

# Administrative Design Review

10.23.15

## Recommendation Packet

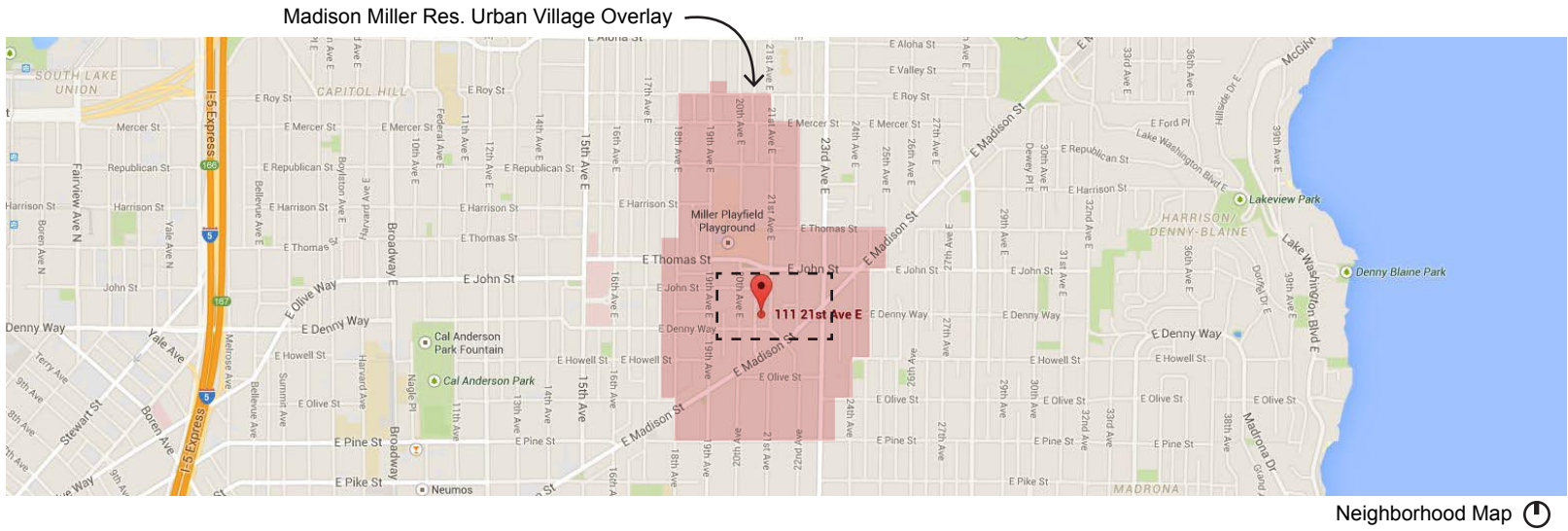
111 / 115 21st Ave E

3019295

### Development Objectives:

**Administrative Design Review of 4 story building (plus basement) small efficiency dwelling unit project with 75 units on 9,537 SQ Ft site in LR3 zone of Madison Miller Residential Urban Village. No vehicle parking provided as required. Bicycle parking to be provided as required. Existing structures at 111 21st Ave E and 115 21st Ave E to be demolished.**





Site Location	111 / 115 21st Ave E
Site Zoning	LR3
Residential Units	75
Overlay	Madison Miller Residential Urban Village
SEPA Review	Yes
Parking Required	(0) Required / (0) Provided
Height	Base Height 40' Max Height 44' (not inc rooftop features)
Site Area	9,537SF
Floor Area Ratio	Apartments 2.0 if inside Urban Center & meets requirements of 23.45.510.C (complies)
Floor Area	Gross Floor Area = 19,950 SF (ground floor area per SMC.23.45.510.E.4 and bike storage area per SMC.23.54.015.K.5- Council Bill #118201 are exempt from FAR calculations)  9,537 x 2.0 = 19,074 (complies - 15,824 provided)
Setbacks	Front setback: 5' min Rear setback: 10' Side setback: 7' ave. 5' min
Amenity area	9,537 SF x 0.25 = 2384 SF required (complies)

# Section 1 - Context Analysis

## Zoning



# Administrative Design Review



The site is at the eastern edge of the Capitol Hill neighborhood and is close to the Central District as well as Madison Park. The Miller Community Center and playfields are to the north of the site. Madison Street E is to the south of the site and acts as a main corridor for pedestrian, bicycle and vehicular traffic to downtown as well as Lake Washington.



1. The property receives ample morning light from the east
2. Due to the presence of townhomes to the south of the site, most direct southern light will be blocked, especially at the eastern portion of the site.
3. Western sunlight will be partially blocked due to the 3 story apartment building across the alley.





Use Map ⓘ

### Site Analysis Summary

#### 21st Ave E

- Primarily multi-family structures both sides of the street
- Townhomes / Duplexes / Apartments

#### 20th Ave E

- Predominantly apartment buildings and townhomes
- Large apartment building at south end of block

#### Alley

- Trash / pedestrian access serviced from alley

#### Solar Access

- Southern exposure partially blocked by adjacent townhouse structure
- Evening sun partially blocked by apartment building to west

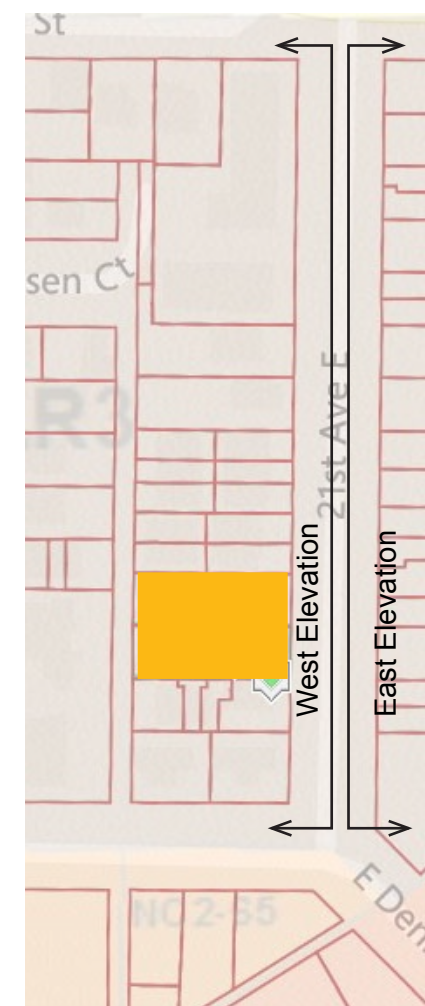
#### Views

- Partial view east towards the cascades
- Views south towards Rainier on top floor
- Most units have views only of street and site

#### Amenities

- Restaurants and retail on Madison Street E, one block to the south.
- Safeway Grocery store also located along madison
- Easy access to public transportation along both Madison and 23rd Ave E.

- Single Family Homes
- Townhomes
- Duplex / 4 Plex
- Apartments
- Commercial / Mixed Use

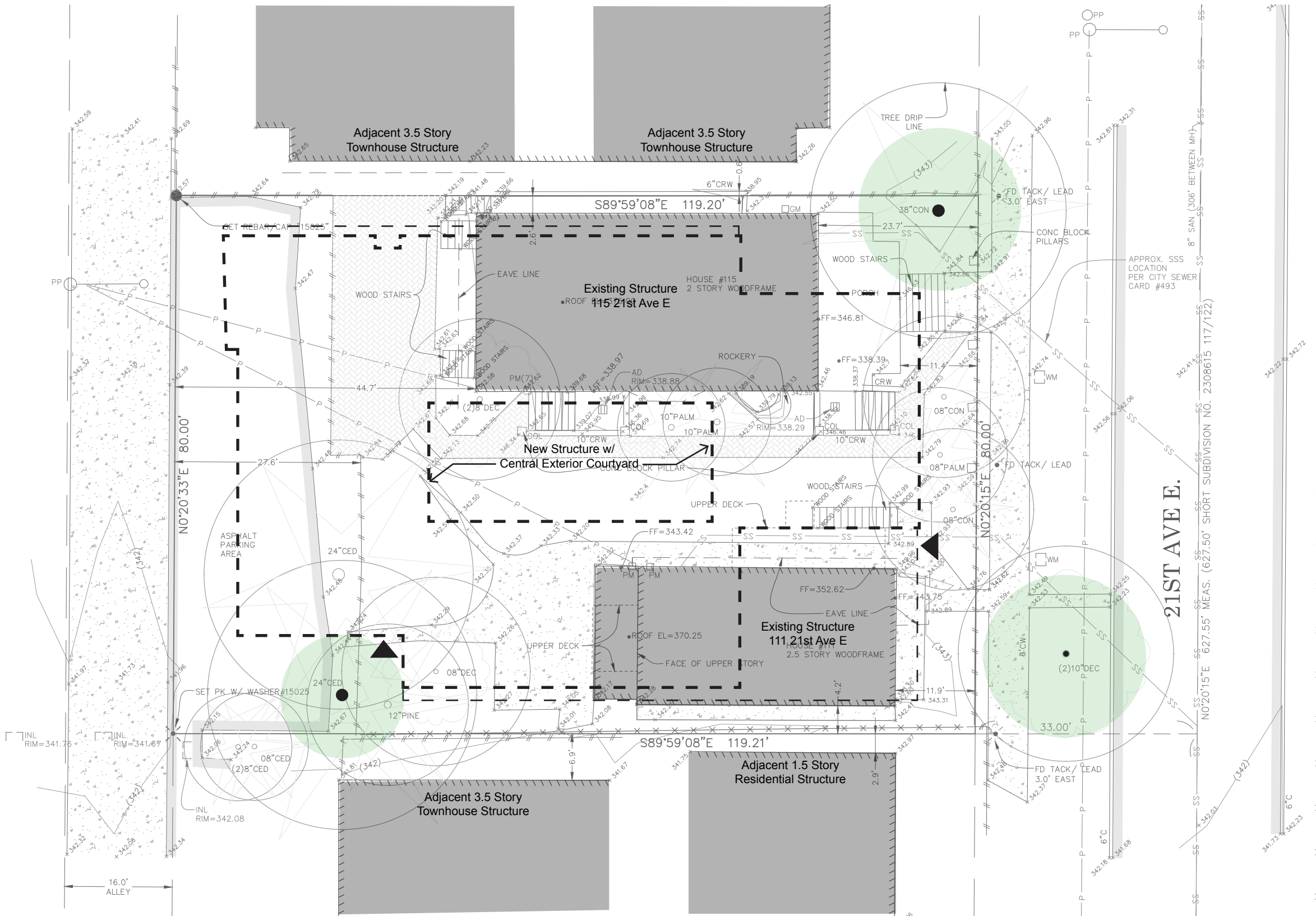


Street Elevation Key Plan ⓘ

## Section 1 - Initial Site Analysis

### Lot and Structure Use





## Existing Site

### Uses

There are 2 existing structures on the site that are currently occupied as multifamily residences. The existing structure at 111 21st Ave E is to be demolished. The existing structure at 115 21st Ave E is to be demolished.

### Topography

The neighborhood is on the eastern downhill from the Capitol Hill neighborhood towards Madison Park. 21st Ave E is flat in the north / south direction. The site is relatively flat, maintaining an elevation of +/- 342 across the entire site.

### Vegetation

The site features a variety of trees with their species indicated on the survey to the left. There is a 38" diameter cedar tree to the north east corner of the site and an 24" cedar tree to the south west corner of the site (shown in green) that are to be preserved, as well as an existing street tree. None of the trees that are to be removed have been deemed significant.

### Access

The site has pedestrian access from 21st Ave E, to the east of the site, as well as pedestrian access and access to trash and recycling from the alley, which is to the west of the site.

### Views and Solar Access

The property will feature a rooftop deck that will allow views to the south towards Mt. Rainier.

There is an existing 2 story single family residence to the south of the site, which will allow sunlight to enter the upper floors on the southern part of the project.

## Section 2 - Existing site conditions





21st Avenue East - East Elevation

The east side of 21st Ave contains a mixture of single family, townhomes and apartment buildings. Immediately across the site from this project are 3+ story townhomes built within the past decade.



Aerial View of the Site

site







# Project at Early Design Guidance



## Carved Out Courtyard - External Circulation - Preferred Scheme

**Description**  
This scheme orients all units around a central courtyard. The circulation for the project will be under cover, but exposed to the elements. The existing significant trees on the site are to be maintained.

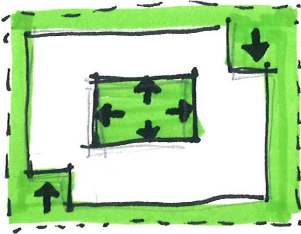
**Program**  
approx 75 units  
16,217 to FAR / 19,857 total gross

**Advantages**  
Maximized Open Space / Minimized interior conditioned space  
Porous building massing allow for generous public entrance and access to light & air  
Massing relief from 1.5 story building / site to the south

**Challenges**  
Maintain design concept while also providing articulation / materials that relate to context  
Requires departure for facade articulation - see p.22



Lessons Learned:  
Minimize conditioned space - sustainability  
Reflect neighborhood elements (porches / balconies / landscaping) - but in modern way





Early Design Guidance

1. Massing and Architectural Composition: Reduce perceived bulk of the building and respond to contextual cues to create unified design composition that complements existing neighborhood.

a. Reduce the perceived and comparative bulk of all facades to adjacent structures, through secondary design elements and modulation. Consider revising to treat each “section” with a varied, but related design concept or character. (CS2-C, CS2-D, CS3-A, PL3-A).

The section that faces 21st Ave E has been reduced by a story, to more closely align with the adjacent property to the north. This 3 story volume will relate to the 3.5 story townhouse structure to the north. Each “section” of the project has been treated as a separate volume. The volumes that face the street and the alley have been treated differently in terms of color and material than the interior volumes that face the neighboring properties to break down the perceived bulk of the project.

b. The design of the north and south facades should take the window placement of adjacent structures into consideration to preserve privacy impacts. Provide elevations that show a window study of the adjacent structures.

A privacy study has been conducted in relation to the adjacent properties at the north and south of the site and new openings have been placed with respect for privacy but to still allow adequate light, air and egress.

c. The covered porch and entry responds to the contextual cues, and complements the existing urban pattern. (CS2-CS3-A, PL3-A)

The covered porch and entry is one of the main social spaces and conceptual drivers for the project and takes its inspiration from the context and applies it to this new typology.

d. Consider a deeper front yard setback to move the building back, provide a streetscape and landscape buffer that is consistent with the adj. props, and create an opportunity for usable open space that is integrated with the project. (CS2-A, CS3-A, PL1-A, DC3-C)

The front setback has been increased from 5’-0” (as required) to 8’-5” (a 70% increase) to more closely align with the adjacent properties along 21st. By adjusting this front setback and creating a more generous landscaping area along the sidewalk, the rear setback has been diminished and requires a rear setback. The rear setback is now 7’6” (a 25% departure) and will still feature landscaping elements to provide a buffer.

e. Staff supports preferred option that keeps two trees on the site (CS2-A, CS2-D)

The large cedar trees at the northeast and southwest corners of the site will be preserved

f. Staff supports the intention for a materials palette that relates to the context and that expresses a level of detail appropriate for reducing the perceived mass. (CS3-A, DC2-C, DC2-D, DC4-A)

Lap siding is prevalent along 21st Ave, as seen in the more traditional and historic homes. Lap siding provides texture and elements that relate to human scale along the pedestrian atmosphere. There is also examples of larger cementitious panel siding seen in some of the newer structures on the block. This material could be used at the interior of the project to provide contrast with the lap siding at the front and rear of the site.

g. The elevator in the courtyard presents a blank wall and appears imposing on the space below. Provide detail as to the intended design treatment of the blank wall façade. (DC2-B)

The east and north walls of the elevator tower exist as an opaque wall within the courtyard of the project. The materiality of these walls will be treated in a similar manner to the project with cementitious panel cladding; however, these panels will be staggered in a graphic way to provide visual interest and break down the uniformity of the mass. The east wall could also be used as an element to provide artwork (mural/ painting) to foster a central cultural element at the core of the project. At night, this wall could also serve as a canvas for organized social events within the project as a projection surface.



At EDG - Aerial Perspective



Current - Aerial Perspective



Guideline

2. East Façade. Refine the east façade to create a cohesive design composition that is well proportioned and expresses a scale appropriate for the contextual character.

Guidance

a. The lifted base expression reduces the presence and bulk of the structure along the streetscape. However, the top three floors of the building appear quite heavy and out of balance with the base. Consider strategies to further reduce the perceived bulk of the upper floors, and to integrate the base and top of the building into a cohesive composition. This may be achieved through color, material, or further modulation that unites the street-facing façade. (DC2-A, DC2-B, DC2-C, DC2-D).

Response

**DC2-A – 1 / DC2-C-2.** The mass of the building, along 21st, has been arranged “taking into consideration ... the proposed uses of the building and its open space”. The base of the building is to appear much more open, connecting the interior courtyard as well as the public space with the pedestrian environment. By conceptually lifting the building up and treating the building with a lighter material with generous glazing encourages that visual and conceptual openness of the ground floor.  
**DC2-A-2 / DC2-B-1 / DC2-C-1** The mass of the top 2 floors has been reduced by removing an entire section of the elevation at the second floor to create a generous double height entry. To further reduce the perceived bulk of the project, an entire floor was removed from the street facing section of the project to step down the height of that volume to more closely relate to the neighboring properties along 21st.  
**DC2-C-3 –** The concept of the front porch was adapted from the existing structures on the site and incorporated as an important design element of the project, as was maintaining the existing trees at the northeast and southwest corners of the site.

b. Staff supports the transparency and amenity uses at street level to encourage eyes on the street. However, a gracious landscaping buffer should be provided to complement the existing character of the street.

**See landscape plans provided.** Landscaping will be provided along 21st ave to provide a lush and pedestrian friendly sidewalk environment.

c. As presented ...”notches” appear unrelated and random. Consider redistributing ... to open up the porch. Break in fenestration pattern appears to draw attention to height of building, which should be minimized instead.

**The height of the building, facing 21st Ave e, has been reduced by 1 story to lessen its impact on the street and to more closely align with adjacent properties. The double height notch at the south end provides a generous main entry to the project, while the smaller notch at the north end of the eastern façade creates a balanced yet playful façade.**

d. As studied in the EDG packet, consider using secondary architectural elements, such as trim to further define the first story expression, highlight the porch and to relate to the neighborhood datum lines.

**The building will feature recessed windows that will have trim lining the interior of that recess which will be painted in a complementary but contrasting color to the façade to further set those openings apart and to provide a more human scale to the façade that responds to the more traditional trim of the neighboring buildings.**



At EDG - Street Perspective



Current Street Perspective

Variations in materiality. Front and rear building masses feature darker hardi-lap siding that is tighter in spacing while interior volumes are lighter in color and feature a wider hardi-lap siding to set it apart from the darker structures.



Guideline

3. Open space concept, landscaping and amenities. The overall building-open space relationship needs to be clarified in terms of intent and integration with the structure. As presented in the EDG packet, the open spaces are broken up throughout the site, creating small exterior spaces. Consider the functionality of each open space, and revise the building massing accordingly.

Guidance

a. Clarify the intended function of the courtyard. Staff is concerned that the lack of direct sunlight and narrow dimensions may not be conducive to active uses. In addition, staff is concerned with the possible noise that could be generated by interior courtyard uses.

Administrative Design Review Response

The courtyard is meant to act as a place of small social gathering around native landscaping that does not require a large amount of direct sunlight. The courtyard will receive some direct sunlight in the summer months and will receive some sunlight in the morning through the main void at the project's entrance. While the space is able to hold small gatherings, the central courtyards will feature ample landscaping and plating elements and therefore the “gatherings” will be at the scale of a group of 2-5. Each unit will also face the courtyard either with its front door or via window and will have a visual connection with this landscaped area on a daily basis and the opportunity to enjoy fresh air and light as opposed to a dark narrow corridor.

b. Proposed planting should be suited for light conditions within the courtyard.

Per landscape plans, the proposed planting will be able to grow and thrive given the amount of sunlight that will enter the courtyard.

c. Utilize design strategies to make the courtyard appear as open and light as possible. This may include light colored materials, transparent railings or reflected light.

The building mass to the north and south will be of a lighter color that will brighten the space and will be able to softly reflect more light down into the courtyard below. The railings that enclose the courtyard on the east, south and west sides will have a railing that will provide a tactile element to the project with wood or metal elements and aim to be as light as possible.

d. Staff supports the concept of the front porch ... continue to develop the concept ... creating a generous and welcoming space and integrating usable space into the overall design concept. Consider further opening up the porch to maximize light exposure and keep sightlines into courtyard. In addition, consider integrating ramp into open space concept.

The front porch will be a place for users and guests to gather in a double height space that also features a lower seating area where they can also temporarily store their bikes. There will be a visual connection into the site and the exterior courtyard within as well as into the interior public amenity area with laundry and lounge. The exterior ramp will be tucked behind an architectural concrete wall and sheltered from the elements with a building overhand above.

e. Provide more info regarding landscaping and screening

See landscape plans

f. Provide lighting scheme for courtyard and/or covered porch

See exterior lighting plan

g. Consider providing double decker bicycle parking to maximize convenient locations

Bicycle parking, both interior storage and temporary exterior locations, will be designed with efficiency in mind.

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Bicycle parking, both interior storage and temporary exterior locations, will be designed with efficiency in mind.

4. Basement Units: The massing and organization of the building should consider the access to light, security and privacy of basement units. The basement units should be designed for maximum daylight and should be respectful to adjacent sites.

a. Provide more detail regarding basement units. At the next phase, submit sections and details regarding screening, fencing, landscaping and lighting elements. Consider increasing the functionality and openness of the basement units through terracing, lighting or landscaping.

See attached lighting, landscape and architectural plans. The landscaping elements along the north and south side yards have been designed around the lightwells that are to provide not only egress, but also access to light and air for the basement units. These basement units will also have an opening to the central courtyard to allow for cross ventilation within the unit, should the user allow.



At EDG - View into project from street



View into project from street

Front Porch was further articulated with increased materiality, seating elements and terraced landscaping that eases the transition from the raised porch to the sidewalk grade.



ZONING CODE PROVISIONS

PERMITTED AND PROHIBITED USES SMC 23.45.504	ALL USES ARE PERMITTED OUTRIGHT	PROPOSED: RESIDENTIAL - COMPLIES
23.45.510 - FLOOR AREA RATIO (FAR) LIMITS	TABLE A FOR 23.45.510 LR3 - INSIDE UC/UV FOR APARTMENTS 1.5 OR 2.0 HIGHER F.A.R IF REQUIRMENTS OF 23.45.510.C. ARE MET  C.IN LR ZONES, IN ORDER TO QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510, THE FOLLOWING STANDARDS SHALL BE MET:  1.GREEN BUILDING PERFORMANCE STANDARDS  2.FOR ALL CATEGORIES OF RESIDENTIAL USE, IF THE LOT ABUTS AN ALLEY AND THE ALLEY IS USED FOR ACCESS, IMPROVEMENTS TO THE ALLEY SHALL BE REQUIRED AS PROVIDED IN SUBSECTIONS 23.53.030.E AND 23.53.030.F, EXCEPT THAT THE ALLEY SHALL BE PAVED RATHER THAN IMPROVED WITH CRUSHED ROCK, EVEN FOR LOTS CONTAINING FEWER THAN TEN DWELLING UNITS.  3.PARKING LOCATION IF PARKING IS PROVIDED  4.ACCESS TO PARKING IF PARKING IS PROVIDED   E.THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS:  1.ALL UNDERGROUND STORIES.  4.PORCTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS, (SEE EXHIBIT A FOR 23.45.510), IN THE FOLLOWING CIRCUMSTANCES:  A. APARTMENTS IN LR ZONES THAT QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510;	PROPOSED: FAR 2.0 SEE G.0.3- COMPLIES
23.45.512 - DENSITY LIMITS—LOWRISE ZONES	TABLE A FOR 23.45.512: DENSITY LIMITS IN LOWRISE ZONES LR3 - 1/800 OR NO LIMIT (3) FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C, THERE IS NO DENSITY LIMIT IN LR2 AND LR3 ZONES.	PROPOSED: NO LIMIT COMPLIES
23.45.514 - STRUCTURE HEIGHT	23.45.514 - TABLE A ZONE: LR3 BASE HEIGHT: 40 FT  23.45.514.F FOR APARTMENTS IN LR2 ZONES, AND FOR ALL RESIDENTIAL USES IN LR3 ZONES, THE APPLICABLE HEIGHT LIMIT IS INCREASED 4 FEET ABOVE THE HEIGHT SHOWN ON TABLE A FOR 23.45.514 FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELOW-GRADE, PROVIDED THAT  2. THE NUMBER OF STORIES ABOVE THE PARTIALLY BELOW-GRADE STORY IS LIMITED TO THREE STORIES FOR RESIDENTIAL USES WITH A 30 FOOT HEIGHT LIMIT AND TO FOUR STORIES FOR RESIDENTIAL USES WITH A 40 FOOT HEIGHT LIMIT;  3. ON THE STREET-FACING FACADE(S) OF THE STRUCTURE, THE STORY ABOVE THE PARTIALLY BELOW-GRADE STORY IS AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE STREET, EXCEPT THAT THIS REQUIREMENT MAY BE WAIVED TO ACCOMMODATE UNITS ACCESSIBLE TO THE DISABLED OR ELDERLY, CONSISTENT WITH THE SEATTLE RESIDENTIAL CODE, SECTION R322, OR THE SEATTLE BUILDING CODE, CHAPTER 11; AND  4. THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LESS.  23.45.514.J.2 OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES NOT DEDICATED TO FOOD PRODUCTION, PARAPETS AND FIREWALLS ON THE ROOFS OF PRINCIPAL STRUCTURES MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT SET IN SUBSECTIONS A, B, E, AND F OF THIS SECTION 23.45.514  23.45.514.J.4 IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT:A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6;  23.45.514.J.6 SUBJECT TO THE ROOF COVERAGE LIMITS IN SUBSECTIONS 23.45.514.J.4 AND 5, ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET.	

COMMENT:

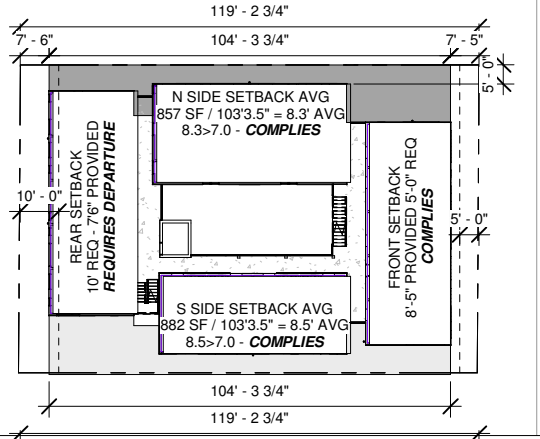
23.45.518 - SETBACKS AND SEPARATIONS	23.45.518 - TABLE A FRONT: 5' MINIMUM - 8'-5" PROVIDED - COMPLIES SIDE: 7' AVG. / 5' MINIMUM - 5' MIN. & 8.3 AVG (N) - 8.5 AVG (S) - COMPLIES REAR: 10' MINIMUM W/ ALLEY - 76" PROVIDED - REQUIRES 25% DEPARTURE  PER EDG REPORT 1d - CONSIDER A DEEPER FRONT YARD SETBACK TO MOVE THE BUILDING BACK, PROVIDE A STREETSCAPE, LANDSCAPE BUFFER THAT IS CONSISTENT W/ THE ADJ. PROPERTIES, AND CREATE AND OPPORTUNITY FOR USABLE OPEN SPACE THAT IS INTEGRATED WITH THE PROJECT.	DEVELOPMENT STANDARD  DEPARTURE #1 25% REDUCTION IN REAR YARD SETBACK REQUIREMENT  PROJECT PROVIDES 70% LARGER FRONT SETBACK (8'5") THAN REQ IN ORDER TO GIVE GREATER RELIEF TO STREETSCAPE
23.45.522 - AMENITY AREA	J.STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS. 2.RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY THAT MEET THE SEATTLE RESIDENTIAL CODE, SECTION R322 OR SEATTLE BUILDING CODE, CHAPTER 11-ACCESSIBILITY, ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 4.UNDERGROUND STRUCTURES ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 8.BULKHEADS AND RETAINING WALLS. A.BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF JANUARY 3, 1997.  23.45.522.A 1. THE REQUIRED AMOUNT OF AMENITY AREA FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA.  2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.  23.45.510.E.5 THE ROOF AREA ABOVE THE EXEMPT FLOOR AREA IS PREDOMINANTLY FLAT, IS USED AS AMENITY AREA, AND MEETS THE STANDARDS FOR AMENITY AREA AT GROUND LEVEL IN SECTION 23.45.522	SEE G.0.2 -COMPLIES

23.45.524 - LANDSCAPING STANDARDS	23.45.524 A. LANDSCAPING REQUIREMENTS 2. GREEN FACTOR REQUIREMENT A. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER, DETERMINED AS SET FORTH IN SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITHIN A LR ZONE IF DEVELOPMENT IS PROPOSED THAT HAS MORE THAN ONE DWELLING UNIT, OR A CONGREGATE RESIDENCE. VEGETATED WALLS MAY NOT COUNT TOWARDS MORE THAN 25 PERCENT OF A LOT'S GREEN FACTOR SCORE. B. STREET TREE REQUIREMENTS. 1. STREET TREES ARE REQUIRED IF ANY TYPE OF DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.45.524.B.2 AND B.3 BELOW AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF THE SEATTLE DEPARTMENT OF TRANSPORTATION APPROVES THEIR REMOVAL. MAXIMUM SIZE OF RESIDENTIAL UNITS DOES NOT APPLY.	
23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES	23.45.527.A: TABLE A - MAXIMUM STRUCTURE WIDTH LR3 - OUTSIDE UV/UC - 120'  23.45.527.B.1 MAXIMUM FACADE LENGTH IN LOWRISE ZONES THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2.	SEE G.0.2 COMPLIES  SEE G.0.2 COMPLIES
23.45.534 - LIGHT AND GLARE STANDARDS	23.45.534.A EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	SEE A1.0B
23.54.015 -PARKING	PER TABLE B . M - ALL RESIDENTIAL USES IN LOWRISE ZONES IN URBAN VILLAGE W/IN 1,320 FT OF STREET W/ FREQ TRANSIT - DOES NOT REQUIRE VEHICULAR PARKING.  SMALL EFFICENCY DWELLING UNIT APARTMENTS REQUIRE 75% OF UNITS TO HAVE PARKING. 75 UNITS X 75% = 57 BIKE PARKING REQUIRED. BIKE PARKING ON LEVEL 1 & 0	SEE 1.1 1.2 COMPLIES
23.42.038 - CONFIGURATION OF DWELLING UNITS	SMALL EFFICENCY DWELLING UNITS - 200 SF MIN / 150 SF MIN CLEAR FLOOR AREA  STORAGE - EACH UNIT TO HAVE A STORAGE UNIT ON LEVEL 0 EACH UNIT TO HAVE 56 CUBIC FEET OF STORAGE 75 UNITS X 56 CU FT = 4200 CU FT REQ 4200 CU FT / 8'-1.25" CEILINGS = 518.5 SF REQ	SEE A1.0- A1.5 COMPLIES  520 SF PROVIDED COMPLIES

Departure Requested

Setback Diagram

PER SMC 23.45.518  
The code requires a 5'-0" min. and 7'-0" side yard average.  
North Side Yard - 857 SF / 103'3.5" = 8.3' AVG - complies  
South Side Yard - 882 SF / 103'3.5" = 8.35' AVG - complies  
Front Yard - 8'-5" PROVIDED > 5'-0" REQ - complies (+70% greater)  
Rear Yard - 7'-6" PROVIDED < 10'-0" REQ - REQ DEPARTURE (25% departure)



Rear Yard Perspective  
Reduced along alley but will feature ample landscaping to help increase privacy to lower level units.



Front Yard Perspective  
Increased to more closely align new building with existing context and to provide more landscaping along sidewalk



ALLOWABLE AREA

(PER SMC 23.45.510)

LOT AREA = 9,536

MAX FAR = 2.0 IF INSIDE URBAN CENTER & MEETS REQ. OF 23.45.510.C - complies

LOT AREA X MAX FAR = 9536 SF x 2.0 = 19,981 SF

PROPOSED BUILDING AREA TO FAR = 16,725 SF

PROPOSED FAR = 16,725 SF / 9536 SF = 1.75

1.75 < 2.0 (PROJECT COMPLIES)

FAR CALCULATION

Area Schedule (Gross Building)		
Level	Name	Area
Level 1	FAR	3647 SF
Level 2	FAR	4336 SF
Level 3	FAR	4587 SF
Level 4	FAR	3391 SF
Level 4 Roof	FAR	255 SF
Level 4.5	FAR	509 SF
FAR		16725 SF
Level 0	GFA	3257 SF
GFA		3257 SF
		19981 SF

AMENITY SCHEDULE

Level 1	CA	1806 SF	AT GRADE
Level 5 - Roof	CA	695 SF	
		2500 SF	
Grand total	COMMON AMENITY	2500 SF	

AMENITY AREA CALCULATION

REQUIRED AMEINTY: 25% OF LOT AREA

LOT AREA: 9,536 SF

25%: 2,384 SF REQ'D

COMMON AMENITY: SEE SCHEDULE

TOTAL AMENITY: SEE SCHEDULE

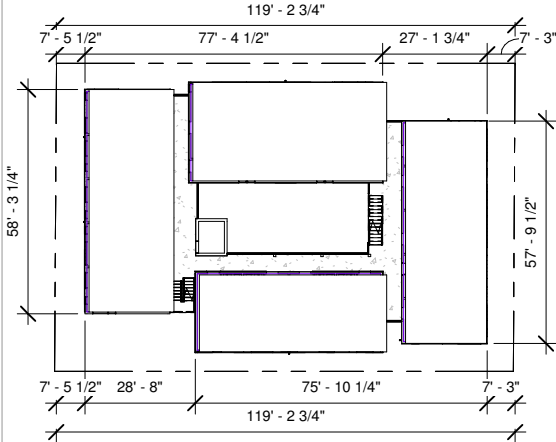
FACADE LENGTH

PER SMC 23.45.527.B.1 & DEVELOPMENT STANDARD ADJUSTMENT #1

The required facade length is 65% of the lot length (119.2'), which equals 77.48 maximum facade length.

North Facade- 77' - 4 1/2" COMPLIES

South Facade - 74' - 10" COMPLIES



AVG. GRADE PLANE & BUILDING HEIGHT

PER DR 2012 - 4 FORMULA 2

$$\frac{(103'3.5" \times 340.6') + (70' \times 342') + (103'3.5 \times 341.7') + (70' \times 341.7')}{(103'3.5" + 70' + 103'3.5" + 70')}$$

= 118286 / 346.5

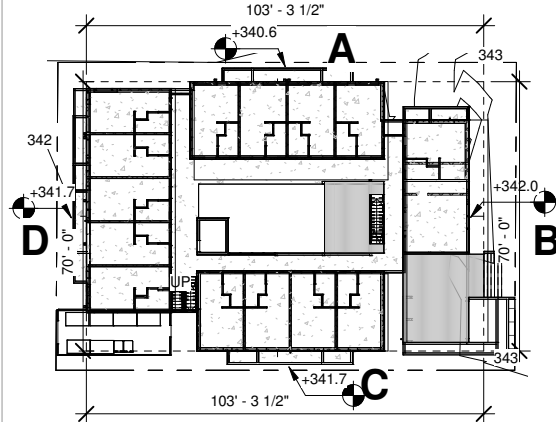
= 341.37 AVERAGE GRADE PLANE

PER SMC 23.45.514 TABLE A - LR3 BASE HEIGHT 40'

F. - +4' BECAUSE INCLUDES A STORY PARTIALLY BELOW GRADE

MAX. HEIGHT = 44'-0" ABOVE AVERAGE GRADE PLANE

MAX. HEIGHT = 385.37'





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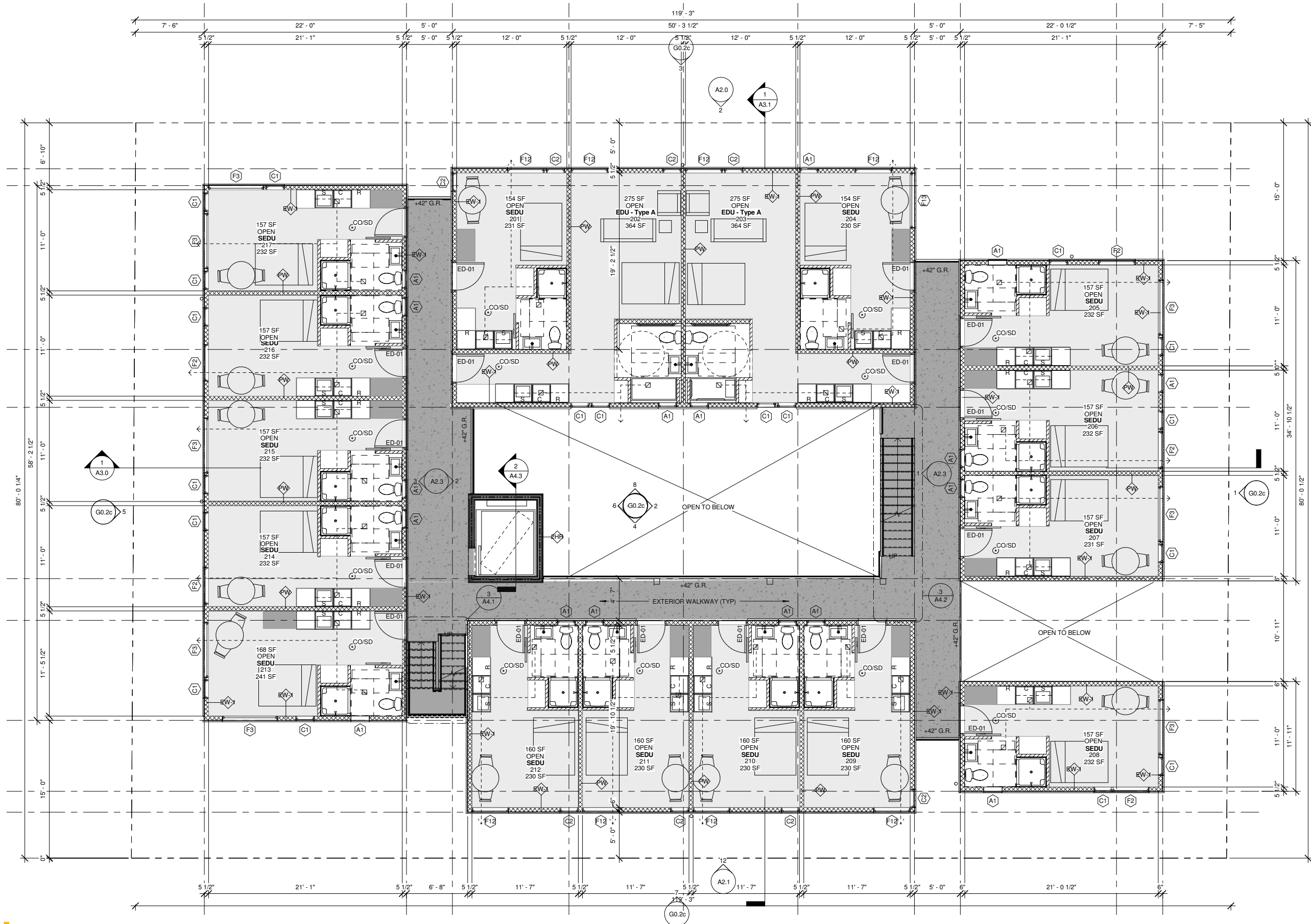




[illegible]

Level 1 Plan  
3/32" = 1'-0"





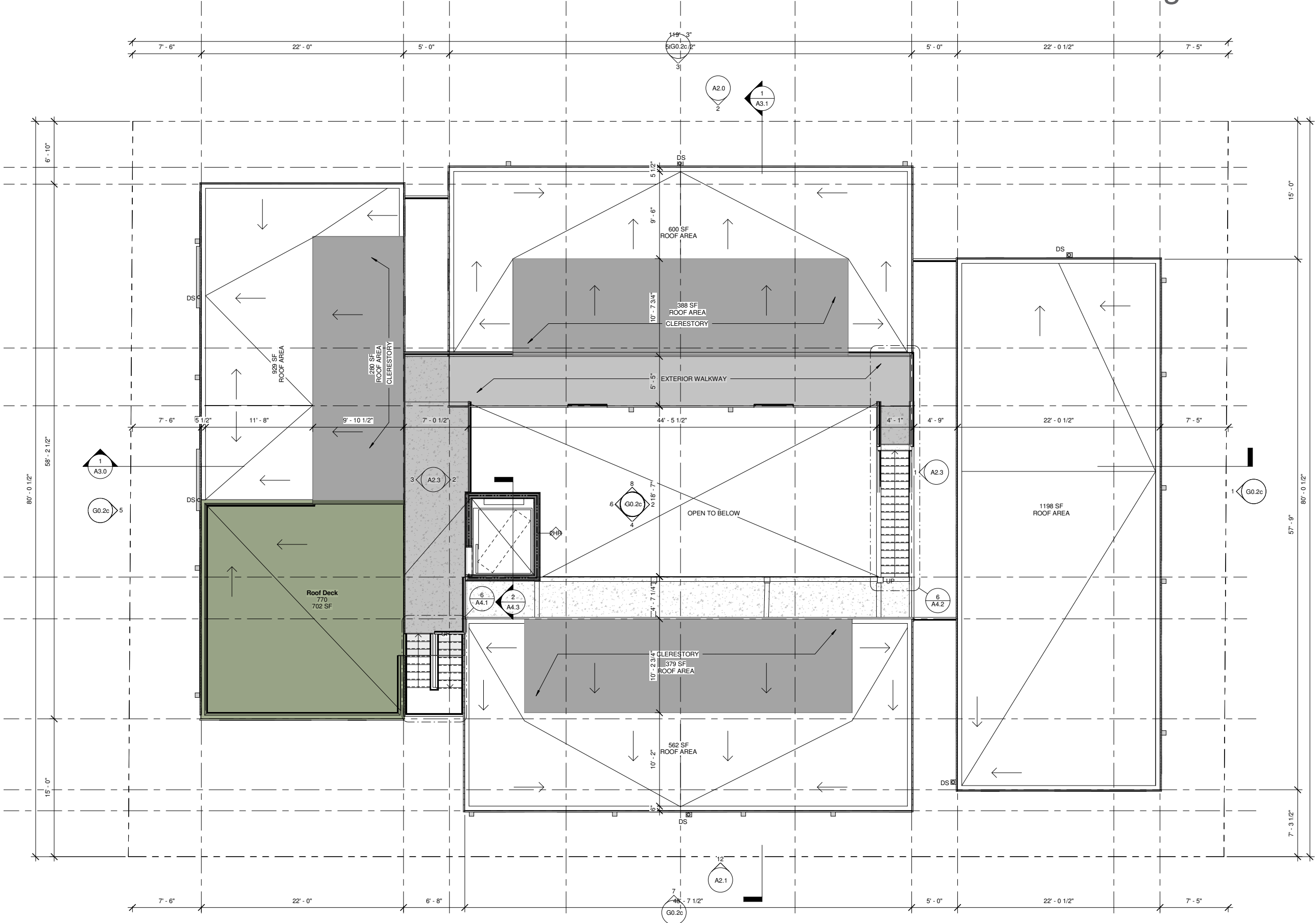


Architectural floor plan of the 3rd floor of a building. The plan shows a central core area labeled "OPEN TO BELOW" with a staircase and elevator labeled "Elev 300 55 SF". Surrounding this core are various rooms and corridors. Rooms are labeled with their type, square footage, and room number, such as "157 SF OPEN SEDU 318 232 SF", "275 SF OPEN EDU - Type A 302 365 SF", and "160 SF OPEN SEDU 312 230 SF". The plan also includes a grid system with letters A through F and numbers 1 through 5. Key areas include a central "OPEN TO BELOW" section, an "Elev 300" (55 SF), and an "EXTERIOR WALKWAY (TYP)". The plan is surrounded by dimensions and structural notes.





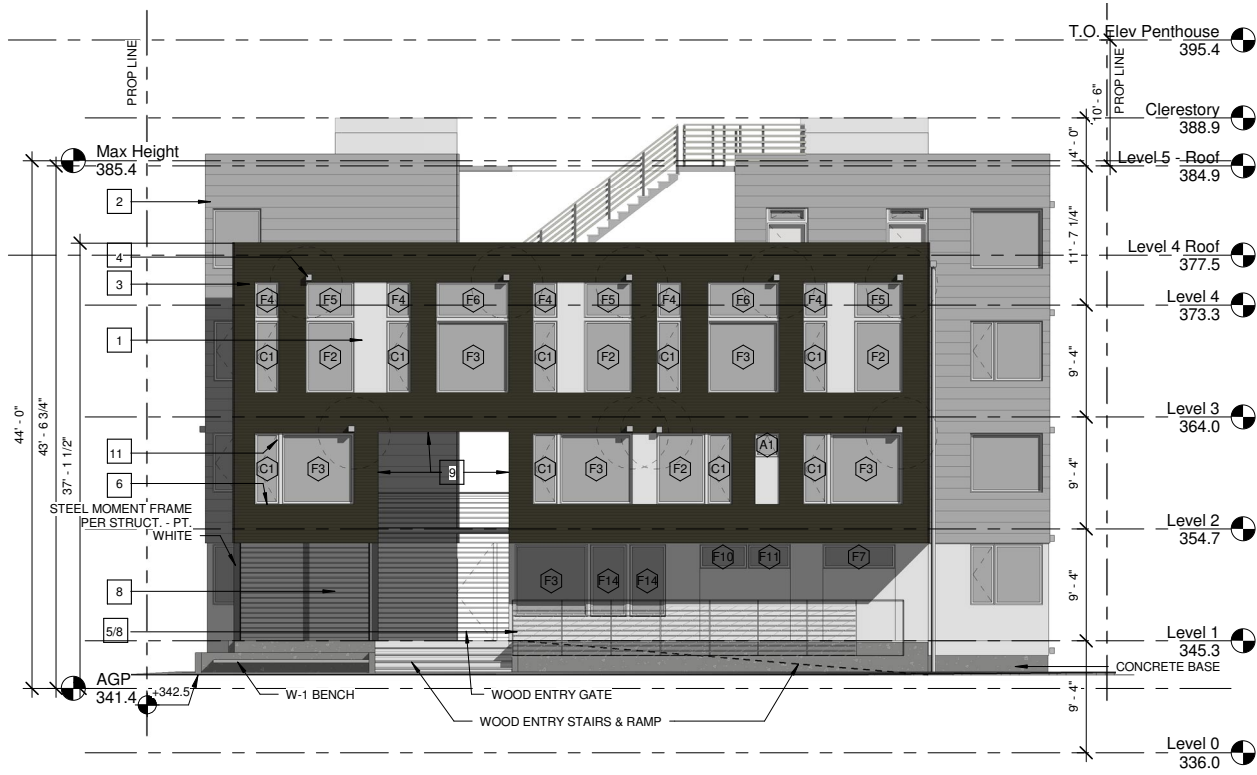




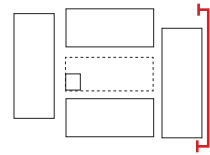
Roof Plan  
3/32" = 1'-0"



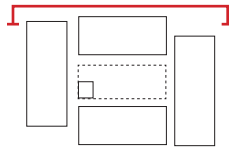




East Elevation  
nts



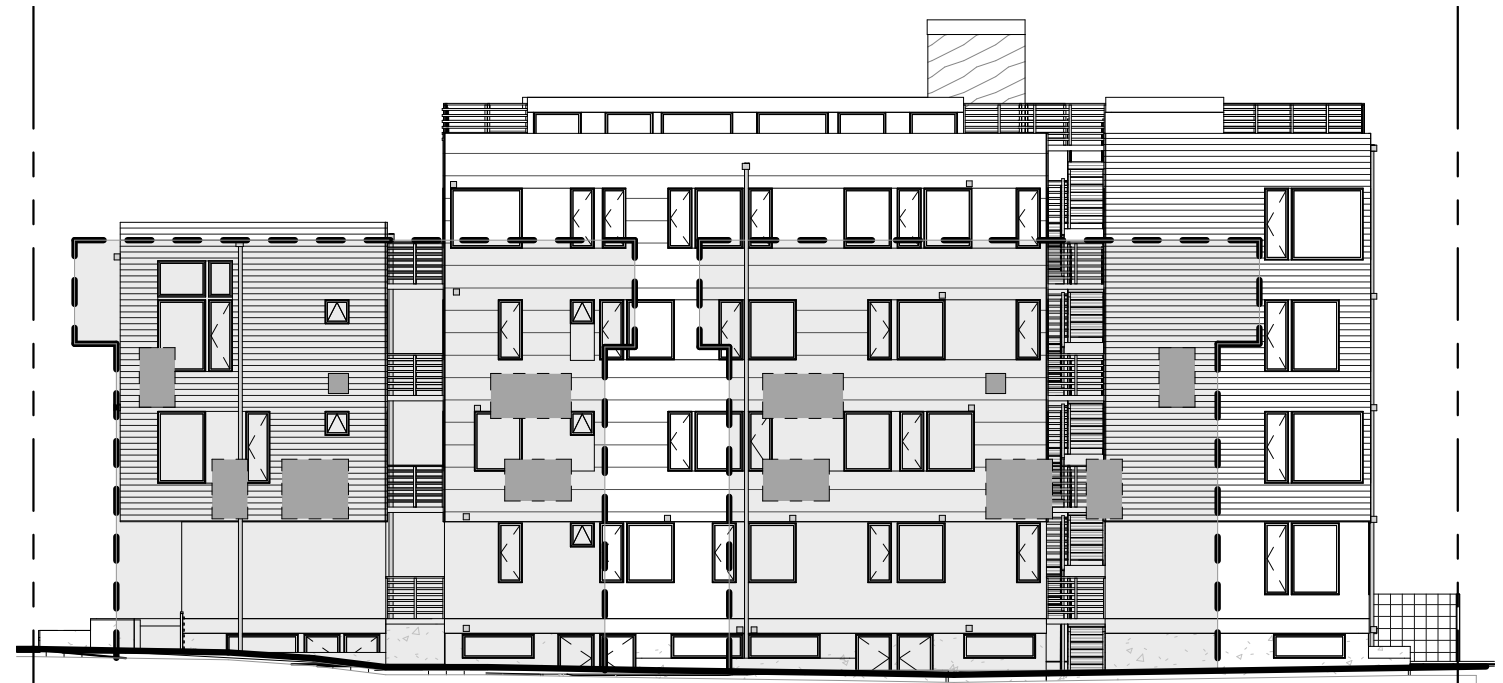
North Elevation  
nts



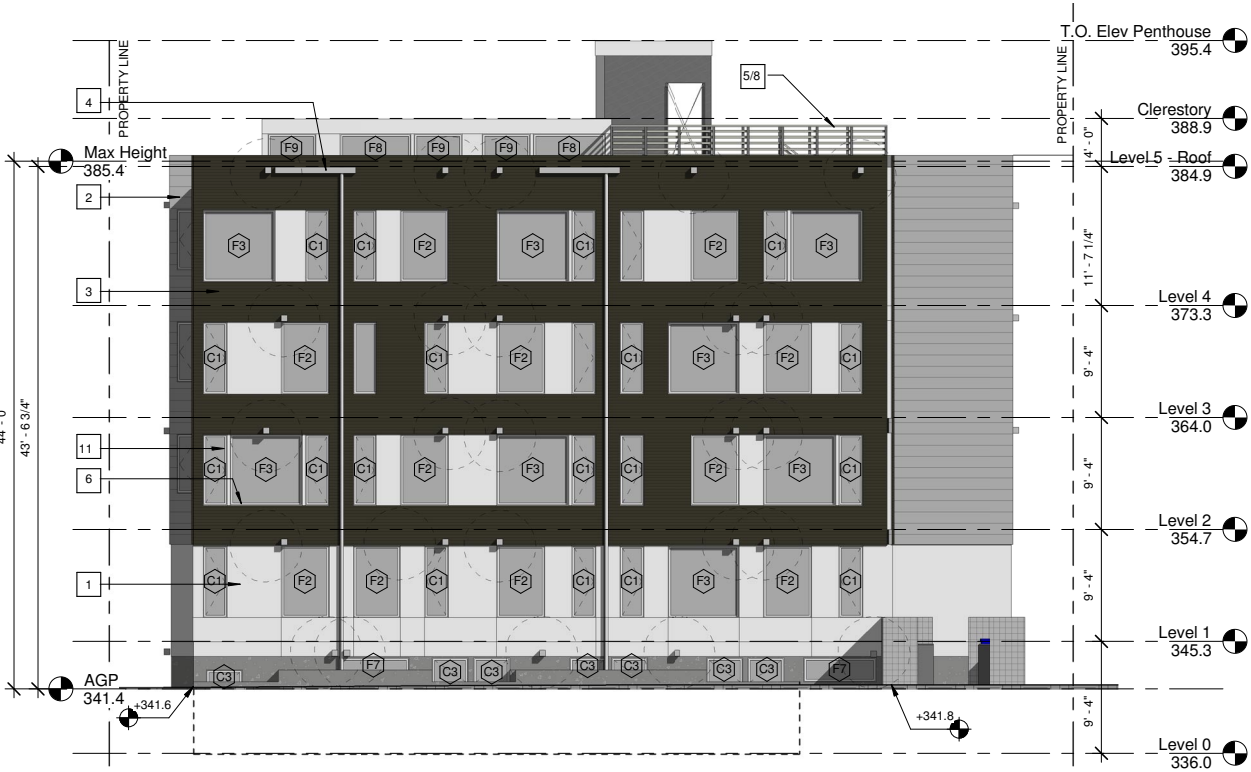
North Privacy Study:  
Window Openings have been placed to minimize direct  
sight between properties and to maximize privacy  
while also provide adequate access to light and air.

## Material Legend

1	P-1	CEMENT BOARD	HARDI-PANEL	SW-7570 EGRET WHITE
2	P-2	CEMENT PANEL	10" HARDI-PLANK	SW-7017 DORIAN GREY
3	P-3	CEMENT PANEL	4" HARDI-PLANK	SW-7019 GAUNTLET GREY
4	M-1	METAL ACC.	POWDERCOATED	TO MATCH ADJ. CLADDING
5	M-2	METAL RAIL	POWDERCOATED	SW-7570 EGRET WHITE
6	M-3	WINDOW FLASH.	PRE-FINISHED	SW-6899 NASTURTIUM
7	W-1	WOOD STRUCT.	HEAVY TIMBER	FIR W/ CLEAR COAT PER MFR.
8	W-2	WOOD RAIL	1"x4" CEDAR	CLEAR CEDAR
9	P-4	CEMENT PANEL	24" SOFFIT PANEL	SW-7570 EGRET WHITE
10	C-1	CONCRETE	SITE WALLS	TBD
11	V-1	VINYL	WINDOWS	WHITE
12	PT	ACCENT PAINT	DOORS / ELEV.	SW-6899 NASTURTIUM
				SW-6691 GLITZY GOLD
				SW-6902 DECISIVE YELLOW
				SW-6893 KID'S PLAY







West Elevation  
nts



South Elevation  
nts

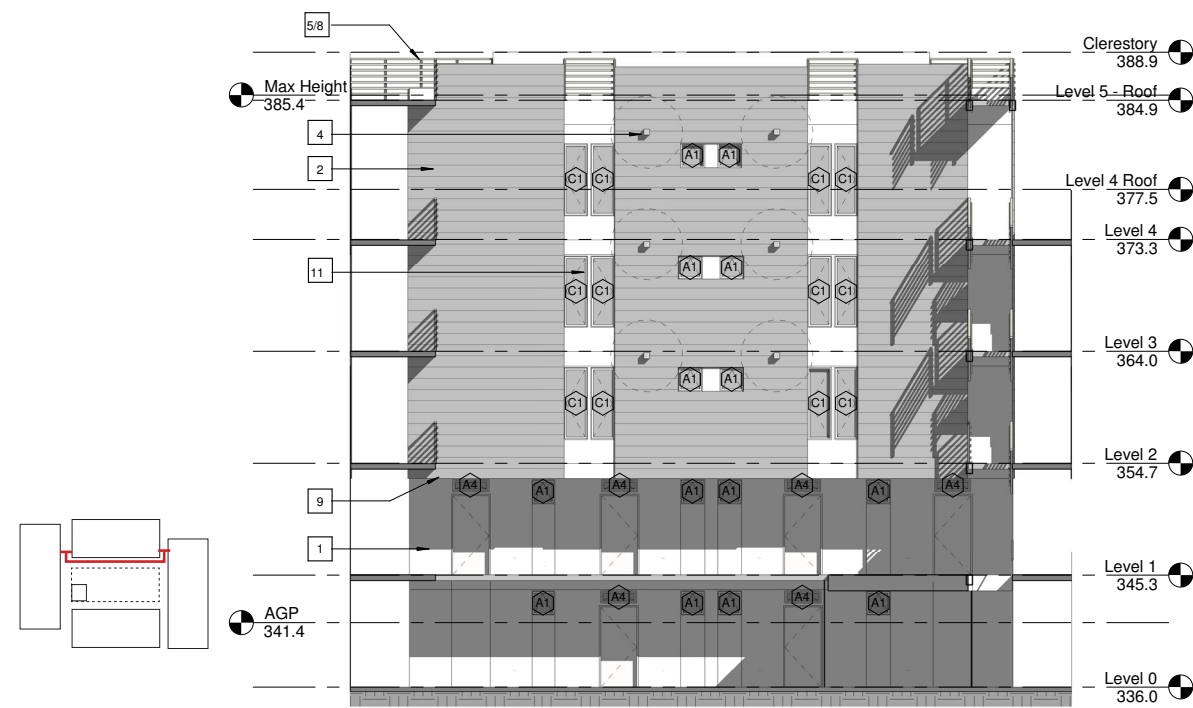
South Privacy Study:  
Window Openings have been placed to minimize direct  
sight between properties and to maximize privacy  
while also provide adequate access to light and air.



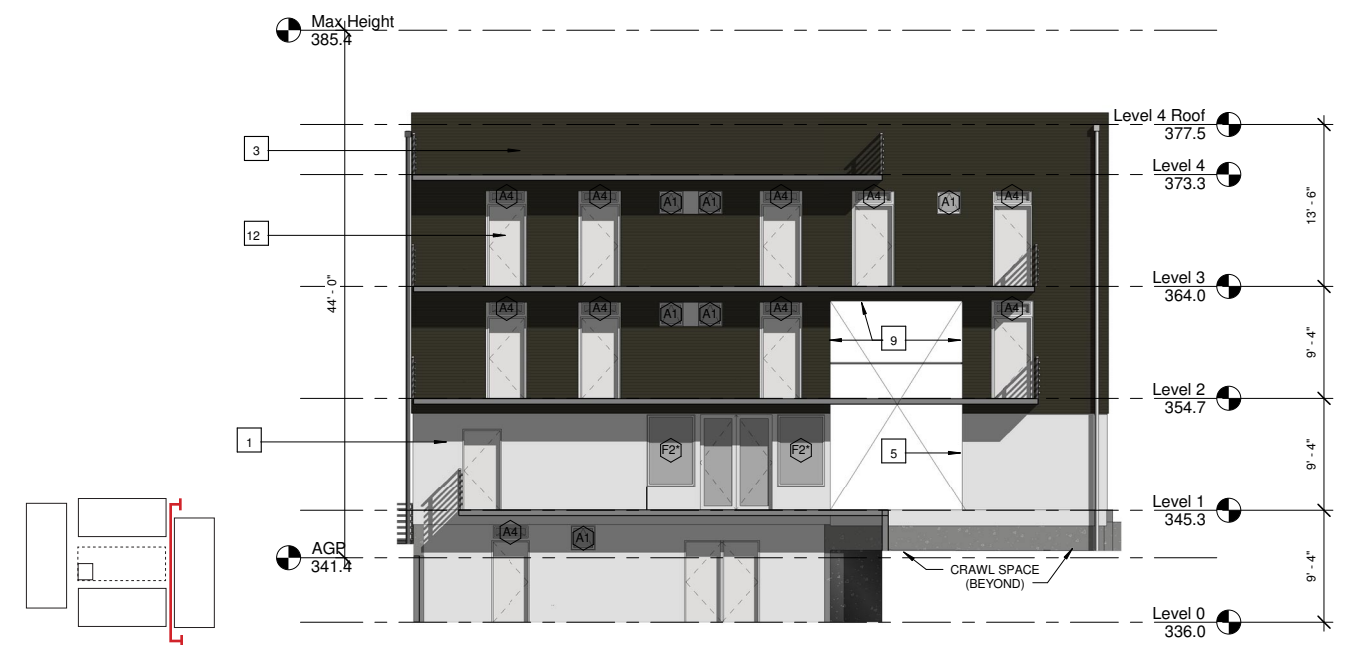
Adjacent  
Townhomes

Adjacent Single  
Family Residence

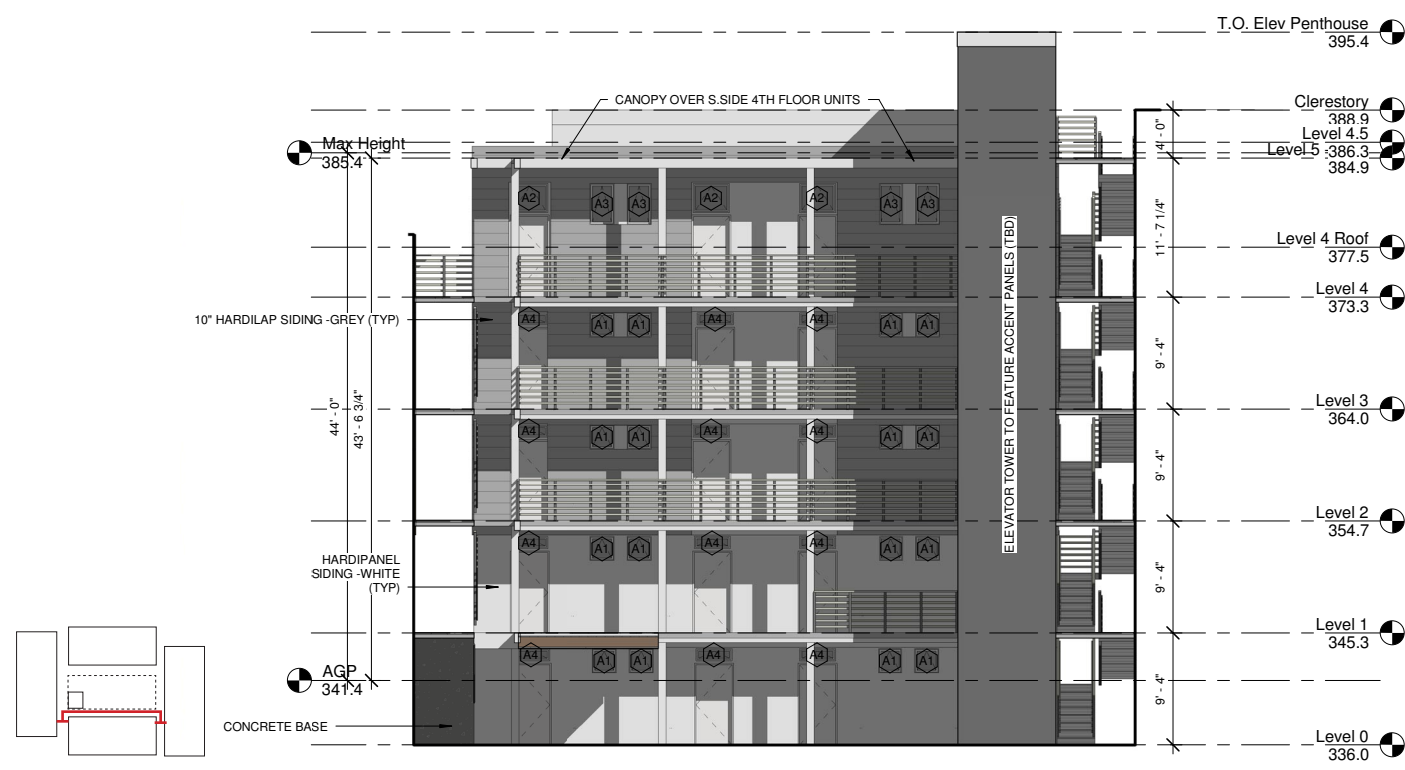




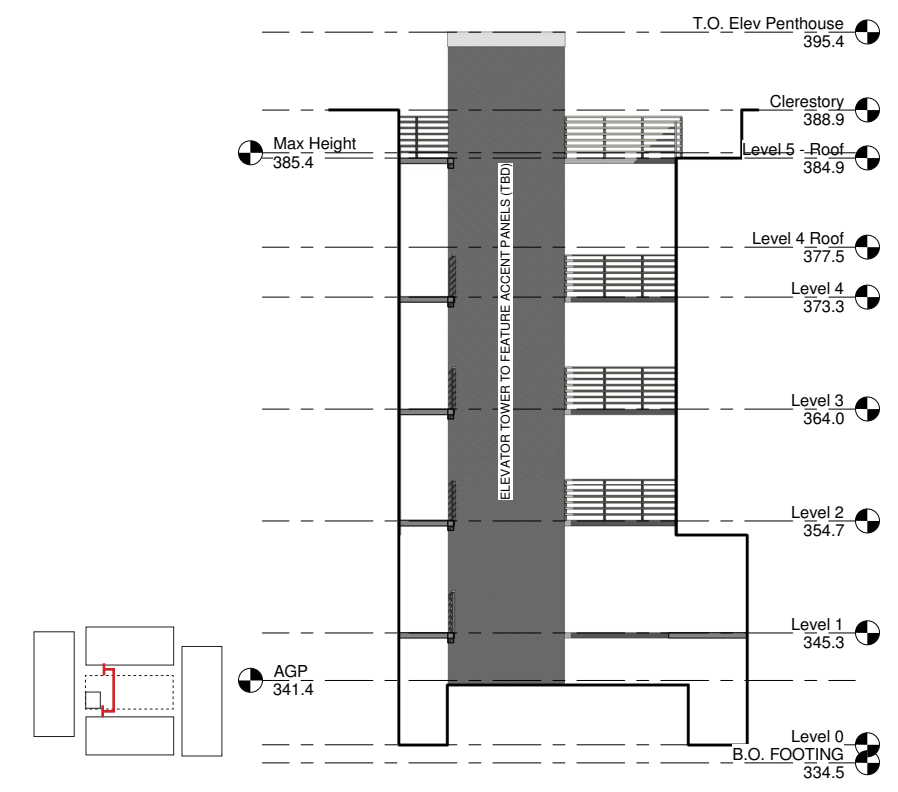
South Courtyard Elevation  
nts



East Courtyard Elevation  
nts



North Courtyard Elevation  
nts

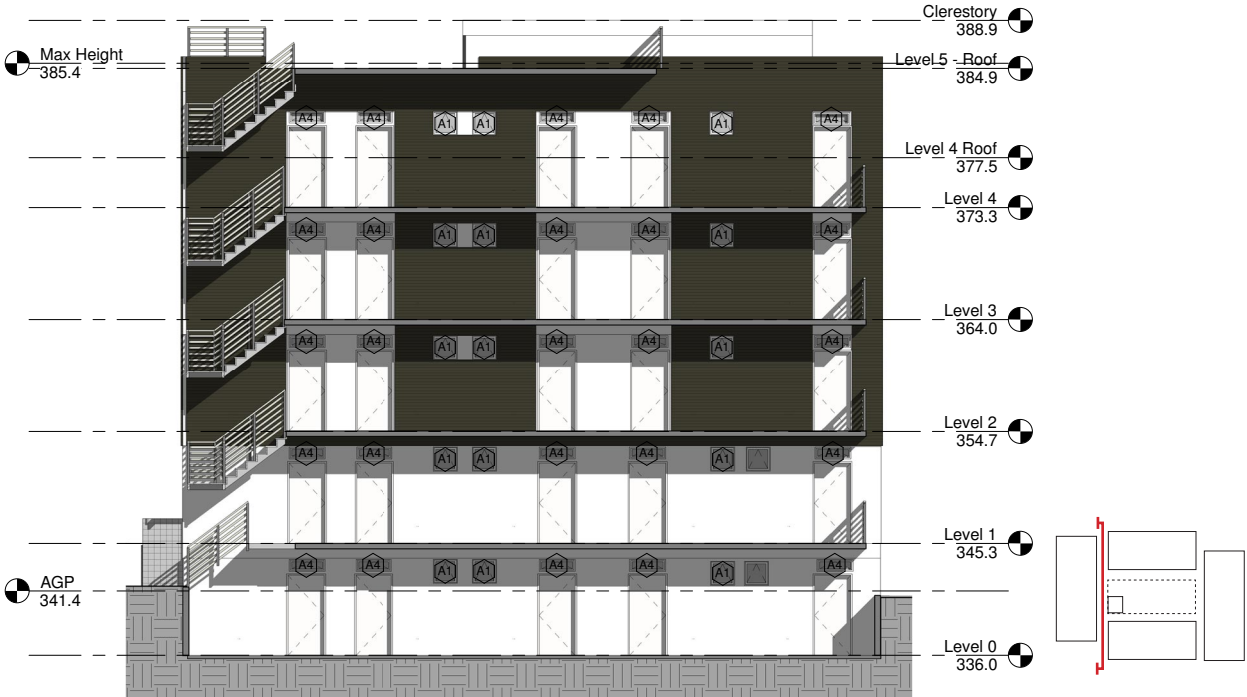


West Courtyard Elevation  
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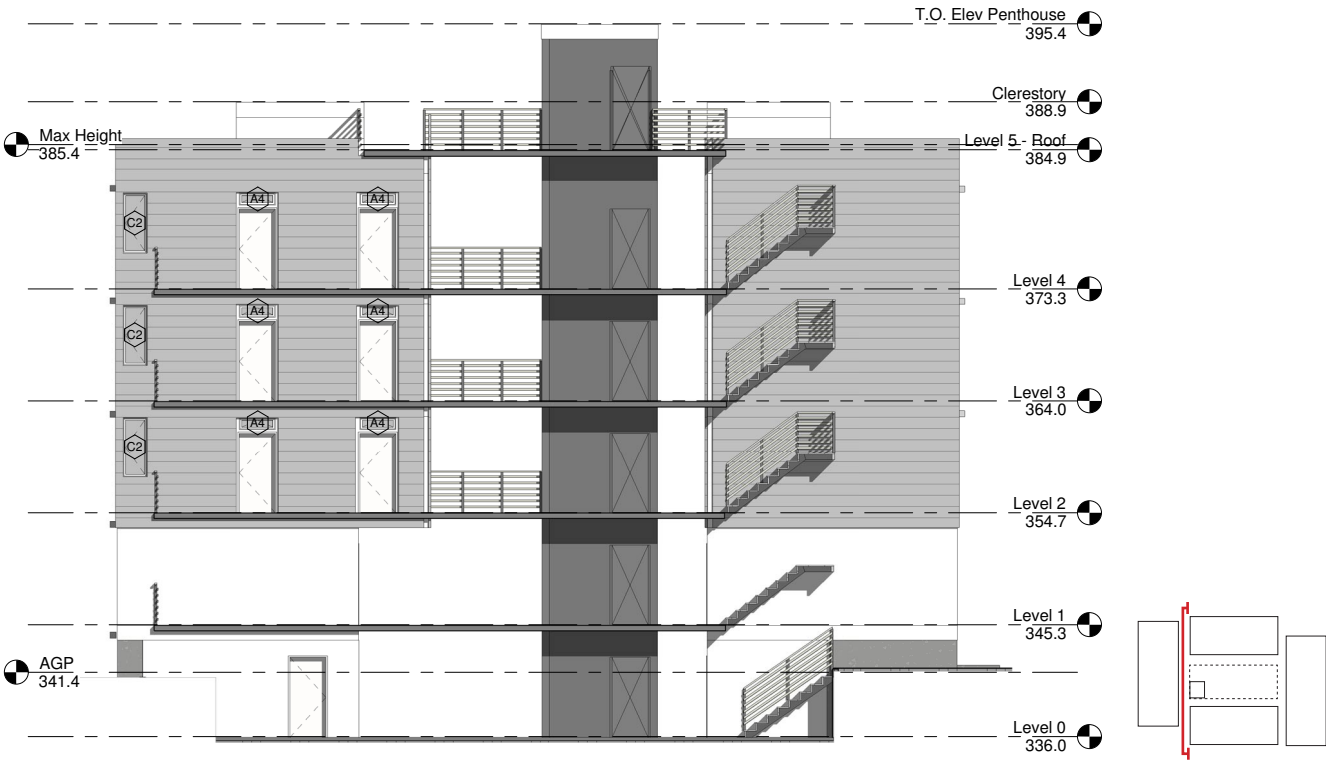
Administrative Design Review



West Interior Elevation 1



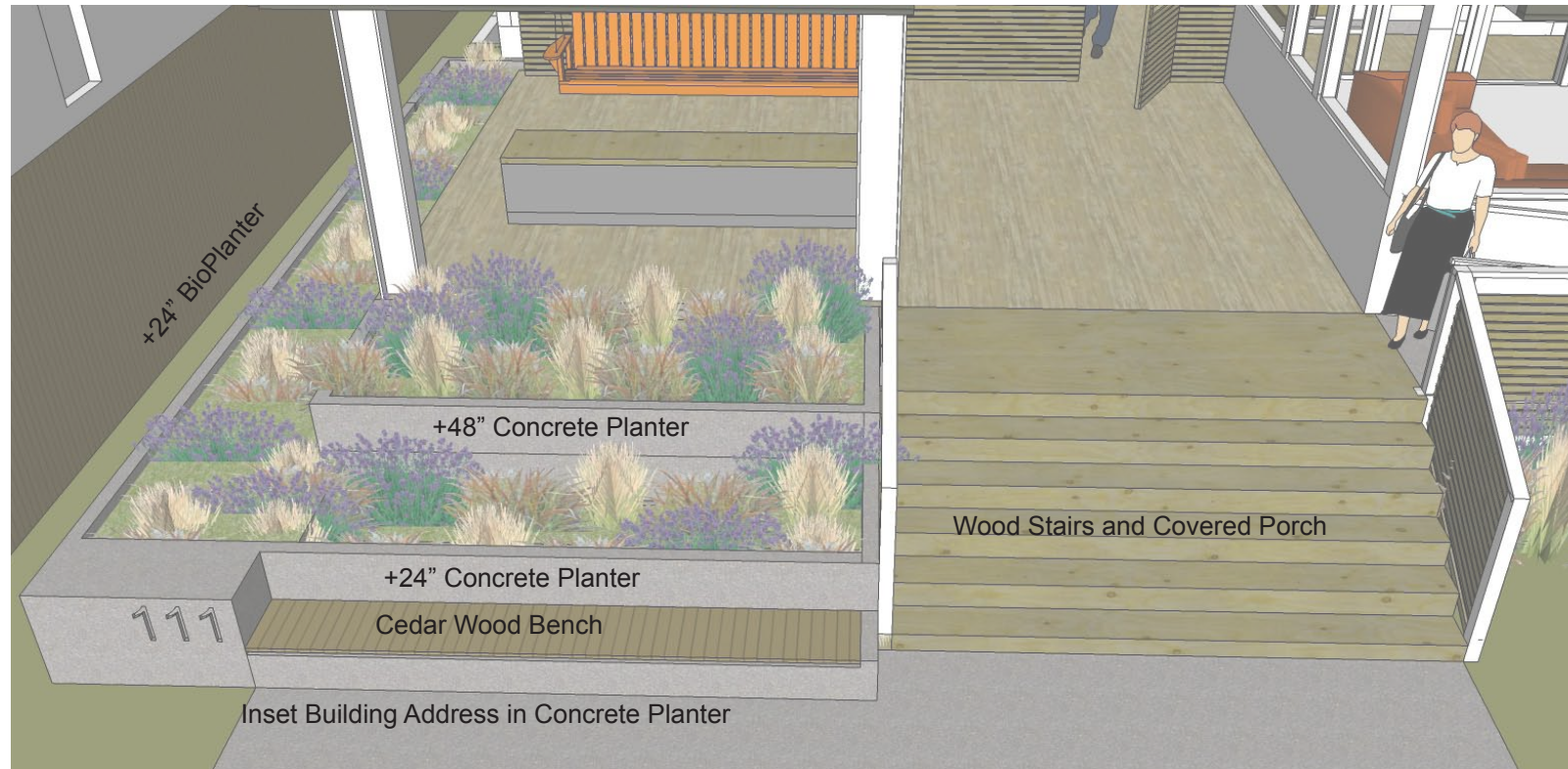
West Interior Elevation 2



East Interior Elevation

1	P-1	CEMENT BOARD	HARDI-PANEL	SW-7570 EGRET WHITE
2	P-2	CEMENT PANEL	10" HARDI-PLANK	SW-7017 DORIAN GREY
3	P-3	CEMENT PANEL	4" HARDI-PLANK	SW-7019 GAUNTLET GREY
4	M-1	METAL ACC.	POWDERCOATED	TO MATCH ADJ. CLADDING
5	M-2	METAL RAIL	POWDERCOATED	SW-7570 EGRET WHITE
6	M-3	WINDOW FLASH.	PRE-FINISHED	SW-6899 NASTURTIIUM
7	W-1	WOOD STRUCT.	HEAVY TIMBER	FIR W/ CLEAR COAT PER MFR.
8	W-2	WOOD RAIL	1"x4" CEDAR	CLEAR CEDAR
9	P-4	CEMENT PANEL	24" SOFFIT PANEL	SW-7570 EGRET WHITE
10	C-1	CONCRETE	SITE WALLS	TBD
11	V-1	VINYL	WINDOWS	WHITE
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				SW-6691 GLITZY GOLD
				SW-6902 DECISIVE YELLOW
				SW-6893 KID'S PLAY

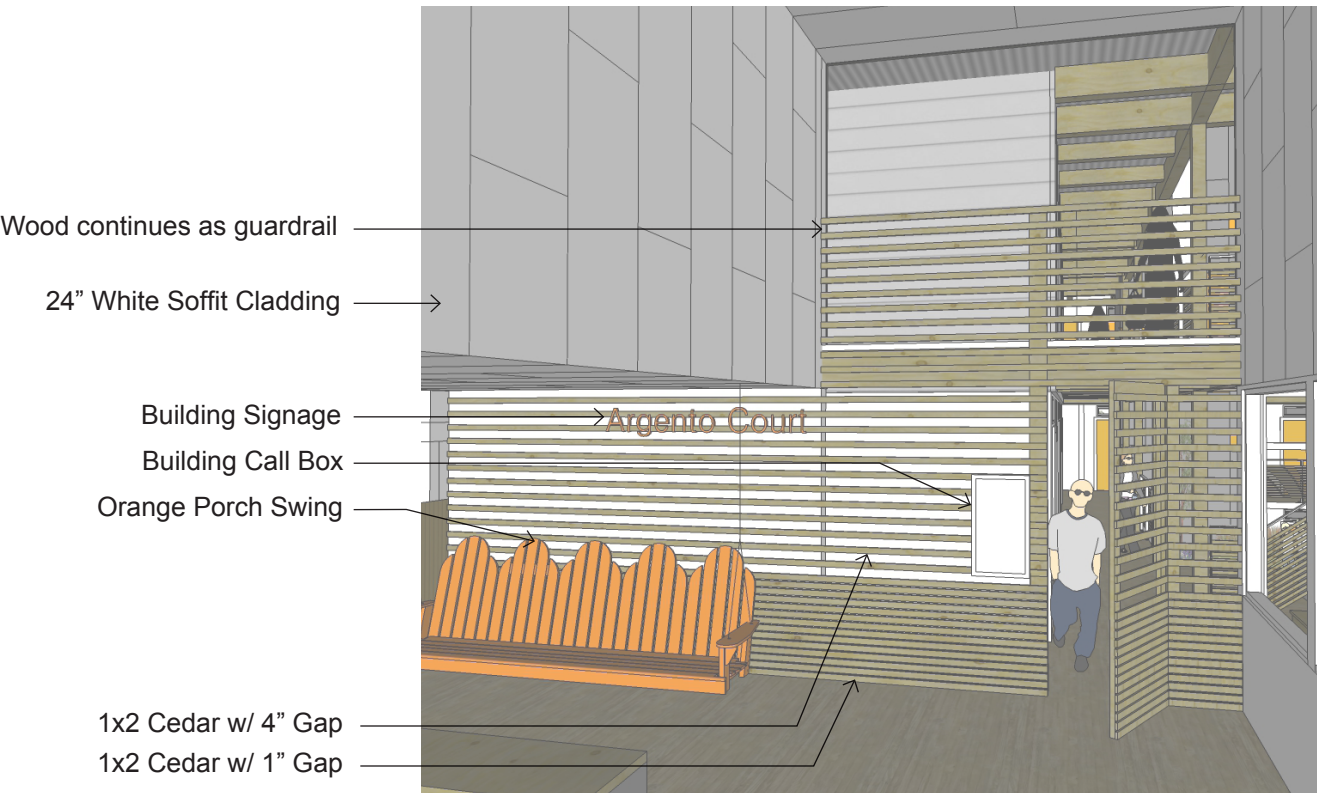




Entry Planters / Seating / Stair Sequence



Windows inset 4" from exterior face to add depth to face with accent trim to articulate openings



Entry Gate. Metal Frame w/ Cedar Infill w/ egress hardware on interior side provides security but allows views in/ out



Typical Railing Detail



111 21st Ave E | 3019295 / 6482726



W-1 WOOD STRUCTURE  
DOUGLAS / HEMLOCK FIR (PER STRUCT)  
CLEAR COAT FINISH



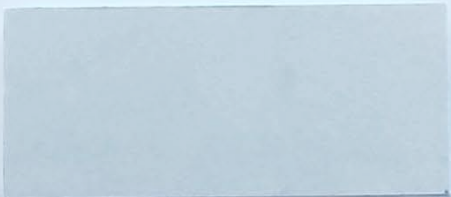
W-2 WOOD RAILING  
1X4 CEDAR INFILL  
CLEAR COAT OR PAINTED (PER ELEV.)



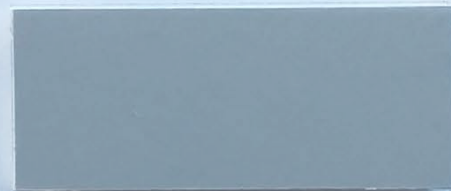
P-1 PANEL SIDING  
JAMES HARDI  
SW - 7570 EGRET WHITE

M-2 WHITE METAL RAILINGS  
MFR TBD  
SW - 7570 EGRET WHITE

P-4 24" SOFFIT PANEL  
JAMES HARDI  
SW - 7570 EGRET WHITE



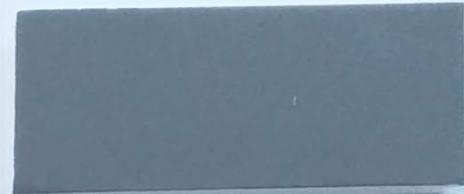
P-2 10" LAP SIDING  
JAMES HARDI  
SW - 7017 DORIAN GREY



C-1 CONCRETE  
WALLS AND PLANTERS  
BRUSHED FINISH



P-3 4" LAP SIDING  
JAMES HARDI  
SW - 7019 GAUNTLET GREY



PT-1 ACCENT PAINT / M-3 METAL FLASHING  
DOORS / ELEVATOR TOWER / WINDOW FLASHING  
SW-6899 NASTURTIUM



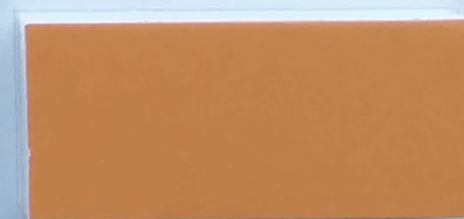
PT-2 ACCENT PAINT  
DOORS / ELEVATOR TOWER  
SW-6691 GLITZY GOLD



PT-3 ACCENT PAINT  
DOORS / ELEVATOR TOWER  
SW-6902 DECISIVE YELLOW



PT-4 ACCENT PAINT  
DOORS / ELEVATOR TOWER  
SW-6893 KID'S PLAY



Typical Railing Detail

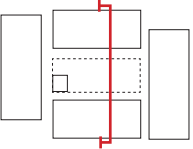




Longitudinal Section Perspective

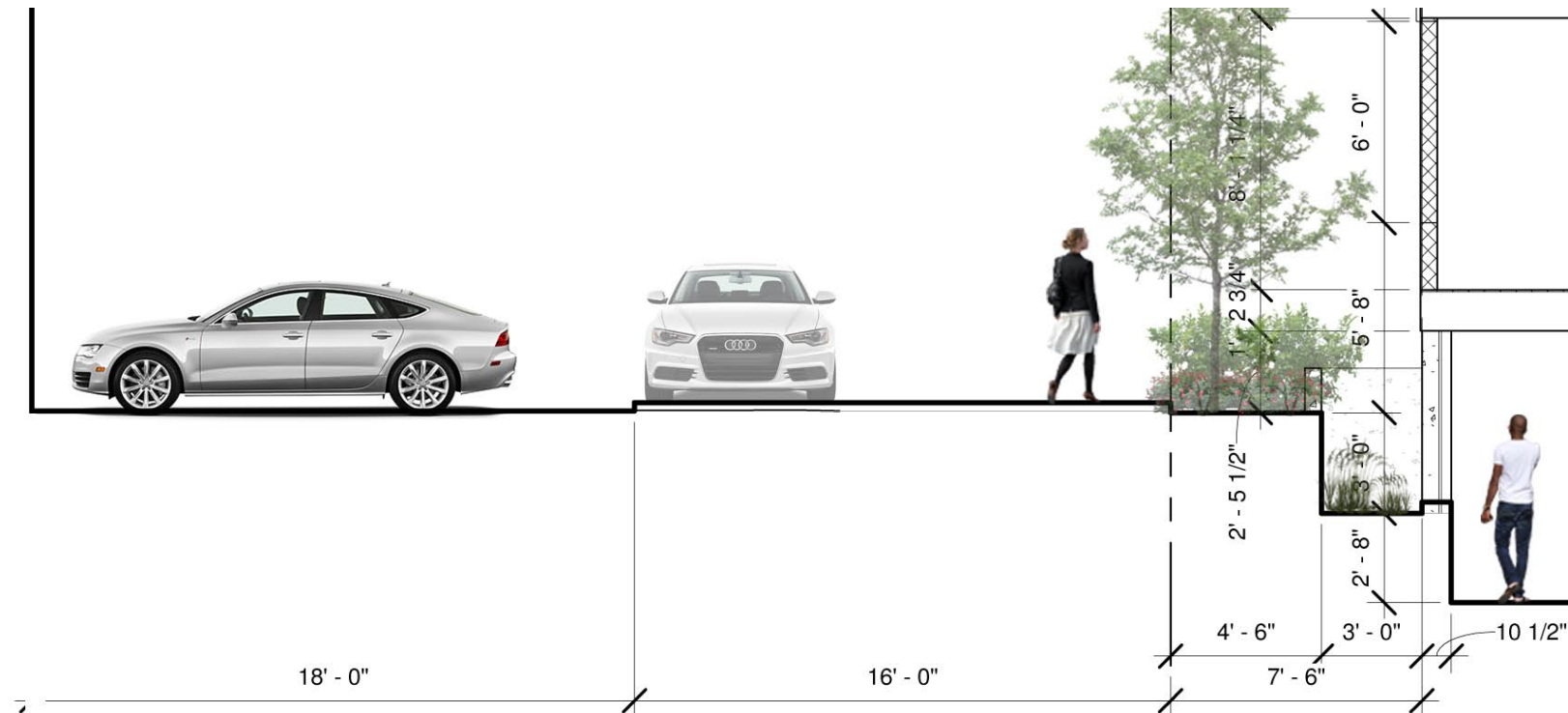


Cross Section Perspective







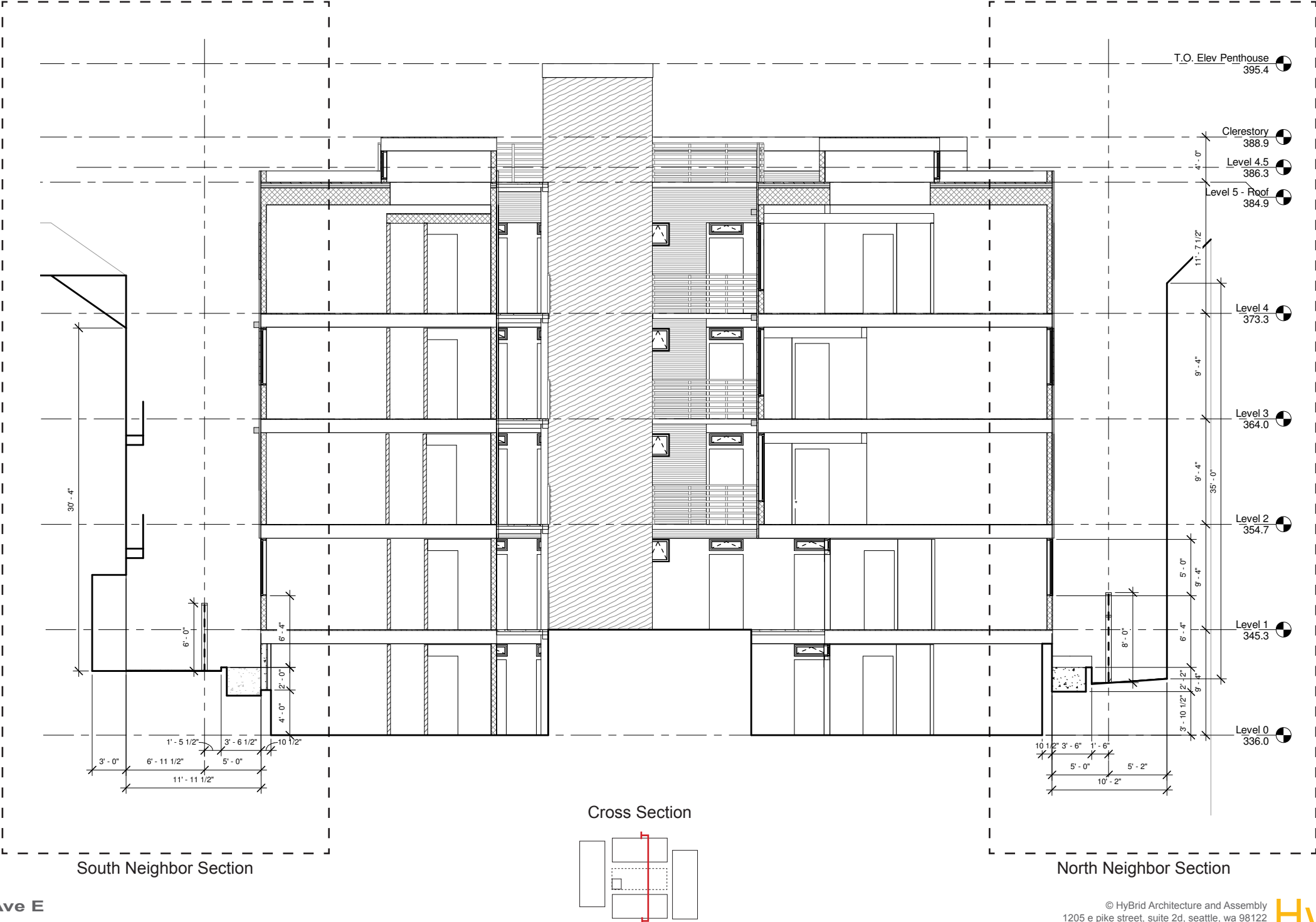


### Alley Detail Section



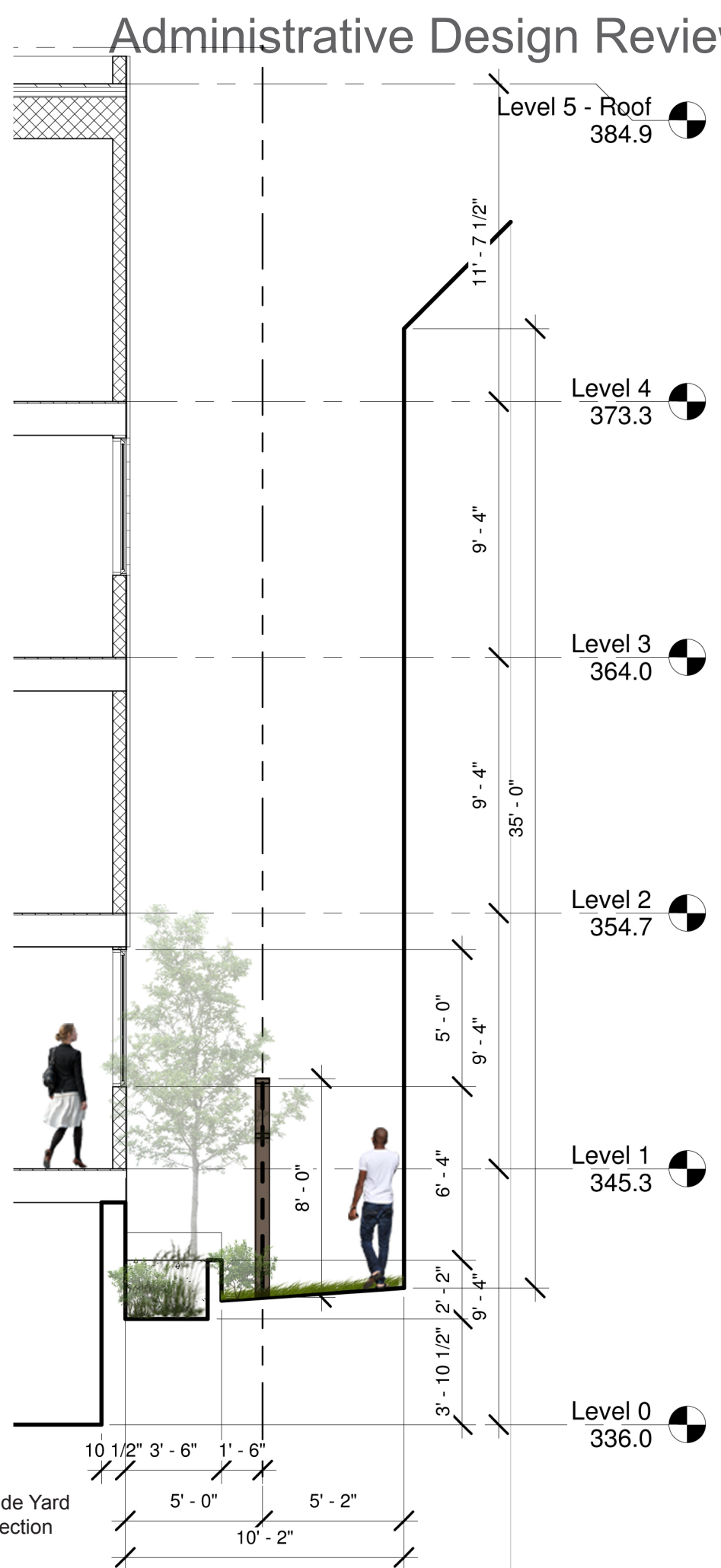
### Street / Sidewalk Detail Section







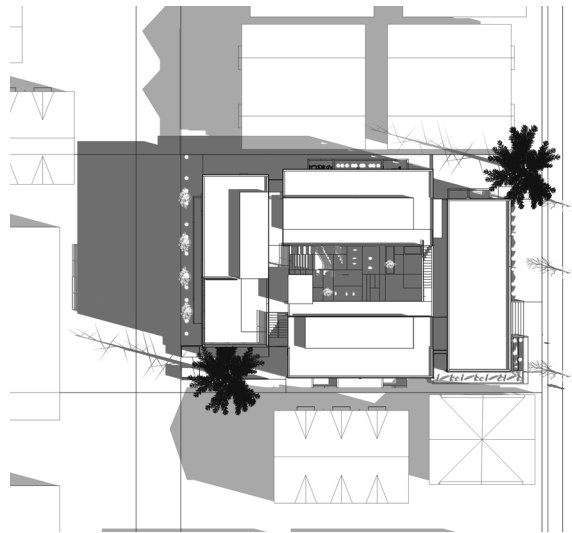
South Side Yard  
Detail Section



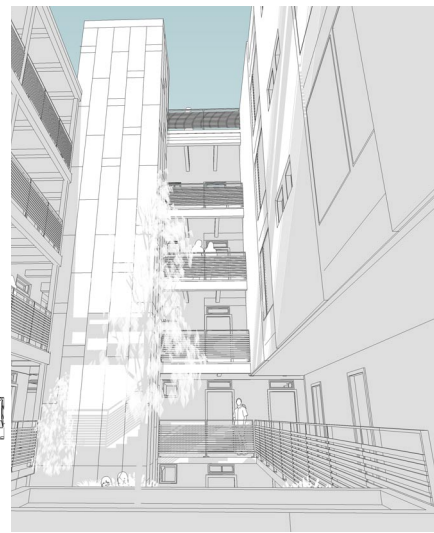
North Side Yard  
Detail Section

# Administrative Design Review

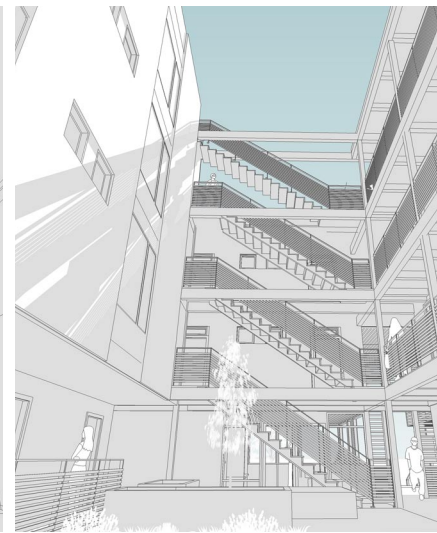




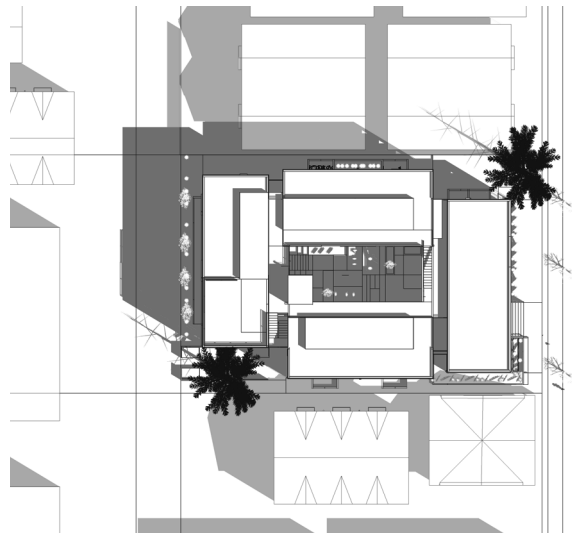
Summer Solstice - Morning



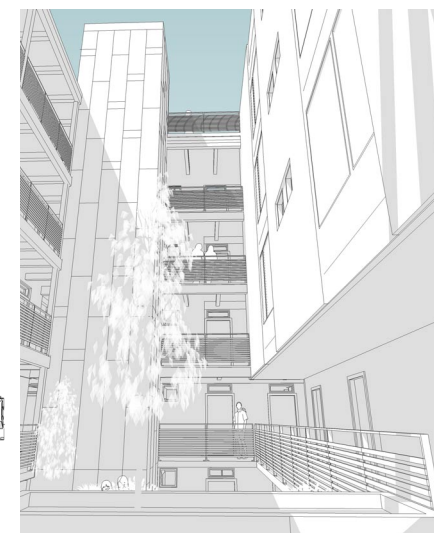
morning - west



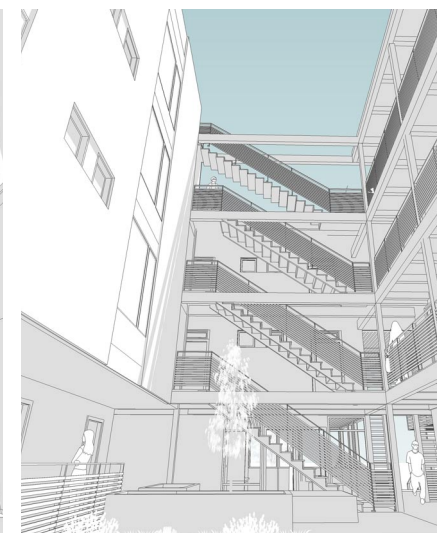
morning - east



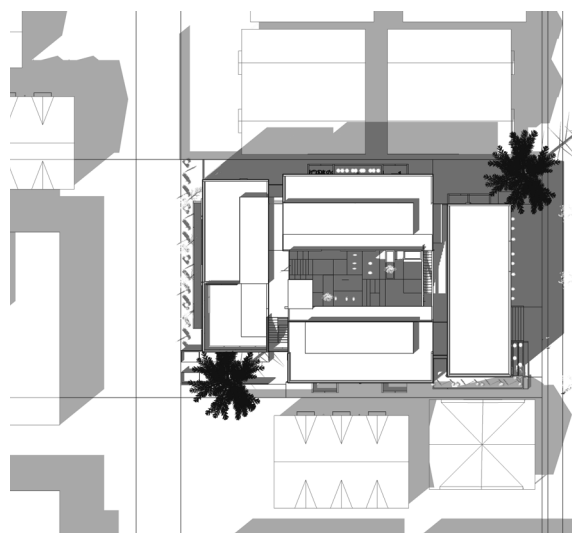
Summer Solstice - Noon



noon - west



noon - east



Summer Solstice - Afternoon



afternoon - west



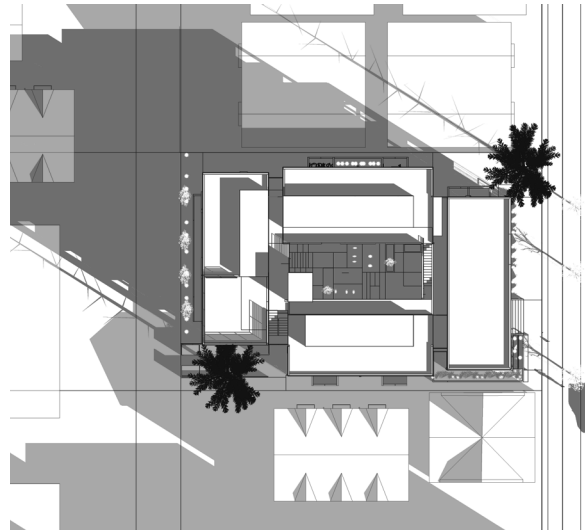
afternoon - east

## Courtyard Shadow Study

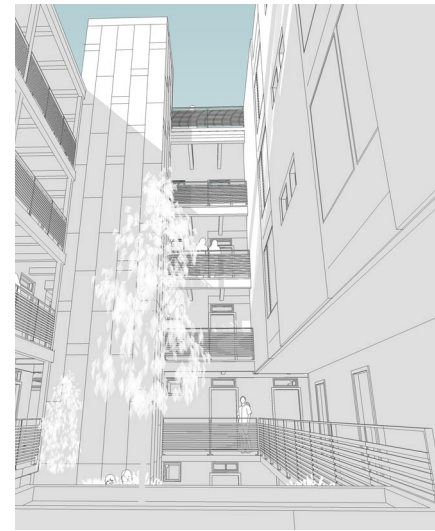
# Summer Solstice 6.21

This day is the longest day of the year and is also when the angle of the sun is at its most steep. Therefore, this is the day where the courtyard will get the most direct sunlight in addition to the indirect sunlight that will enter the space.

In the morning, the elevator shaft will be well lit almost down to the base as will the western walkway. In the afternoon, the north apartments will get direct light in through their southern windows. Finally, in the afternoon the east walkway will be directly illuminated before the sun sets.



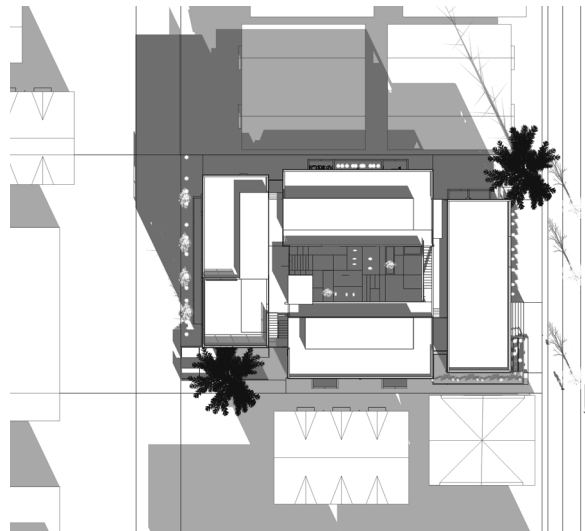
Equinox - Morning



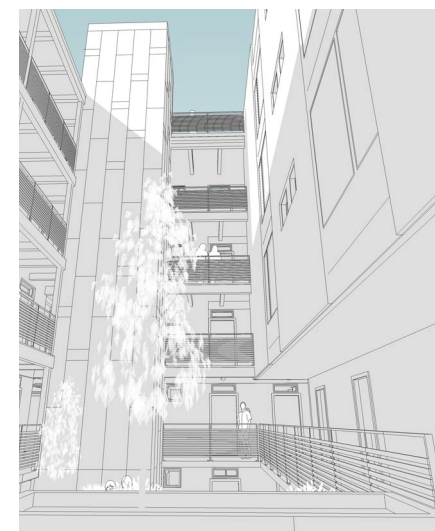
morning - west



morning - east



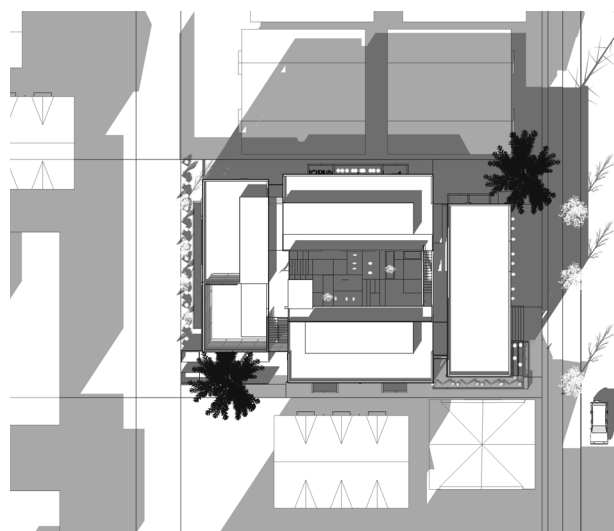
Equinox - Noon



noon - west



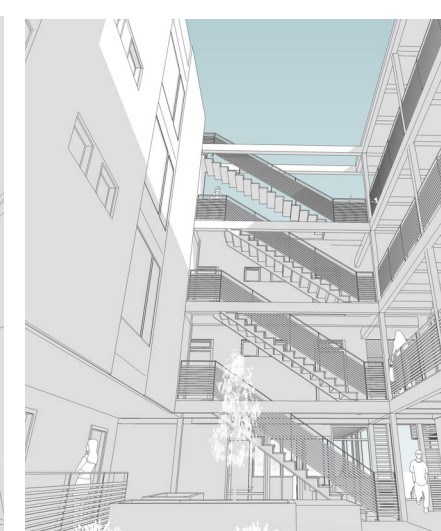
noon - east



Equinox - Afternoon



afternoon - west



afternoon - east

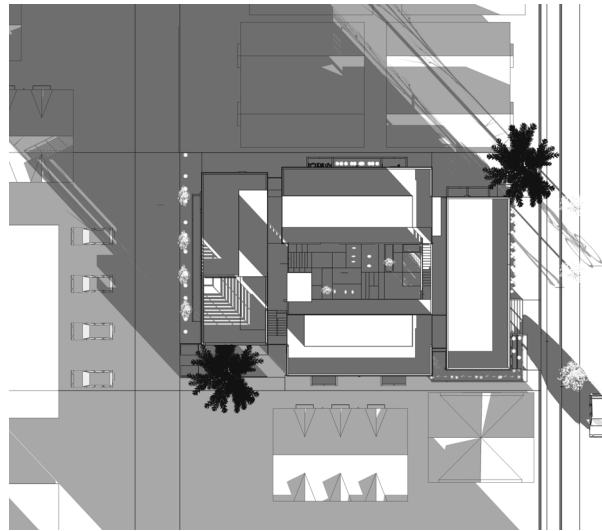
Courtyard Shadow Study

## Equinox 3.21 / 9.21

This day represents the middle of the sun's arc throughout the year and is also when the angle of the sun is at its most average angle. This is the day that the sun will display its most average degree of sunlight.

In the morning, the top of the elevator shaft and the top three floors of the exterior walkway will be in direct sunlight. In the afternoon, the top two floors of the north apartments will get direct light in through their southern windows. Finally, in the afternoon the top two floors of the east walkway will be directly illuminated before the sun sets.





Winter Solstice - Morning



morning - west



morning - east



Winter Solstice - Noon



noon - west



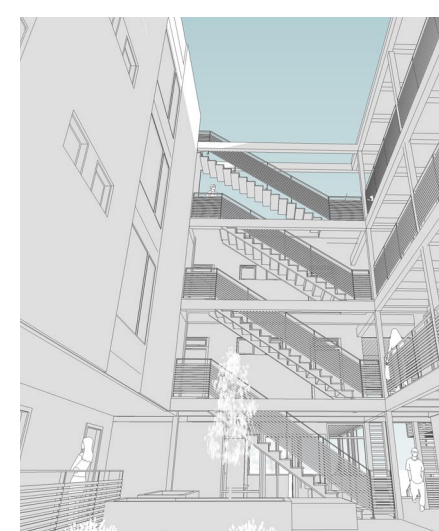
noon - east



Winter Solstice - Afternoon



afternoon - west



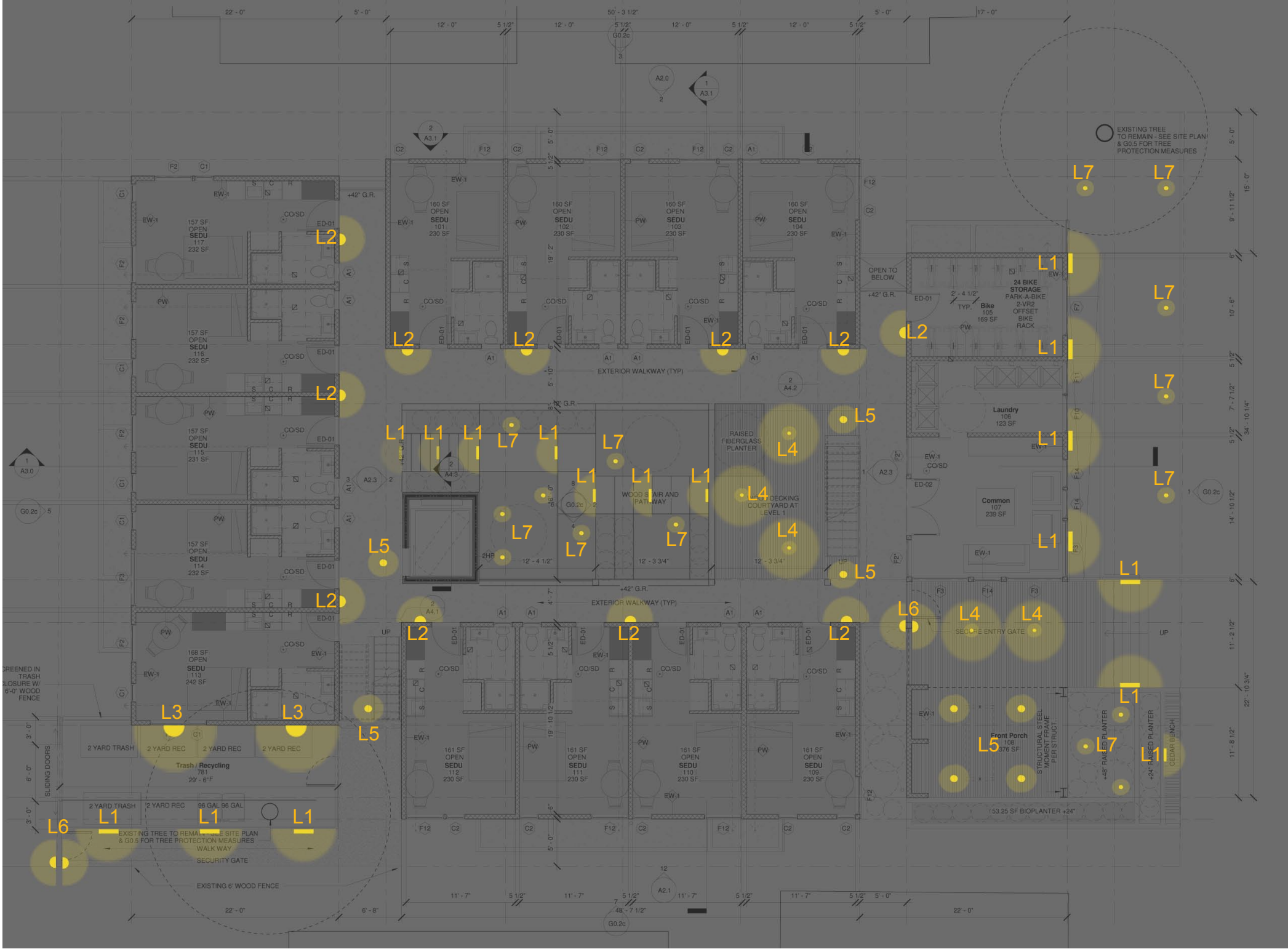
afternoon - east

## Courtyard Shadow Study

# Winter Solstice 12.21

This day is the shortest day of the year and is when the angle of the sun is at its most shallow. Therefore, this is the day where the courtyard will get the least amount of direct sunlight.

In the morning, the top of the elevator shaft will be lit as will the top floor of the west walkway. In the afternoon, the top floor of the north apartments will get direct light in through their southern windows. Finally, in the afternoon the east walkway will be partially illuminated before the sun sets.



Exterior Lighting Plan

Lighting Key

- |    |                   |                       |
|----|-------------------|-----------------------|
| L1 | Wall / Step Mount | Pathway Lighting      |
| L2 | Wall Mount        | Security Downlight    |
| L3 | Wall Mount        | Motion Sensor Light   |
| L4 | Pendant           | Entry Up / Down light |
| L5 | Ceiling Mount     | Walkway lighting      |
| L6 | Wall Mount        | Decorative (tbd)      |
| L7 | Landscape         | Accent light          |



L1 Step Light



L2 Wall Sconce



L3 Motion Sensor Light

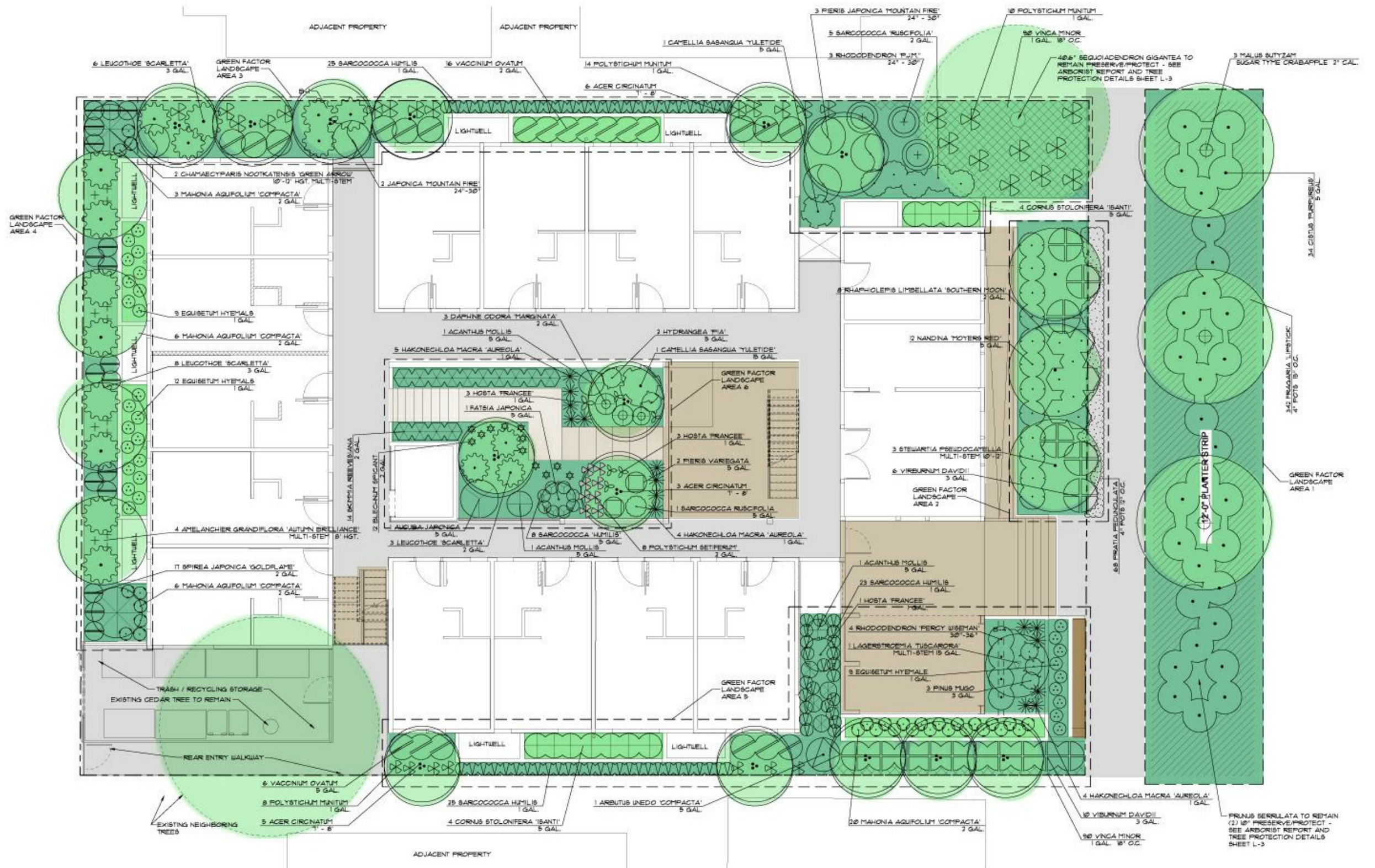


L4 Up / Down Pendant Light



L7 Landscape Lighting





Rendered Landscape Plan



PLANT LEGEND						
SYMBOL	QTY.	BOTANICAL NAME/COMMON NAME	SIZE	CONDITION	SPACING	COMMENTS
<div>TREES</div> <div></div>	14	ACER CIRCINATUM - VINE MAPLE	1'-8" HGT	B & B MULTI-STEM	AS SHOWN	MINIMUM 3 STEMS
	4	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' - SHADEBLOW	8' HGT	B & B MULTI-STEM	AS SHOWN	MINIMUM 3 STEMS
	3	MALUS SUTYZAN' - SUGAR TYME CRABAPPLE	2" CAL.	B & B		STRONG CENTRAL LEADER EVEN AND BALANCED BRANCHING
	1	LAGERSTROEMIA 'TUSCARORA' CREPE MYRTLE	15 GAL.	MULTI-STEM		MINIMUM 3 STEMS
	3	STEWARTIA PSEUDOCAMELLIA	10'-12" HGT	B & B MULTI-STEM	AS SHOWN	MINIMUM 3 STEMS
	2	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' - ALASKA YELLOW CEDAR	10'-12" HGT	B & B		
<div>SHRUBS</div> <div></div>	1	AREBUTUS UNEDO 'COMPACTA' - STRAWBERRY BUSH	5 GAL.	CONTAINER	AS SHOWN	FULL FOLIAGE
	1	AUCUBA JAPONICA	5 GAL.	CONTAINER		
	2	CAMELLIA SASANKUA 'YULETIDE'	15 GAL.	CONTAINER		FULL FOLIAGE, STRONG CENTRAL LEADER
	11	CORNUS STOLONIFERA 'ISANTI'	5 GAL.	CONTAINER		
	34	CISTUS PURPUREUS - ROCK ROSE	5 GAL.	CONTAINER	AS SHOWN	
	3	DAPHNE ODORA 'MARGNATA'	2 GAL.	CONTAINER		FULL FOLIAGE
	2	FATSIA JAPONICA	5 GAL.	CONTAINER		FULL LUSTROUS FOLIAGE
	2	HYDRANGEA 'PIA'	5 GAL.	CONTAINER		
	16	LEUCOTHOE 'SCARLETTA'	3 GAL.	CONTAINER	AS SHOWN	WELL DEVELOPED ROOT BALL
	28	MAHONIA AQUIFOLIUM 'COMPACTA' - OREGON GRAPE	2 GAL.	CONTAINER	AS SHOWN	MULTIPLE STEMS
	12	NANDINA DOMESTICA 'MOYERS RED' - HEAVENLY BAMBOO	5 GAL.	CONTAINER	AS SHOWN	MINIMUM 3 CANES PER PLANT
	3	PINUS MUGO	3 GAL.	CONTAINER		
	5	PIERIS JAPONICA 'MOUNTAIN FIRE'	24" - 30"	CONTAINER		FULL FOLIAGE
	2	PIERIS JAPONICA 'VARIEGATA'	5 GAL.	CONTAINER		FULL FOLIAGE
	8	RHAPHIOLEPIS UMBELLATA 'SOUTHERN MOON'	2 GAL.	CONTAINER	AS SHOWN	
	4	RHODODENDRON 'PERCY WISEMAN'	30" - 36"	B & B		WELL BUDDED
	3	RHODODENDRON 'FJ.M.'	24" - 30"	B & B		WELL BUDDED
	83	SARCOCOCCA 'HUMILIS'	1 GAL.	CONTAINER	AS SHOWN	WELL ROOTED
	6	SARCOCOCCA RUSCIFOLIA - SWEET BOX	2 GAL.	CONTAINER		WELL FORMED PLANTS
	11	SKIMMIA REEVESIANA	2 GAL.	CONTAINER		WELL DEVELOPED ROOTS
	15	SPIREA JAPONICA 'GOLDFLAME'	2 GAL.	CONTAINER	AS SHOWN	
	22	VACCINIUM OVATUM - HUCKLEBERRY	2 GAL.	CONTAINER	AS SHOWN	NURSERY GROWN
	16	VIBURNUM DAVIDII	3 GAL.	CONTAINER	AS SHOWN	FULL FOLIAGE
<div>GROUNDCOVER</div> <div></div>	130	CORNUS CANADENSIS - VINCA MINOR	1 GAL.	CONTAINER	18" O.C. TRI-SPACE	FULL, WELL DEVELOPED
	342	COTONEASTER DAMMERI FRAGARIA 'LIPSTICK'	4" POTS	CONTAINER	15" O.C. TRI-SPACE	
	60	PRATI A PEDUNCULATA - BLUE STAR CREEPER	4" POTS	CONTAINER	12" O.C. TRI-SPACE	
PERENNIALS / FERNS / GRASSES						
<div></div>	3	ACANTHUS MOLLIS - BEARS BREECH	5 GAL.	CONTAINER		WELL DEVELOPED ROOTS
	12	BLECHNUM SPICANT - DEER FERN	2 GAL.	CONTAINER		WELL DEVELOPED ROOTS
	30	EQUISETUM HYEMALE	1 GAL.	CONTAINER	AS SHOWN	
	15	HAKONECHLOA MACRA 'AUROLEA' - JAPANESE FOREST GRASS	1 GAL.	CONTAINER	AS SHOWN	MATURE CROWN
	6	HOSTA 'FRANCEE'	1 GAL.	CONTAINER	AS SHOWN	
	32	POLYSTICHUM MUNITUM - SWORD FERN	2 GAL.	CONTAINER	AS SHOWN	WELL DEVELOPED ROOTS
	8	POLYSTICHUM SETIFERUM - SHIELD FERN	2 GAL.	CONTAINER	AS SHOWN	WELL DEVELOPED ROOTS



acanthus mollis



alaskan cedar



scarletta



vaccinium ovatum



acanthus mollis hollards



shadblow



strawberry bush



heavenly bamboo



spirea japonica



blechnum spican



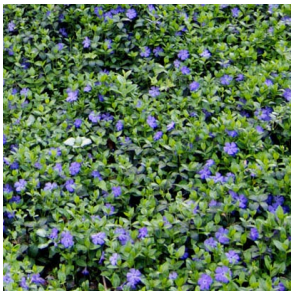
sugar tyme crab apple



aucuba japonica



oregon grape



vinca minor



equisetum hyemale



crepe myrtle



yuletide



humilis



cottoneaster



hosta francee



stewartia pseudo camellia



rockrose



viburnum davidii



blue star creeper





## Previous Project Experience