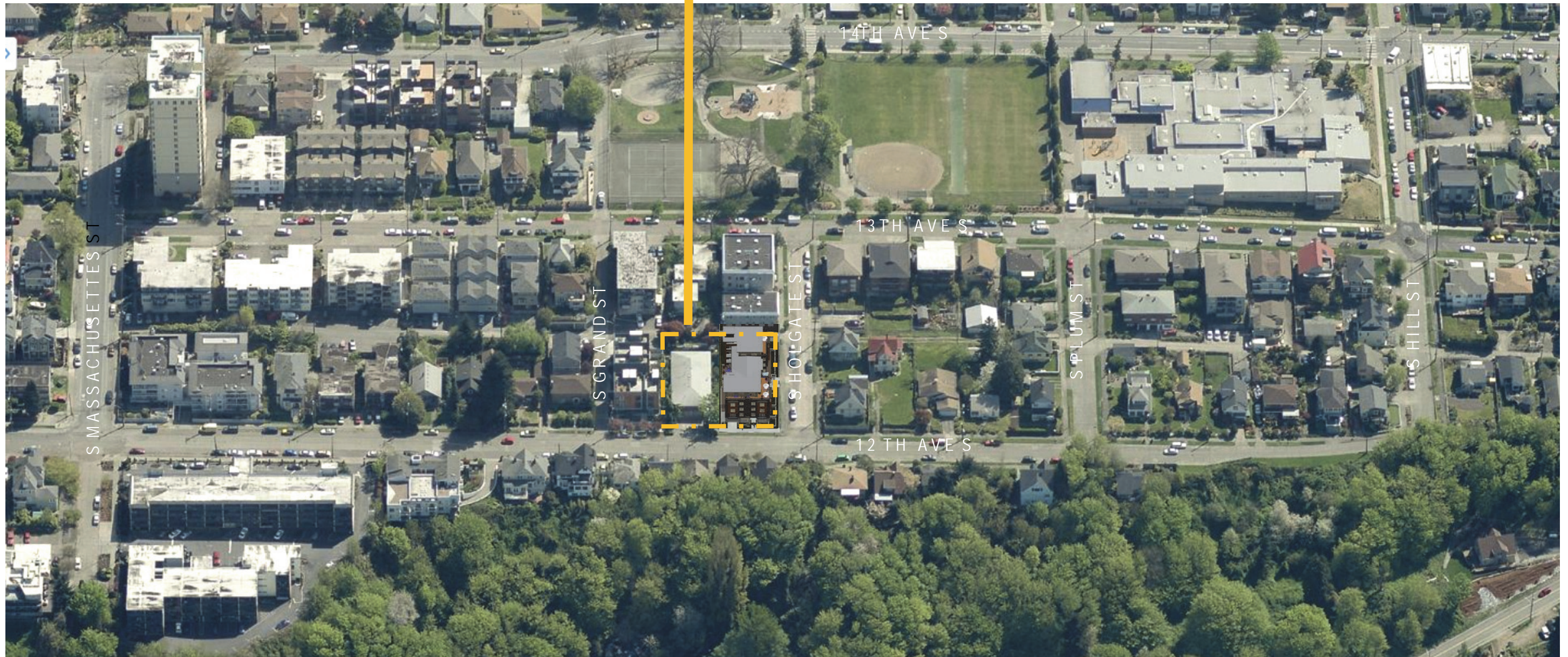


HOLGATE 12 APARTMENTS II



RECOMMENDATION PROPOSAL

1808 12TH AVE. S.
PROJECT # 3018185

DECEMBER 08, 2015





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180812TH AVE. S.

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PROPOSAL



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; 26 NEW + 22 EX. = 48 TOTAL
 Parking Stalls; 9 NEW + 12 EX = 21 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 NW + 14,400 SF EX. = 28,800 SF TOTAL

STATEMENT OF DEVELOPMENT OBJECTIVES;

To attract residents to the close in location to downtown and the ethic 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

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

CONTEXT ANALYSIS



4. TOWNHOUSES ON 12TH & GRAND



5. TOWNHOUSES LOOKING S. ON GRAND



LEGEND

- APARTMENTS WITH # UNITS
- TOWNHOUSES WITH # UNITS
- SINGLE FAMILY HOUSES



6. NEW 22 UNIT APARTMENT AT 12TH AVE S. & S. HOLGATE ST.



7. LOOKING N ON ALLEY E OF SITE

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 just completed in May 2015.

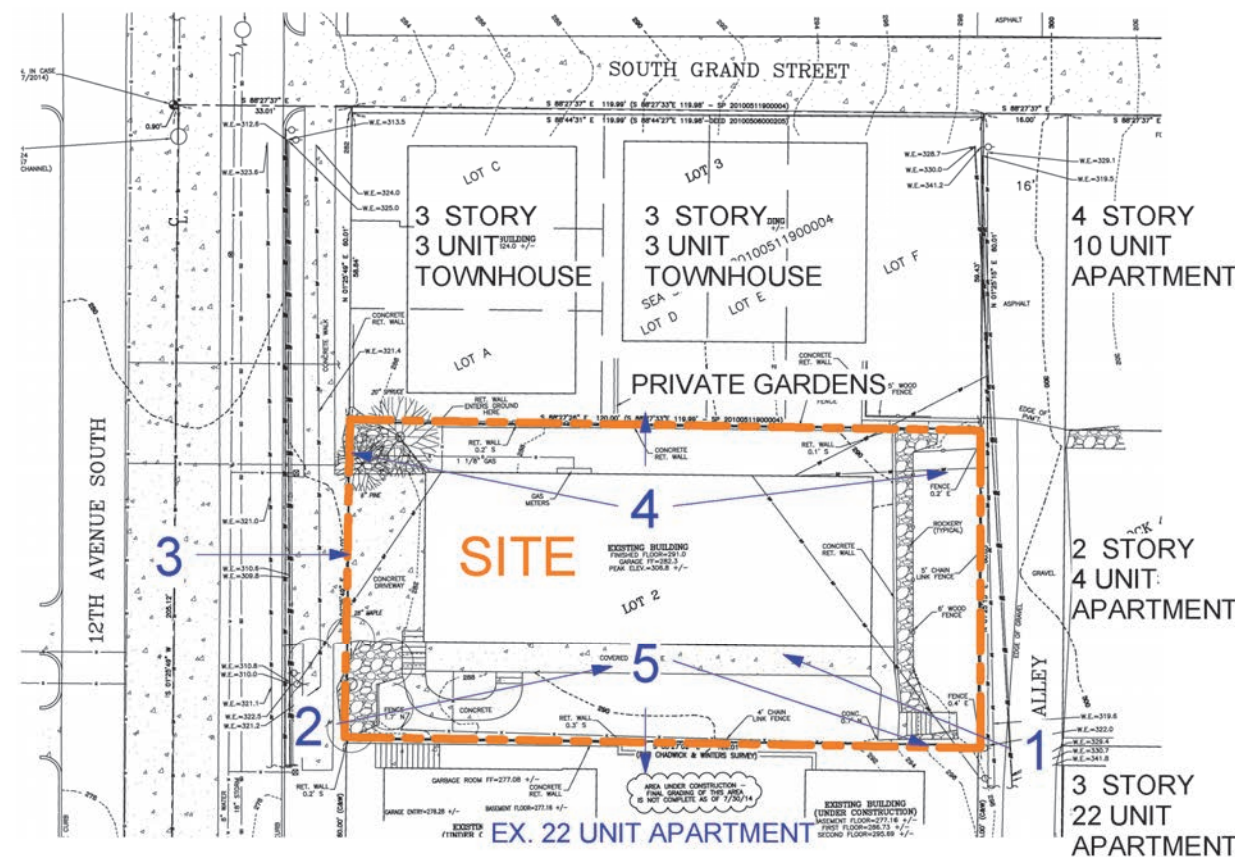
West; zoned LR-3 across 12th Ave S. with single family houses



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

ZONING DATA

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 ADDITION COURTYARD BETWEEN EX. BUILDING AND ADDITION TO BE 33% 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. + 9 addition = 21 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; 342 SF

WIDTH REQUIRED; 12'
PROPOSED; 12'

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 has also been approved by SPU as sufficient for the additional 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

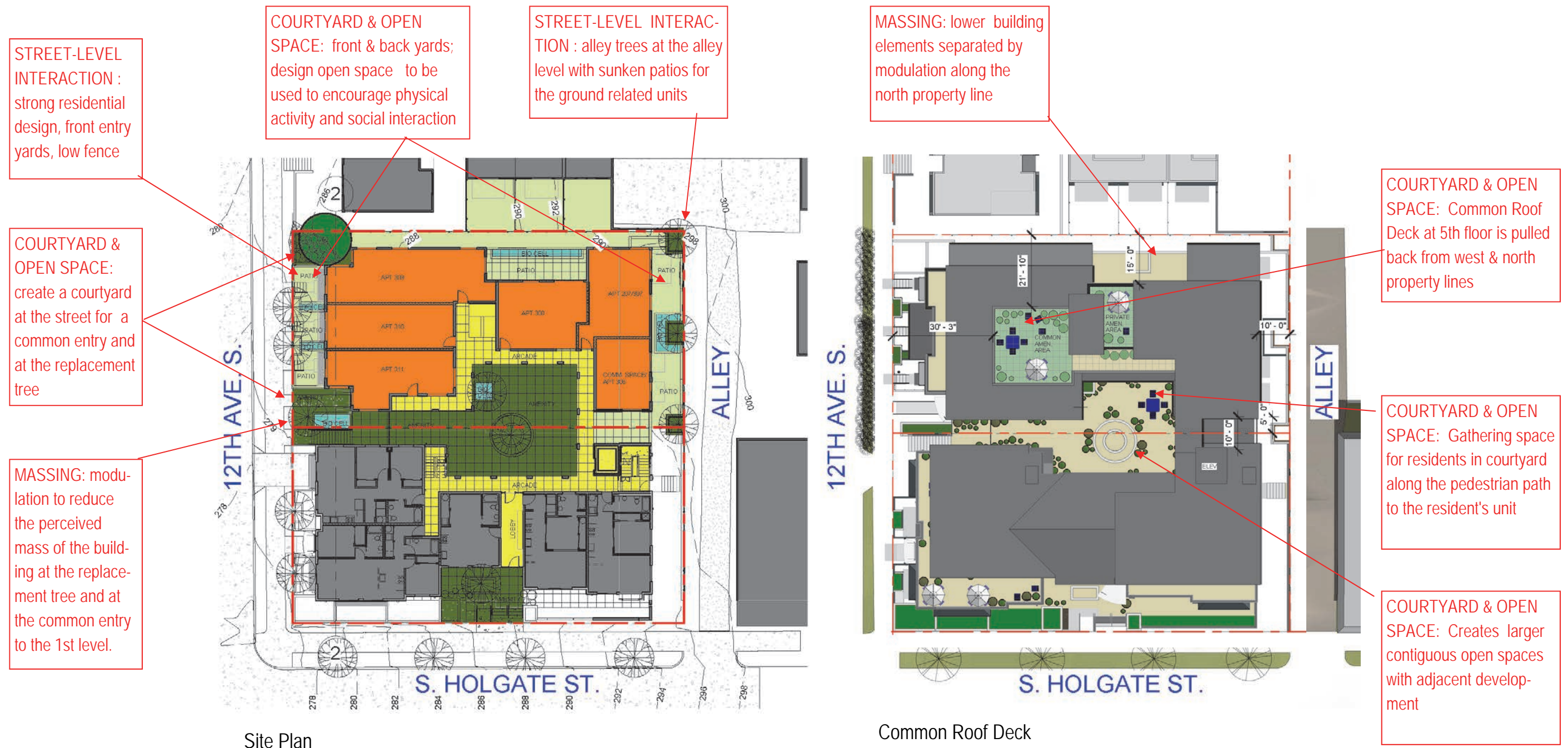
The zoning code requires landscaping 50% of the amenity area which includes both the enlarged courtyard between the existing building and the addition, the enlarged connection to 12th Ave S along the new 10' wide walkway, and the new common entry to the basement off of 12th Ave S. The enlarged courtyard and walkway will become pathways to the new units in the addition from the main entrance lobby on Holgate, from 12th Ave S., which is the connection to the bus routes to downtown, from the existing elevator, and from the 3 stairs. 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 33% of the courtyard is landscaped.

COMPOSITE SITE PLAN



DESIGN GUIDELINE RESPONSE; SUMMARY



DESIGN GUIDELINE RESPONSE; Street-Level Interaction

EDG GUIDANCE MARCH 10, 2015

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.

- a. The Board did support parking access from 12th AveS as shown. (CS2-B, PL3, DCI-A, DCIB, DCI-C)
- b. The Board approved of the below sidewalk level residential entries. The Board also approved the below alley level residential amenity areas along the alley. (C\$2-B, CS2-C, PL3, DCI-A, DC3-B, DC3-C)

Response:

The street level units will have 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.

Response :

A public entry at the 1st Level of the new addition will 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.



New Common Entry



Front Yards



Street Edge

DESIGN GUIDELINE RESPONSE; Street-Level Interaction

EDG GUIDANCE MARCH
10, 2015

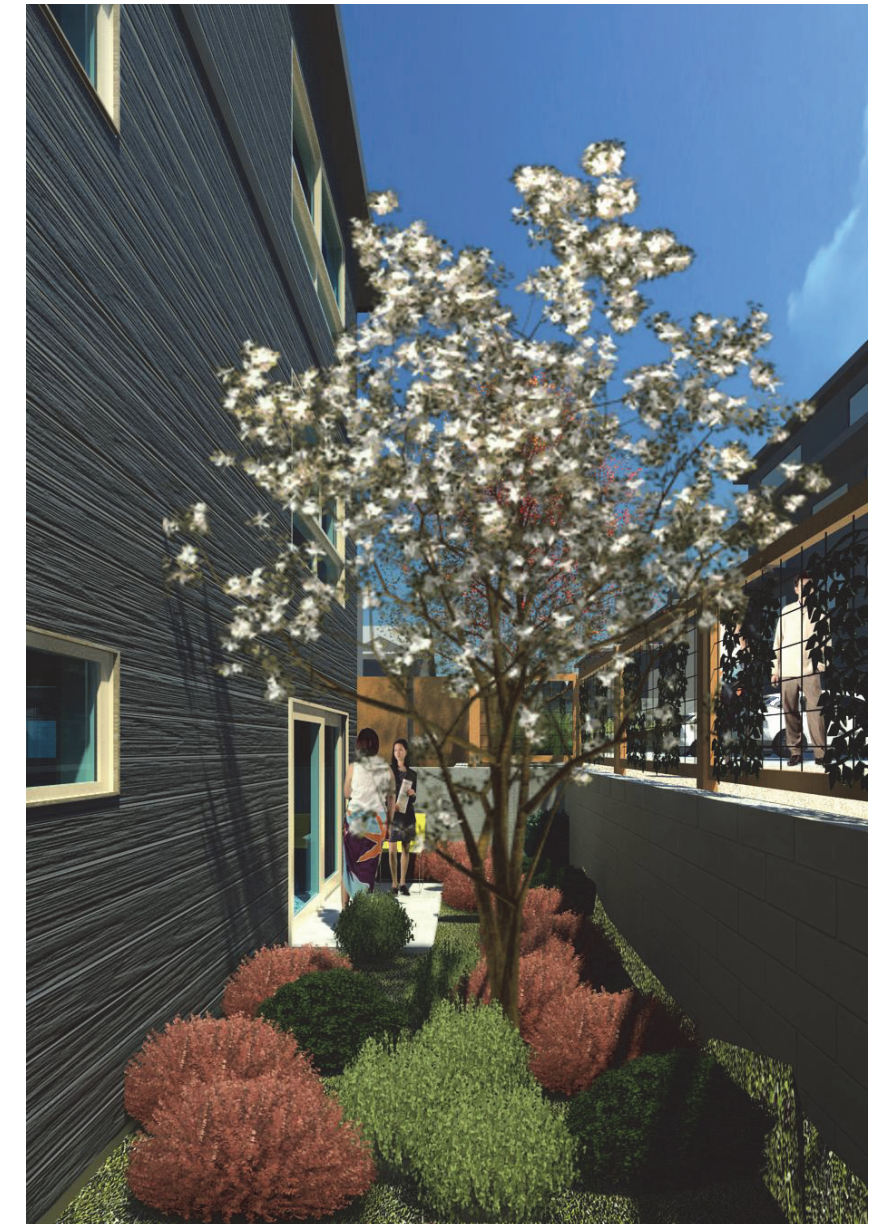
b. The Board approved of the below sidewalk level residential entries. The Board also approved the below alley level residential amenity areas along the alley. (C\$2-B, CS2-C, PL3, DCI-A, DC3-B, DC3-C)

Response;

The Alley connection is enhanced by creating planting areas with trees at the Alley level to meet DC3-B3. Patios are created for the ground level units approx. 3'-4' below the alley level to also meet DC3-B to ensure the space has an outdoor use.



Alley edge



Back Yards

DESIGN GUIDELINE RESPONSE; Materials & Color Palette

EDG GUIDANCE MARCH 10, 2015

C The Board approved of the materials proposed. The materials and color board shall be presented again at the next meeting. (PL3, DCI-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 as illustrated below.

1/9 PANEL SIDING - TOP STORY - 1ST—4TH FLOORS

Cement board panel siding with prefabricated flashing reveals and a closed-joint rain screen system. Paint for top story color is “Relaxed Khaki”, SW-6149 by Sherwin Williams. Paint for 1st—4th floor is “Curio Gray”, SW 0024 by Sherwin Williams.

2 PAINTED LAP SIDING - BODY

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

3 STAINED LAP SIDING - BAYS

Lap siding textured weatherboard by Allura. 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 powder coated metal. Color to match a lighter tone of “Grays Harbor”, SW-6236.

7 METAL - RAILINGS & AWNINGS

Metal railing and awning components powder coated black. Color match to Nu-Ray Metals “Matte Black”.

8 RAILINGS - INSET PANEL

Frosted tempered glass panel, inset in metal powder coated frame.



DESIGN GUIDELINE RESPONSE; Existing Cedar

EDG GUIDANCE MARCH 10, 2015

d. DPD has determined that the applicant's arborist report is correct in that the tree in the northwest corner is unlikely to survive construction. Given the Board's and public comments DPD will require the applicant to replace the existing Deadora Cedar tree with a tree of equal or great caliper and that will reach a height equal to or greater than the current tree. The Arborist's report shall be made available by the applicant to the public and Board at the next meeting. (PL3, DC4-D)

Response:

In order to create a pedestrian amenity at sidewalk level an Serbian Spruce street tree is proposed to replace the Deadora Cedar at sidewalk level. This alternative tree is selected to be more suitable to the space under the power lines.

From: [Amrhein, Seth](#)
To: [Jerome Diepenbrock](#)
Cc: [Vasquez, Colin](#)
Subject: RE: 3018185
Date: Thursday, April 16, 2015 12:17:50 PM

Jerome,

I reviewed the materials provided by your consulting arborist and also made a site visit yesterday to see the tree firsthand. I agree with the general conclusion that the Deodar cedar in question is not suitable for long-term retention due to existing physical constraints. This tree species is fairly fast growing and has the potential to grow much larger than its current size (up to a 40-foot spread). This tree is already very constrained by the new construction to the north the existing building to the south, and other hardscaping within the drip line. In time it will be also be in conflict with the utility wires to the west. The available area for roots is already extremely limited and compromised due to the tree growing on top of a rockery of questionable stability with a very small apparent soil volume for the current size of the tree and that is not sufficient to support the tree in meeting its maximum growth potential.

I hope this is helpful to you. Please let me know if you have any questions or require additional information.

Sincerely,

Seth Amrhein
Sr. Environmental Analyst
Seattle Department of Planning and Development
(206)386-1981



Serbian Spruce at sidewalk level

DESIGN GUIDELINE RESPONSE; Massing

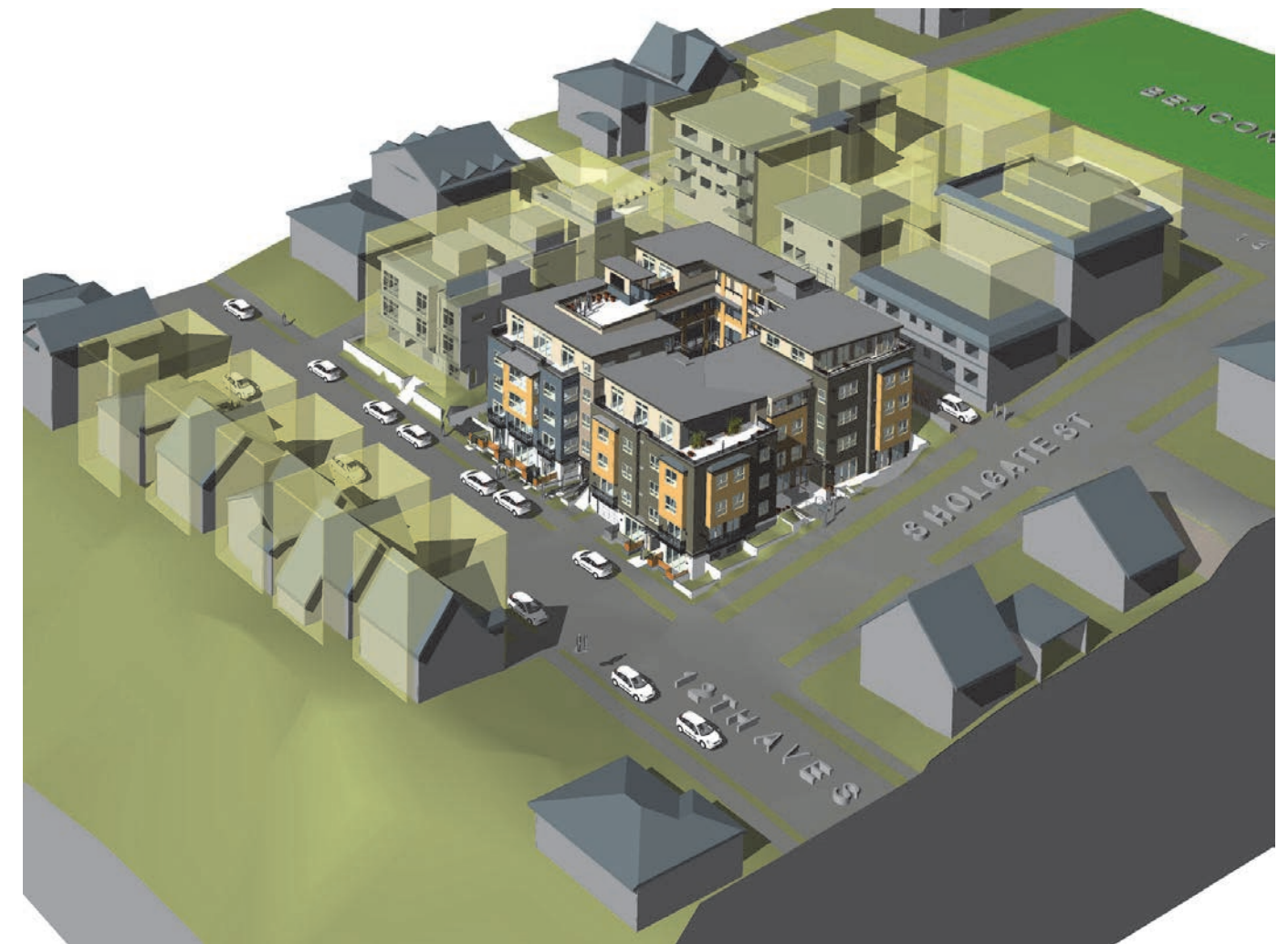
EDG GUIDANCE MARCH 10, 2015

2. Massing: The Board approved of the buildings progression. The perimeter massing, modulation, internal aspects, and roof gardens respond to the guidance given. The cedar's replacement was considered in the design for the northwest portion of the building facade.

- a. The Board approved of the scale, bulk, and modulation proposed for the building. A strong residential street edge has been created. (CS2-B, DC2-A, DC2-D, DC2-E)

Response:

Vertical Modulutions of about 6'-7' wide and 8' deep are proposed on the north and south of the west façade. The City has requested that we also provide documentation of the potential mass that the adjacent sites can achieve that we described in our discussion about how the proposed bulk and scale of the building fits with the existing and potential bulk and scale of the neighborhood.



West Elevation

Adjacent site Zoning Envelopes

DESIGN GUIDELINE RESPONSE; Adjacent Site

EDG GUIDANCE MARCH 10, 2015

b. Adjacent conditions were discussed; the Board approved of the scale, bulk, and modulation of the structure along the north property line as proposed . The ground level landscaping was considered to be acceptable. {CS2-B, CS2-C, CS2-D, DC2-A)

Response:

The Building is modulated both vertically with a 30' wide courtyard along the North side at the location of the Townhouse private Gardens and 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 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.



Looking east from Front Townhouse building



Looking west from alley behind Townhouses

DESIGN GUIDELINE RESPONSE; Courtyard and Open Space

EDG GUIDANCE MARCH 10, 2015

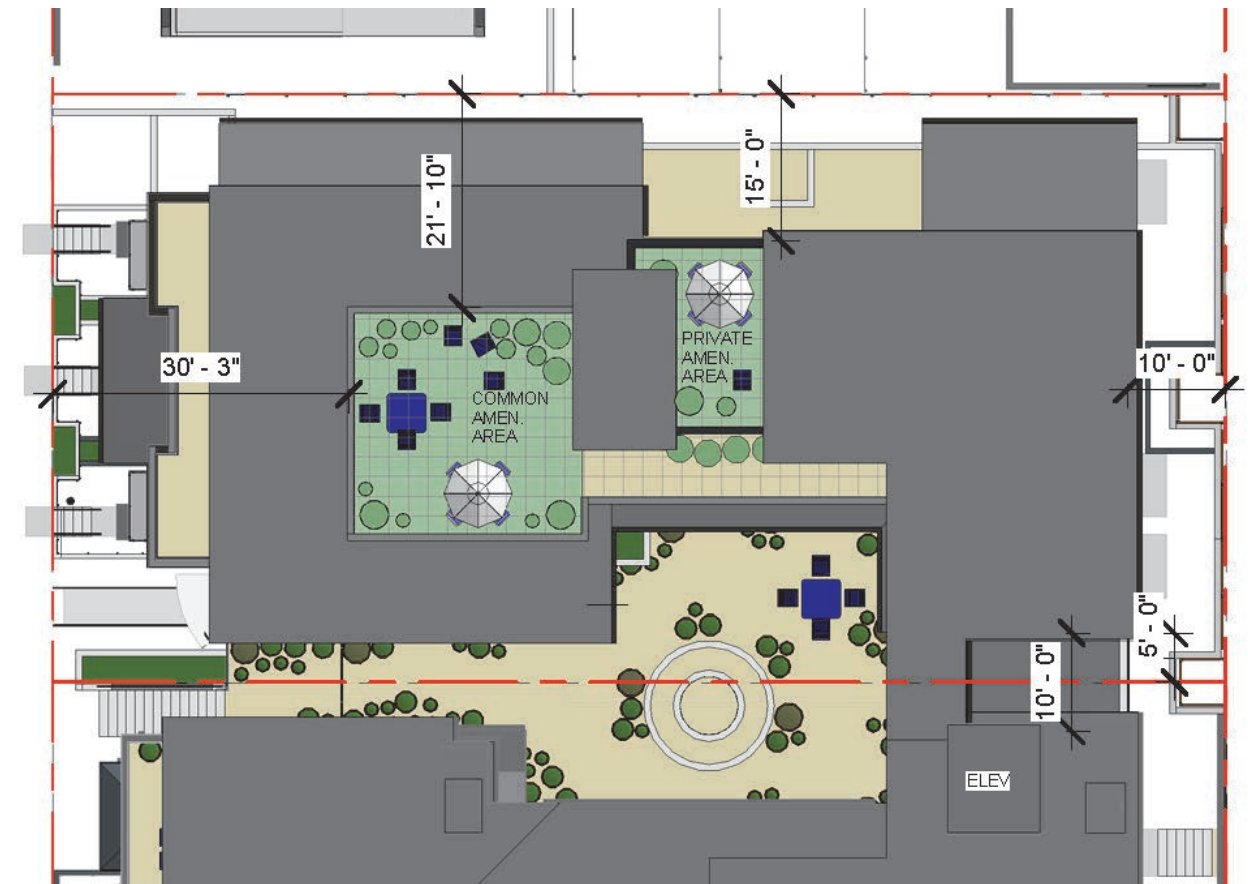
3. Courtyard and Open Space: The Board discussed the courtyard and deck options shown.

a. The Board approved the rooftop deck and how it reduces the impacts on privacy for the adjacent properties. (PL3, DCI-A, DCI-B, DC2-A, DC3-B, DC3-C, DC4-D)

b. The Board was encouraged by the further development of the rooftop decks. {PL3, DCIA, DCI-B, DC2-A, DC3-B, DC3-C, DC4-D}

Response:

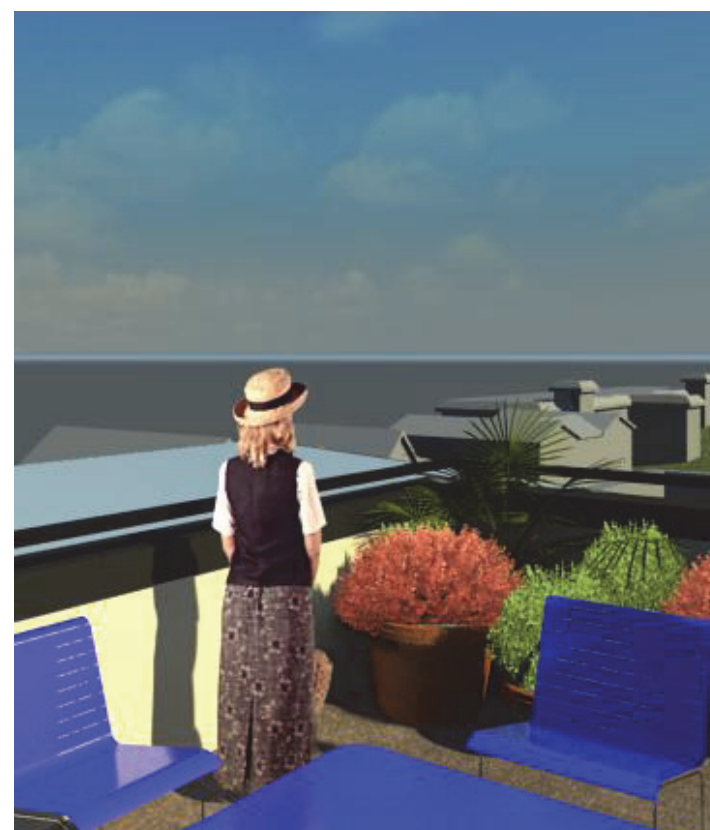
The Common Roof Deck has been designed to use the South and East portion of the roof and to set back 30' from the front property line to meet CS2-D5 to minimize disrupting outdoor activity on the adjacent properties.



Common Roof Deck



Common Roof Deck looking NW



View NW from Common Roof Deck

DESIGN GUIDELINE RESPONSE; Landscape Departure

EDG GUIDANCE MARCH 10, 2015

c. The Board has reservations with granting an amenity area departure as proposed. The applicant shall provide calculations and a justification for each building and as a whole for their consideration. {DCI-A, DC3)

Response:

The zoning code requires landscaping 50% of the common amenity area which includes the proposed courtyard between the existing building's courtyard and the addition, the enlarged connection to 12th Ave S, the existing entrance stair from 12th Ave S, and the proposed 12th Ave S. common entry to the basement.

The landscape aesthetic in the existing courtyard consists mostly of pots rather than concrete raised planters. The same is proposed in the addition's courtyard and entry to 12th Ave S. We believe the pots, with their variety of shapes and colors and the ability of the plants to cascade over their sides, add a visual amenity and a residential feel that concrete planters can't. The overall experience of the landscaping as a result is enhanced. Because pots are round they also take up more space than a square concrete planter and as a result their actual quantity and quality is not represented in the percentage of landscaping number. We believe using a majority of landscaped pots rather than concrete planters will create an open space that will best provide a visual respite for the residents and encourage social interaction and satisfy DC3 and DC4-D.



EXISTING COURTYARD LK EAST



PROPOSED POTS & PLANTS



EXISTING COURTYARD LK WEST



PROPOSED COURTYARD LK WEST



PROPOSED COURTYARD LK EAST

DESIGN GUIDELINE RESPONSE; Landscape Departure

EDG GUIDANCE MARCH 10, 2015

c. The Board has reservations with granting an amenity area departure as proposed. The applicant shall provide calculations and a justification for each building and as a whole for their consideration. {DCI-A, DC3}

Response (continued) :

The Board wanted to see more detail before approving the landscape departure request specifically the percentage of landscaping on each portion of the project; the existing building (phase I) and the addition.

A departure for the existing courtyard (phase I) was granted to allow it to be landscaped to only 32% to provide space for physical activity and social interaction. The enlarged courtyard will become the main connection from the addition to the existing lobby, which will serve the whole building, the 12th Ave S. entrance which is the path to the bus routes that serve downtown, the existing elevator, which will serve the whole building, the 2 existing stairs that serve the existing building, and the new stair which will serve the addition.

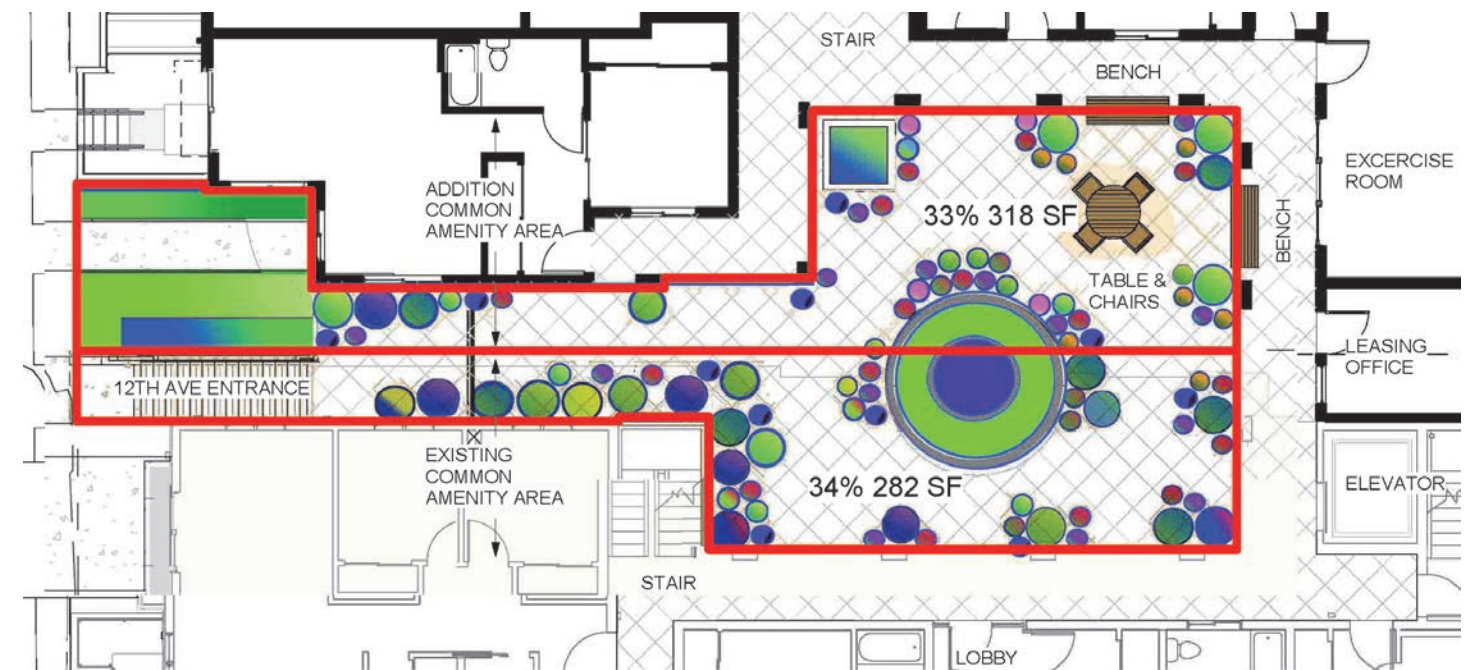
Because of the increased pedestrian traffic the courtyard it will become more important as an outdoor activity area for the combined development to create a gathering place and to encourage physical activity and social interaction to satisfy DC1-A, and DC3 as recommended by the Board.

A work out space is proposed to be located on the east side of the courtyard facing the new enlarged entrance to activate the courtyard. Two benches are also proposed to be located in the sunniest portion of the courtyard and enough space for a table and chairs to help activate the courtyard to satisfy DC1-A and DC3.

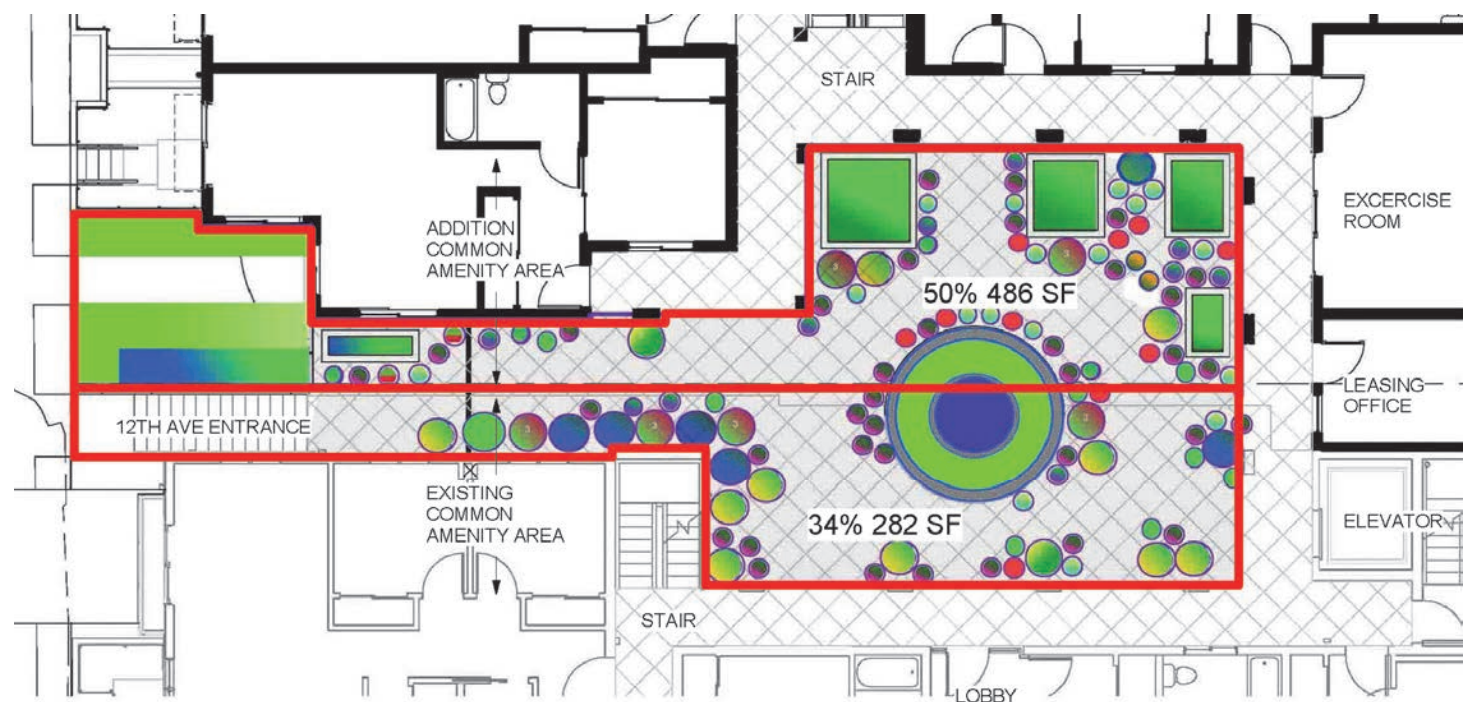
We are providing about 344 sf of additional common amenity space for the project. The landscape requirement for this additional space is 172sf.

The proposed landscape area for the provided common amenity area is about 318 sf or about 168 sf less than the required 50% landscaping. This amount is about the same as the additional landscaping required for the additional Common Amenity area that we are providing.

If we are required to provide 50% landscaping the courtyard will be reduced to a few pathways to connect the main lobby, the 12th Ave entrance, the elevator, and the 3 stairs. There will have to be additional concrete raised planters added and there will be no space for benches or table and chairs. This will result in an open space not able to provide for a gathering space, physical activity, social interaction and not satisfying DC1-A and DC3.



PROPOSED 33% LANDSCAPED COMMON AMENITY SPACE DEPARTURE WITH GATHERING SPACE



CODE COMPLIANT 50% LANDSCAPED COMMON AMENITY SPACE WITHOUT GATHERING SPACE

DESIGN GUIDELINE RESPONSE; Alley Improvements

EDG GUIDANCE MARCH 10, 2015

4. Alley Improvements: The Board encourages the applicant to engage the alley abutting property owner's in paving the alley. They are aware that there is no land use code authority for this and understand that the proposal only requires a crushed rock improvement. The cost of pavement would need to be shared by all properties abutting the alley. (CS2-B-2, DCI-C, DC4-D-2)

Response:

At the existing building the applicant has voluntarily improved both his side as well as the adjacent property owner's portion of the alley with crushed rock as is required by the City to maintain the alley. They did this without any participation from the adjacent property owners. They propose to do the same with the alley adjacent to the addition.

The applicant contacted the 2 adjacent property Owners at 1815 13th Ave S. and 1807 13th Ave S. The Owner at 1815 13th Ave S did not respond. The Owner at 1807 13th Ave S. is selling his property. The applicant made an offer on the property but it was not accepted. One of the assumptions that the offer was based on was that future development would require the alley to be paved with concrete. Whomever purchases and develops 1807 13th Ave S. will most likely be required to improve the alley with concrete pavement.



EXISTING GRAVEL ALLEY LOOKING NORTH FROM S. HOLGATE ST.

DESIGN GUIDELINE RESPONSE; View from Beacon Hill Playground

The City has also requested that we address a concern for potential view blockage from the Park.

Response;

The area of Beacon Hill Playground that is directly east of the site, on the other side of 13th Ave S. are the tennis courts which have a chain link fence along the park boundary. The shots in the fall were taken just outside the fence at the level of the tennis court which is about 4' higher than at sidewalk. The view from the sidewalk would be much more limited.

From the playground someone would have to view through the fence while using the tennis courts and look over the building at 1807 13th Ave S. and through the vegetation both on 13th Ave S., the site at 1807, and the vegetation in the greenbelt on the other side of 12th Ave S. to see a view of the Olympics. There is a much less obstructed view of the Olympics about 80 feet to the south of the tennis courts at S. Holgate St.

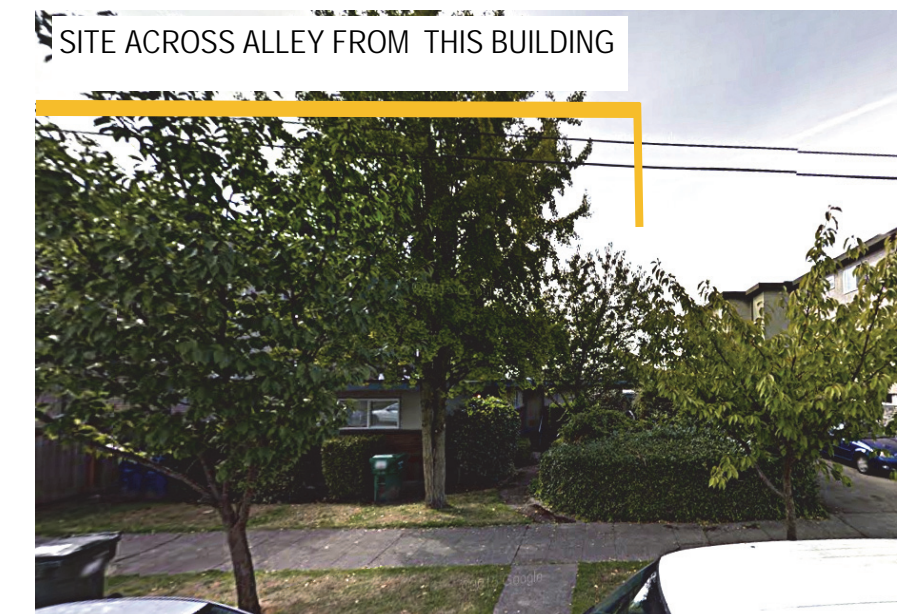
The view of the Olympics from the tennis courts directly east of the site are mostly blocked by the existing one story apartment building and landscaping and the trees in the greenbelt across 12th Ave S. in the spring and summer except for one place at the very south end of the tennis court where the view is diagonally across the site. In the fall and winter the view is also blocked by the building and obscured by the branches of the trees mentioned above except for the same place at the south end of the tennis court.



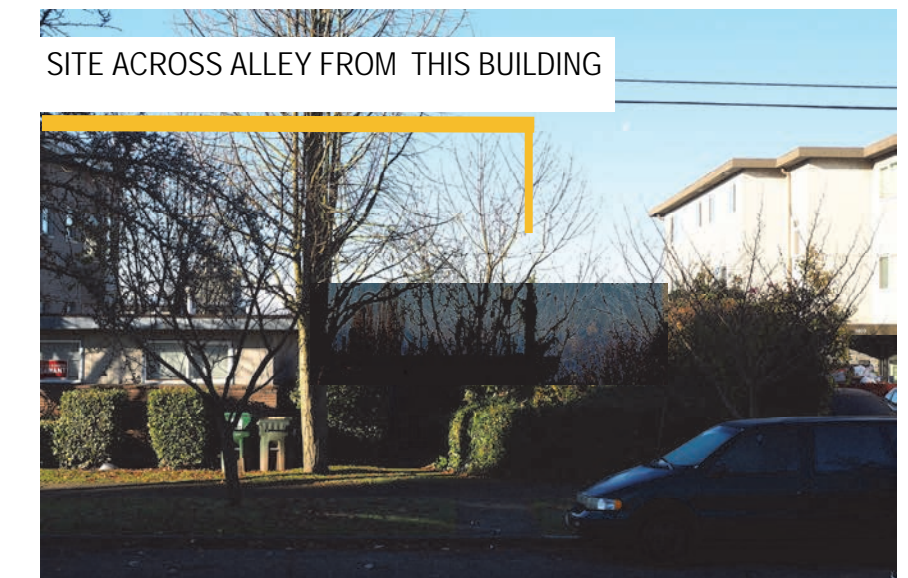
PLACE IN TENNIS COURTS WHERE THE VIEW IS NOT BLOCKED



GOOGLE VIEW FROM 13TH LOOKING EAST AT PLACE IN TENNIS COURTS 4' ABOVE THE SIDEWALK WHERE VIEW IS NOT BLOCKED



GOOGLE VIEW BLOCKED FROM 13TH LOOKING WEST (SPRING, SUMMER)



VIEW OBSCURED FROM 13TH LOOKING WEST (FALL)

VIEW FROM TENNIS COURTS IN BEACON PLAYFIELD ON 13TH AVE S. LOOKING WEST (FALL)

VIEW FROM 13TH STREET GOOGLE (SPRING, SUMMER)

DESIGN GUIDELINE RESPONSE; View from Beacon Hill Playground

Response: (continued)

The proposed building will be about a story taller than the flat roof of the existing apartment building and so will reduce the view of the mountains by about 50% from the one place in the south end of the tennis courts where the view is not blocked or obscured by the trees and the existing one story apartment building.

It is our understanding that the site was recently purchased for re-development. The zoning is LR3 which allows a 43' to 45' high building. We expect that the new development will be at least 3 stories high and block the very limited view of the tops of the Olympics from the one place in the tennis courts where it exists now.

SITE ACROSS ALLEY FROM THIS BUILDING



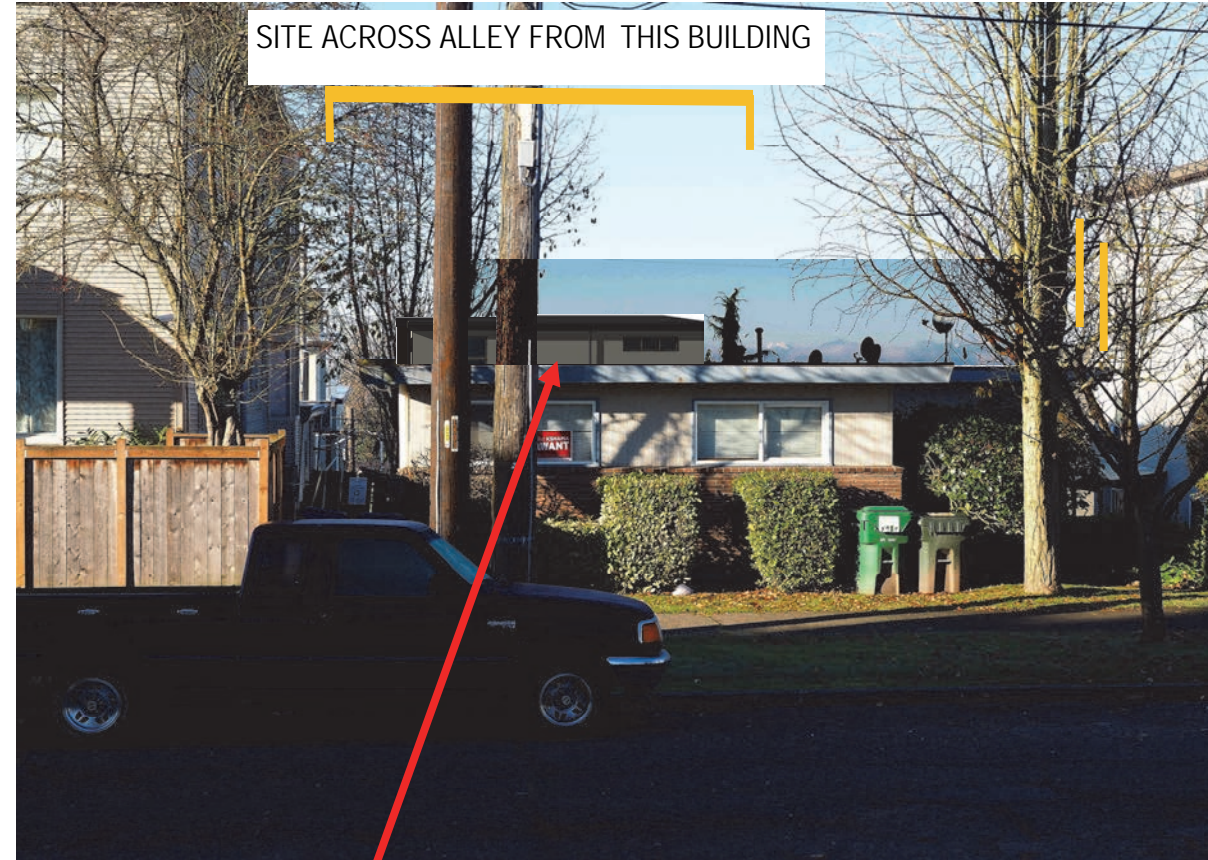
GOOGLE VIEW FROM PLACE ON 13TH LOOKING WEST WHERE VIEW IS NOT BLOCKED

SITE ACROSS ALLEY FROM THIS BUILDING



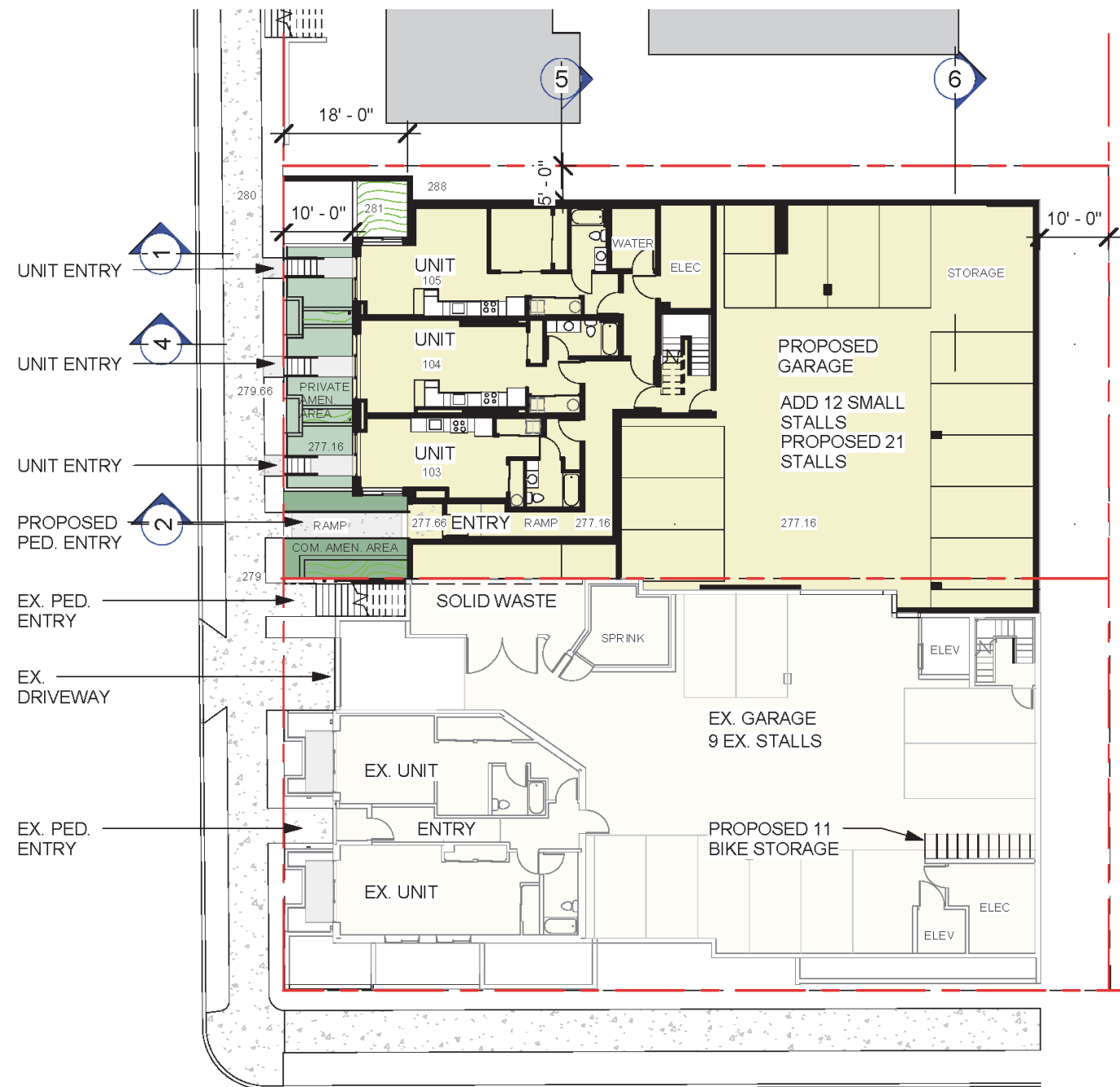
LIMITED VIEW OF TOP OF OLYMPICS

SITE ACROSS ALLEY FROM THIS BUILDING

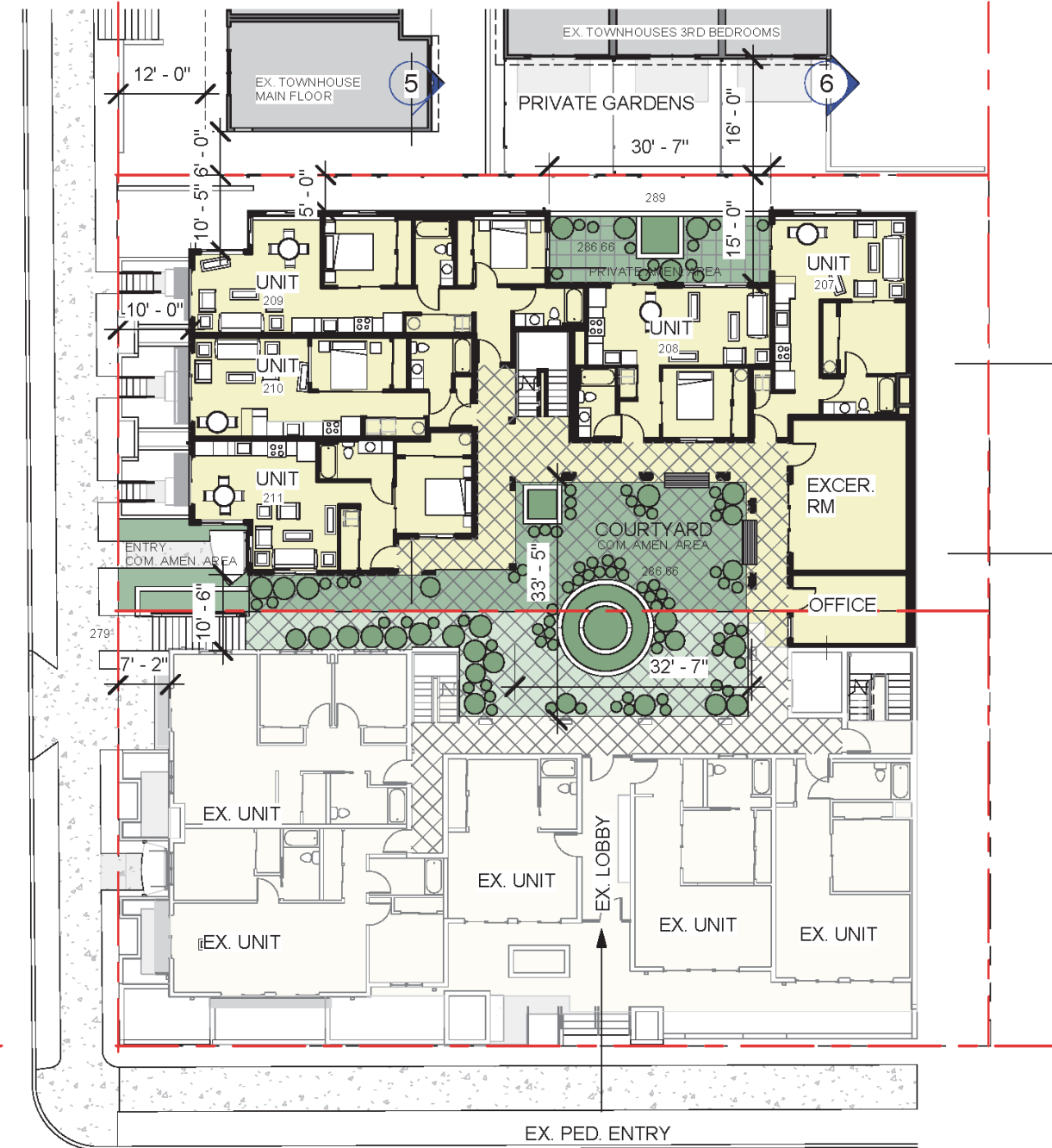


LIMITED VIEW OF TOP OF OLYMPICS IS ABOUT 50% BLOCKED BY 5TH FLOOR OF ADDITION

BASEMENT & 1st FLOOR PLAN



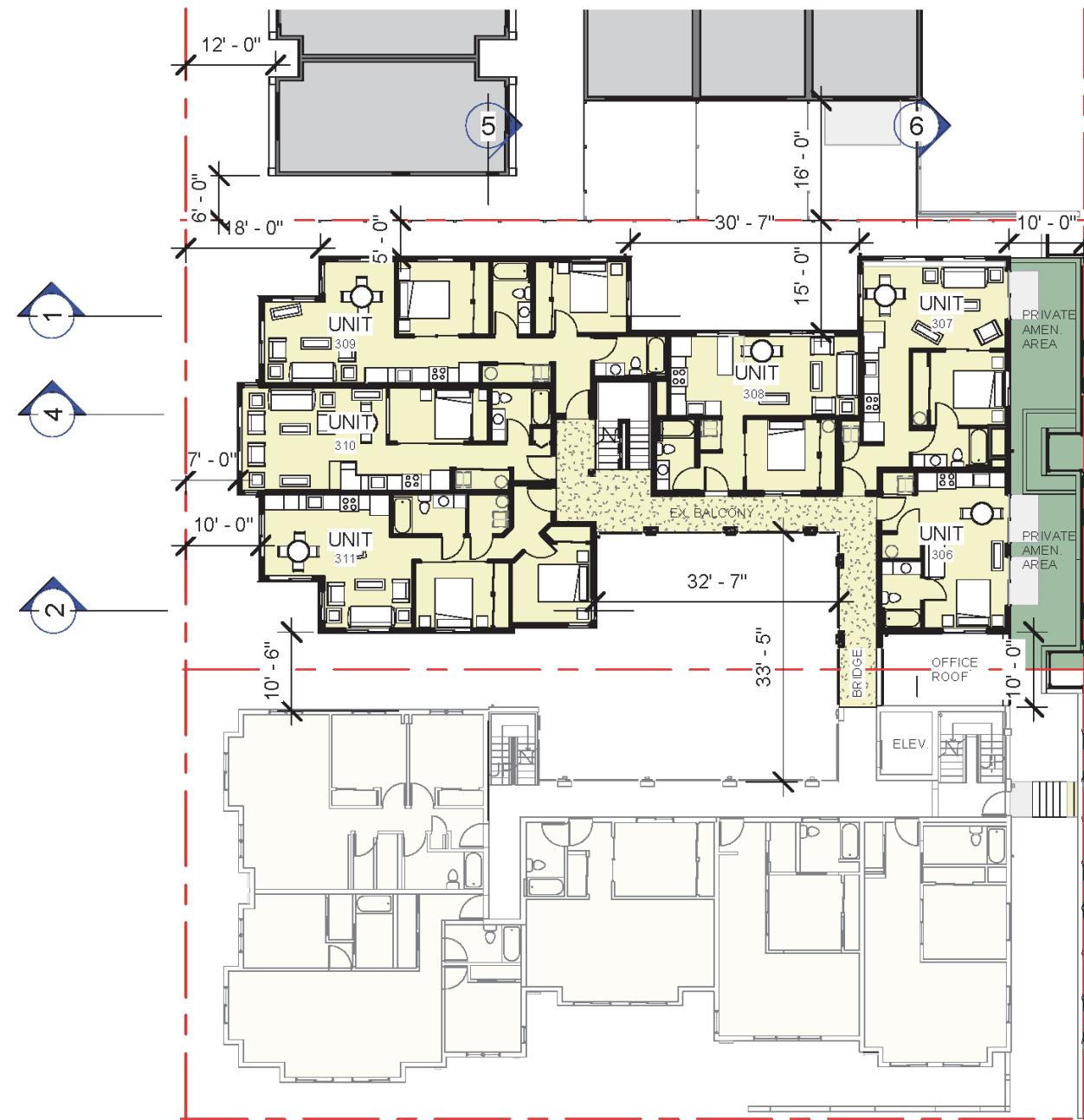
BASEMENT FLOOR PLAN



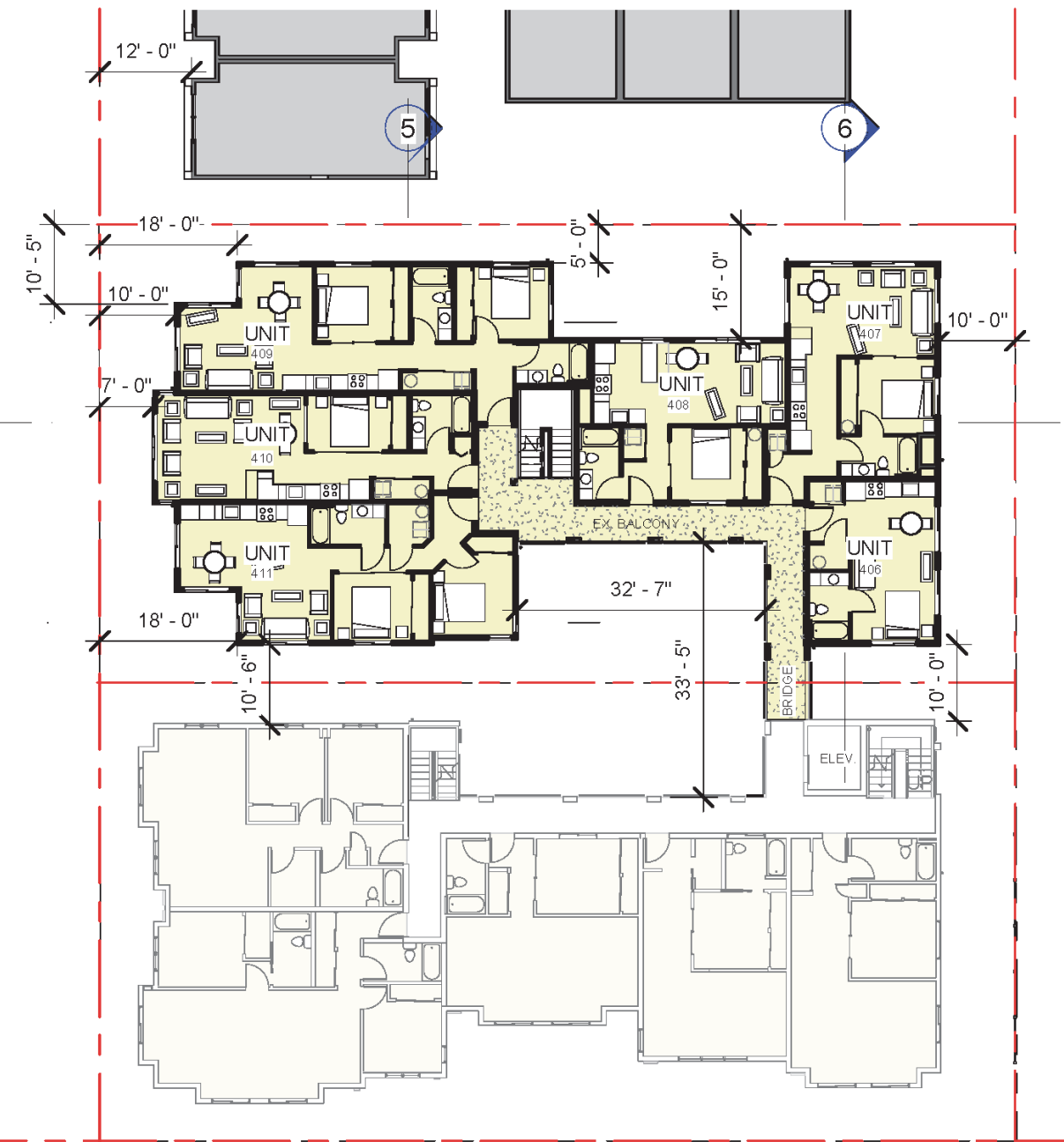
1ST FLOOR PLAN



2nd & 3rd FLOOR PLAN



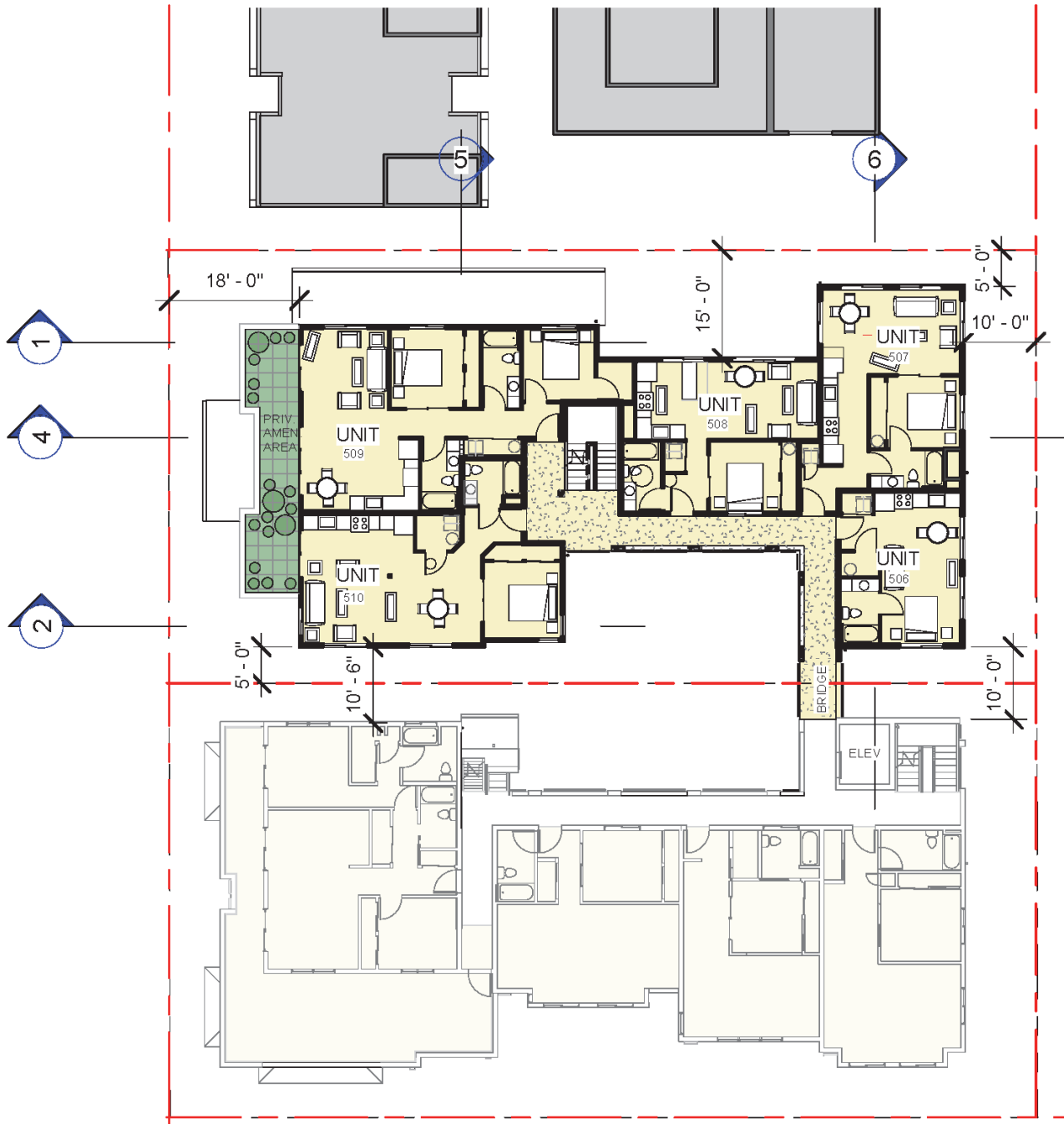
2nd FLOOR PLAN



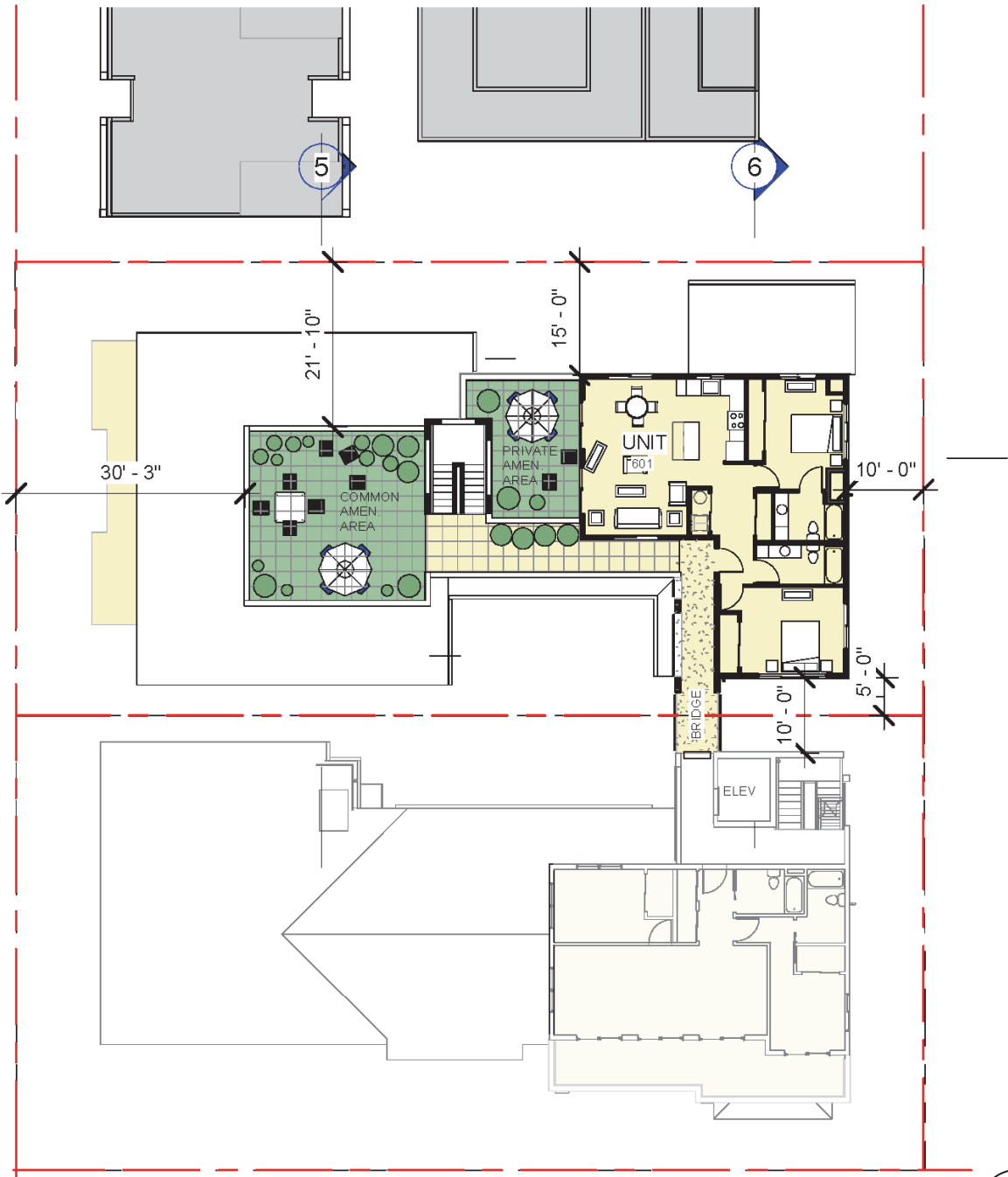
3rd FLOOR PLAN



4th & 5th FLOOR PLAN



4th FLOOR PLAN



5th FLOOR PLAN



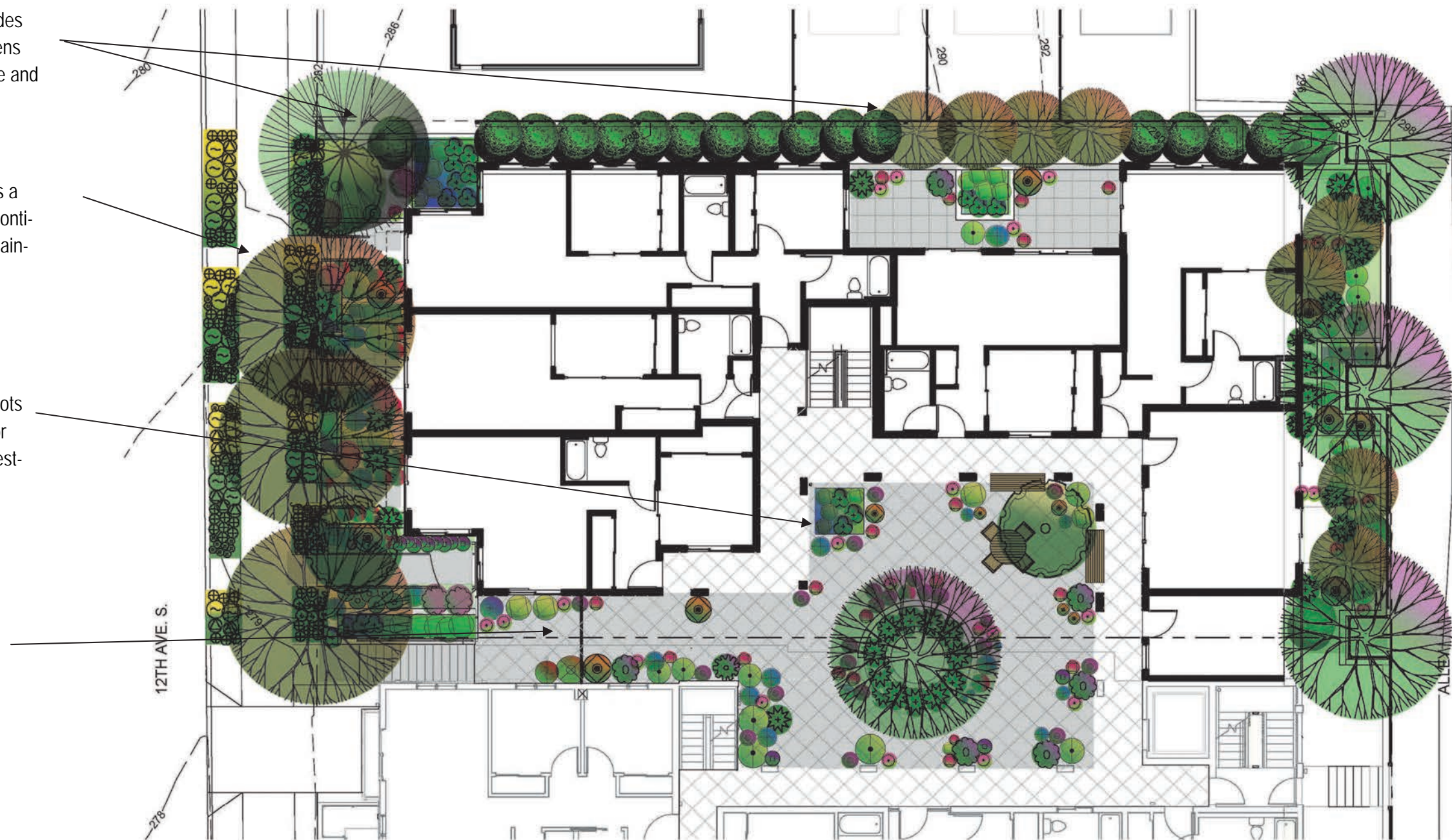
COMPOSITE LANDSCAPE HARDSCAPE PLAN

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.

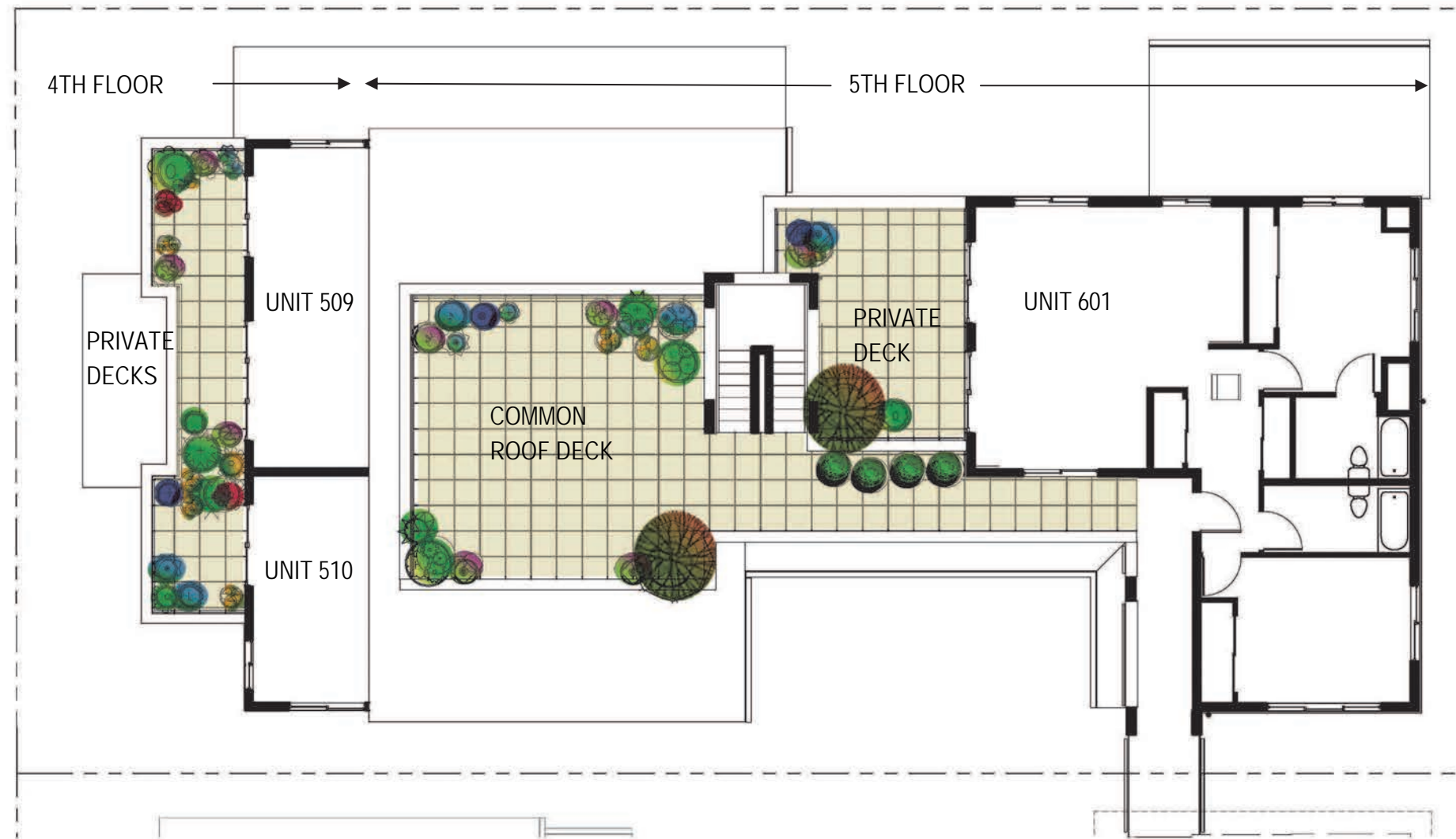
Street Side: The pedestrian sidewalk brings a calming influence to a busy streetscape. Continuity along the 12th street edge is key to maintaining a pedestrian friendly walk.

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.

















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






















LANDSCAPE PLAN 4TH & 5TH FLOORS



PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	QTY.	CONT.	CAL.	O.C. SPCG.
TREES		PICEA OMORIKA	1	B & B	5"	
		ACER CIRCINATUM	12	B & B	2"	
		ACER GINNALA 'FLAME'	2	B & B	2"	
		ACER GRISEUM	3	B & B	2"	
		CERCIDIPHYLUM JAPONICUM	EXISTING			
		CORNUS 'EDDIES WHITE WONDER'	3	B & B	2"	
		MAGNOLIA 'LITTLE GEM'	1	B & B	2"	
		THUJA OCCIDENTALLIS 'SMARAGD'	8	B & B	4 - 5'	
		HOLGATE I TREES TRANSPLANTED	15			
SHRUBS		AZALEA 'LITTLE GEM'	23	1 GAL.	24 - 36"	AS SHOWN
		AZALEA 'PURPLE GEM'	11	1 GAL.	24 - 36"	AS SHOWN
		AZALEA 'SNOW LADY'	10	3 GAL.	24 - 36"	AS SHOWN
		OZMANTHUS DELAVAYII	8	3 GAL.	24 - 36"	AS SHOWN
		HYDRANGAEA MACROPHYLLA	6	3 GAL.	24 - 36"	AS SHOWN
		'ENDLESS SUMMER'				
		LITHODORA DIFFUSA	28	1 GAL.		AS SHOWN
		HOLGATE I TRANSPLANTS	28			

	BOTANICAL NAME	COMMON NAME	QTY.	CONT.	MIN. HT./SPR.	O.C. SPCG.
DROUGHT TOLERANT		PIERIS JAPONICA 'MOUNTAIN FIRE'	14	3 GAL.	24 - 36"	24"
		ROSA NOOTKANA	3	3 GAL.	18 - 24"	24"
GRASSES		CAREX DIVULSA	15	1 GAL.	18 - 24"	18"
		LIRIOPE MUSCARI 'BIG BLUE'	29	1 GAL.	18 - 24"	18"
		PENNISETUM ALOPECUROIDES 'CASSIAN'	65	1 GAL.	18 - 24"	18"
		MUHLENGERGIA CAPILLARIS	61	1 GAL.	1' -3'	8"
ANNUALS/PERENNIALS		ECHINACEA PURPUREA 'CRANBERRY CUPCAKE'	35	1 GAL.	12 - 18"	18"
		LAVENDULA NANA 'ALBA' *	65	1 GAL.	12 - 18"	18"
		CALLUNA V. 'VELVET FASCINATION' *	15	1 GAL.	12 - 18"	18"
		CALLUNA V. 'LIESL' *	22	1 GAL.	12 - 18"	18"
		HOSTA 'SUM AND SUBSTANCE'	8	1 GAL.	12 - 18"	18"
BIO-RETENTION		CORNUS SERICEA 'KELSYII'	37	1 GAL.	12-14"	18"
		JUNCUS EFFUSUS	15	1 GAL.	6 - 12"	
NATIVE		POLYSTICHUM MUNITUM *	31	1 GAL.	24 - 36"	24"
		MAHONIA AQUIFOLIUM *	17	1 GAL.	24 - 36"	24"
		RIBES SANGUINEUM 'KING EDWARD VII' *	9	5 GAL.	24 - 36"	36"
GROUND COVERS		FRAGARIA CHILOENSIS	500	4"	4"-18"	8"
VINES		AKEBIA QUINATA	30	1 GAL.	24"	24"
		CLEMATIS ARANDII 'APPLEBLOSSOM'	10	1 GAL.	24"	24"
		LONICERA X BROWNII 'DROPMORE SCARLET'	30	1 GAL.	24"	24"

SPECIFIED PLANTS

Trees: An assortment of native and ornamental trees provide an inviting entry to the apartments. Color, fragrance, and habitat value are key drivers in plant selection.



Shrubs: Chosen for their color, habit, bloom, and seasonal aesthetic, these shrubs accentuate the graceful curves of the walkways and provide separation between seating areas and walking paths.



Seasonal Color: A enlivening palette of soft textures, gentle fragrance and bright touches of color flow through the central courtyard.



LANDSCAPE FEATURES, LIGHTING, & SIGNAGE



MAIN ENTRANCE WITH SIGNAGE, POTS, PRIVACY FENCE



MAIN ENTRANCE BENCH, LANDSCAPE LIGHTING



PROPOSED COURTYARD BENCH

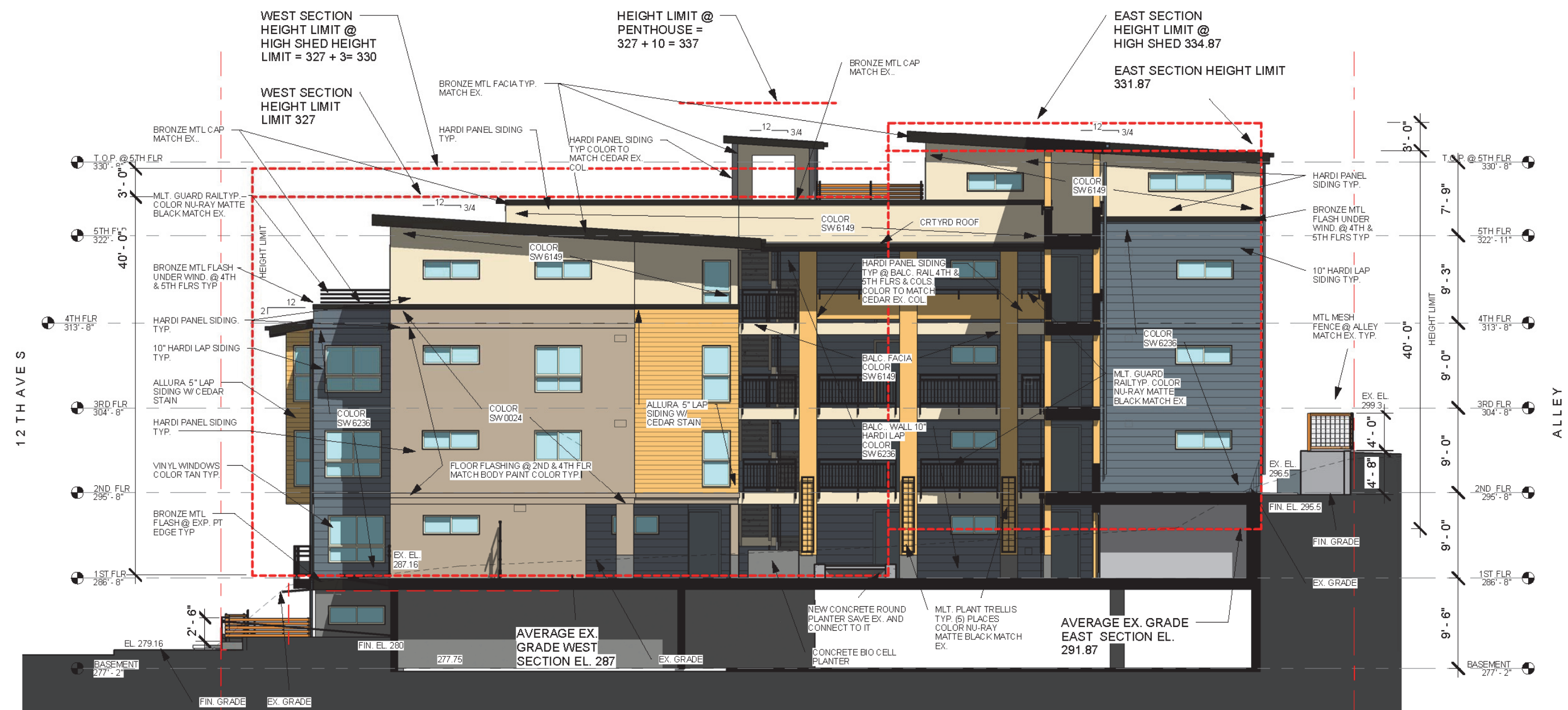


PROPOSED EXTERIOR SCONCE

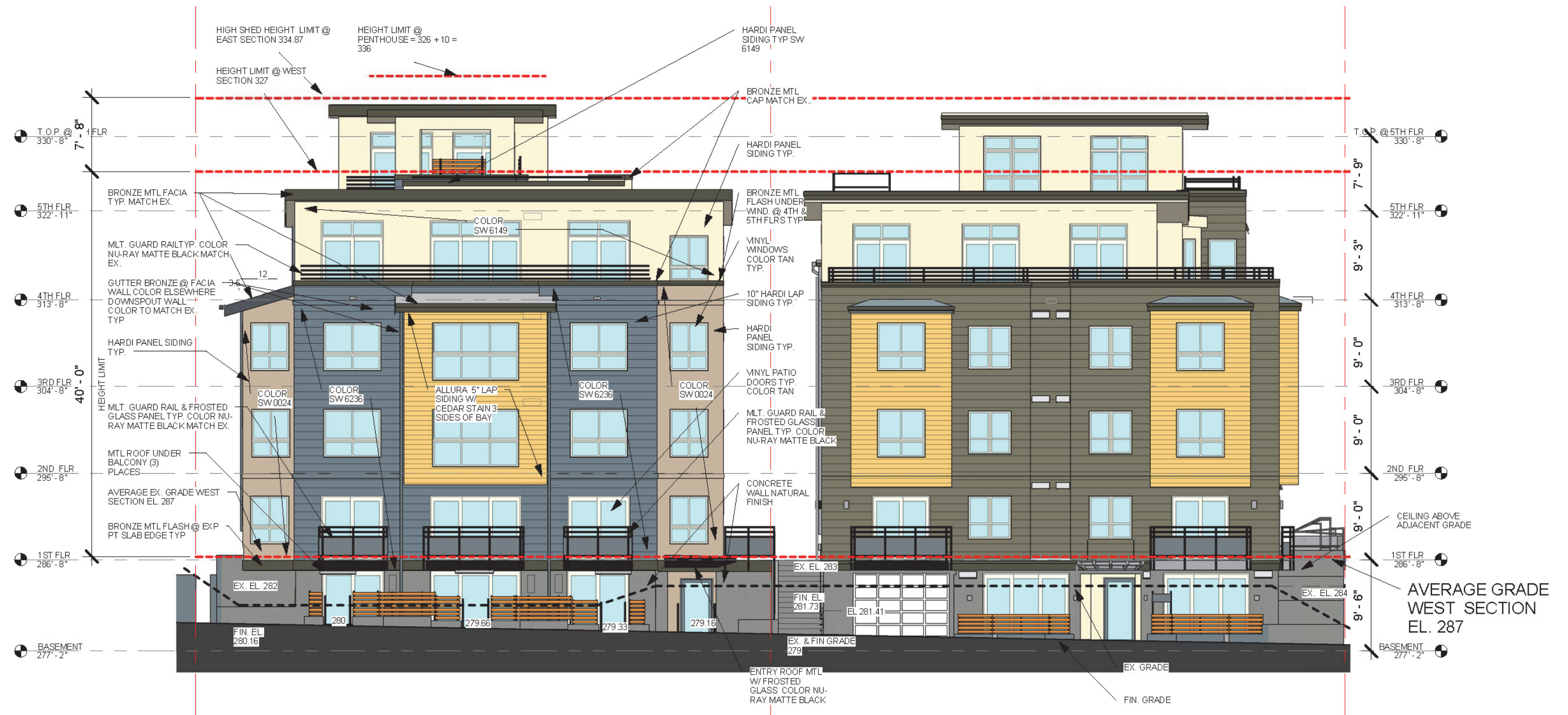


PROPOSED EXTERIOR PATHFINDING SIGNAGE AT NEW COMMON ENTRY

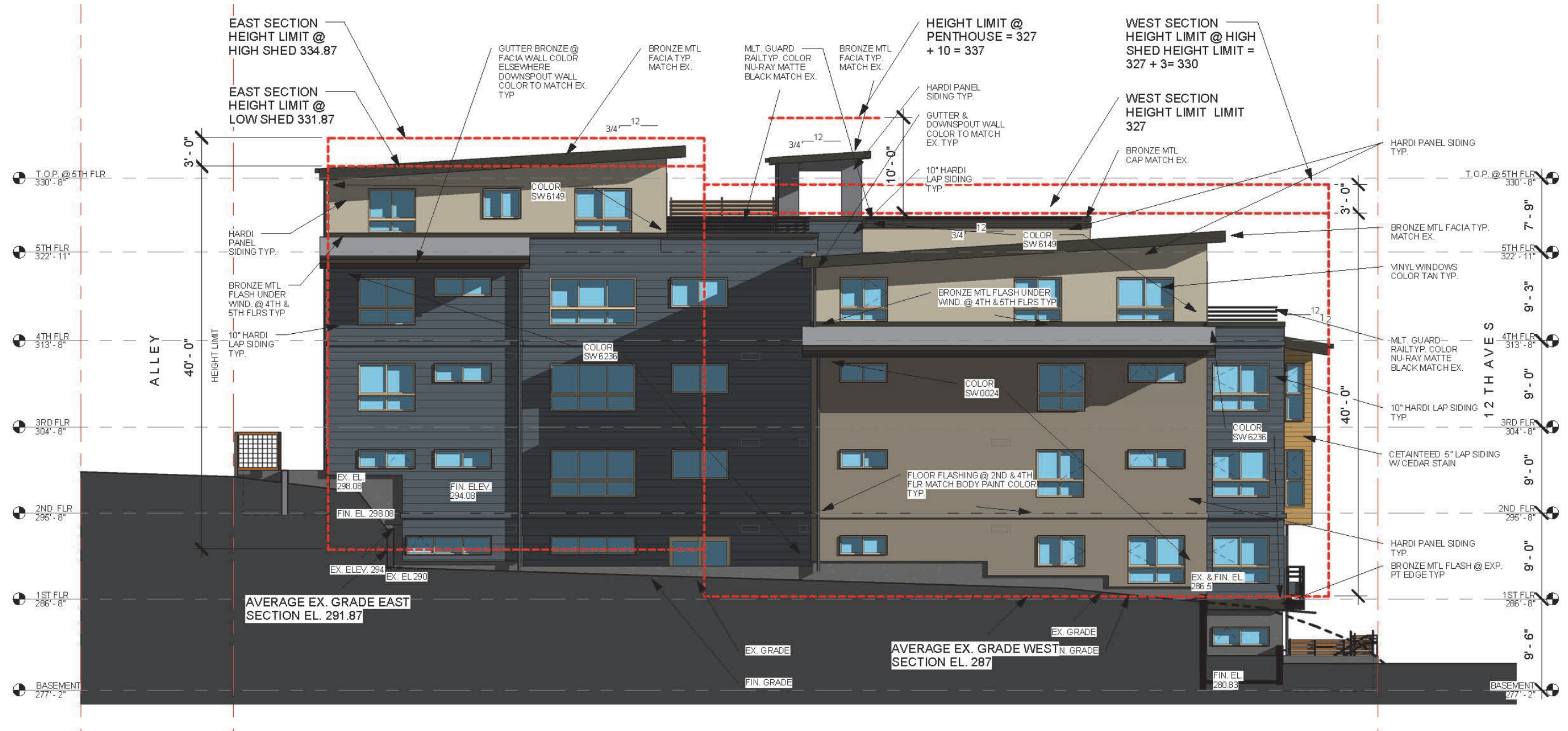
SOUTH ELEVATION



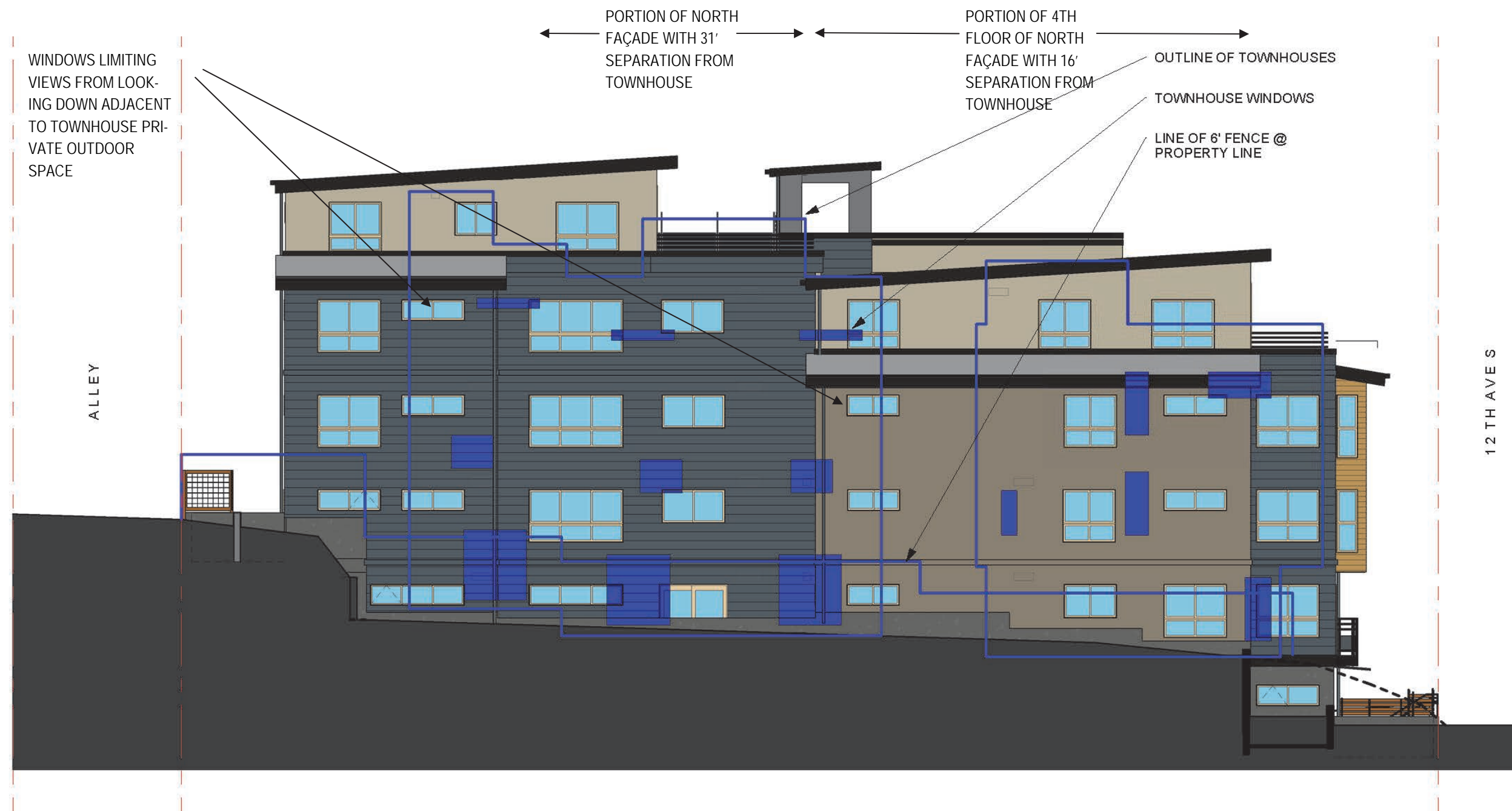
WEST ELEVATION



NORTH ELEVATION

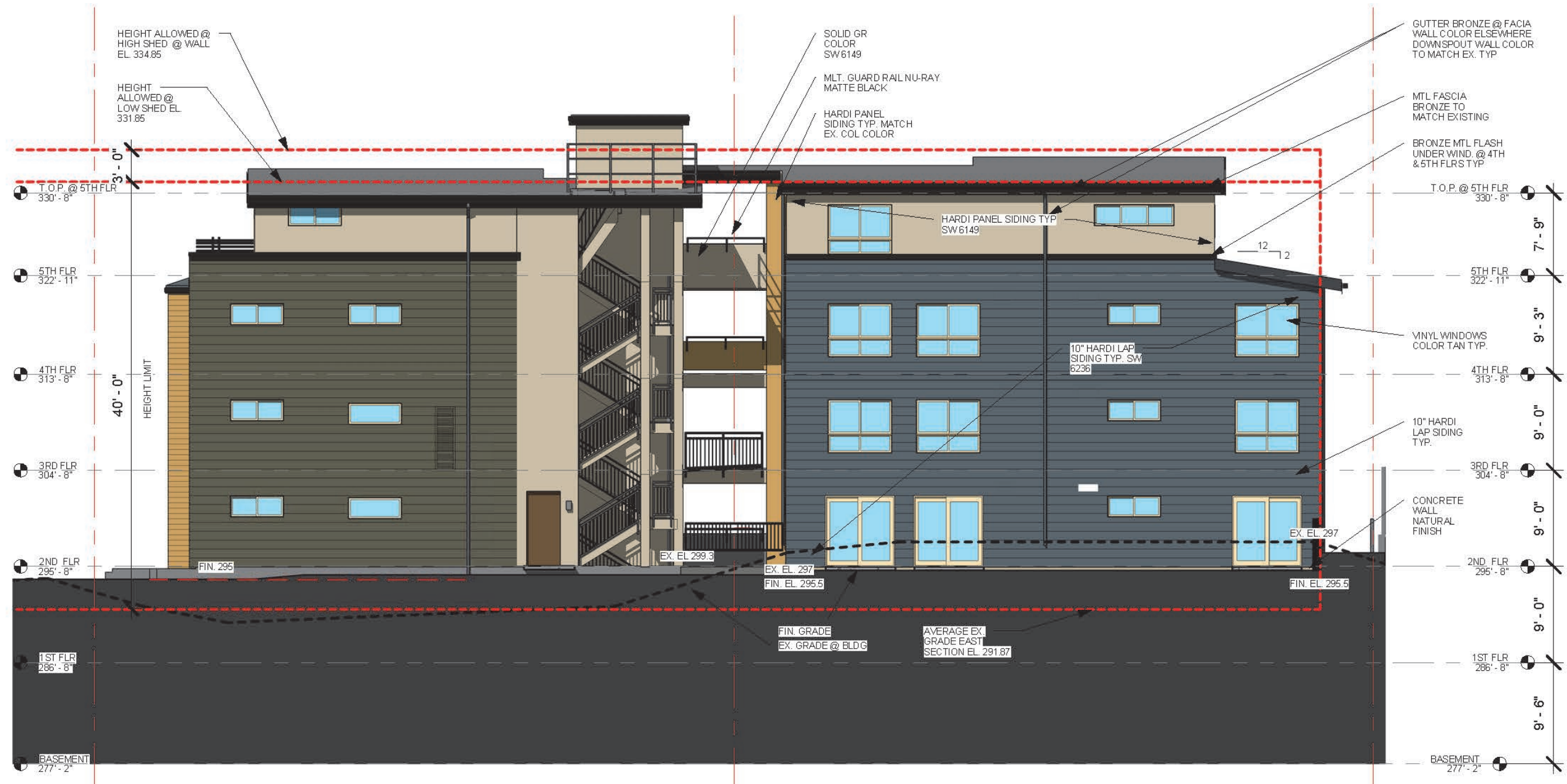


TOWNHOUSE WINDOW PLAN FACING NORTH ELEVATION

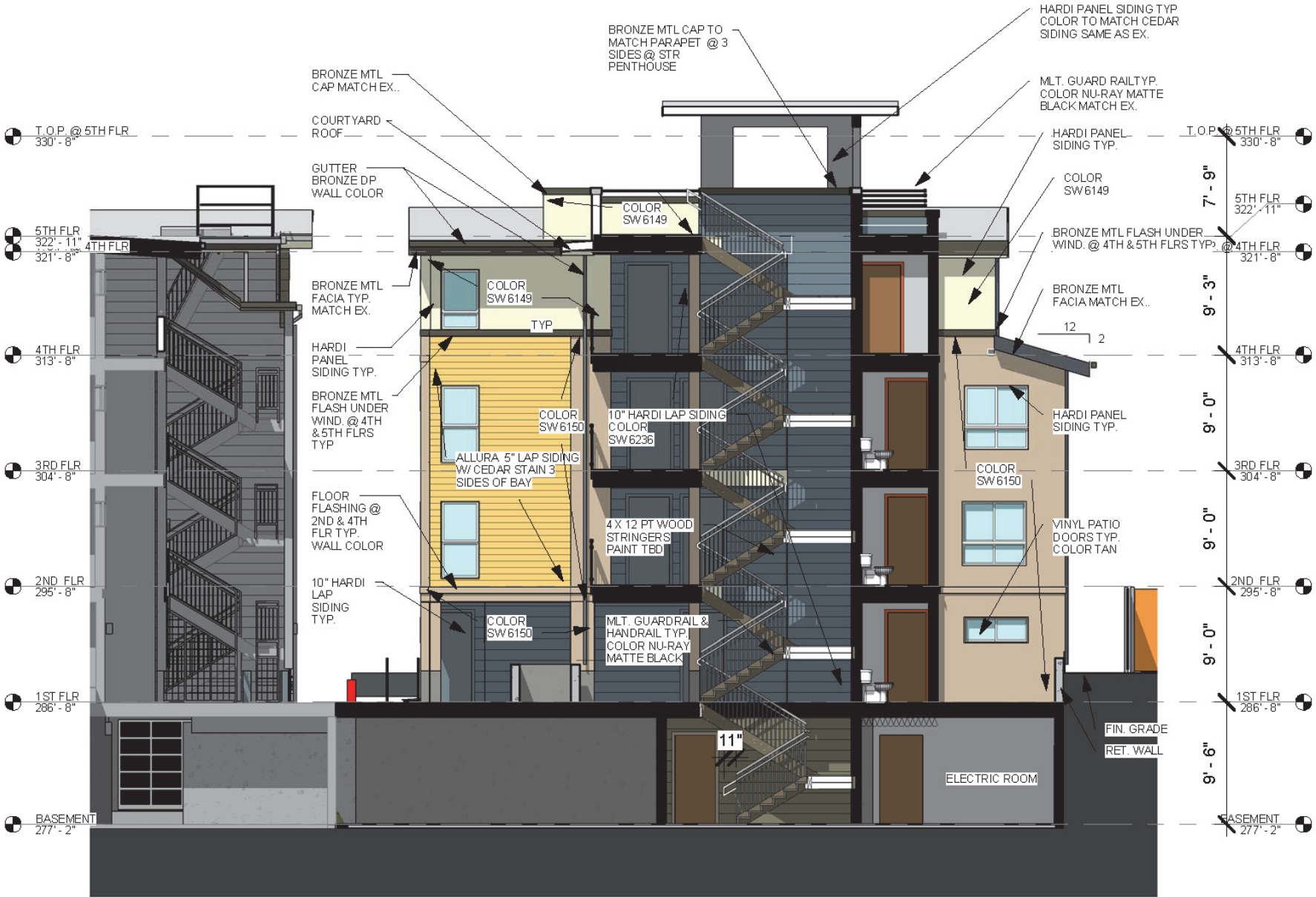


NORTH ELEVATION WITH TOWNHOUSE WINDOW OVERLAY

EAST ELEVATION



EAST COURTYARD ELEVATION



WEST COURTYARD ELEVATION



MATERIAL & COLOR PALETTE

1/9 PANEL SIDING - TOP STORY - 1ST—4TH FLOORS

Cement board panel siding with prefabricated flashing reveals and a closed-joint rain screen system. Paint for top story color is “Relaxeded Khaki”, SW-6149 by Sherwin Williams. Paint for 1st—4th floor is “Curio Gray”, SW 0024 by Sherwin Williams.

2 PAINTED LAP SIDING - BODY

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

3 STAINED LAP SIDING - BAYS

Lap siding textured weatherboard by Allura. 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 powder coated metal. Color to match a lighter tone of “Grays Harbor”, SW-6236.

7 METAL - RAILINGS & AWNINGS

Metal railing and awning components powder coated black. Color match to Nu-Ray Metals “Matte Black”.

8 RAILINGS - INSET PANEL

Frosted tempered glass panel, inset in metal powder coated frame.



RENDERING LOOKING N. ON 12TH AVE S.



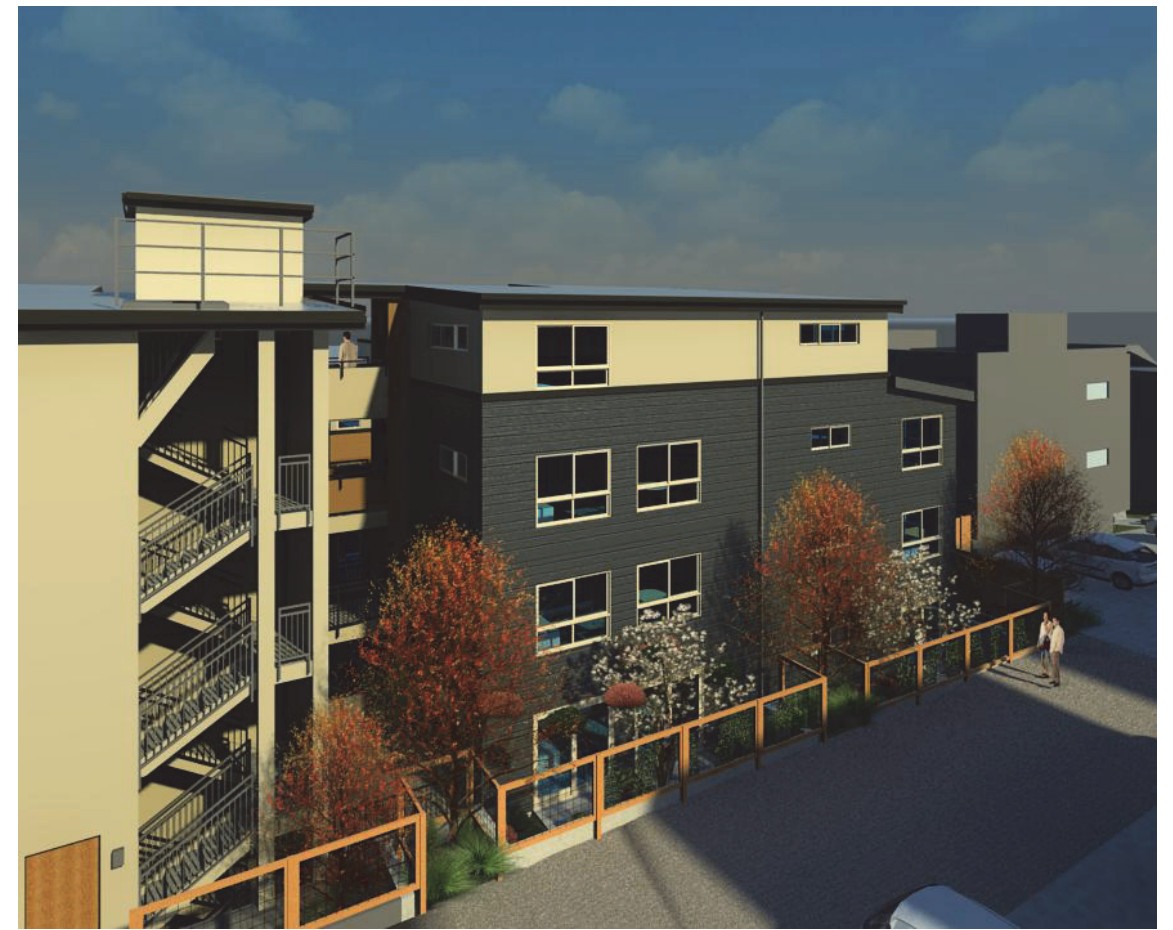
RENDERING LOOKING S. ON 12TH AVE S.



RENDERING LOOKING N. & S. ON THE ALLEY



LOOKING N. ON THE ALLEY



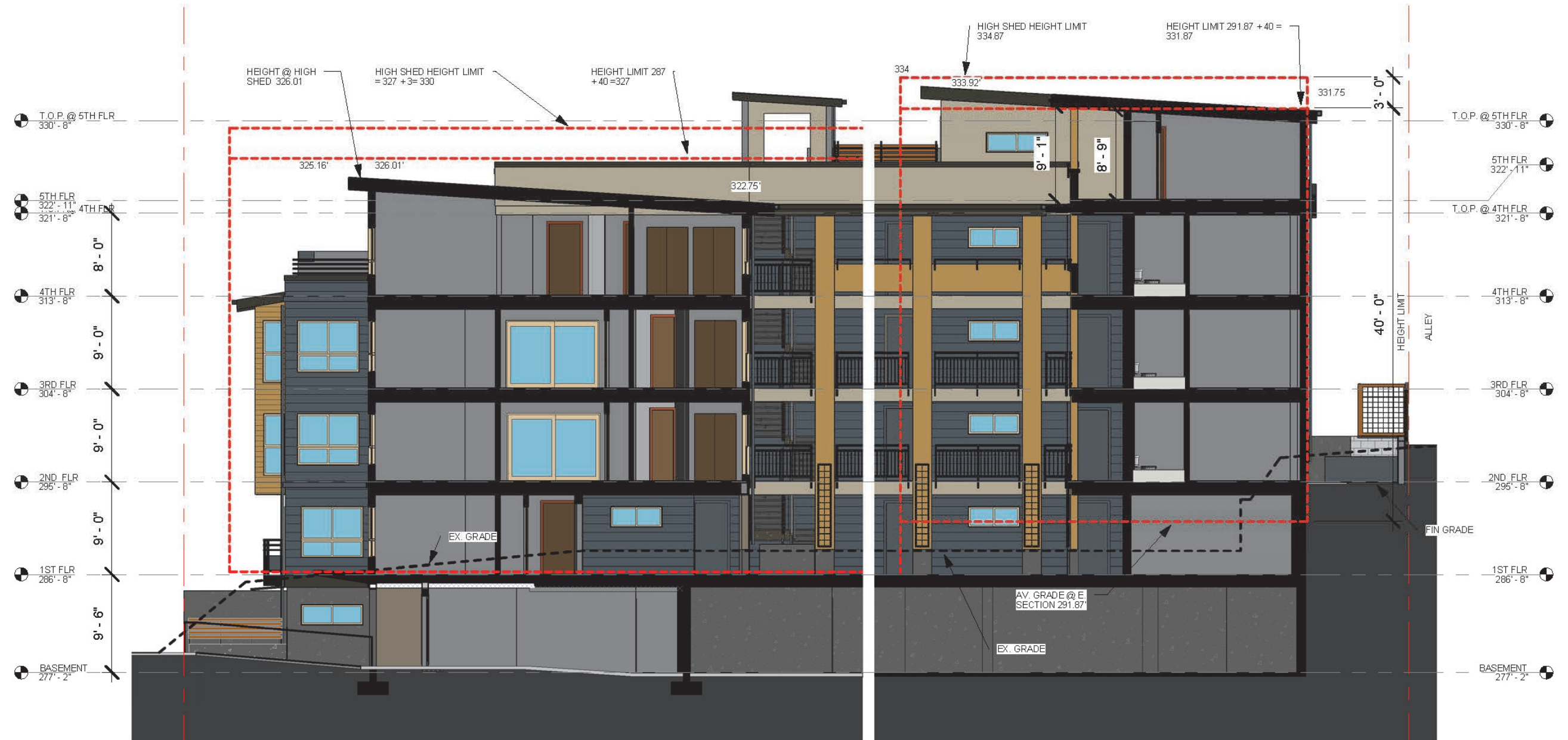
LOOKING S. ON THE ALLEY

EXTERIOR LIGHTING PLAN



EXTERIOR LIGHTING CONCEPT

SECTION 2



2 W/E SECTION THRU S. WING

SECTIONS 1,5, & 6

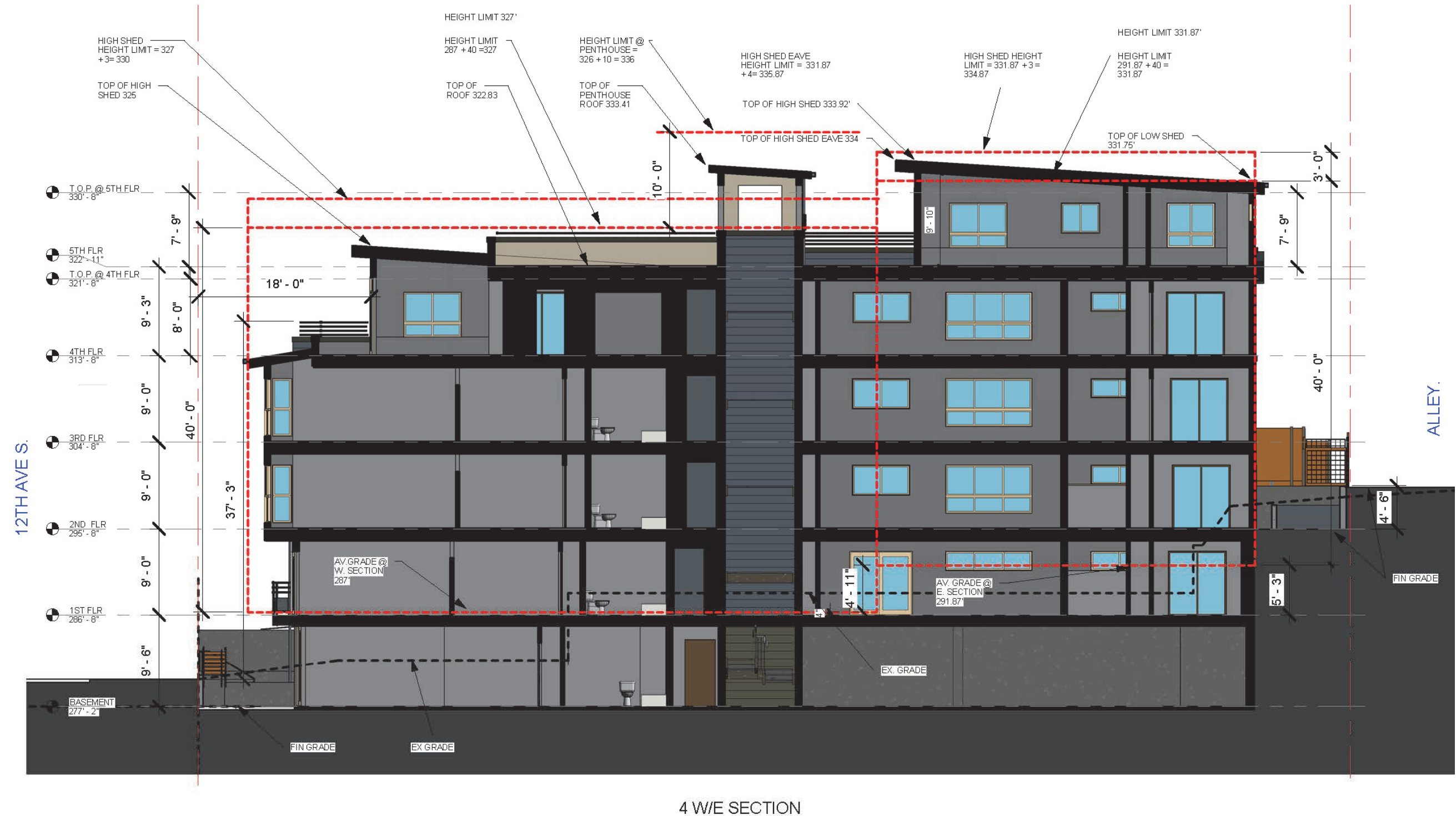


1 W/E SECTION THRU N. WING

5 N/S SECTION THRU NW WING

6 N/S SECTION THRU NE WING

SECTION 4



DEPARTURE MATRIX

REQUEST	STANDARD	PROPOSAL	RATIONALE	STATUS
Use existing garage entrance off 12 th Ave S.	per SMC 23.45.536 C.2.3ii Street Access required if siting results in increased Green Factor.	Use Existing Garage to increase existing parking by 9 stalls for a total of 21 stalls and provide a green factor equal to the existing project of .73	The provision for street access was approved for the existing project. Street access allows an increase in the green factor for the addition as it did for the existing project. If the provision is denied the alternative would be to not provide any additional parking which is not desirable by the applicant or the neighbors.	Provision was supported by the DRB during EDG.
Allow exception to the code for a reduced solid waste area.	Per 23.54.040A 375 sf is required for 48 units. Per 23.54.040I 2.an exception is allowed if the area is workable per SPU.	Solid waste area of 342 sf to contain 6-2cy containers.	Area is sufficient for solid waste per SPU approval and any additional area would reduce the amount of residential provided on the basement level and result in less street level interaction required by the design guidelines.	Provision supported by the DRB during EDG.
Reduce required 50% landscaping in the common amenity area to 33%	Per 23.45.522D 5 b. requires that the common amenity area be 50% landscaped	Common Amenity Area 33% landscaped.	Common Amenity Area is an addition to the existing common amenity area that provides a center courtyard to the expanded project. A reduction to 32% landscaping was approved for the existing courtyard to allow space to support physical activities and social interaction as required by the Design Guidelines. The request for the courtyard addition will also provide space for physical activity and social interaction.	Departure supported in the 1st EDG. 2nd EDG Board wanted additional calculations before they would approve it.

LANDSCAPE CODE COMPLIANT & DEPARTURE REQUEST



REQUESTED 33% LANDSCAPED COMMON AMENITY SPACE DEPARTURE WITH GATHERING SPACE



CODE COMPLIANT 50% LANDSCAPED COMMON AMENITY SPACE WITHOUT GATHERING SPACE

