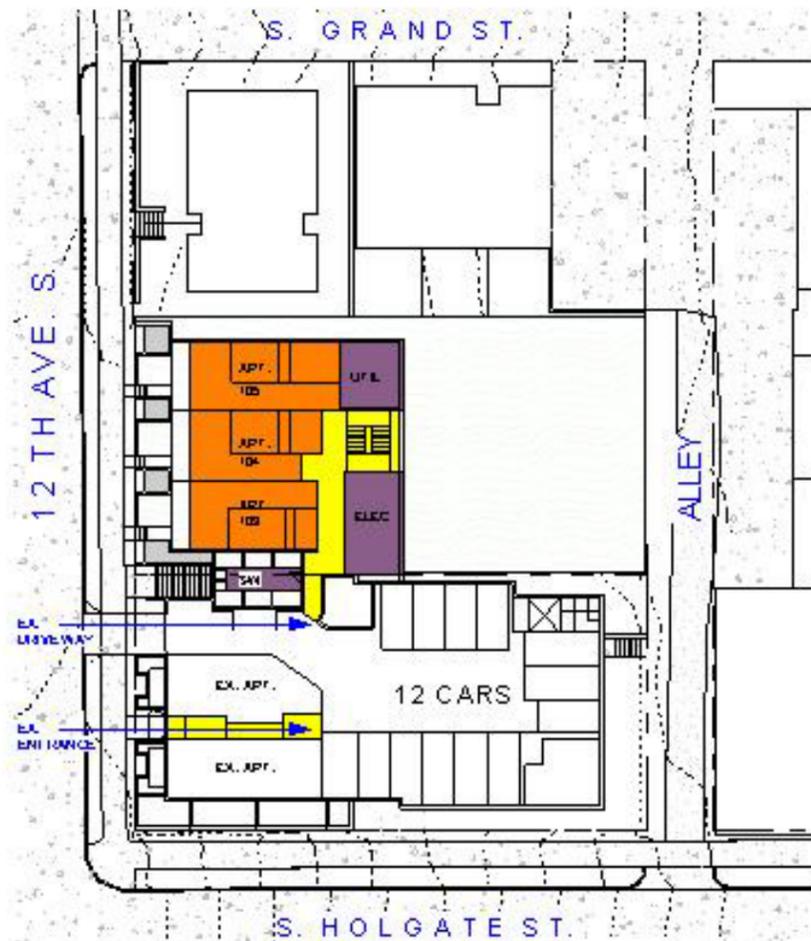
- Provides a good range of unit sizes and affordable units.
- Allows the majority of units (14) to have street views.
- Provides the largest central courtyard that allows about 1 month more sunlight per year than Options B & C
- Provides an arcade at ground level for a more active courtyard and mirrors the same function as the existing building.
- Creates a private open space on the north side which reflects the use of the adjacent townhouse's open space.

- Creates a private open space on the north side which reflects the use of the adjacent townhouse's open space.

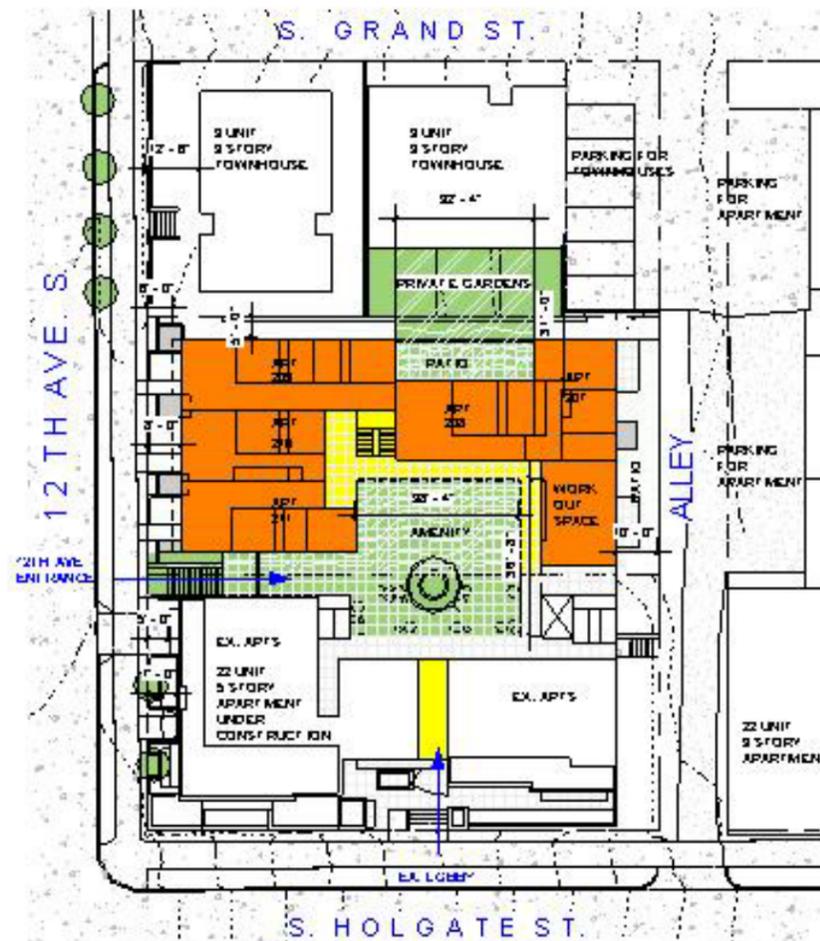
- Creates a north courtyard centered on the adjacent townhouse's private gardens.

CONSTRAINTS:

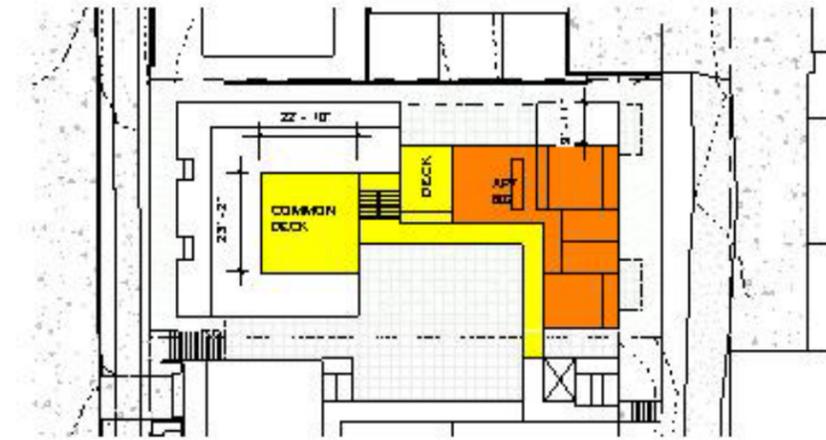
- Doesn't provide as many cars as the other Options
- Provides less opportunity for southern exposure to the unit in the middle.
- Shades the townhouse private gardens 2 weeks more per year than Options B & C



BASEMENT PLAN



SITE PLAN



OPTION D; code compliant w-o garage entry departure, 26 units



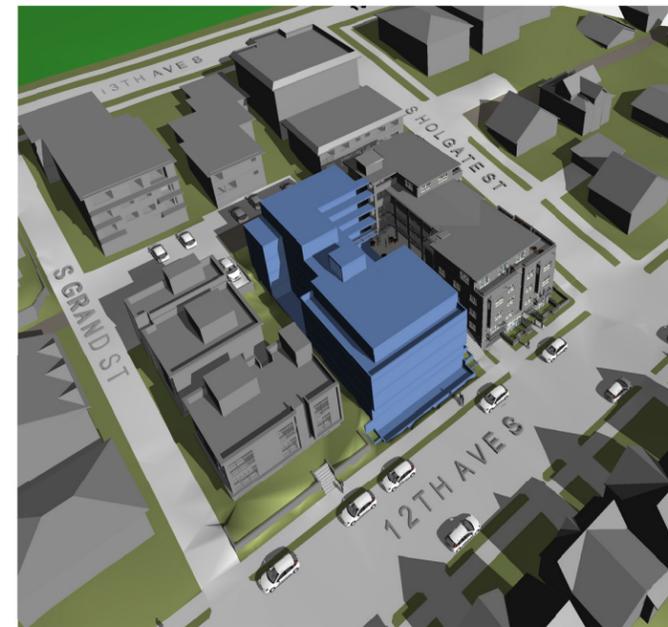
LOOKING SOUTH ON 12TH AVE S



LOOKING NE



LOOKING NORTH ON 12TH AVE S



LOOKING SE