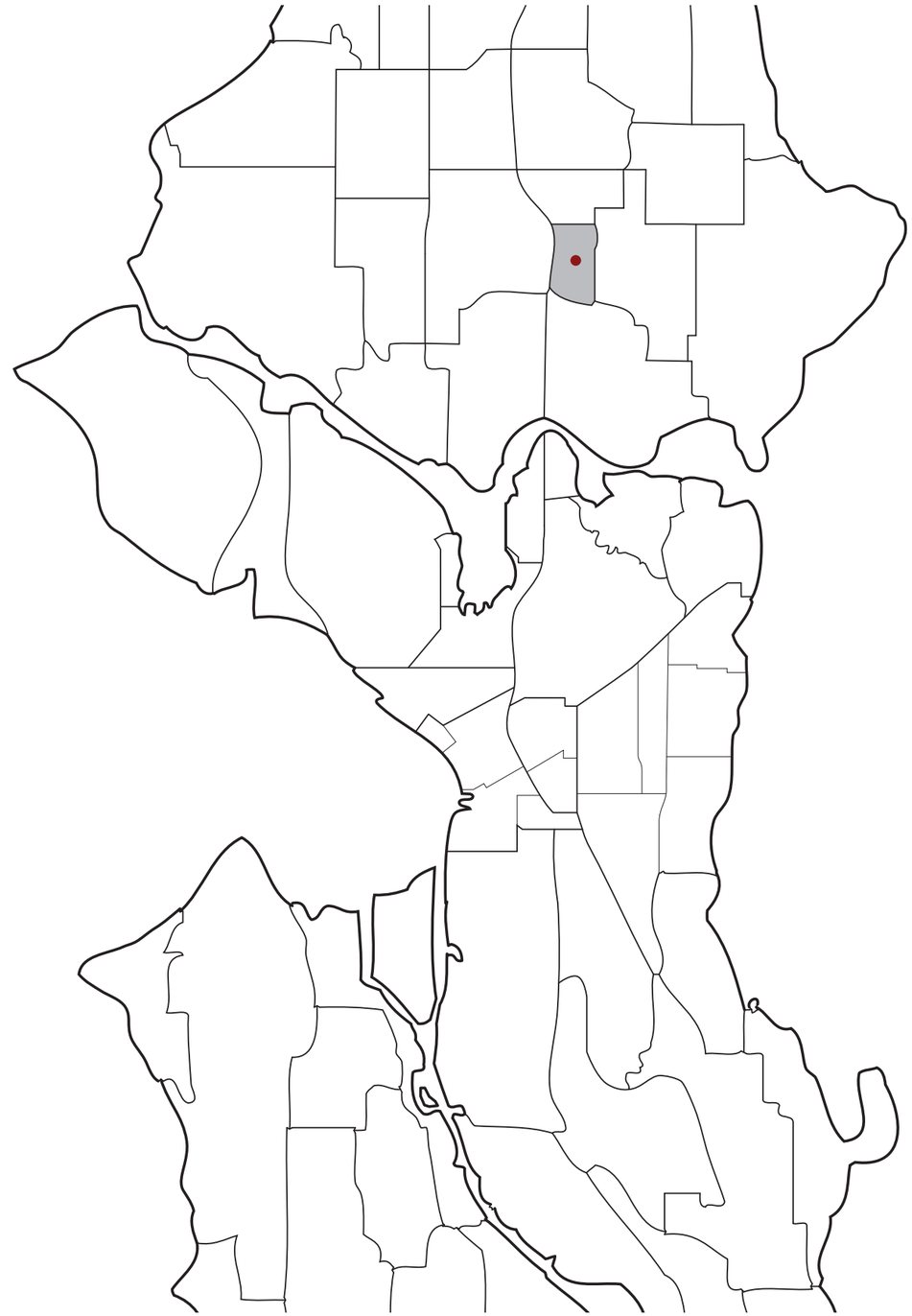
#3020120

7012 ROOSEVELT WAY NE **EARLY DESIGN GUIDANCE**

NOREN DEVELOPMENT | S+HWorks ARCHITECTURE & DESIGN

EDG | 02.12.2016



ADDRESS
7012 ROOSEVELT WAY NE
SDCI# 3020120

PROJECT TEAM

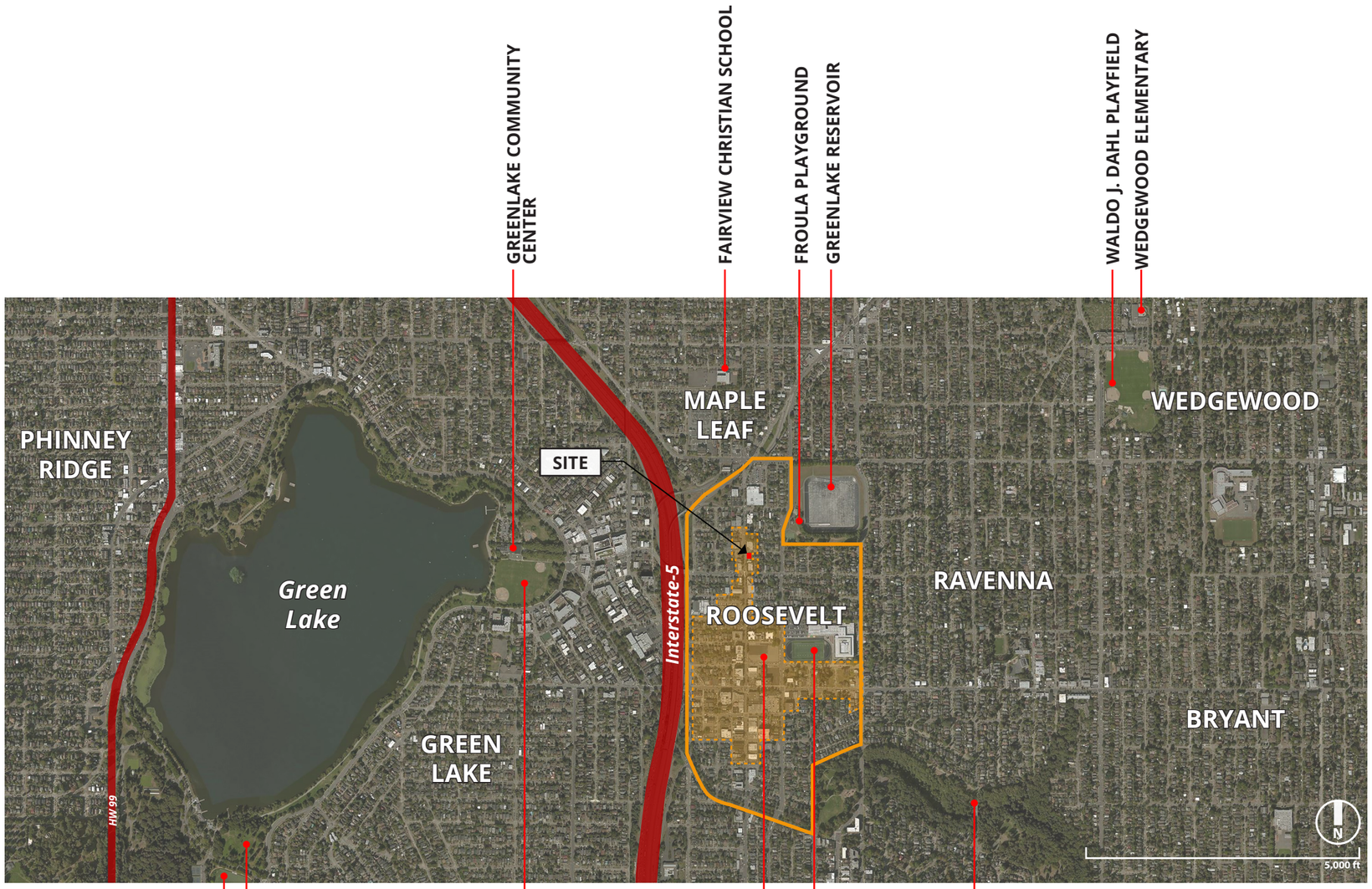
OWNER	Noren Development
ARCHITECT	S+H Works, LLC

PROJECT INFO

ZONING	NC2-40, SAOD, RO
LOT SIZE	4,800 SF
FAR	4.0
ALLOWABLE FAR	19,200 SF
PROPOSED FAR	13,385 SF
PROPOSED UNITS	29
COMMERCIAL SQ. FT.	N/A
PARKING STALLS	N/A
BICYCLE PARKING	22 STALLS

PROJECT DESCRIPTION
The proposed project involves the demolition of an existing commercial building and the construction of a four story apartment building. No parking spaces will be provided.

INDEX



VICINITY ANALYSIS - ROOSEVELT

The project is located in the northern end of the Roosevelt neighborhood within the Roosevelt Station Overlay District and Residential Urban Village. Although Roosevelt has some vacant lots and dilapidated residences, the area expects major growth with the completion of the Roosevelt Transit Station in 2021. Several large scale projects are already in progress within the project's immediate vicinity.

- ROOSEVELT STATION OVERLAY DISTRICT
- ROOSEVELT RESIDENTIAL URBAN VILLAGE
- SITE

ZONING

The project site is zoned NC2-40 and its located on the east side of Roosevelt Way NE, a two lane south bound one way street. The area is viable commercial corridor with dining, retail, and an assortment of other business. The lot to the east is a split-zoned lot containing both NC2-40 and SF5000 zones.

ROOSEVELT STATION OVERLAY DISTRICT

ROOSEVELT RESIDENTIAL URBAN VILAGE (RUV)

MR

LR3

C1-40

NC2-40

NC3P-65

ADJACENCIES/CIRCULATION

Roosevelt Way NE provides easy access to University District and Downtown with generous bike lanes and the 66/67 bus route. NE 70th provides good access to Greenlake with a dedicated bike lane and limited interruptions from Interstate-5 interchanges. Major grocery stores and other retail and commercial amenities are within easy walking distances.

CIRCULATION

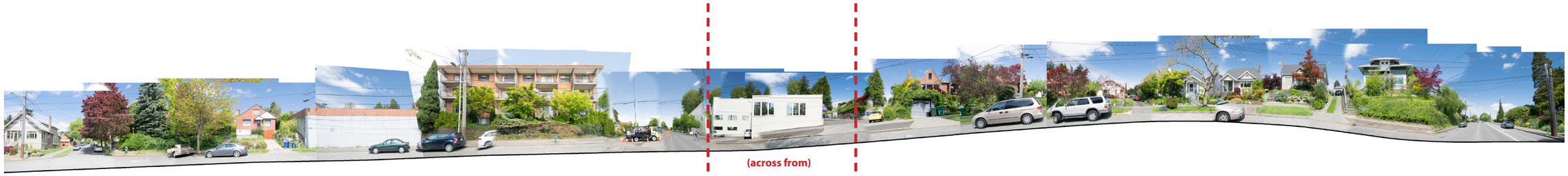
Walk Score 79 | Transit Score 54 | Bike Score 76

- MAJOR ARTERIAL
- DEDICATED BICYCLE LANE
- TRANSIT ROUTE
- DESIGNATED BUS STOP
- CITY OWNED BIKE RACKS

TYPOLOGY

- SINGLE FAMILY HOME
- MIXED-USE
- MULTIFAMILY
- COMMERCIAL
- RELIGIOUS
- OFFICE
- MEDICAL
- EDUCATIONAL
- PERMITTING / UNDER CONSTRUCTION

❶ NE 71ST LOOKING NORTH



(across from)
7012

SINGLE FAMILY | SINGLE FAMILY | MULTI-FAMILY | COMMERCIAL | SINGLE FAMILY

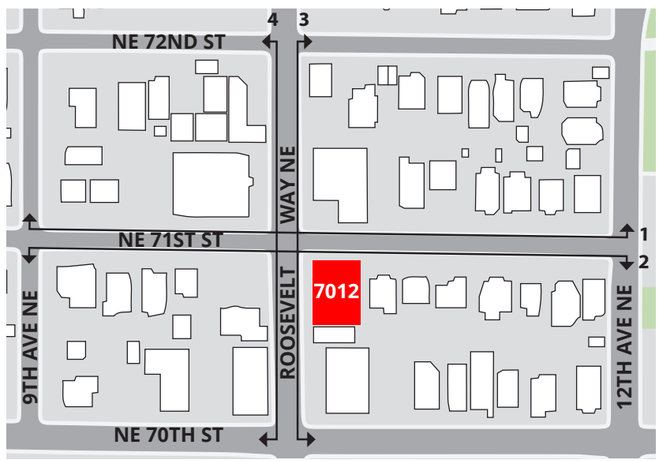
9TH AVE NE

12TH AVE NE

❷ NE 71ST LOOKING SOUTH

SINGLE FAMILY | **7012** COMMERCIAL | PERMIT PENDING | SINGLE FAMILY

12TH AVE NE | ROOSEVELT WAY NE | 9TH AVE NE



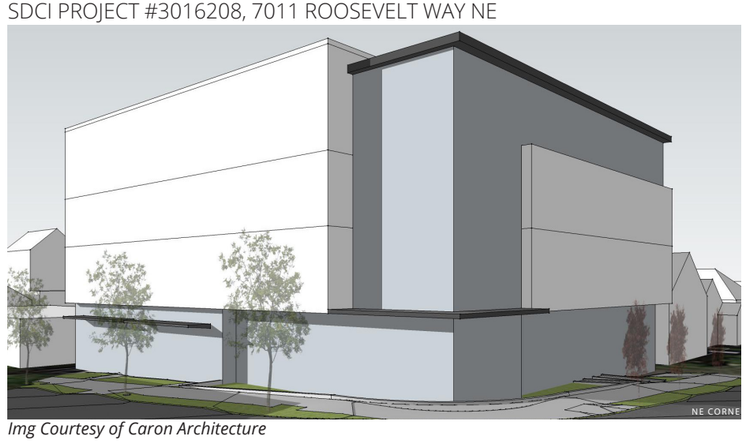
ROOSEVELT WAY NE

7012 Roosevelt Way NE faces an empty lot across the street to the west, a medical supplier across the street to the north, and a three story apartment building diagonally opposite across the street (SDCI #3016208) . The residences to the west and east away from Roosevelt are small to mid-size single family houses from one to two levels.

-- SITE'S PROPERTY LINE

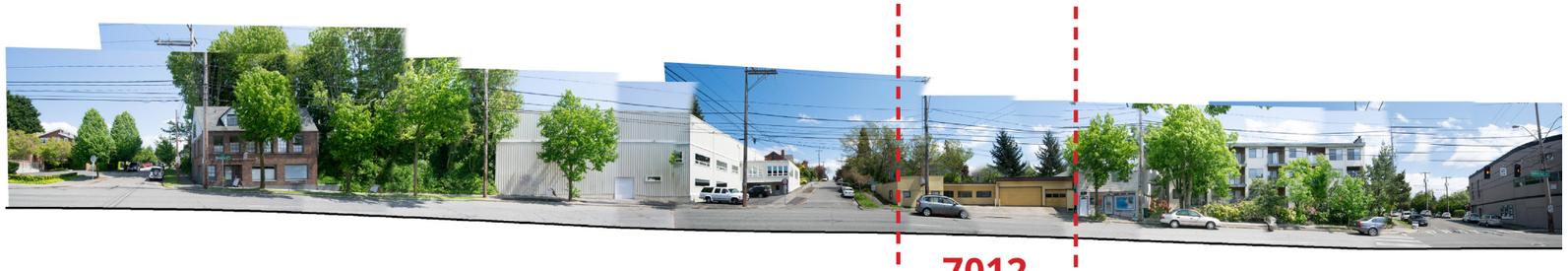
-- NEIGHBORING PROJECT PROPERTY LINE

SDCI PROJECT #3016208, 7011 ROOSEVELT WAY NE



Img Courtesy of Caron Architecture

❸ ROOSEVELT WAY NE LOOKING EAST



7012

COMMERCIAL | COMMERCIAL | COMMERCIAL | COMMERCIAL | MULTI-FAMILY

NE 72ND ST | NE 71ST ST | NE 70TH ST

❹ ROOSEVELT WAY NE LOOKING WEST

COMMERCIAL | (across from) **7012** PERMIT PENDING | MULTIFAMILY | COMMERCIAL

NE 70TH ST | NE 72ND ST

NEIGHBORHOOD ICONS

ROOSEVELT LINK LIGHT RAIL STATION

Image Courtesy of Sound Transit

ROOSEVELT HIGH SCHOOL

Image Courtesy of Seattle School District

ROOSEVELT P-PATCH

Image Courtesy of Seattle Department of Neighborhoods

RECENT NEIGHBORHOOD DEVELOPMENTS

6800 ROOSEVELT (FULLER SEARS RENDERING)

6921 ROOSEVELT WAY NE (CONE ARCHITECTURE RENDERING)

800 NE 67TH (RUNBERG ARCHITECTURE GROUP RENDERING)

65TH & ROOSEVELT (WEINSTEIN A+U)

6404 & 6406 9TH AVE NE (CARON ARCHITECTURE RENDERING)

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EXISTING SITE CONDITIONS

An automotive shop currently occupies the site. Large curb cuts and paved drive areas dominate the street frontage on Roosevelt. The topography slopes up 10 feet. to the east along NE 71st Street, and slopes down 4 feet to the south along Roosevelt Way. The existing building is partially buried into the hillside. A few trees exist at the northeast corner of the site that will be removed. Powerlines along Roosevelt Way border the west property line and greatly impact the project's massing. To the south is a small commercial building, and to the east is a single family residence. A 3' R.O.W. widening dedication is required along Roosevelt Way.

1


3


2


4

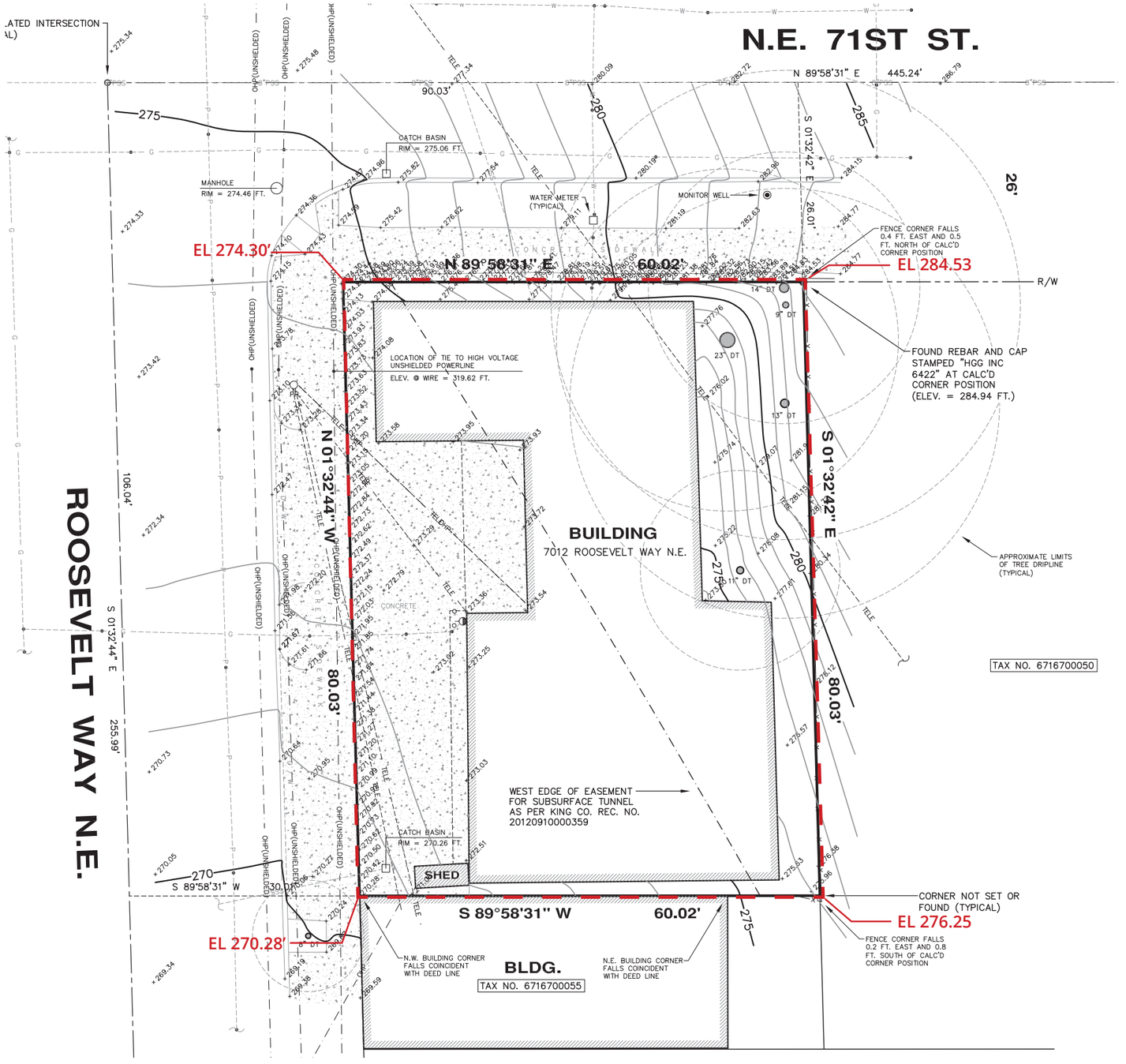

5

A BIRDS EYE VIEW LOOKING EAST

B BIRDS EYE VIEW LOOKING SOUTH

LEGAL DESCRIPTION

Tax parcel No. 6716700056
The north 80 feet of lots 12 and 13 and the west 10 feet of the north 80 feet of lot 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded in volume 13 of plats, page 20, records of King County, WA.



SURVEY

Surveyor: Chadwick & Winters. Date: 06/26/15

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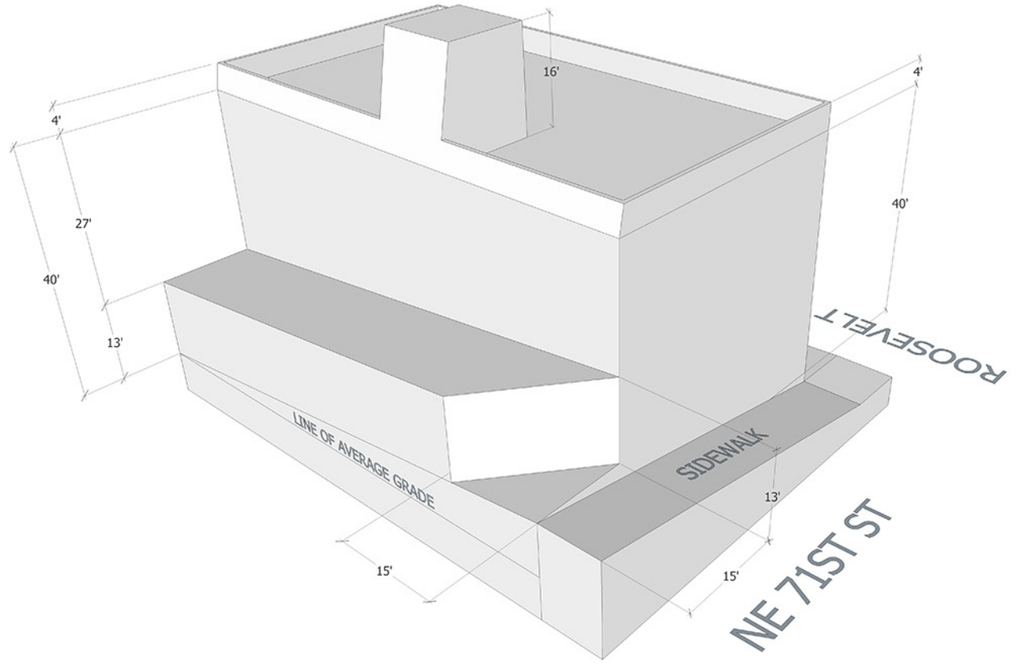
ZONING: NC2-40
OVERLAYS: ROOSEVELT RESIDENTIAL URBAN VILLAGE
ROOSEVELT STATION AREA OVERLAY DISTRICT

SMC CODE	Definition
SMC 23.47A.004	PERMITTED USES Residential use permitted outright.
SMC 23.47A.005	STREET-LEVEL USES There is no restriction on the location of residential uses.
SMC 23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS - Blank facades may not exceed 20’ in width or 40% of the facade within 2’ and 8’ above sidewalk grade. - Street facing facades shall be within 10’ of the lot line. - At least one street-level facade shall have a visually prominent pedestrian entry. - The floor of a dwelling unit located along street level shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
SMC 23.47A.012	HEIGHT - Base height limit of 40’ above average grade. - Parapets, railings etc. may extend 4’ above the allowed height limit. - Stair and elevator penthouses may extend 16’ above the allowed height limit.
SMC 23.47A.013	FLOOR AREA RATIO 4.0 FAR allowed for development within the Station Area Overlay District.
SMC 23.47A.014	SETBACKS - 15’ rear setback above 13’ required when containing a residential use and abutting a lot in a residential zone. - Additional setback of 2’ horizontal for every 10’ vertical above 40’ is required. - 15’x15’ triangular setback at the corner where the lot abuts the intersection of a site lot line and front lot line of a lot in a residential zone.
SMC 23.47A.016	LANDSCAPING - 0.30 Green Factor required. - Street Trees are required.
SMC 23.47A.024	AMENITY AREA - 5% of total floor area in residential use shall be provided as amenity area. - All residential shall have access to a common or private amenity area. - Common Amenity: minimum 250 SF, 10’ min. dimension. Private decks & balconies shall be 60 SF min., 6’ min. dimension.
SMC 23.54.015	REQUIRED PARKING - No vehicular parking required (Station Area Overlay District). - Bicycle Parking: - Residential, Long Term: 0.75 spaces per 1 SEDU, 1 space per 4 units.
SMC 23.54.040	SOLID WASTE & RECYCLING - Residential (26-50 units): 375 SF. - 12’ minimum horizontal dimension.



ZONING ENVELOPE
BUILDING MASS AT MAXIMUM ALLOWABLE ZONING ENVELOPE

PRIORITY GUIDELINES

CS1: Natural Systems and Site Features
Roosevelt Guidance CS1.II.i. Sunlight and Natural Ventilation: Extra setback at level four minimizes shading on Roosevelt Way.
Roosevelt Guidance CS1.III. Topography: The building is sited on the sloping site to reduce building height, minimizing view obstruction.
CS1B.2. Daylight and Shading: Daylight is maximized for interior spaces by providing generous window openings. Shading on adjacent properties is minimized by limiting building height and orientation of tall elements.
CS1B.3. Managing Solar Gain: New street trees will be planted along Roosevelt Way, shading the building from intense western sunlight.
CS1C. Topography, CS2B.1. Site Characteristics, CS2D.2. Existing Site Features: The building is cut into the sloping site, minimizing height relative to the adjacent property to the east, leveraging the sloping site to minimize building mass.
CS1D. Plants and Habitat: New plantings and street trees will be provided, with an emphasis on native plants.
CS1E. Water: Special stormwater management features will be incorporated into the project, such as permeable paving and planters, highlighting the action of water on-site.

CS2: Urban Pattern and Form
Roosevelt Guidance CS2.I. Sense of Place: The building is placed near the street property line and side property lines to contribute to a strong continuous street wall facing Roosevelt Way, and to develop a fabric of connected buildings along the streetscape.
Roosevelt Guidance CS2.II. Adjacent Sites, Streets, Open Spaces: Private open space is provided between the southwest ground level unit and the sidewalk, providing relief where the building abuts the sidewalk. Ground level landscaping is incorporated between the structure and the sidewalk, buffering between public and private spaces and enhancing the sidewalk experience. Seating along the sidewalk is incorporated into the landscape plan.
Roosevelt Guidance CS2.III. Height, Bulk, and Scale: The building is articulated both horizontally and vertically to create a variety of smaller masses, helping to keep the building in scale with development in the vicinity. Articulation, landscape screening, reduced height, increased setback at ground level, and minimized use of blank walls are all incorporated to transition to the adjacent residential zone.
CS2A.2. Architectural Presence, CS2B.2. Connection to the Street: The building is placed near the street property lines to establish a strong street edge. Planting, paving, and seating are integrated into the design to improve the quality of the sidewalk experience.
CS2C.1. Corner Sites: The building is articulated at the corner to create a strong corner for the block. The primary entrance is near, but not at the corner, concentrating activity near the corner.
CS2D.3. Zone Transitions: The building is cut into the sloping site, minimizing height relative to the residential zone to the east. The floor to floor heights are minimized, and the roof parapets are lowered along the east side, further reducing the height of the building. The building steps back from the sidewalk as it approaches the residential zone, creating a graceful transition between zones.
CS2D.4. Massing Choices: The building is articulated along the north and east facades, breaking up the mass of the building where it is near the residential zone.
CS2D.5. Respect for Adjacent Sites: The roof deck is oriented away from adjacent neighbors. Most dwelling units face the street, away from other properties. An enlarged lower rear setback allows for a landscape buffer, rather than a blank wall, to face the neighbor to the east.

CS3: Architectural Context and Character
Roosevelt Guidance CS3.I. Emphasizing Positive Neighborhood Attributes: The building and landscape are designed and related to the sidewalk to contribute to a vibrant streetscape, including a recessed entry, seating, trees, paving, and plantings.
CS3A.2. Contemporary Design: Given the lack of a cohesive architectural identity to the context, it is our aim to add a new, modern, well designed building to the neighborhood, improving the overall aesthetic and character of the neighborhood.
CS3A.4. Evolving Neighborhoods: The existing architectural character in the vicinity along Roosevelt is varied, inconsistent, and piecemeal. By placing the building near the street property line, we are helping to establish a strong street edge, which will become stronger as the properties along Roosevelt are redeveloped.

PL1: Connectivity
Roosevelt Guidance PL1.I. A Network of Public Spaces, PL1A. Network of Open Spaces, PL1B. Walkways and Connections: The existing streetscape along Roosevelt is in poor condition, with no street trees or landscaping, and large curb cuts. We intend to restore the curb and planting strip, add street trees, plantings, and seating along the sidewalk to improve and enhance the experience of the streetscape. The entry to the building is recessed, with seating and special paving to reinforce the identity of the entry. This will contribute positively to the overall Roosevelt streetscape as it is developed and as the Light Rail Station is completed.

PL2: Walkability
Roosevelt Guidance PL2.I. Pedestrian Experience: Plantings, seating, and lighting are incorporated into the project to improve the pedestrian experience.
PL2A. Accessibility: The main entry to the building on Roosevelt is at grade with the sidewalk, and leads directly to the elevator, providing clear accessible circulation throughout the site. Seating is incorporated at the building edge to provide resting points along the sloping site. Accessible features and facilities are provided throughout the building.
PL2B.1. Eyes on the Street: The building is strongly oriented to the street, providing eyes on the street to improve safety and security.
PL2B.2. Lighting for Safety: Lighting will be provided at entries and pathways for increased safety and security.
PL2B.3. Street Level Transparency: Windows and doors are located along the street level to create a connection between the exterior and interior of the building. Openings are sized and buffered appropriately to ensure privacy while maintaining the connection between public and private. Upward operating shades will allow for transparency and privacy simultaneously.
PL2C. Weather Protection: The recessed doors at the entry create a covered and protected place during adverse weather conditions.
PL2D. Wayfinding: The entry is clearly articulated at the front of the building, near the corner, and further clarified by plantings, seating, lighting, and paving. The entry to the building leads directly into the lobby, where bicycle storage, elevator, stairs, and hallways are immediately adjacent, making circulation into and through the building clear and accessible.

PL3: Street-Level Interaction
Roosevelt Guidance PL2.II. Human and Commercial Activity: Ground level landscaping and private open spaces between the residential uses and the sidewalk improve the street level experience.
PL3A. Entries: The entry is clearly articulated at the front of the building, near the corner, and further clarified by plantings, seating, lighting, and paving. The entry is recessed and wide to protect and accommodate residents and visitors.
PL3B.1. Security and Privacy, PL3B.2. Ground Level Residential: Residential uses at ground level are set back from the sidewalk, and the floor level is elevated above sidewalk level. Plantings in the setback buffer the residential uses from the sidewalk. Upward operating shades will allow for transparency and privacy simultaneously.
PL3B.4. Interaction: The common entry lobby, including seating, mailboxes, storage, and bicycle storage are grouped together, creating a variety of opportunities for community interaction. This entry area has a clear connection to the sidewalk focusing activity at the building entry and adding to the activity at the sidewalk.

PL4: Active Transportation
Roosevelt Guidance PL4.I. Transit Supportive Design: Ample bicycle parking is provided immediately adjacent to the entry lobby, encouraging and supporting bicycle transportation.
PL4A. Entry Locations and Relationships, PL4C. Planning Ahead for Transit: The primary entry to the building is located on Roosevelt Way, where existing bus lines and the new Light Rail Station are located, creating a strong connection between the building and various modes of transportation. This also encourages pedestrian activity along Roosevelt, which will contribute to the safety and vibrancy of the neighborhood.
PL4B. Planning Ahead for Bicyclists: Roosevelt Way has a dedicated on-street bicycle lane, therefore this project is planned to encourage bicycle transportation. The bicycle storage facility is located directly off the entry lobby, which is immediately adjacent to Roosevelt Way, making bicycle usage convenient and prominent. NE 70th Street, one block to the south, has bicycle sharrows in both directions, and makes a strong bicycle connection to Greenlake.

DC1: Project Uses and Activities
DC1A.1. Arrangement of Interior Uses, Visibility: The entry lobby and bicycle storage area are located immediately off Roosevelt Way, encouraging pedestrian and bicycle activity.
DC1A.4. Views and Connections: Uses are oriented outward towards the street, establishing connections between inside and outside. Upper level uses capture territorial and distant views.
DC1B. Vehicular Access, DC1C. Parking and Service Uses: No vehicular parking is provided on-site, encouraging alternative modes of transportation, and eliminating conflicts between vehicles and pedestrians. The trash area is enclosed within the building and located at the rear of the lot, minimizing its presence.

DC2: Architectural Concept
DC2A. Massing: The building is cut into the sloping site, minimizing height relative to the residential zone to the east. The floor to floor heights are minimized, and the roof parapets are lowered along the east side, further reducing the height of the building. The building steps back from the sidewalk as it approaches the residential zone, creating a graceful transition between zones. The building is highly articulated on all sides, effectively breaking down the mass of the structure.
DC2B. Architectural and Facade Composition: All facades are carefully composed, articulated, and well proportioned. Blank walls are minimized. Window arrangements are varied and pleasing. High quality materials will be used.
DC2C. Secondary Architectural Features, DC2D. Scale and Texture, DC2E. Form and Function: Building articulation, varying material textures, window patterns, and landscaping combine to add a secondary level of detail and texture to the building. Window patterns and sizes reflect the scale and arrangement of residential uses within the building.

DC3: Open Space Concept
DC3A. Building / Open Space Relationship: The open space and landscaping surrounding the building are intended to enhance and soften the architecture, while providing a buffer from and improving the relationship with adjacent sites and the right of way. Seating and lighting will be incorporated into the landscape design, and native plant species will be preferred. The roof deck is the primary open space for active use by the residents.
DC3B. Open Space Uses and Activities: The primary active open space for the users of the building is the roof deck. The use of the space is flexible, and available to everyone. Seating and planters will be provided. The roof deck will allow city views to the south and Cascade Mountain views to the west. The roof deck is located to minimize privacy impacts to neighbors and minimize safety hazards. Open spaces at ground level are primarily intended to provide comfort at the building's edges.
DC3C. Design: The open space at ground level improves and reinforces existing paths in the right of way. Seating and plantings are provided to make a pleasurable experience at ground level around the building. The design intent at the ground level is to create an attractive, safe, and pleasant place, using lush native plantings and high quality materials. The design intent at the roof deck is to create a flexible, communal open space with access to light, air, and views.

DC4: Exterior Elements and Finishes
Roosevelt Guidance DC4.I. Exterior Finish Materials: High quality, durable, modern finish materials are intended for the building. Colors will be chosen to fit with the neighborhood context.
Roosevelt Guidance DC4.IV. Landscaping Materials: Historical landscape elements will be considered when plant species are selected. Indigenous trees, Tupelo Afterburner, Dogwood White Wonder, and/or Katsura will be suggested for street tree species.
DC4A. Building Materials: Exterior finish materials are intended to be high quality, durable, attractive, and well composed. Finishes will reinforce the architectural concept, building articulation, and pattern of openings.
DC4B. Signage, DC4C. Lighting: Lighting and signage will be integrated into the architectural and landscape design, complementing the architecture and landscape, and providing clear and safe wayfinding around and through the site.
DC4D. Trees, Landscape, and Hardscape Materials: Tree and plant species will be selected to complement the site plan and architecture, with an emphasis on native, hardy, and attractive species. Plants will be selected and located to provide screening and buffering functions, transitioning between differing uses and degrees of privacy.

SCHEME A:
CODE COMPLIANT (SOUTH ENTRY)

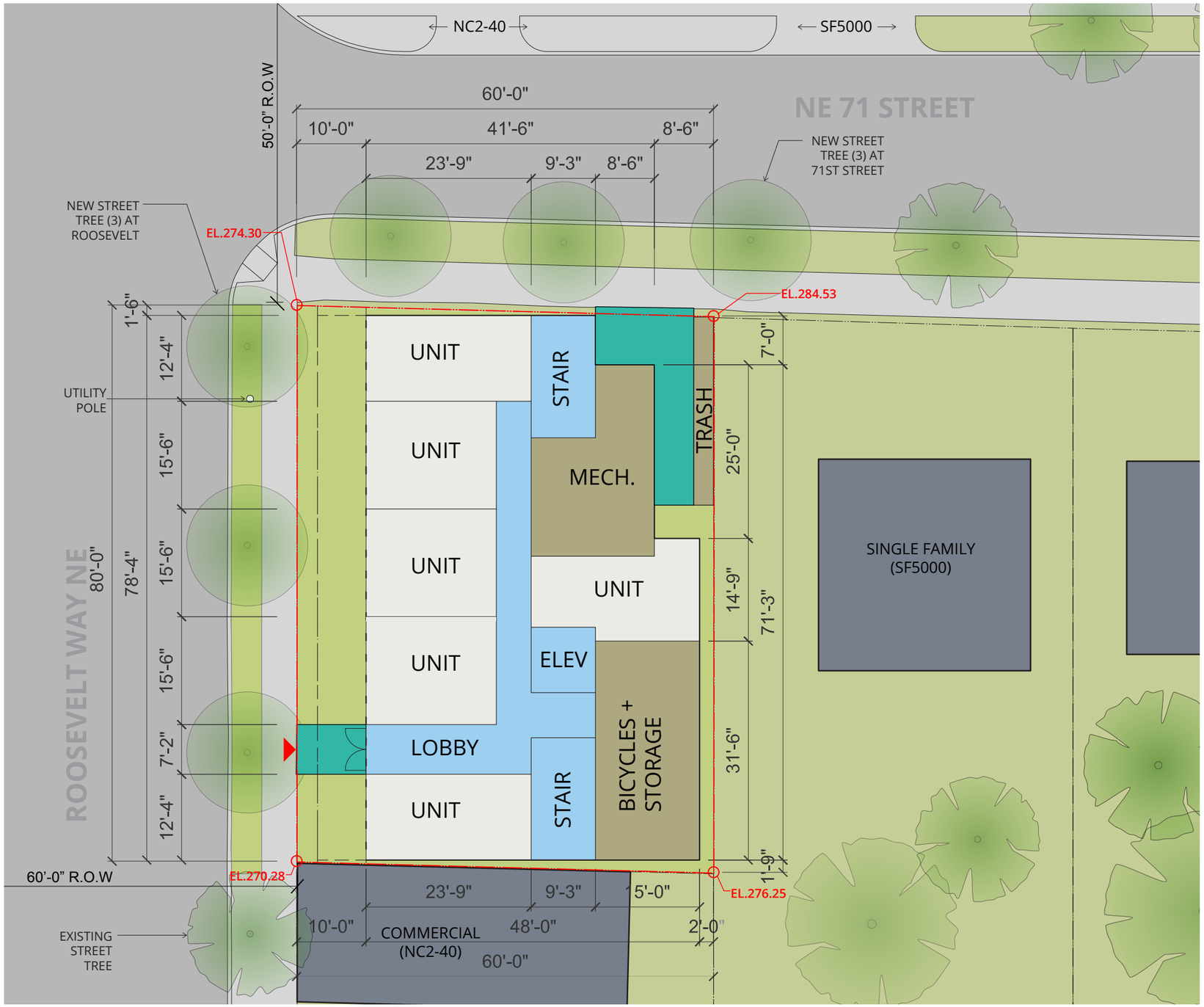
13,676 GSF
12,845 FAR (19,200 MAX. FAR)
29 SMALL EFFICIENCY DWELLING UNITS
141,000 CUBIC FOOT VOLUME
DEPARTURES: NONE

POSITIVE

- No departure required
- Large upper rear setback
- Enlarged upper level setback

NEGATIVE

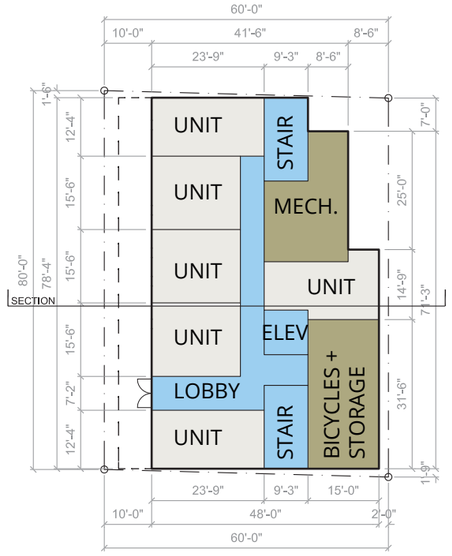
- Awkward building massing, determined by required setbacks
- Small lower rear setback
- Large overall volume
- Stair and elevator penthouse orientation maximize shading on adjacent property
- Lobby is forced into an undesirable location for egress requirement
- Outdoor trash area
- Deck locations impact single family zone to the east



PRIMARY BUILDING ENTRANCE
BUILDING SERVICE
RESIDENTIAL
INTERIOR CIRCULATION
EXTERIOR CIRCULATION
COMMON

SITE / STREET LEVEL PLAN

SCALE: 1/16" = 1'-0"



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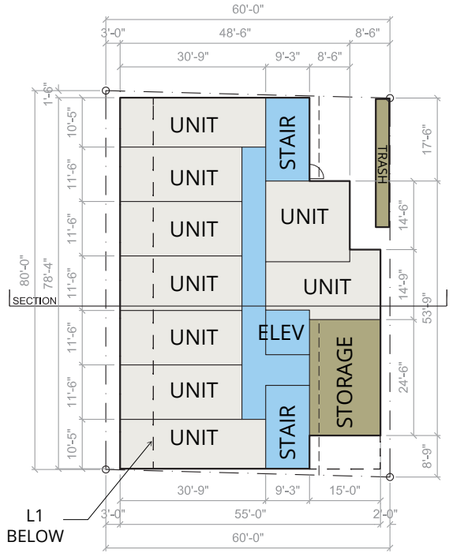

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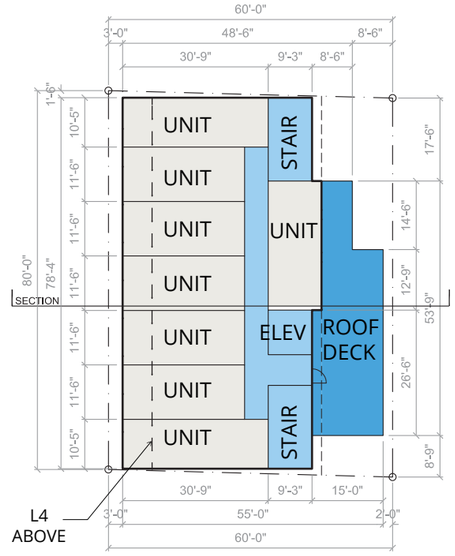

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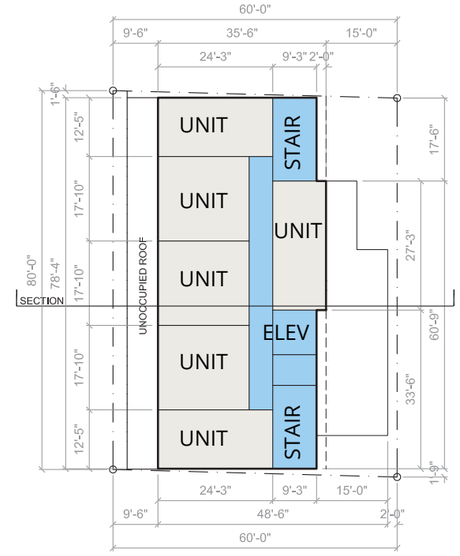

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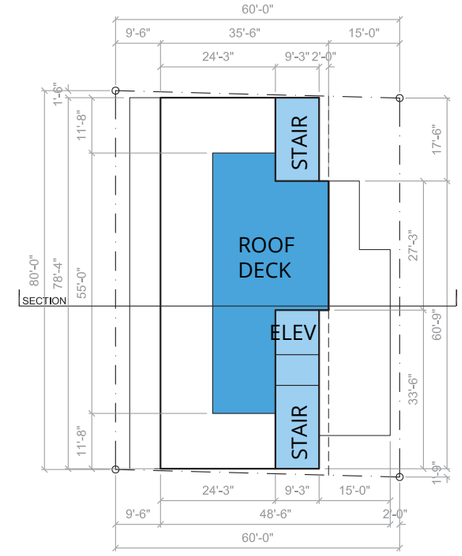
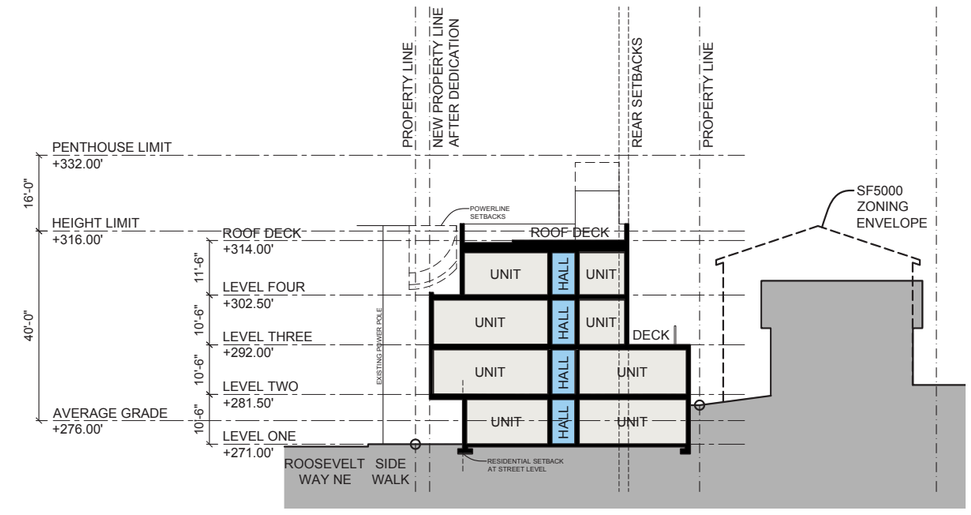
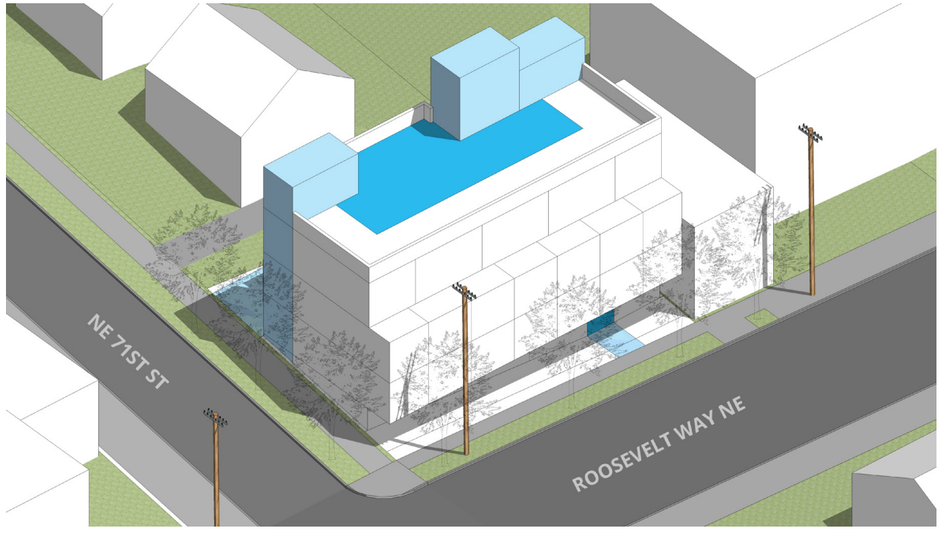


ROOF



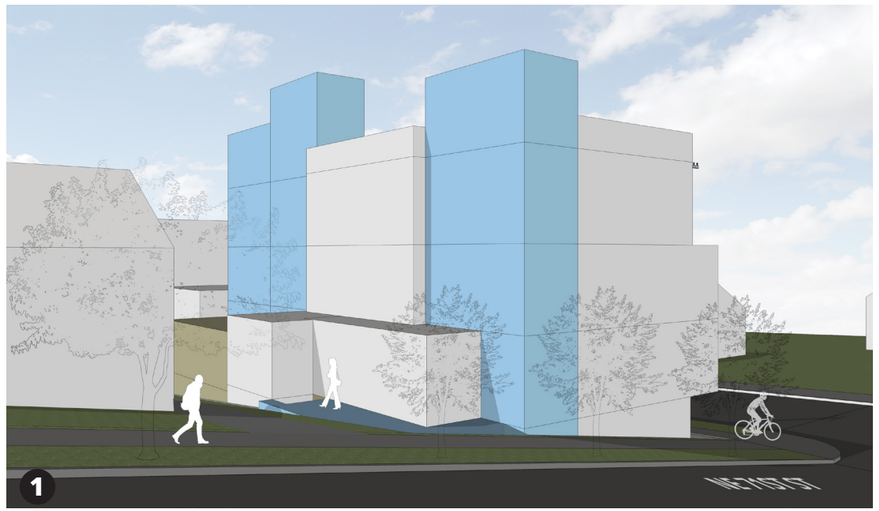
SECTION A

*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"



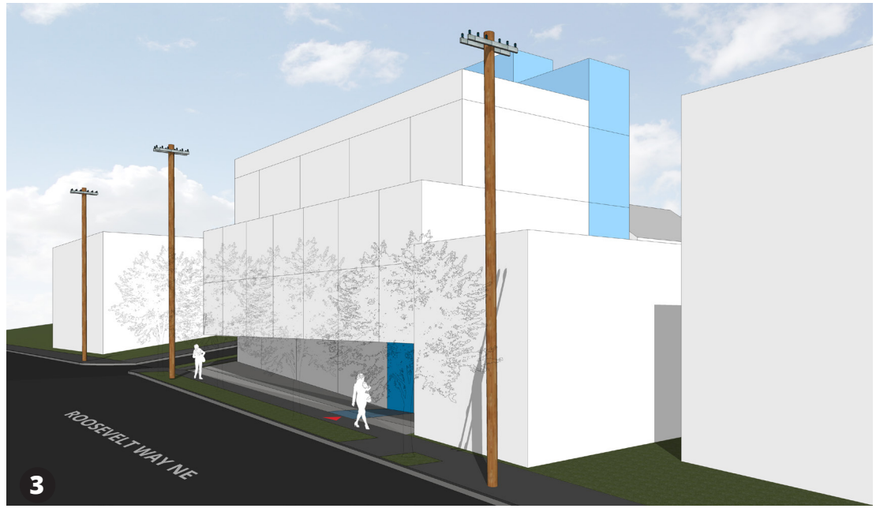
BIRDSEYE VIEW LOOKING SOUTH

SCHEME A: CODE COMPLIANT (SOUTH ENTRY)

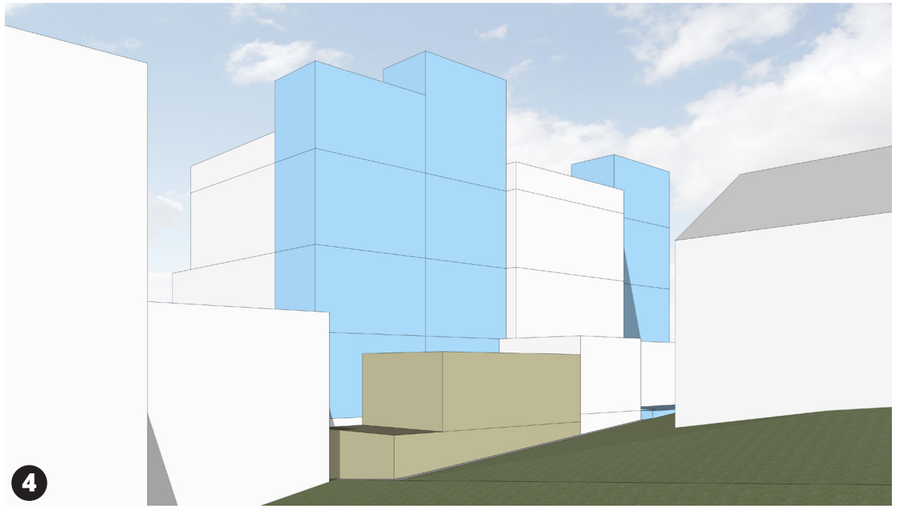


PERSPECTIVE LOOKING SOUTHWEST

PERSPECTIVE LOOKING SOUTHEAST

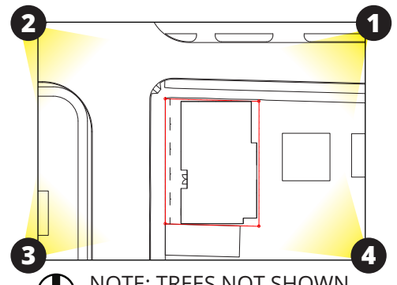


PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST

PRIMARY BUILDING ENTRANCE
BUILDING SERVICE
RESIDENTIAL
INTERIOR CIRCULATION
EXTERIOR CIRCULATION
COMMON

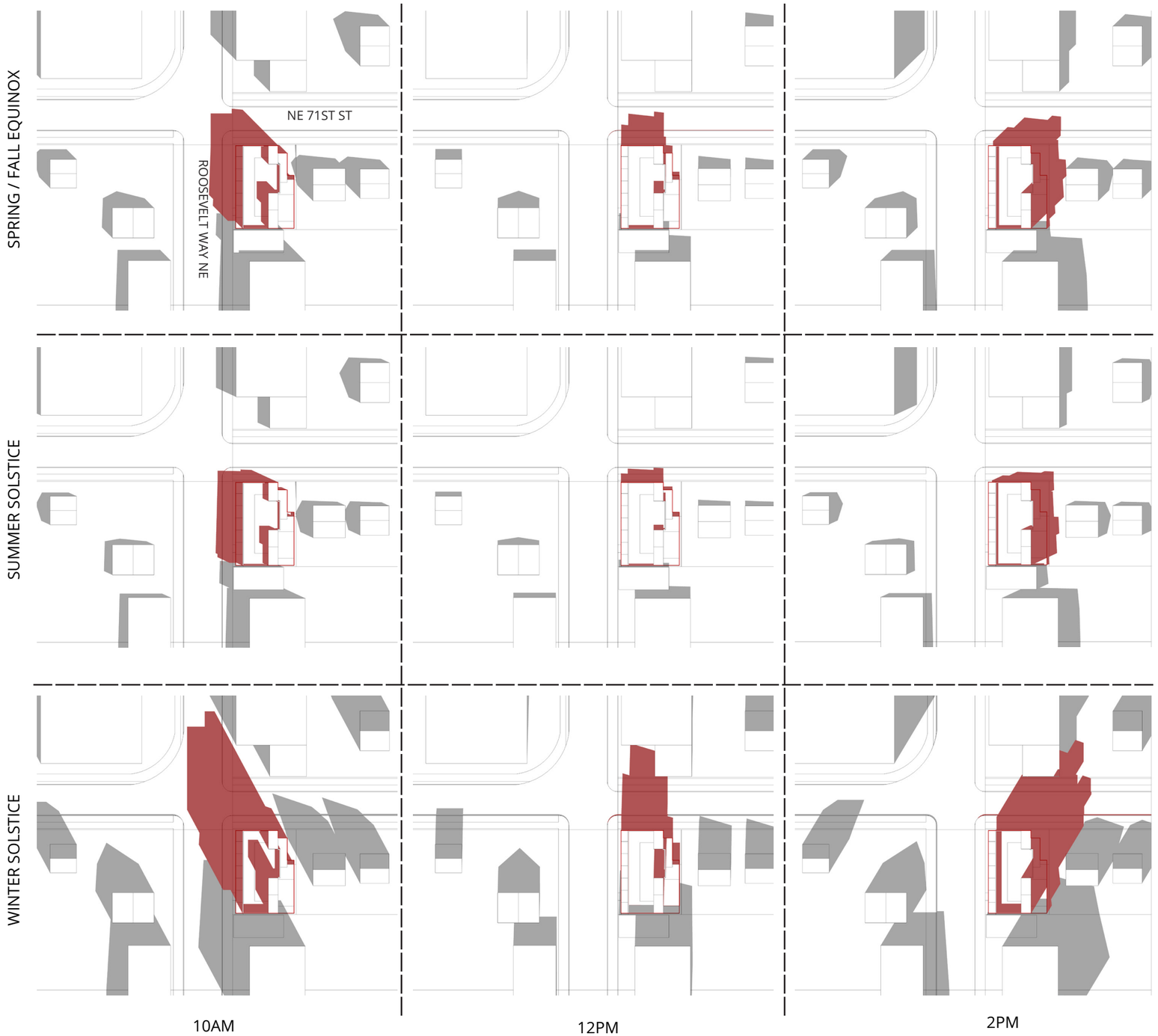


NOTE: TREES NOT SHOWN FOR CLARITY

DEPARTURES

- NONE REQUESTED

SUN PATH / SHADOW STUDY: SCHEME A (SOUTH ENTRY)



SCHEME B: CENTER ENTRY

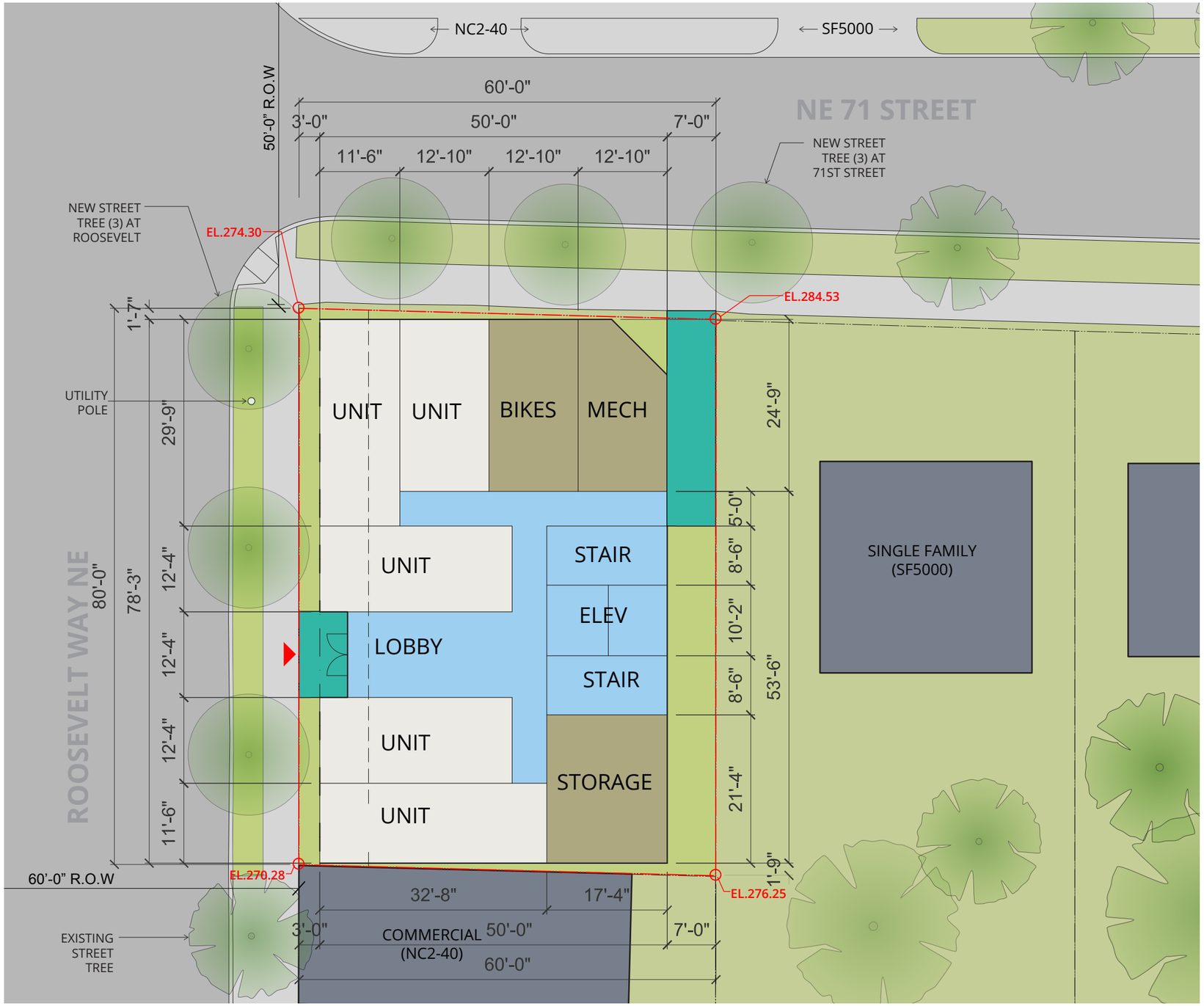
15,436 GSF
14,627 FAR (19,200 MAX. FAR)
29 SMALL EFFICIENCY DWELLING UNITS
159,000 CUBIC FOOT VOLUME
DEPARTURES: REAR SETBACK, RESIDENTIAL USES AT STREET LEVEL

POSITIVE

- Generous lobby size
- Tallest elements oriented to reduce shadow impact
- Enlarged upper level setback at street facade
- Indoor trash area

NEGATIVE

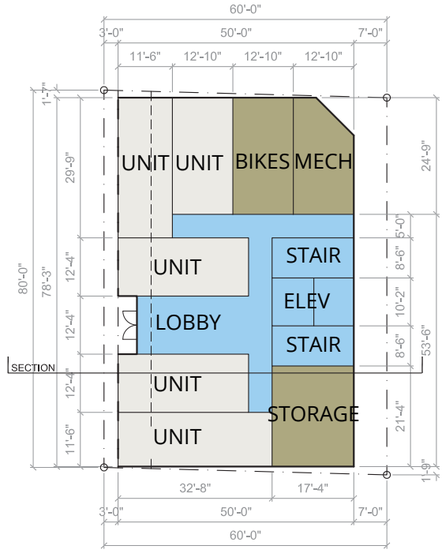
- Building massing is bulky, few oppurtunities for articulation
- Small rear setback
- Large overall volume



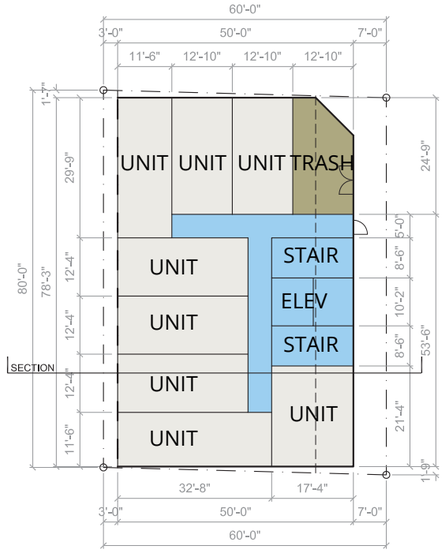
PRIMARY BUILDING ENTRANCE
BUILDING SERVICE
RESIDENTIAL
INTERIOR CIRCULATION
EXTERIOR CIRCULATION
COMMON

SITE / STREET LEVEL PLAN

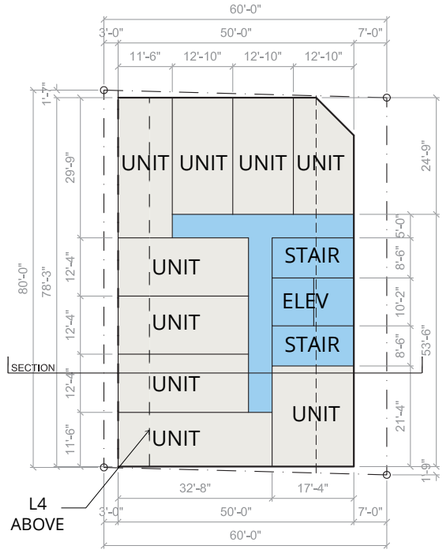
SCALE: 1/16" = 1'-0"



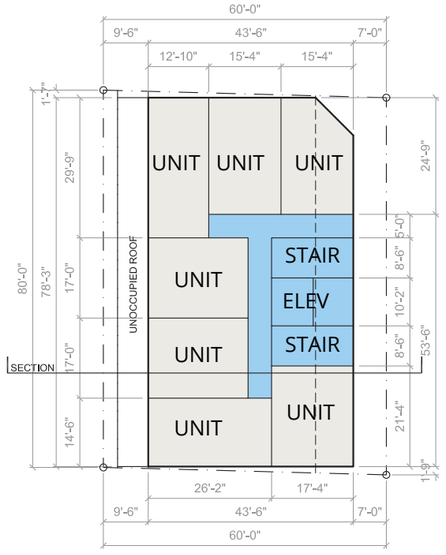
LEVEL 1



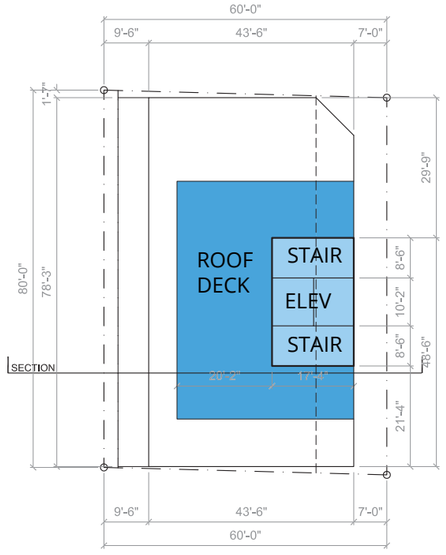
LEVEL 2



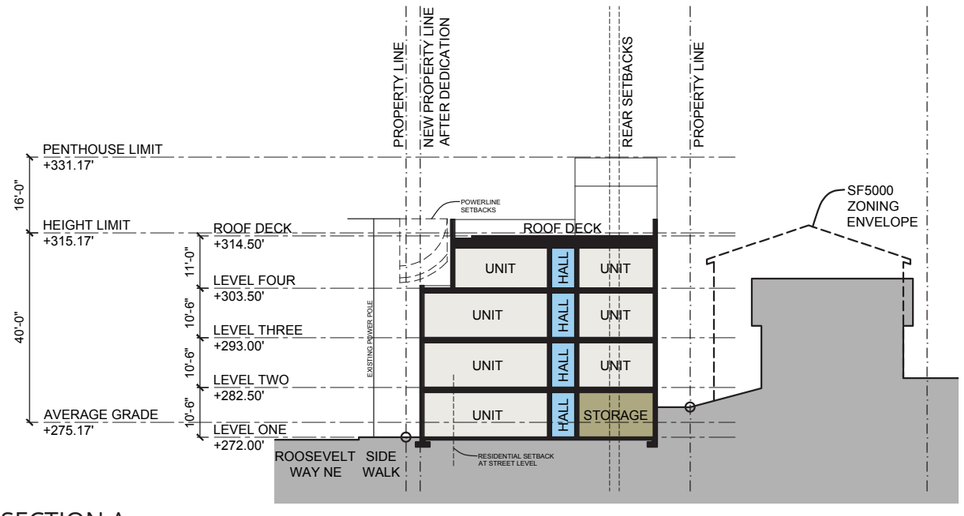
LEVEL 3



LEVEL 4



ROOF

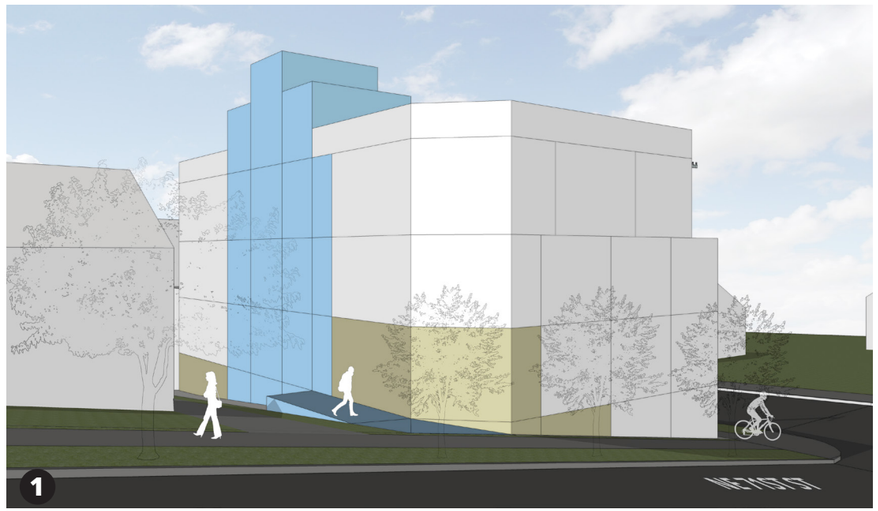


SECTION A

*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"

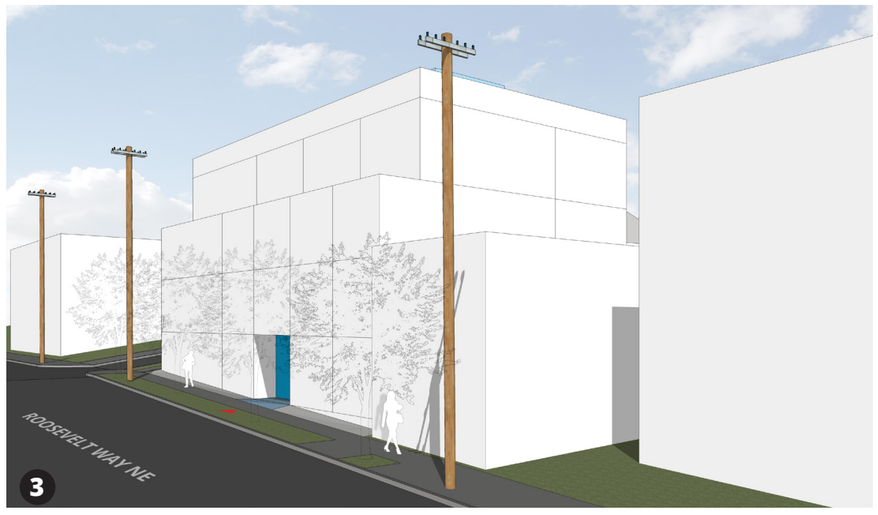
BIRDSEYE VIEW LOOKING SOUTH

SCHEME B: CENTER ENTRY

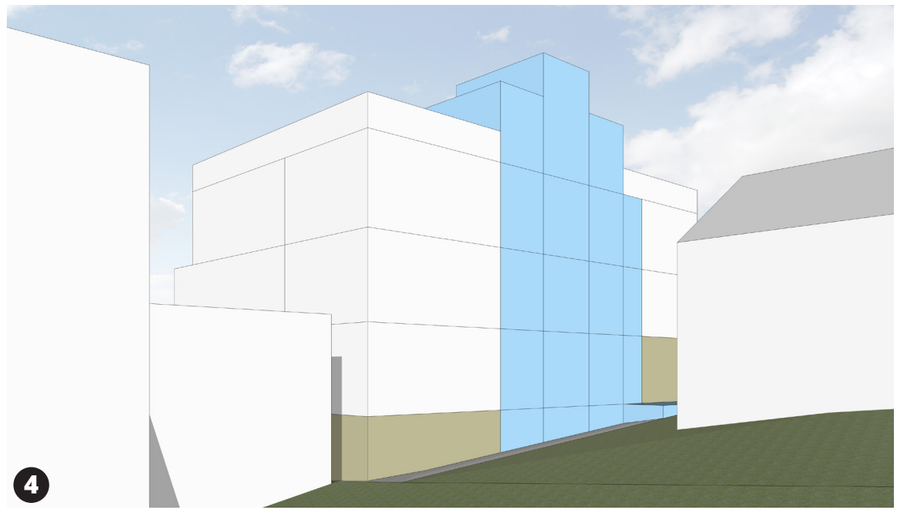


PERSPECTIVE LOOKING SOUTHWEST

PERSPECTIVE LOOKING SOUTHEAST

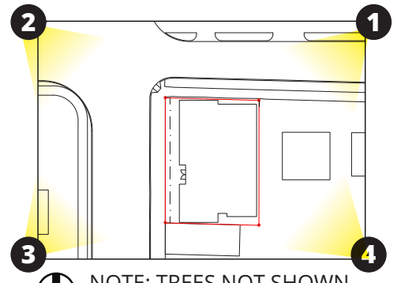


PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST

PRIMARY BUILDING ENTRANCE
BUILDING SERVICE
RESIDENTIAL
INTERIOR CIRCULATION
EXTERIOR CIRCULATION
COMMON



NOTE: TREES NOT SHOWN FOR CLARITY

DEPARTURES

(SEE ALSO P.27)

DEPARTURE #1.A

- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 3'-0" setback @ 4 units @ west facade, vertical separation from sidewalk varies from 0'-0" to 2'-3".

DEPARTURE #1.B

- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 1'-10" min. setback @ north facade, vertical separation from sidewalk varies from 2'-6" to 6'-6".

JUSTIFICATION

Setting the base of the building near the property lines establishes a strong street edge, block corner, and a strong architectural form. Rather than provide one or the other, there is a combination of vertical separation and horizontal setbacks to establish the separation between residential use and sidewalk. The space in the setback is planted with landscape screening to reinforce this separation.
Guidelines: RSG.CS2.I (Sense of Place), CS2A.2 (Architectural Presence), CS2B.2 (Connection to Street), CS2C.1 (Corner Sites), CS3A.4 (Evolving Neighborhoods), PL2B.1 (Eyes on the Street), DC2B (Architectural Facade Composition).

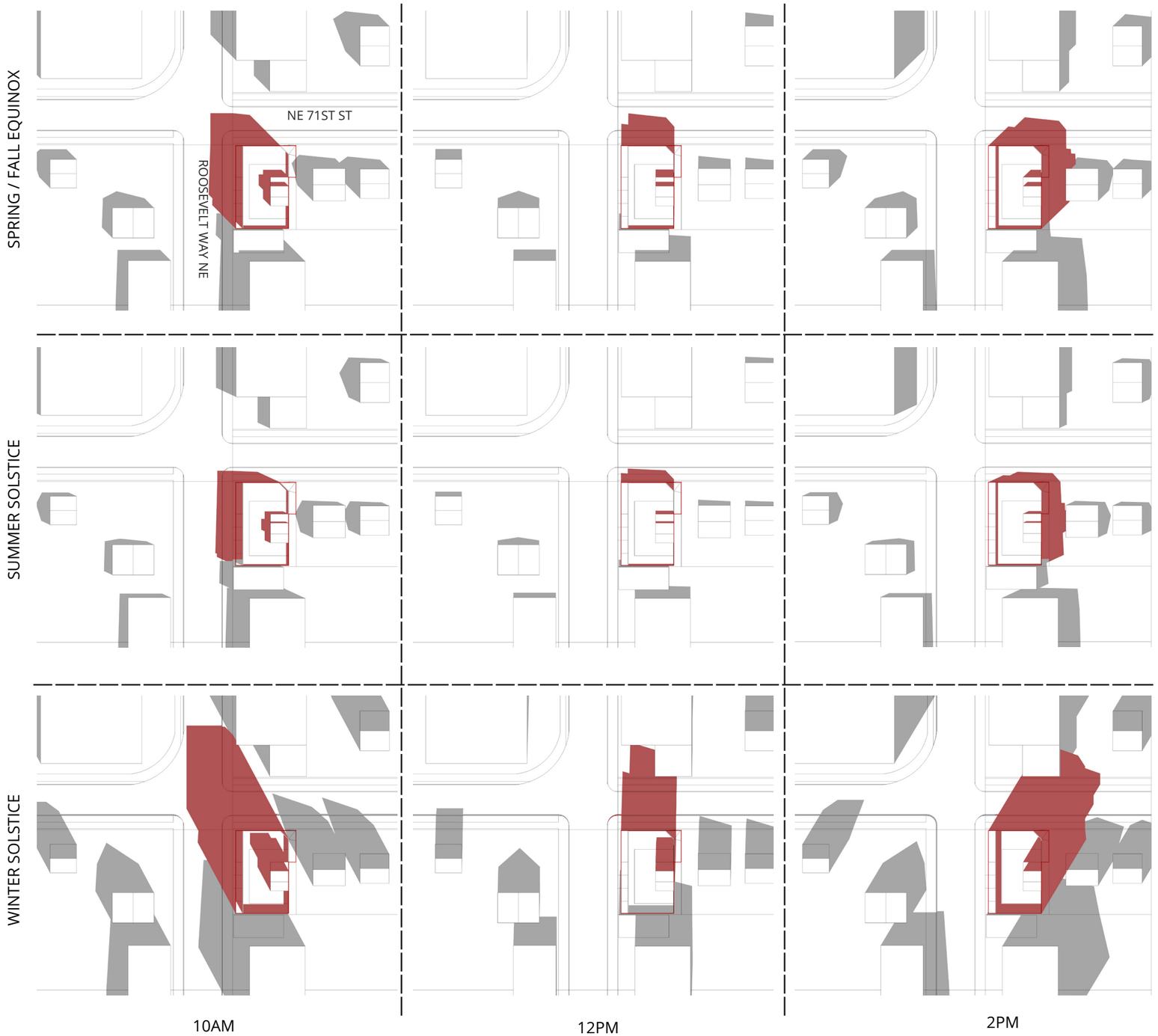
DEPARTURE #2

- SMC 23.47A.014.B Setbacks for lots abutting residential zones.
- Req'd: 15' above 13', +2' for every 10' above 40'.
- Provided: 7'-0", ground to sky.

JUSTIFICATION

By reducing the rear setback, we can increase the rear setback below 13' to align with the building above, reducing impact to the parcel to the west. This allows us to include a landscape buffer between properties, rather than a blank wall. This also allows the stair and elevator penthouses to orient east/west, minimizing their apparent size.
Guidelines: CS2D.5 (Respect for adjacent sites), DC3A (Building / Open Space Relationship).

SUN PATH / SHADOW STUDY: SCHEME B (CENTER ENTRY)



SCHEME C:
PREFERRED (NORTH ENTRY)

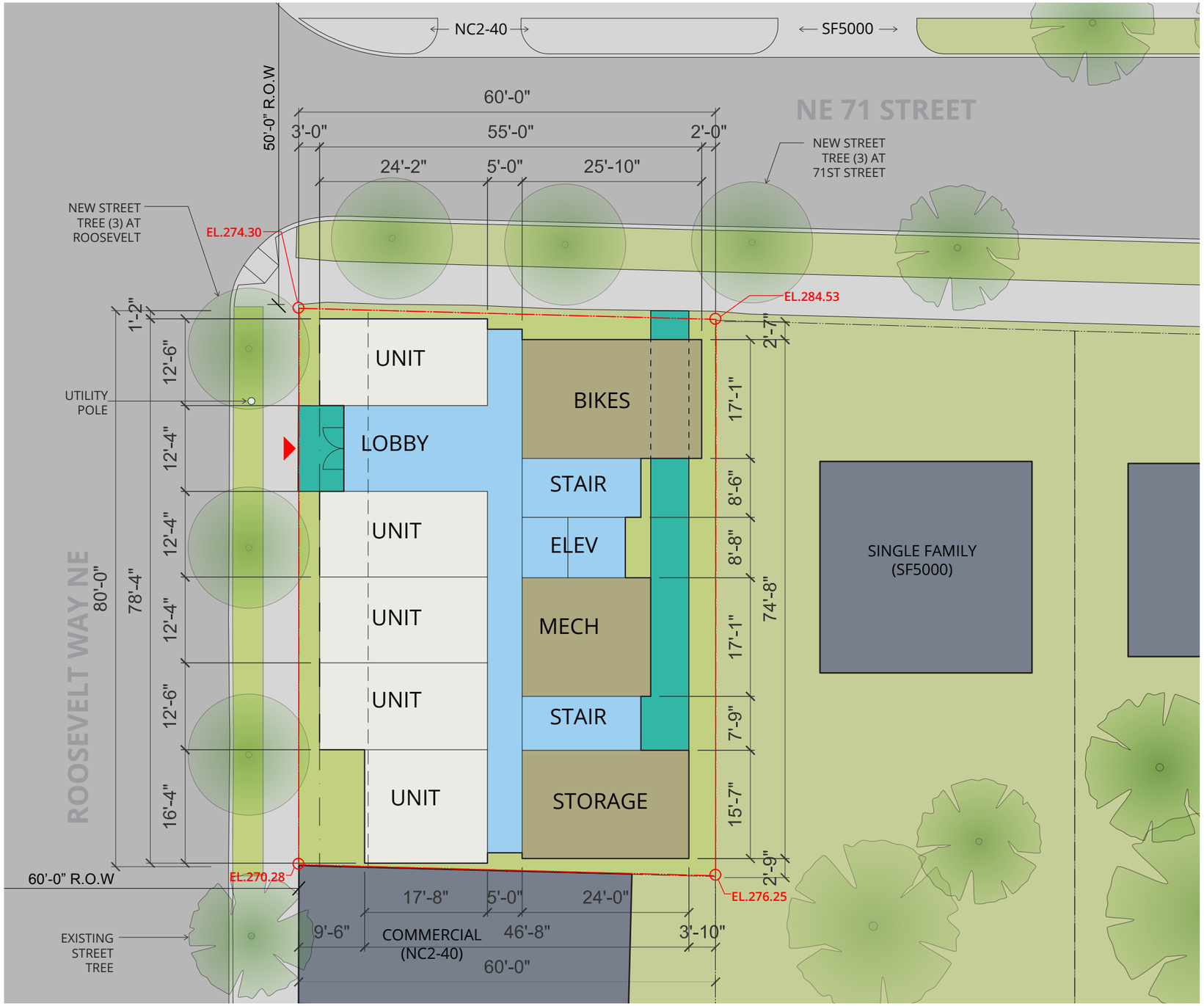
14,274 GSF
13,385 FAR (19,200 MAX.FAR)
29 SMALL EFFICIENCY DWELLING UNITS
134,000 CUBIC FOOT VOLUME
DEPARTURES: REAR SETBACK, RESIDENTIAL USES AT STREET LEVEL

POSITIVE

- Preferable lobby location, generously sized
- Bicycle parking has excellent relationship to the lobby
- Tallest elements oriented to minimize shading impacts on adjacent property
- Well proportioned and articulated building massing, highly articulated rear facade
- Graceful transition from commercial zone to single family zone
- Larger lower level rear setback
- Smallest overall volume
- Enlarged upper level setback at street facade
- Lowest overall height
- Indoor trash area
- Deck location minimizes impact to single family zone

NEGATIVE

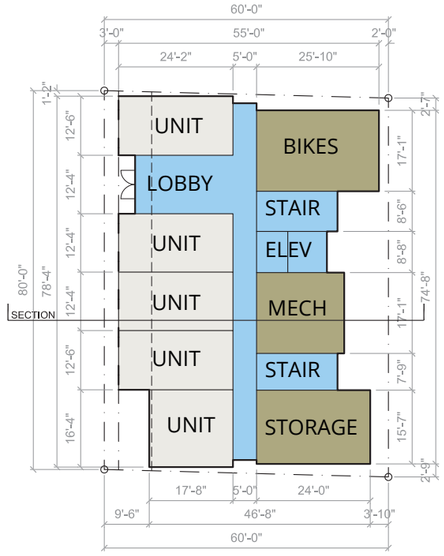
- Reduced upper level rear setback
- Lower ceiling heights within the building



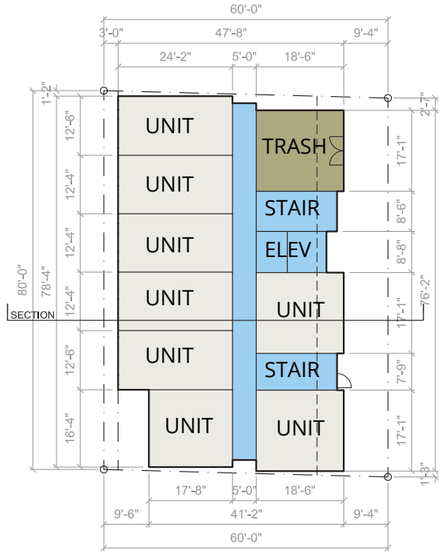
PRIMARY BUILDING ENTRANCE
BUILDING SERVICE
RESIDENTIAL
INTERIOR CIRCULATION
EXTERIOR CIRCULATION
COMMON

SITE / STREET LEVEL PLAN

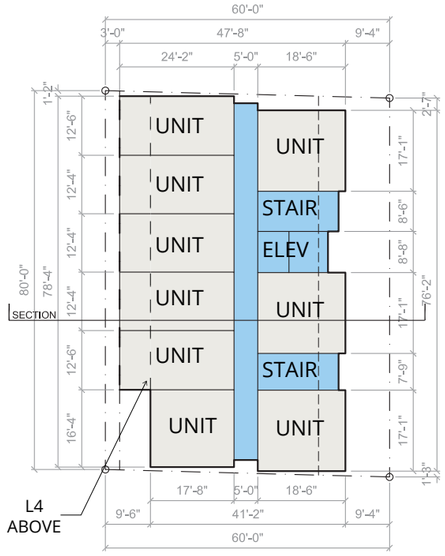
SCALE: 1/16" = 1'-0"



LEVEL 1



LEVEL 2



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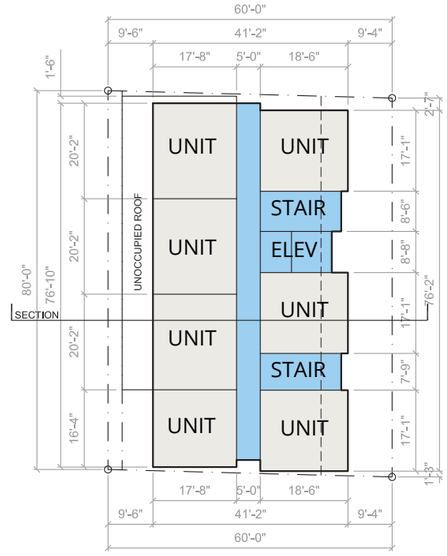

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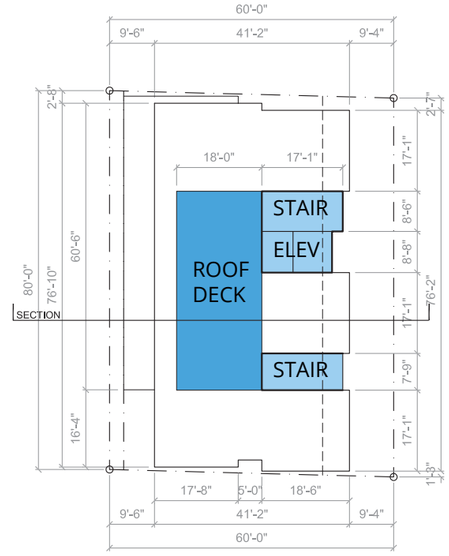
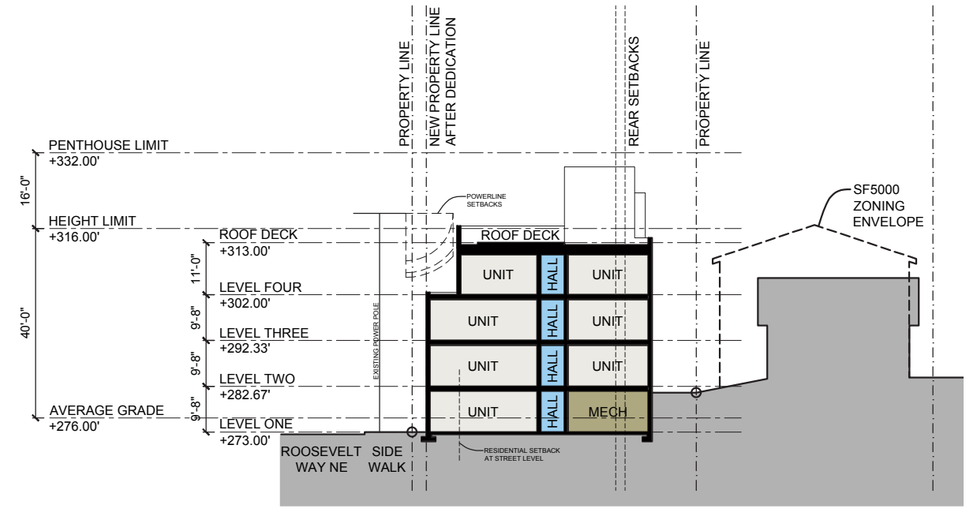
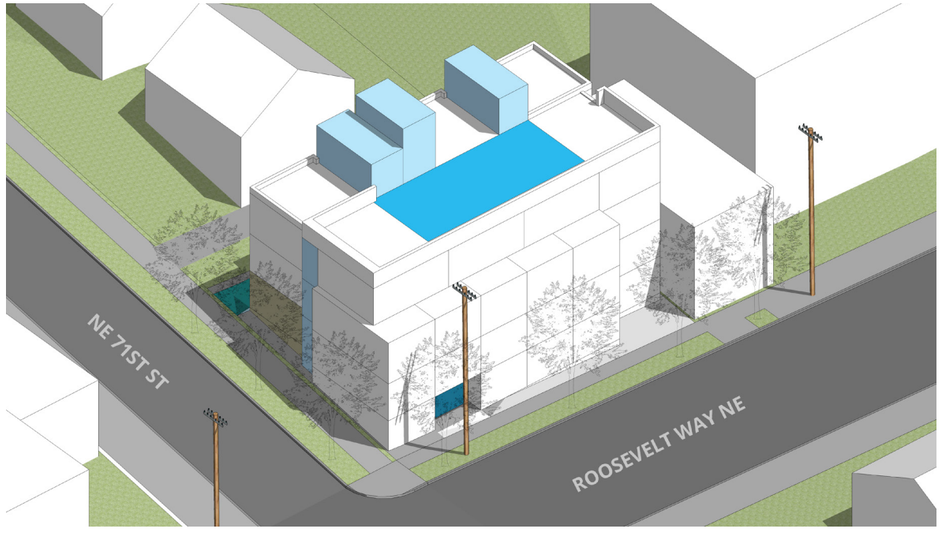


ROOF



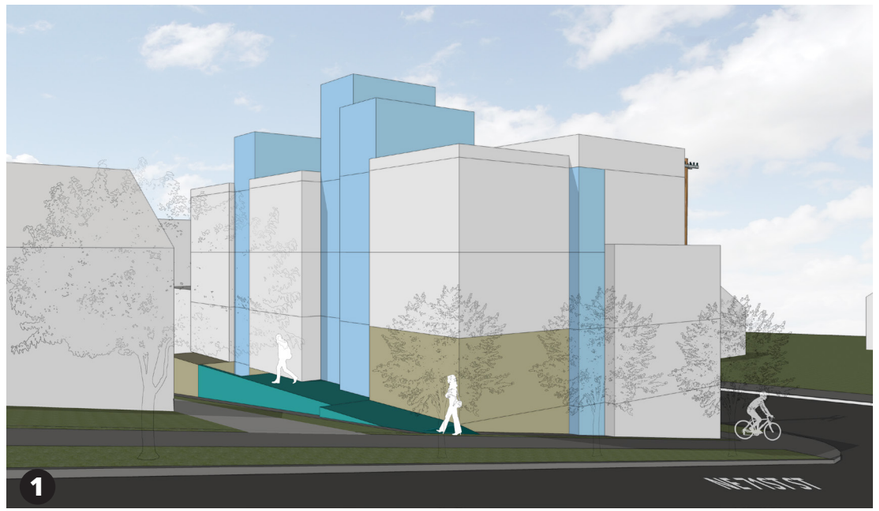
SECTION A

*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"



BIRDSEYE VIEW LOOKING SOUTH

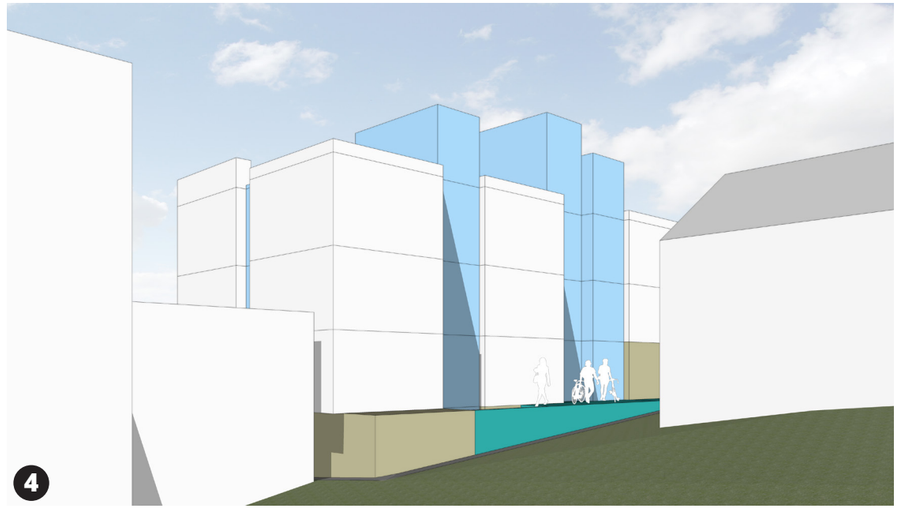
SCHEME C: PREFERRED (NORTH ENTRY)



PERSPECTIVE LOOKING SOUTHWEST

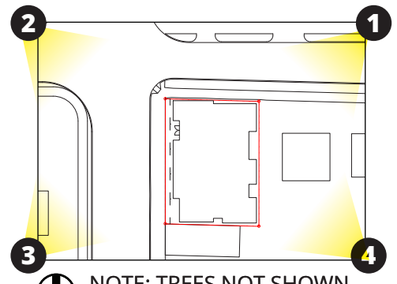
PERSPECTIVE LOOKING SOUTHEAST

PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST

PRIMARY BUILDING ENTRANCE
BUILDING SERVICE
RESIDENTIAL
INTERIOR CIRCULATION
EXTERIOR CIRCULATION
COMMON



NOTE: TREES NOT SHOWN FOR CLARITY

DEPARTURES

(SEE ALSO P.27)

DEPARTURE #1.A

- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 3'-0" setback @ 4 units and 9'-6" setback @ 1 unit @ west facade, vertical separation from sidewalk varies from 0'-0" to 2'-9".

DEPARTURE #1.B

- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 1'-6" min. setback @ north facade, vertical separation from sidewalk varies from 1'-6" to 5'-6".

JUSTIFICATION

Setting the base of the building near the property lines establishes a strong street edge, block corner, and a strong architectural form. Rather than provide one or the other, there is a combination of vertical separation and horizontal setbacks to establish the separation between residential use and sidewalk. The space in the setback is planted with landscape screening to reinforce this separation.
Guidelines: RSG.CS2.I (Sense of Place), CS2A.2 (Architectural Presence), CS2B.2 (Connection to Street), CS2C.1 (Corner Sites), CS3A.4 (Evolving Neighborhoods), PL2B.1 (Eyes on the Street), DC2B (Architectural Facade Composition).

DEPARTURE #2.A

- SMC 23.47A.014.B Setbacks for lots abutting residential zones.
- Req'd: 15' above 13', +2' for every 10' above 40'.
- Provided: 9'-4" min., 10'-8" average, ground to sky.

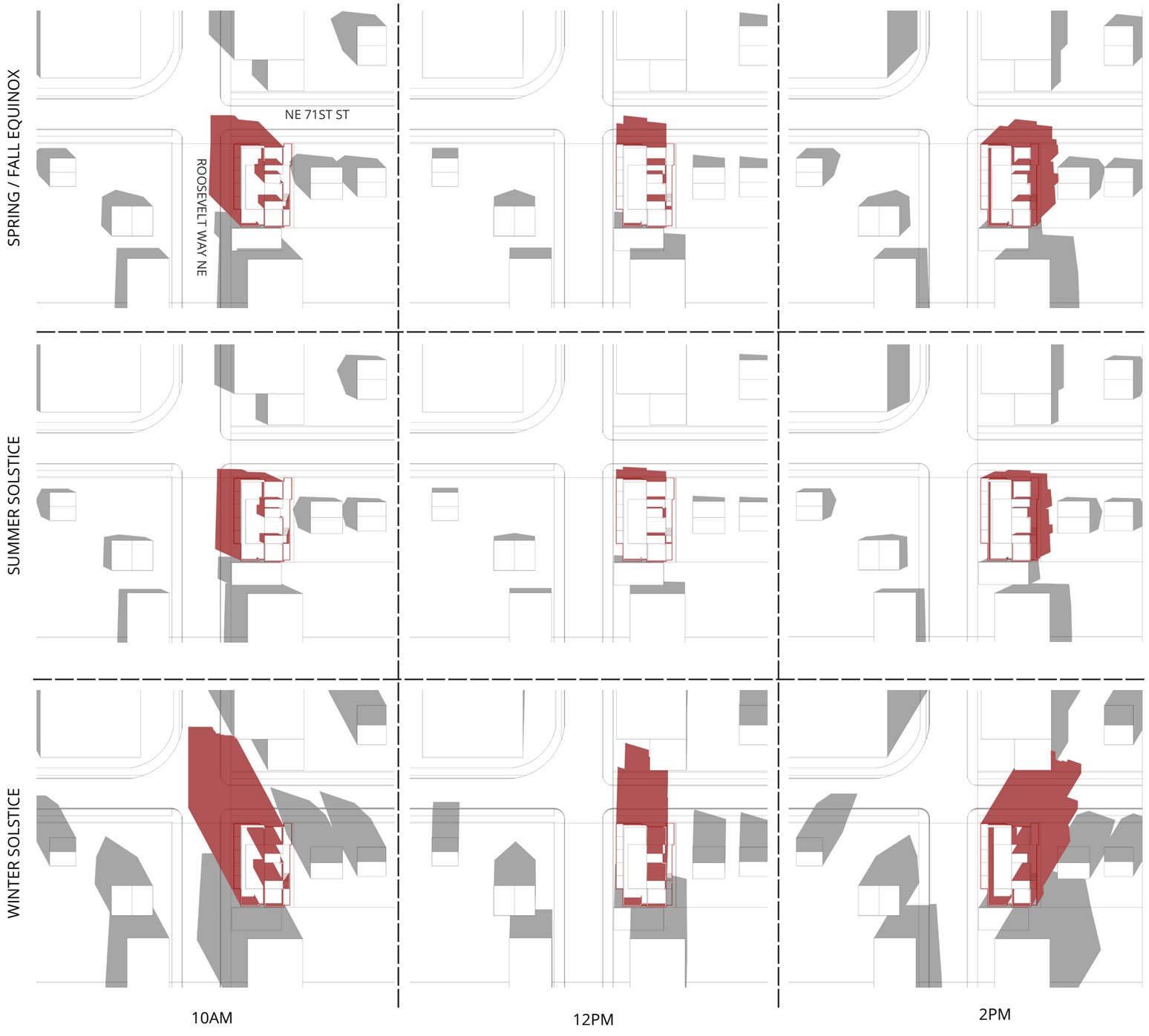
DEPARTURE #2.B

- SMC 23.47A.014.B Setbacks for lots abutting residential zones.
- Req'd: 15'x15' triangle @ NE corner.
- Provided: 2'-3" projection into setback area.

JUSTIFICATION

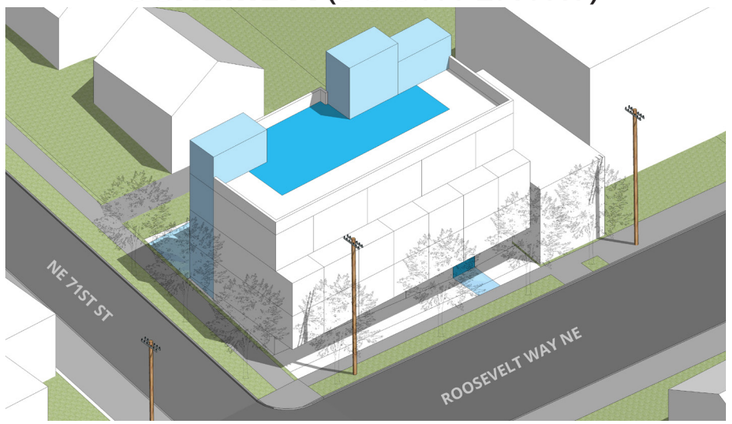
By reducing the rear setback, we can increase the rear setback below 13' to align with the building above, reducing impact to the parcel to the west. This allows us to include a landscape buffer between properties, rather than a blank wall. This also allows the stair and elevator penthouses to orient east/west, minimizing their apparent size. The height of the building has been reduced to offset the reduced setback. This also allows for a superior architectural composition at the rear facade.
Guidelines: CS1B.2 (Daylight and Shading), CS2D.4 (Massing Choices), CS2D.5 (Respect for adjacent sites), DC2A (Massing), DC2B (Architectural Facade Composition), DC3A (Building / Open Space Relationship).

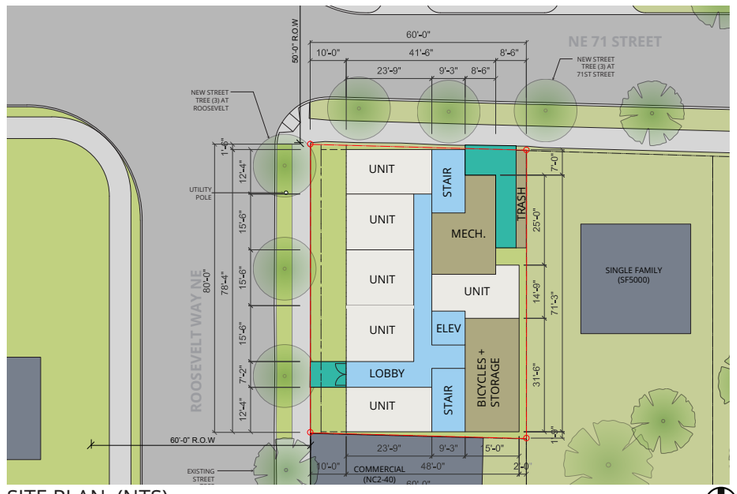
SUN PATH / SHADOW STUDY: SCHEME C (NORTH ENTRY)



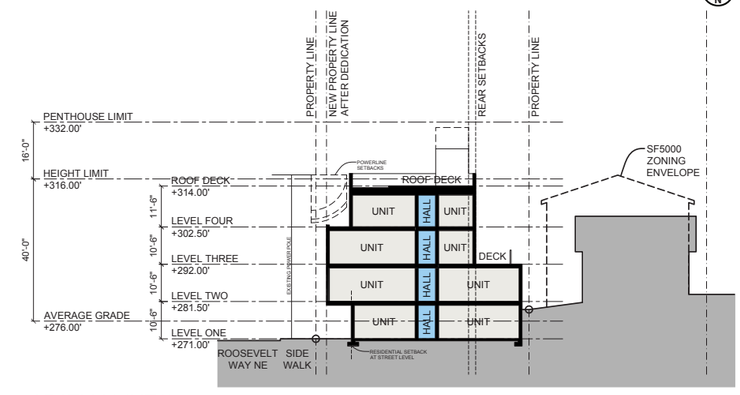
EDG- SCHEME SUMMARY

SCHEME A (SOUTH ENTRY)



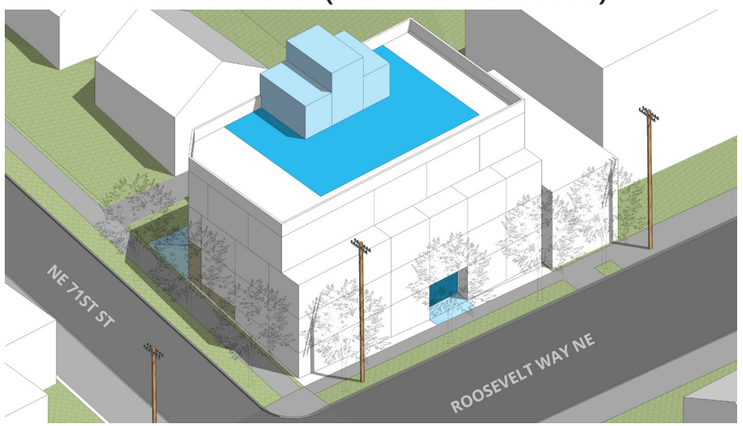


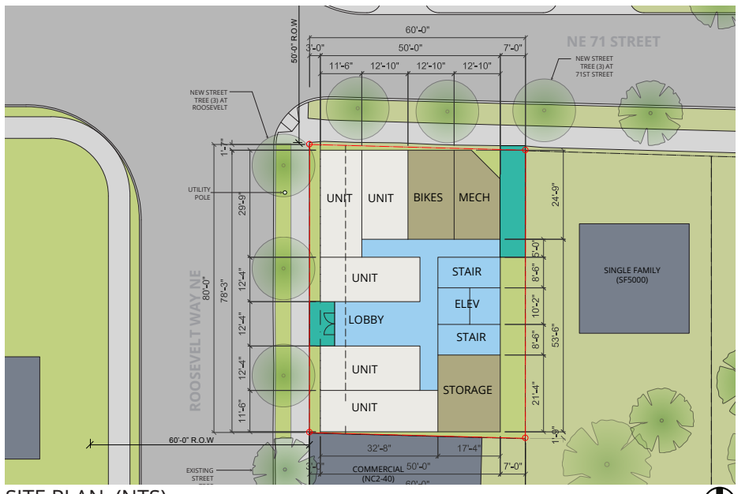
SITE PLAN (NTS)



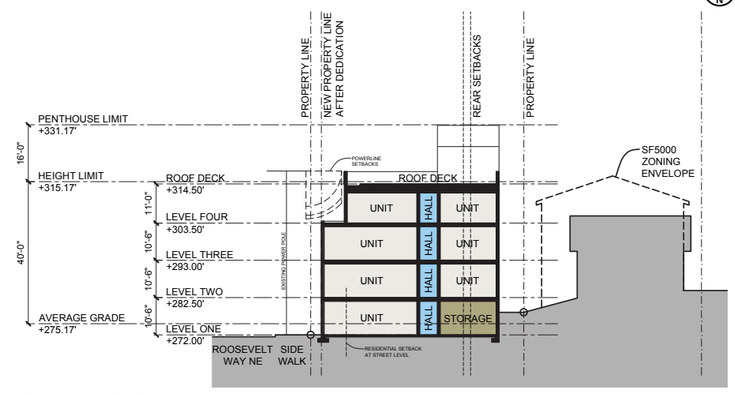
SECTION (NTS)

SCHEME B (CENTER ENTRY)



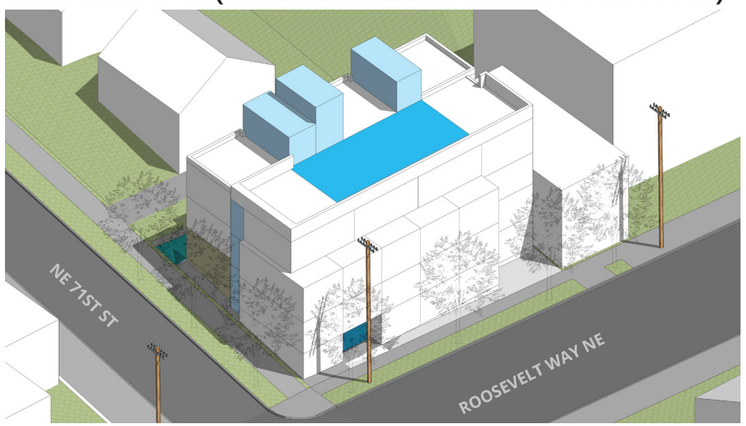


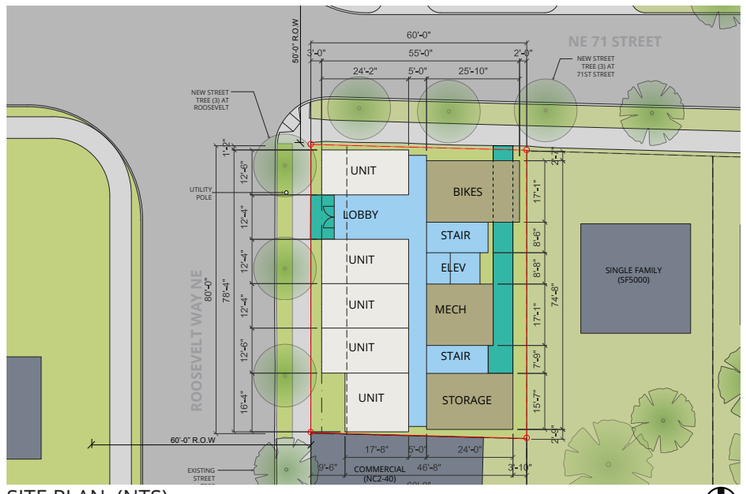
SITE PLAN (NTS)



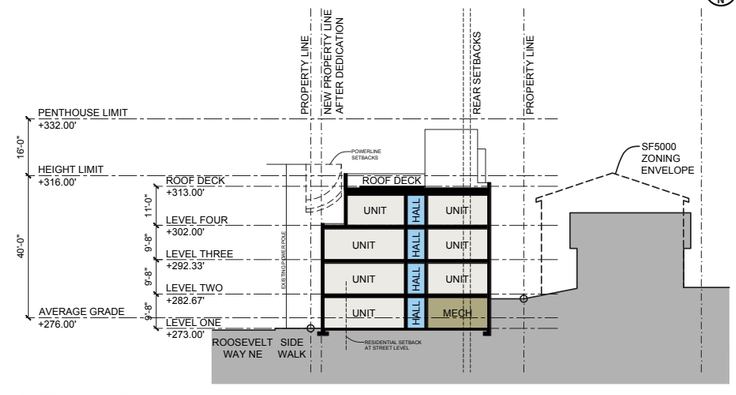
SECTION (NTS)

SCHEME C (PREFERRED - NORTH ENTRY)





SITE PLAN (NTS)



SECTION (NTS)

DEPARTURE MATRIX

SCHEME B: CENTER ENTRY

DEPARTURE #1.A

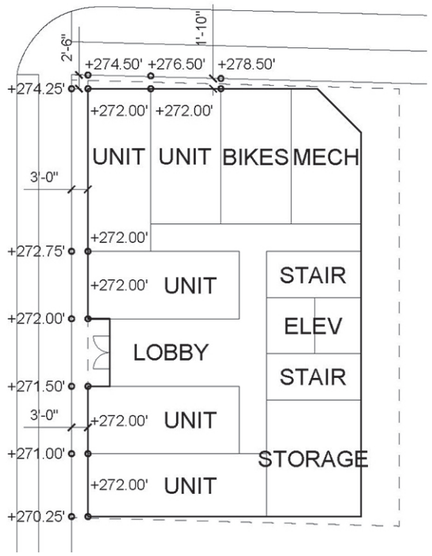
- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 3'-0" setback @ 4 units @ west facade, vertical separation from sidewalk varies from 0'-0" to 2'-3".

DEPARTURE #1.B

- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 1'-10" min. setback @ north facade, vertical separation from sidewalk varies from 2'-6" to 6'-6".

JUSTIFICATION

Setting the base of the building near the property lines establishes a strong street edge, block corner, and a strong architectural form. Rather than provide one or the other, there is a combination of vertical separation and horizontal setbacks to establish the separation between residential use and sidewalk. The space in the setback is planted with landscape screening to reinforce this separation.
Guidelines: RSG.CS2.I (Sense of Place), CS2A.2 (Architectural Presence), CS2B.2 (Connection to Street), CS2C.1 (Corner Sites), CS3A.4 (Evolving Neighborhoods), PL2B.1 (Eyes on the Street), DC2B (Architectural Facade Composition).

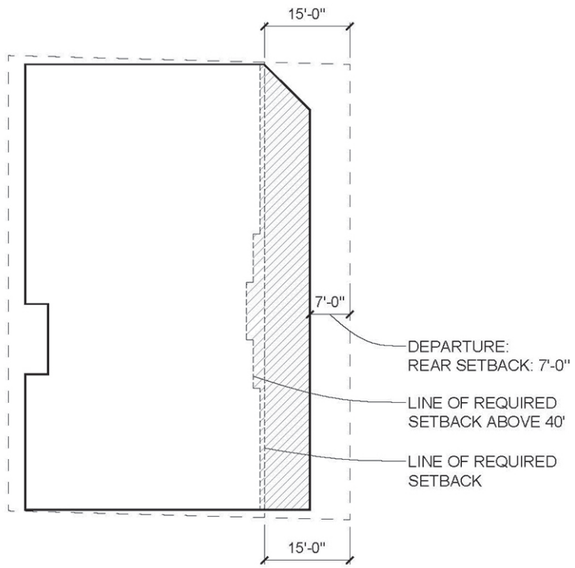


DEPARTURE #2

- SMC 23.47A.014.B Setbacks for lots abutting residential zones.
- Req'd: 15' above 13', +2' for every 10' above 40'.
- Provided: 7'-0", ground to sky.

JUSTIFICATION

By reducing the rear setback, we can increase the rear setback below 13' to align with the building above, reducing impact to the parcel to the west. This allows us to include a landscape buffer between properties, rather than a blank wall. This also allows the stair and elevator penthouses to orient east/west, minimizing their apparent size.
Guidelines: CS2D.5 (Respect for adjacent sites), DC3A (Building / Open Space Relationship).



SCHEME C: PREFERRED (NORTH ENTRY)

DEPARTURE #1.A

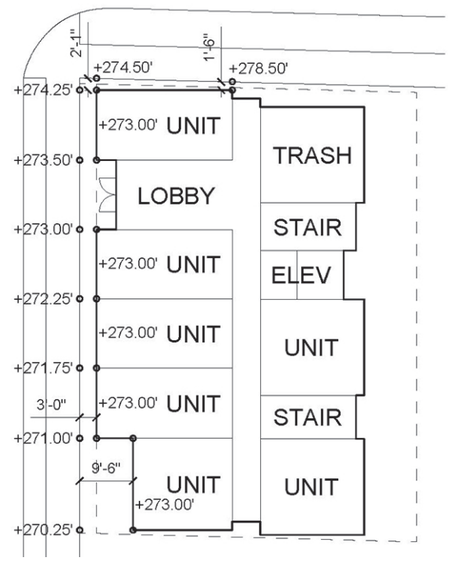
- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 3'-0" setback @ 4 units and 9'-6" setback @ 1 unit @ west facade, vertical separation from sidewalk varies from 0'-0" to 2'-9".

DEPARTURE #1.B

- SMC 23.47A.008.D.2 Residential uses at street level.
- Req'd: Floor level shall be min. 4' above or 4' below sidewalk, or set back 10' min.
- Provided: 1'-6" min. setback @ north facade, vertical separation from sidewalk varies from 1'-6" to 5'-6".

JUSTIFICATION

Setting the base of the building near the property lines establishes a strong street edge, block corner, and a strong architectural form. Rather than provide one or the other, there is a combination of vertical separation and horizontal setbacks to establish the separation between residential use and sidewalk. The space in the setback is planted with landscape screening to reinforce this separation.
Guidelines: RSG.CS2.I (Sense of Place), CS2A.2 (Architectural Presence), CS2B.2 (Connection to Street), CS2C.1 (Corner Sites), CS3A.4 (Evolving Neighborhoods), PL2B.1 (Eyes on the Street), DC2B (Architectural Facade Composition).



DEPARTURE #2.A

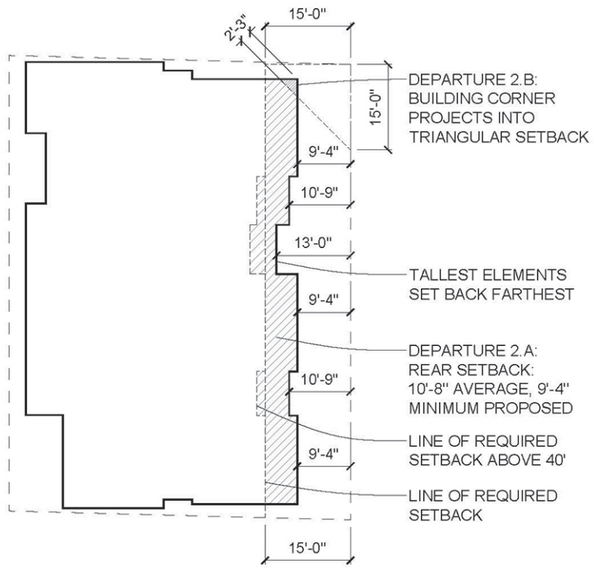
- SMC 23.47A.014.B Setbacks for lots abutting residential zones.
- Req'd: 15' above 13', +2' for every 10' above 40'.
- Provided: 9'-4" min., 10'-8" average, ground to sky.

DEPARTURE #2.B

- SMC 23.47A.014.B Setbacks for lots abutting residential zones.
- Req'd: 15'x15' triangle @ NE corner.
- Provided: 2'-3" projection into setback area.

JUSTIFICATION

By reducing the rear setback, we can increase the rear setback below 13' to align with the building above, reducing impact to the parcel to the west. This allows us to include a landscape buffer between properties, rather than a blank wall. This also allows the stair and elevator penthouses to orient east/west, minimizing their apparent size. The height of the building has been reduced to offset the reduced setback. This also allows for a superior architectural composition at the rear facade.
Guidelines: CS1B.2 (Daylight and Shading), CS2D.4 (Massing Choices), CS2D.5 (Respect for adjacent sites), DC2A (Massing), DC2B (Architectural Facade Composition), DC3A (Building / Open Space Relationship).

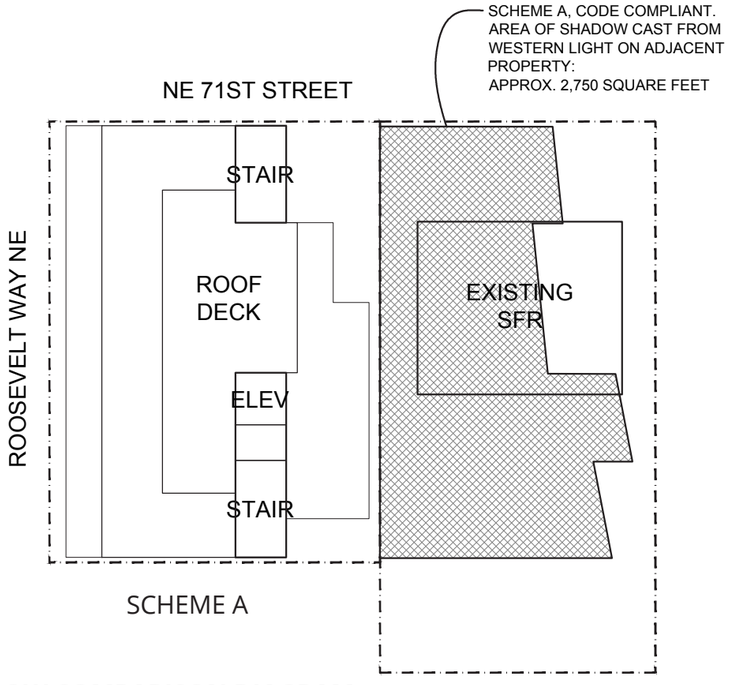


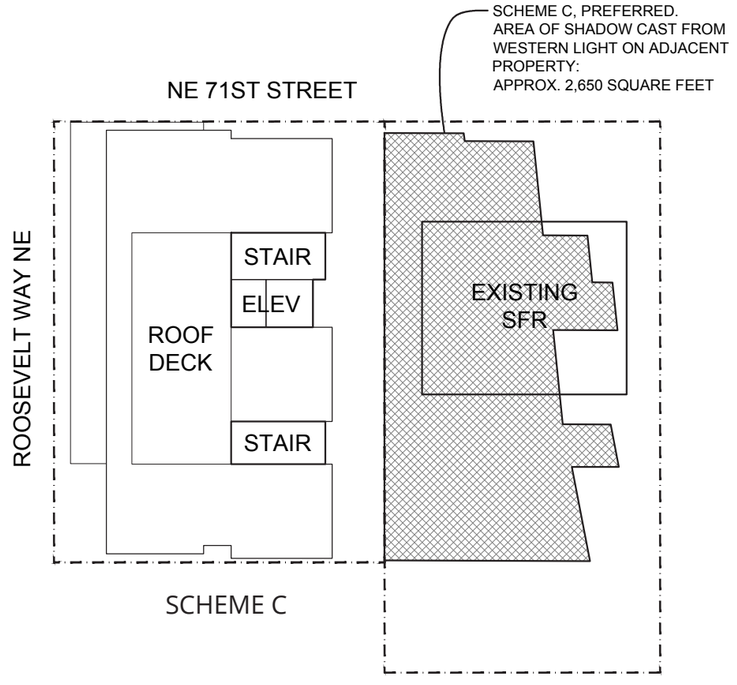
CONCEPT SKETCH: SCHEME C

The preferred scheme proposes the following strategies:
- Work with the site constraints to articulate the building in a pleasing way.
- Further articulate the building to minimize negative impacts to the nearby residential zone.
- Use a simple, high quality material palette to reinforce the articulation and balance the overall composition.
- Create a dynamic window arrangement that enhances the massing concept and finish material patterns.

VIEW FROM NORTHWEST

COMPARISON DIAGRAMS: SCHEME C

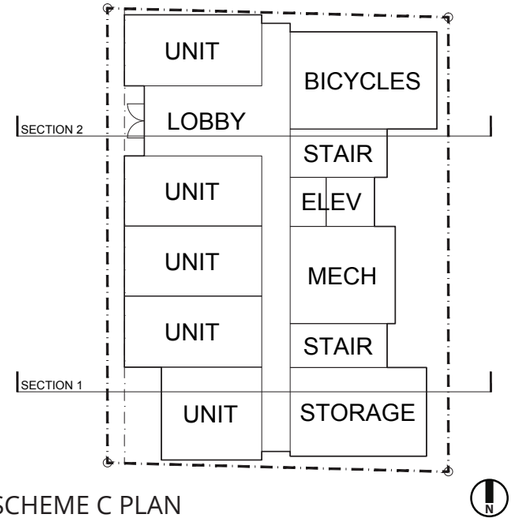




SHADOW COMPARISON DIAGRAM:
By reducing the height of the preferred scheme, we were able to reduce the shading impacts as compared with the code compliant scheme. Penthouse orientation also helps minimize shading. These diagrams illustrate a worst case scenario of sunlight coming due west. Of course, the shading impacts will be reduced in all directions due to these mass reducing strategies.

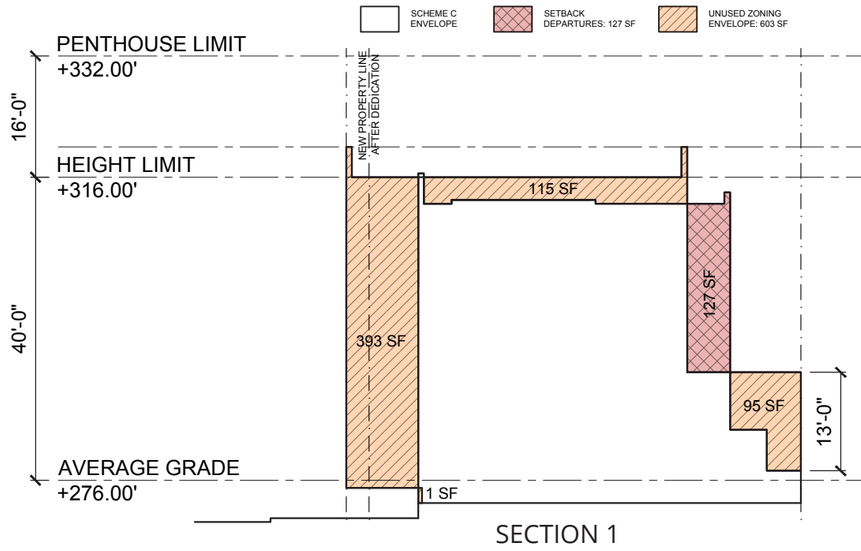
ZONING ENVELOPE COMPARISON DIAGRAM:
These section drawings illustrate the overall zoning envelope usage of the preferred scheme relative to the site's original zoning potential. The areas are intended to illustrate the size of the requested departures relative to the unused zoning potential of the site.

SHADOW COMPARISON DIAGRAM

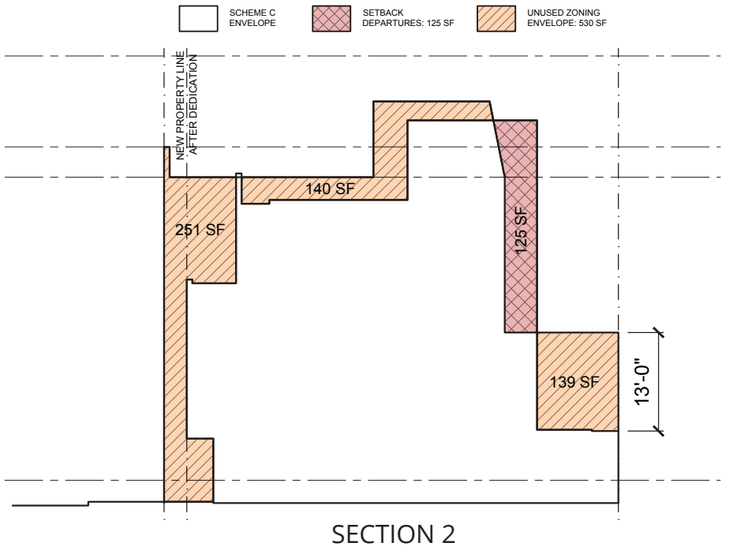


SCHEME C PLAN

ZONING ENVELOPE COMPARISON DIAGRAM



SECTION 1



SECTION 2

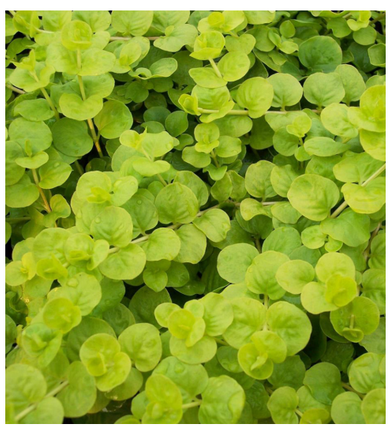
LANDSCAPE ELEMENTS

1 PLANTING STRIP

2 ROOF DECK PLANTERS

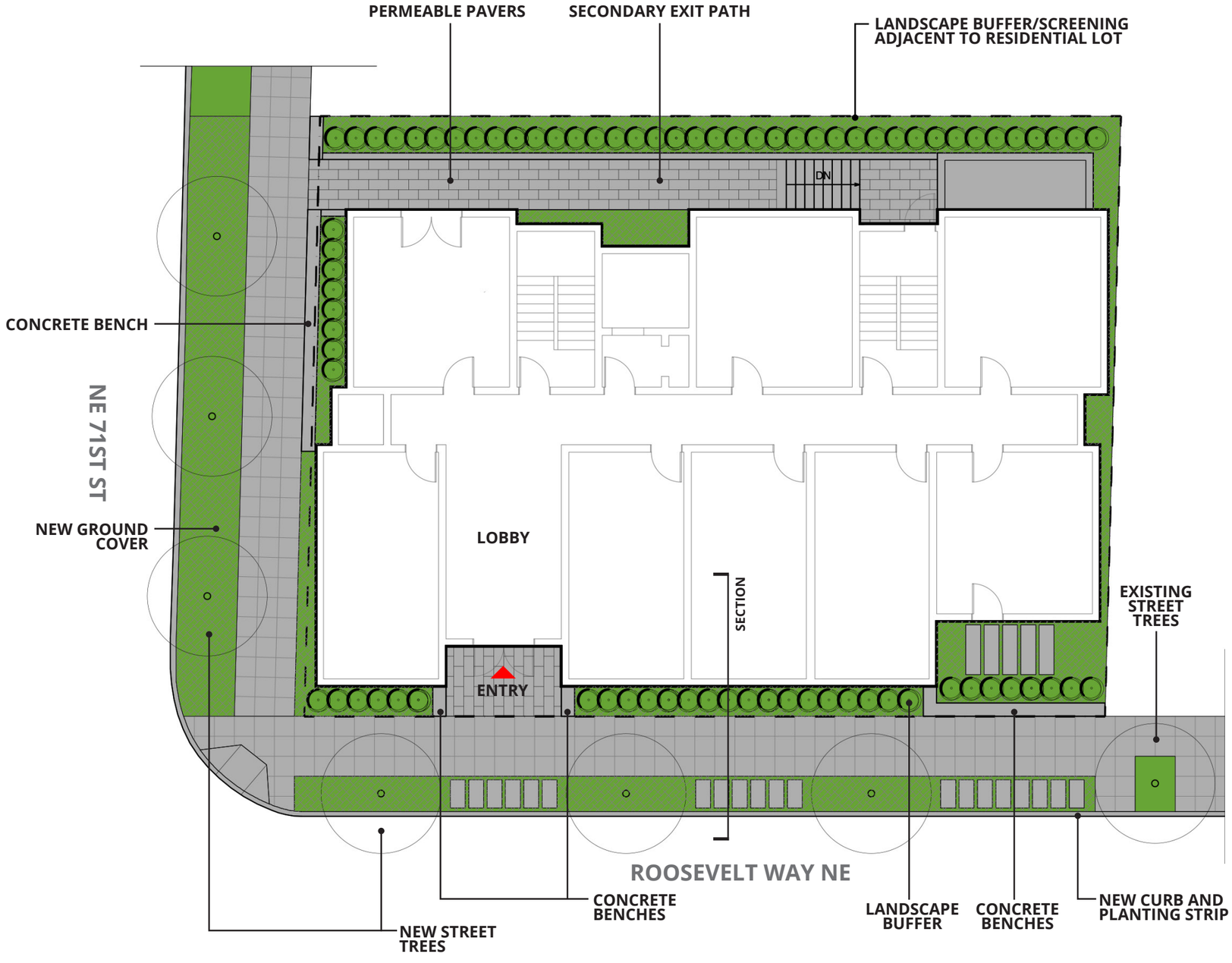
3 SIDEWALK GARDEN

4 SHRUBBERY/GROUNDCOVER

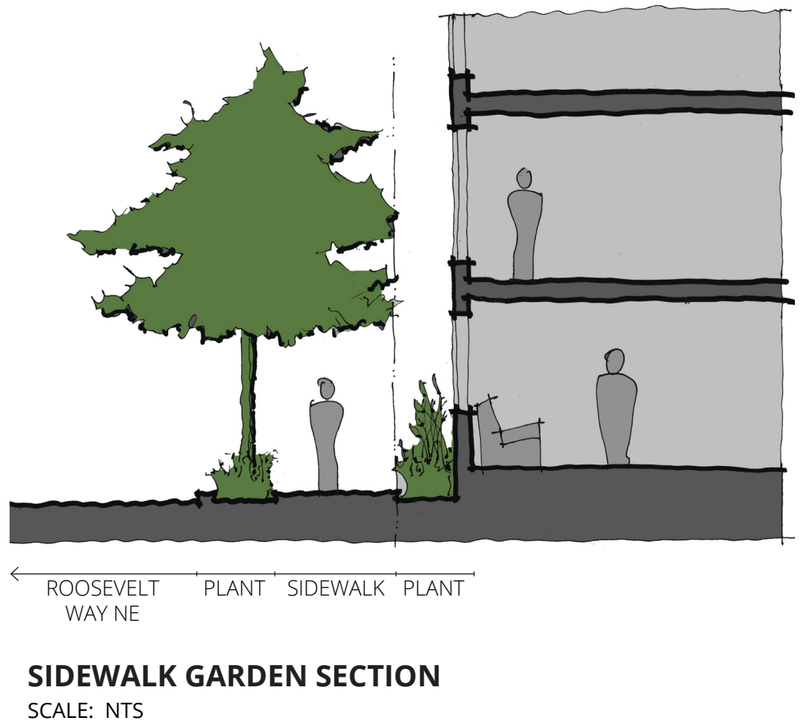


LANDSCAPE COMPOSITE PLAN

SCALE: NTS



PRIMARY BUILDING ENTRANCE



SIDEWALK GARDEN SECTION

SCALE: NTS

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