

Administrative Design Review - Recommendation Package

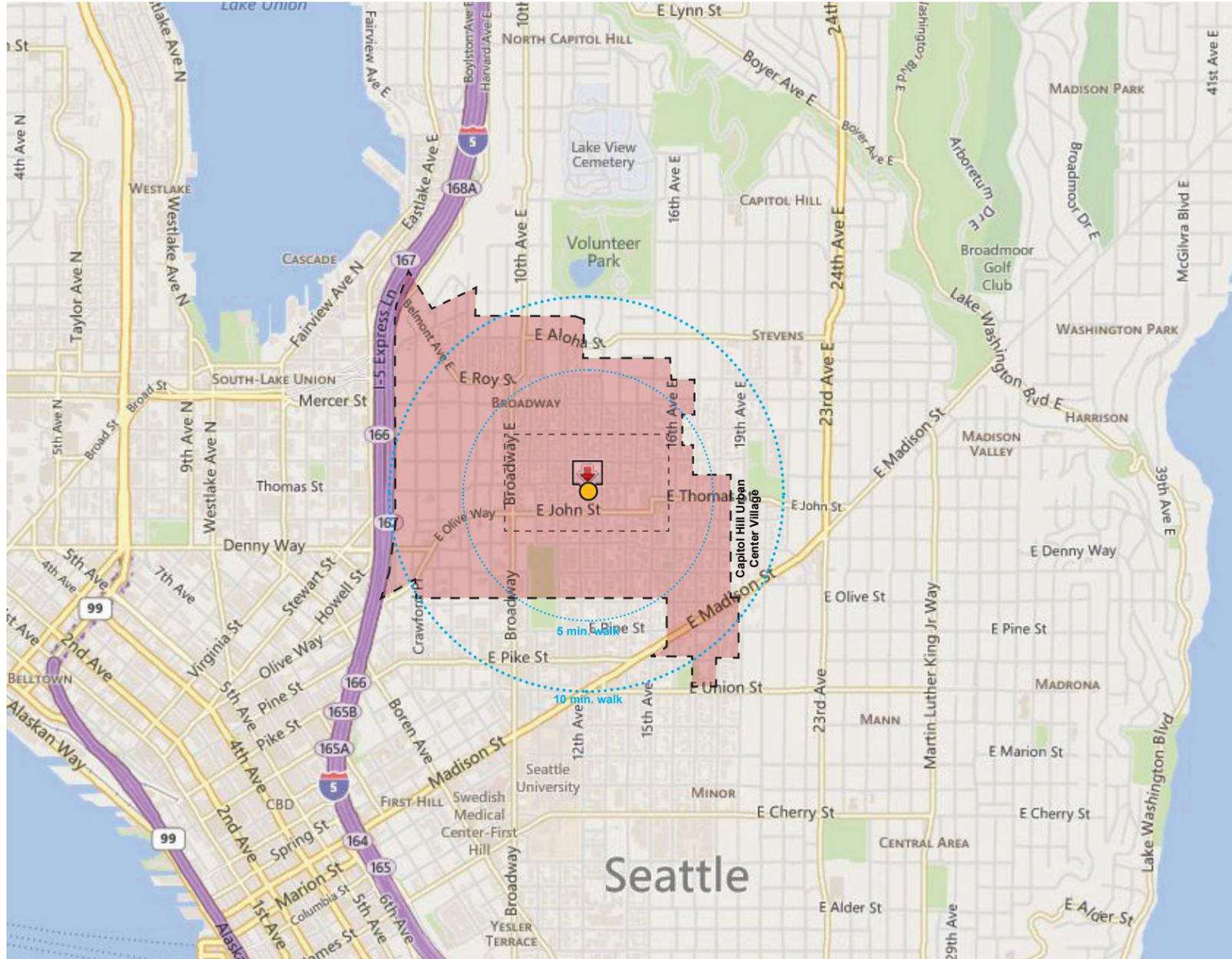
02/09/16

308 12th Ave E
3020441

Development Objectives:

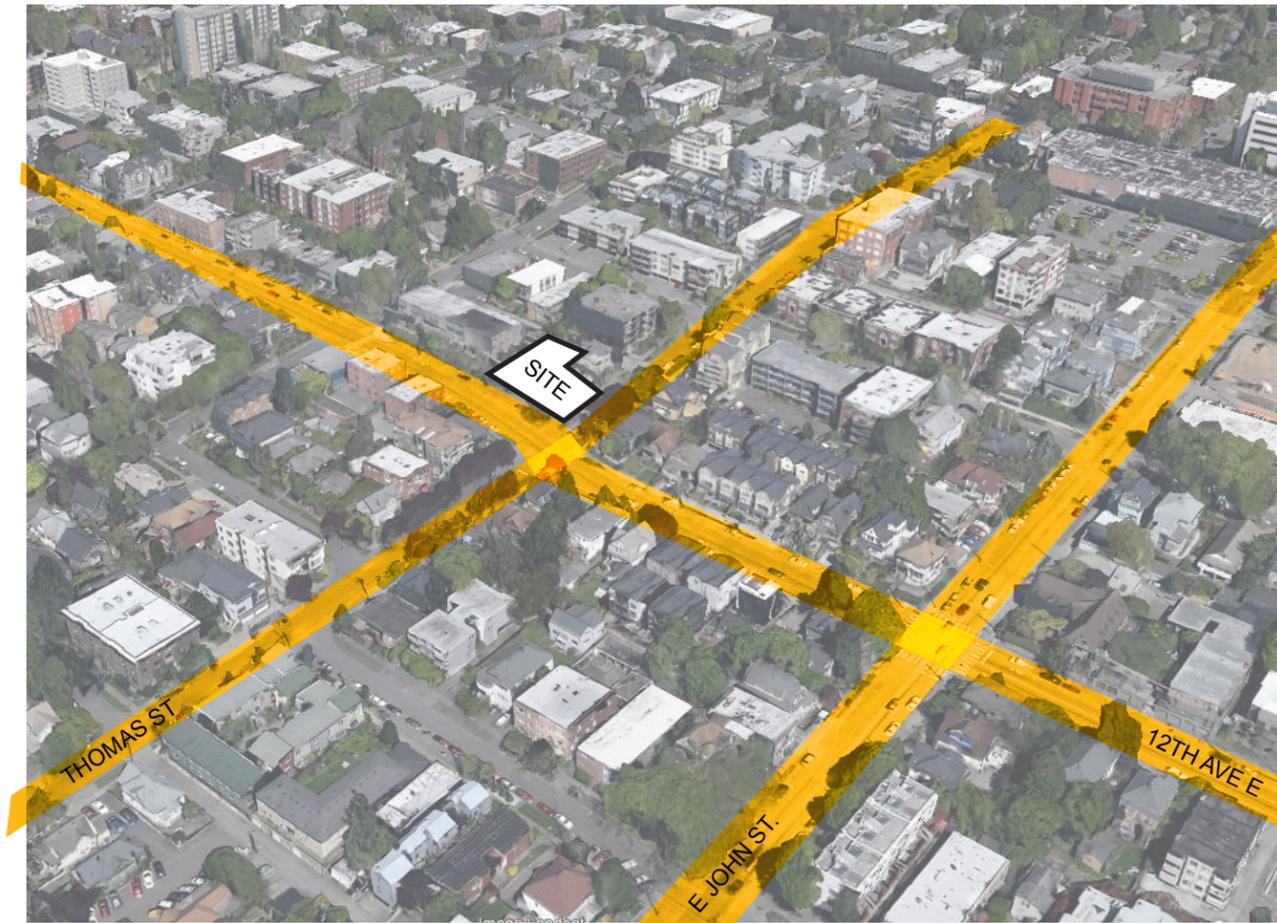
Project proposes 41 unit apartment building (41 total / 23 - Small Efficiency Dwelling Units) on two adjacent lots (302 and 308 12th Ave E). Provided under Seattle's Comprehensive Plan (per Gordon Clowers - gordon.clowers@seattle.gov), project is within Capitol Hill Urban Center Village; therefore, no vehicular parking is required and no vehicular parking has been provided. Project includes demolition of residential structures and accessory structures on each lot.



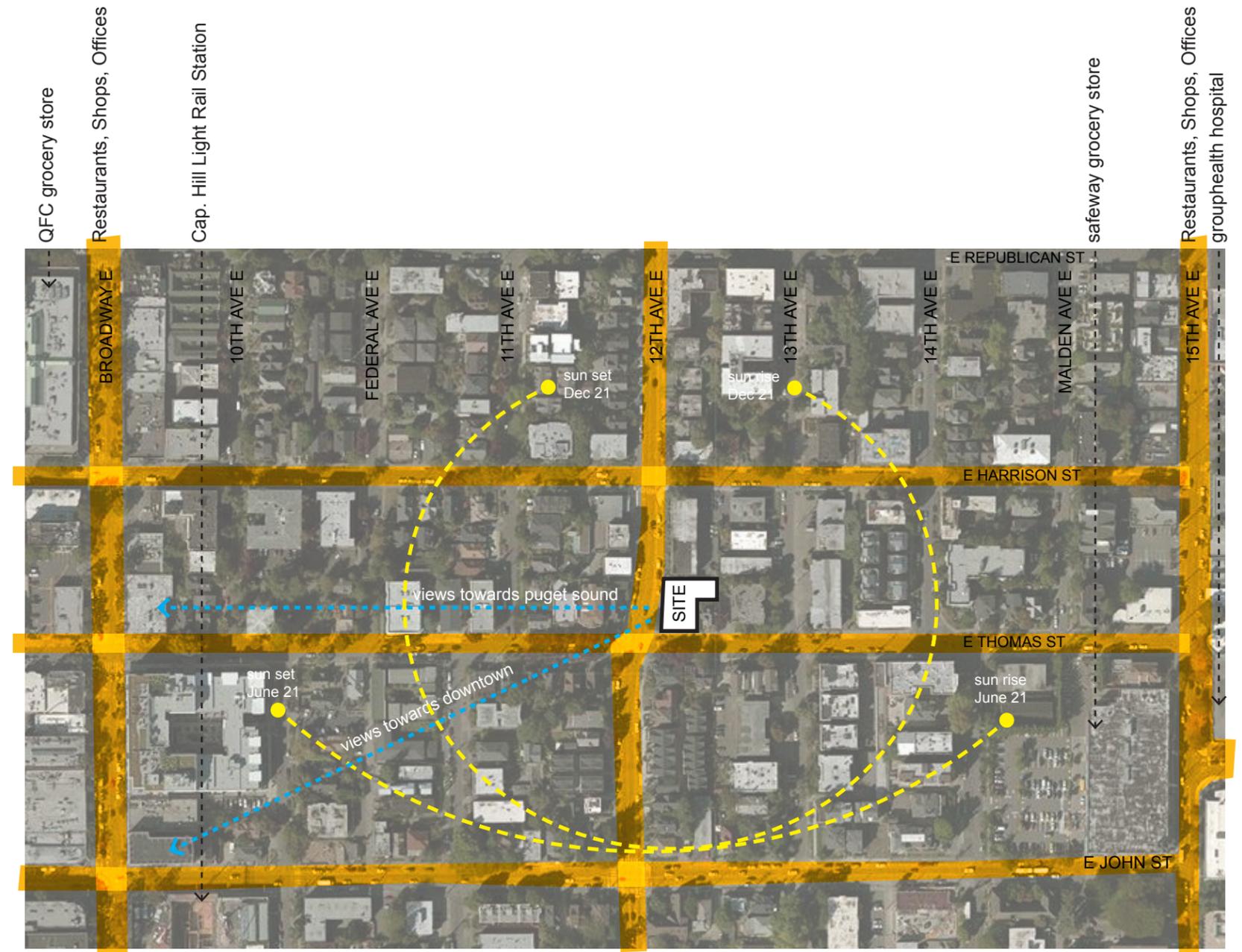


Site Location	308 & 302 12th Ave E
Site Zoning	LR3
Residential Units	41 total (23 - Small Eff. Dwelling Units)
Overlay	Capitol Hill Urban Center Village
SEPA Review	Yes
Parking Required	(0) Required / (0) Provided
Height	Base Height 40' 23.45.514 Max Height 44' (not inc rooftop features)
Site Area	308 12th Ave E - 2765 SF 302 12th Ave E - 4588 SF Total SF - 7353 SF
Floor Area Ratio	Apartments 23.45.510 2.0 if inside Urban Center & meets requirements of 23.45.510.C (complies) 7,353x 2.0 = 14,706 SF Mas FAR (complies - 14,547 proposed FAR)
Gross Floor Area	Total Building SF = 18,142 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)
Setbacks	23.45.518 Front setback: 5' min Rear setback: 15' Side setback: 7' ave. 5' min
Amenity area	23.45.522 7,353 SF x 0.25 = 1838 SF required (complies) 50% req. as common a.a. @ ground level = 1378 SF

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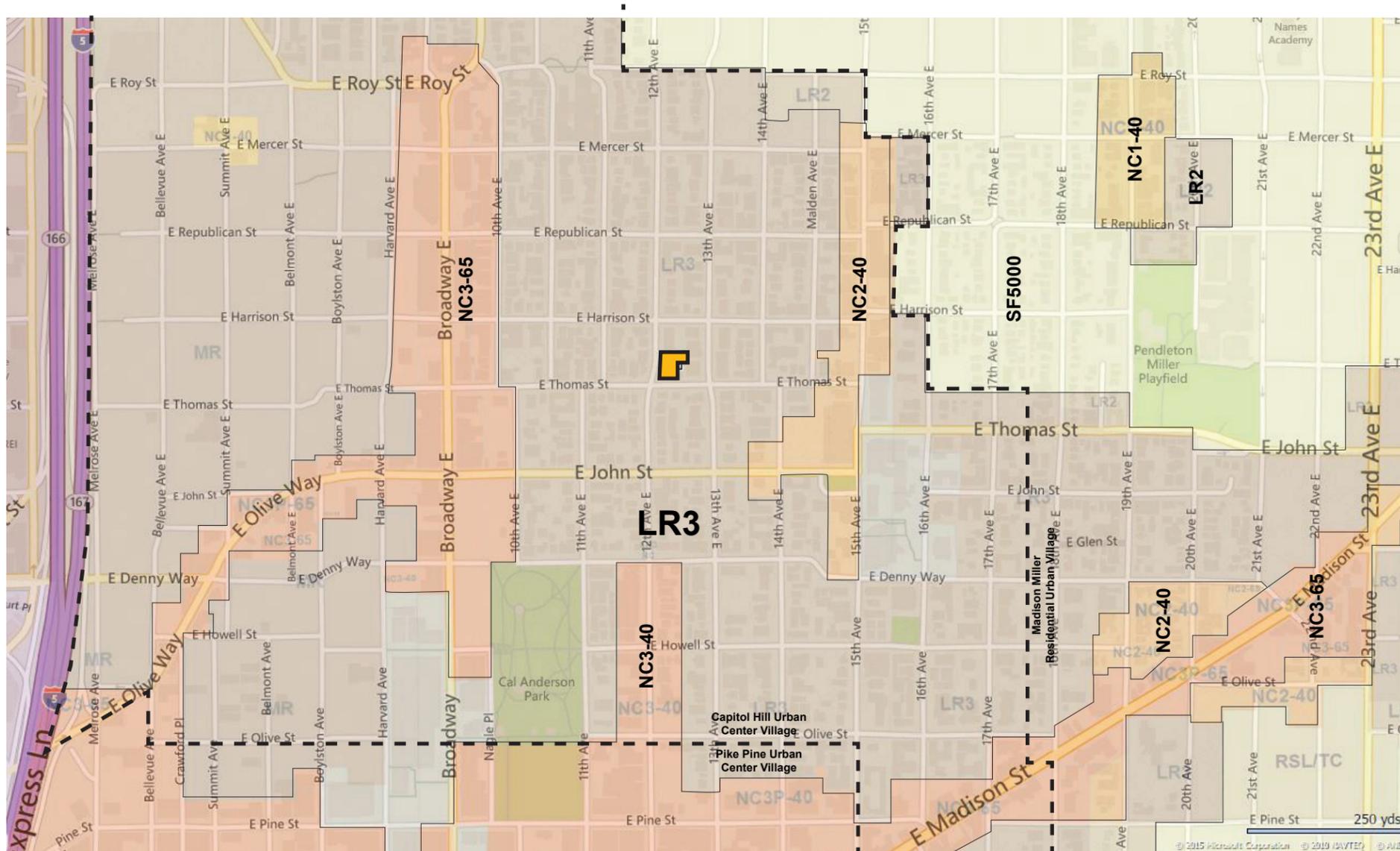


The site is located at the corner of 12th Ave E & E Thomas St in the Capitol Hill neighborhood of Seattle on the western uphill slope of the hill. There is a mix of housing types in the immediate vicinity of the site that are mostly multi-family apartments and smaller duplexes and triplexes that are in converted single family houses.



With 15th Ave E to the east and Broadway to the west, the site is bordered by commercial activity with access to grocery stores, restaurants, medical offices and other neighborhood amenities. The site will receive ample solar exposure from the south and west with partial blockage from the east. There are great views southwest and west from the site towards downtown and out towards the Puget Sound.

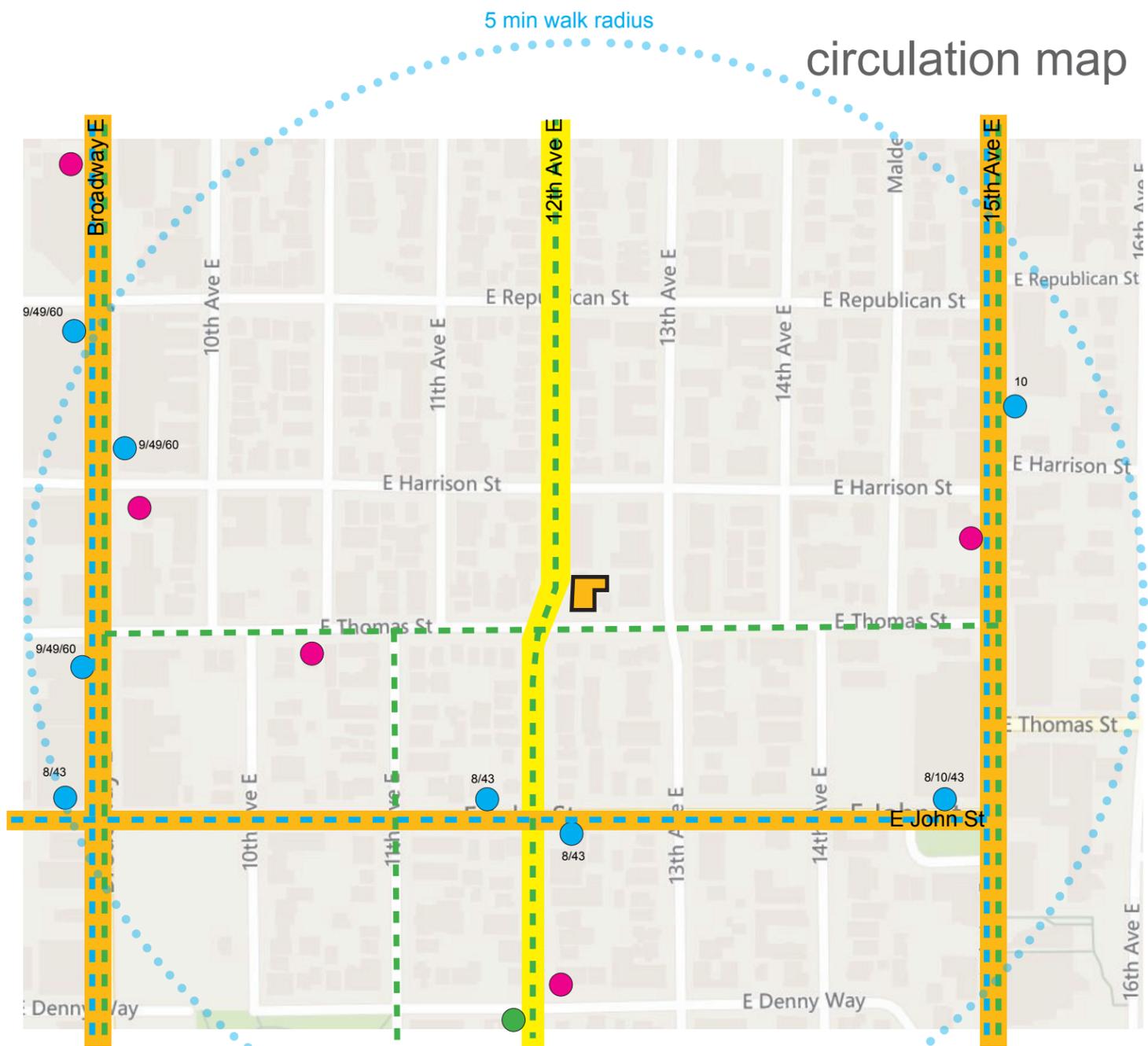
zoning map



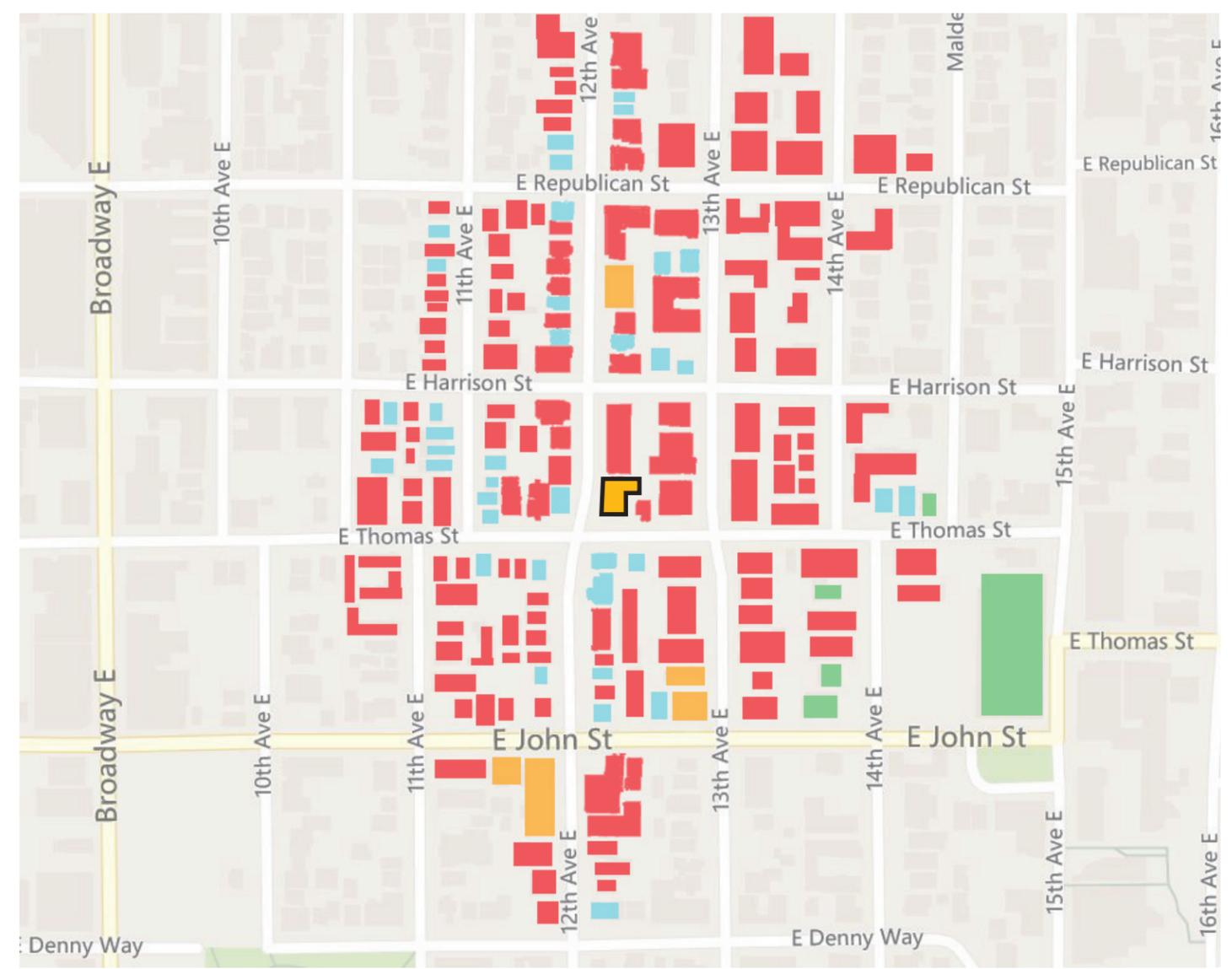
This area of Capitol Hill is predominantly LR3 with NC zones to the east along 15th Ave (which has restaurants, shops, grocery stores and other amenities), to the west along Broadway (with many types of neighborhood amenities) and to the south along 12th Ave (with a growing number of mixed use structures).

The site is well within the Urban Village overlay and has excellent access to a variety of forms of public transit, bike paths and car sharing opportunities.

Section 1 - Context Analysis



- Circulation**
 The site is located on a 12th Ave E, a minor arterial, that carries traffic north and south with minimal stop lights and signs. Thomas Street, which is a residential street, does not feature as much vehicular traffic but does feature a fair amount of bike traffic (as does 12th).
 The nearest bus route is ~600 feet to south of the site along E John St where the #8 and #43 busses pick up on a regular basis and carry passengers downtown and to the U-District (43) as well as south towards Rainier Beach and downtown (8).
- Bus Stop
 - Zip Car Location
 - Presto Bikeshare
 - Major Arterial
 - Minor Arterial
 - Bike Route



Typology / Adjacencies
 The site is bordered with an older craftsman style house to the east that currently exists as a duplex. There is a 24 unit apartment building to the north (Molokai Apts) with at grade parking at the rear of the site. Across 12th Ave E from the site are a variety of apartment buildings and a single family residence at the corner of 12th and Thomas.
 The neighborhood predominantly consists of multi-family structures of 3-4 stories. There is an influx of new construction, mostly to the south of the site along 12th Ave, but there are new townhomes currently under construction just to the north of the site.

Architectural Context Analysis:

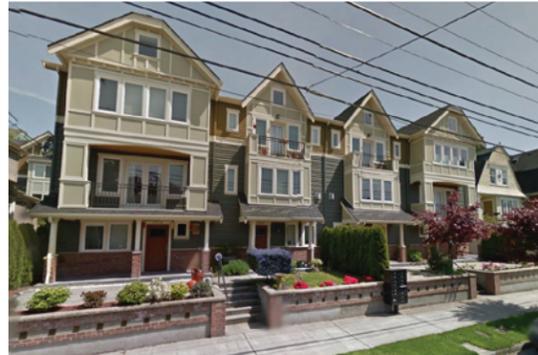
The surrounding context consists of a variety of architectural styles that are constructed of a wide range of materials and forms.

Traditional & Modern

Most of the oldest structures on the block are 1-2 story craftsman homes that are commonly seen towards the northern end of 12th Ave. They have lots of outdoor space and a variety of openings



Single Family Homes converted to multifamily on 12th



New townhomes on 12th in a neo-craftsman style



Molokai - 1963 Modern Apartment building neighbor to the north



Harrison Modern - 1951 Apartment building on 12th

Brick Apartments

Most of these buildings were built in the mid 1920s, with some as early as the turn of the century. They feature grand entrances, punched openings and minimal outdoor space.



Casa Nita Apartments 1925 on 12th and Republican



Alyward Apartments 1909 on 12th and Howell



Rhodes Apartments 1928 on 12th

Contemporary

Built within the last 2 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.



Microhousing LLC on 12th



Capitol Park Apartments on 12th



Sola 24 Apartments on 12th

Under Construction

There are several projects under construction or nearing construction within a short distance of this site that range from townhouses to apartment buildings.



New Multifamily / Mixed Use on 12th

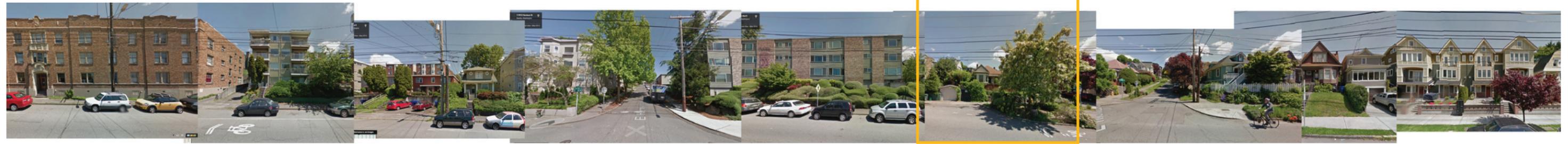


New Apartments on 12th and John

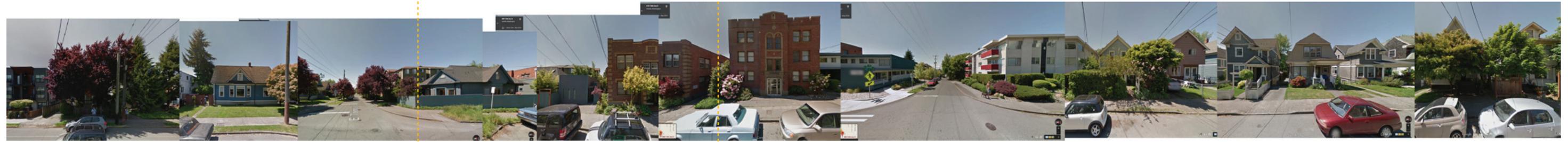


New Townhomes on 12th

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12th Avenue E - East Elevation
3-4 story apartments, new development to the north, moderate tree coverage



12th Avenue E - West Elevation
Smaller existing structures to the north, 3 story brick apts & single family house across from site



Thomas St - North Elevation
Slopes downhill east to west. 4 story multifamily at 13th Ave E, 3 story house to the east of the site. ample vegetation



Thomas St - South Elevation
Slopes downhill east to west. Single family across from site, Multifamily at 13th Ave E, Large Trees provide coverage.

PARCEL #600350-1970 THE NORTH HALF OF 1 AND 2, BLOCK 60, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

PARCEL #600350-1975 THE SOUTH HALF OF LOT 1 AND WEST 10 FEET OF SOUTH HALF OF LOT 2, BLOCK 60, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

Existing Site

Uses

There are 2 existing structures on the site. 302 12th Ave E is a 980 SF, 1 story, single family residence with a basement and a detached garage on a 3,055 sf lot. 308 12th Ave E is a 2,010 SF, 2 story, triplex with a detached garage on a 4,600 SF lot.

Topography

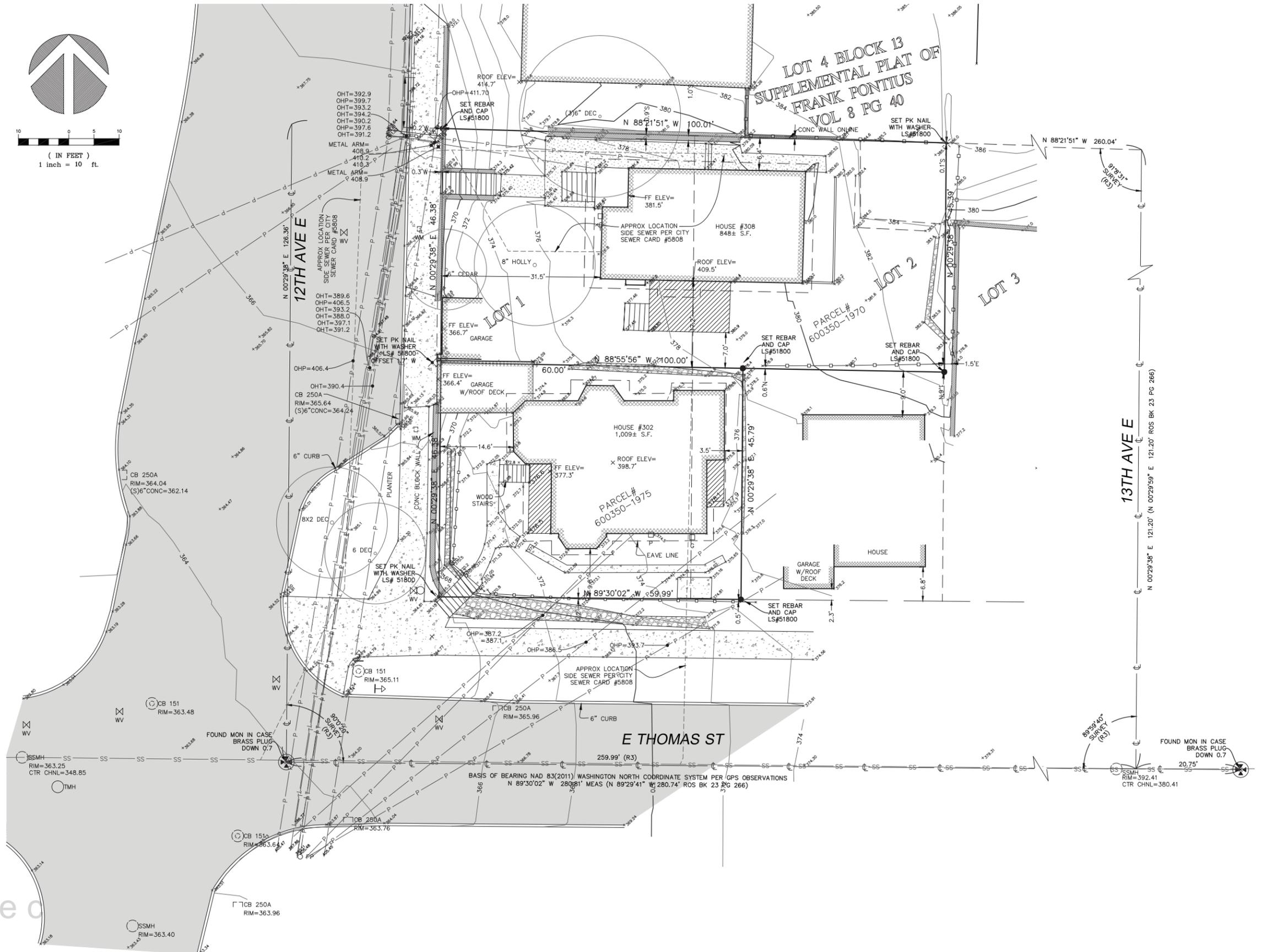
The site has a steep slope at the western end of the site that reduces in slope towards the eastern end of the site. The site also has a gradual slope upwards from the south to the north. There is a retaining wall on the property to the east.

Access

There is pedestrian access via 2 existing concrete stairs along 12th Ave E. Existing vehicular access is also taken off 12th Ave via an existing curb cut.

Views and Solar Access

The property will have great views south and west towards downtown as well as out towards the Olympic mountains and the Puget Sound from the upper floors and especially at the roof deck. Solar access from the east will be partially blocked by an existing single family residence along Thomas St but will otherwise be unencumbered.



Section 2 - Existing site

site photos



1. The southwest corner of the site is an active intersection for all modes of travel and has a high degree of visibility from the south as well as the west.

2. The northwest corner of the site features a high planter along 12th Ave E and a narrow sidewalk along the properties to the north.

3. The southern edge of the property is heavily landscaped, with provides a lush pedestrian experience but removes the chance for more “eyes on the street”. There is an existing duplex residence to the east that has a very tall hedge along its western property line and exterior decks at the south west corner.

4. The back yard slopes slightly uphill towards the northern and eastern portions of the site. It is currently overlooked by the property to the east, which has portal windows and outdoor decks.

5. The north side yard features an existing concrete wall and minimal landscaping. It is overlooked by operable windows from the building to the north.



1. southwest - corner of site at 12th and Thomas



2. northwest corner of site on 12th



3. southern edge of site along Thomas St.



4. Back Yard



5. North Side Yard

Early Design Guidance

Responses in RED

EARLY DESIGN GUIDANCE

1. Connections for street-level interaction: (CS-1C, CS-2B, CS-2C1, PL3-A-1,2,4)

Street-level activation, eyes on the street, and a sense of site openness should characterize the development.

- Create a porous interface with the right of way to allow ease of both physical and visual access. **Entries and ground floor units are accessed directly off of the sidewalk; providing landscaping and public/private spaces.**
- Create clear connections to the building entries. **Main entry located by a building setback/plaza; secondary at building division.**
- Encourage human interaction at the street level. **Patios, balconies, and a small entry plaza line the base of the building.**
- Provide units at ground level with outdoor opportunities. **Patios and entry plaza are landscaped + provide gathering space.**
- Create areas for residents to interact. **Front entry plaza and roof deck provide gathering space for residents.**

2. Bulk and scale: (CS1-C, CS2-D-1,5; CS2-1-v, PL2-I,II,III)

Where possible the development should strive to sit lightly on the site by using a variety of architectural conventions.

- Use the site grade to lower the building into grade without blank facades or rockeries. **The main entry is located at grade on the second level, with lower units exposed at 12th Ave.**
- Use secondary architectural elements to reduce the scale of the building. **Balconies and patios protrude for human scale.**
- Employ full landscaping to provide a transition in scale to neighboring properties. **Patios, plaza, and surroundings are landscaped, esp. to the east to transition into the neighborhood.**
- Step back and break up varying building volumes to reduce the bulk of the building. **Building is broken in plan and section dividing the building mass.**
- Use glazing where possible to give more transparency to the building. **Each unit is glazed, and entries are very transparent.**
- Wrap building elements around the corner of the building to carry the design language to the south façade; windows, decks, railings. **Design is consistent, reading as a cohesive building throughout.**
- Lower elevator overruns and stair towers where possible. **Stair towers were cut back+ elevator overruns were glazed, minimizing size and visual impact as much as possible.**

3. Unified and functional design: (DC1-A-1,DC1-II, DC2-A,C,D, E, DC3-I, DC4-C)

Use contextual cues to identify elements to incorporate and create a unified corner building design. The front stairway is a positive example of this design direction.

- Use several contextual cues that will help identify the building as unique to the varied character of the area. **The building will be clad in a brick tone as a reference to the surrounding brick buildings.**
- Create options to access the site via stairs and ramps for ease of access. **Both entries will be ADA compliant + easily accessible.**
- Consider functional design for bicycles and pedestrians. **Main entry will have bike rack+plaza. Secondary lead directly to bike rm. on L1.**
- Open passageways to the air or via glazing to keep light and air in the circulation areas. **Primary stairwell will be exterior for fresh air and natural light.**
- Locate units where they gain the best light, air, and entry function. **All units organized for maximum light, air, as well as entry.**

Project at Early Design Guidance / Before Public Comment



PREVIOUS WEST ELEVATION



PREVIOUS SOUTH ELEVATION

Previous Street Level Perspective

4 stories + basement at street, bike parking and seating facing street, interior entry to north, cement board cladding & wood on street facing facade, brick below

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Overview: Response to Early Design Guidance

Project after Design Guidance / Public Comment

1. Massing Response - Street Level

The 12th Ave. facade was given a base throughout to more closely respond to the street and scale of its context. Rather than having a base which spans only half of the front facade, there is now a single plinth, which adds a level of detail and texture at the pedestrian level along 12th Ave., and carries through the corner to E. Thomas St. to emphasize entry. The base features balconies for the residents on the second level, and patio spaces for ground level units, which enliven the building's street presence and bring residents outside for more eyes on the street. Divisions on the base of the building indicate the two primary entrances. The updated design is offset further from its neighbor to the east, and has internalized circulation to minimize noise and activity for adjacent neighbors.



UPDATED WEST ELEVATION

2. Bulk/Scale

The building mass is broken both in plan and elevation, giving variation to the structure as a whole. This allows for a grounded base, the visual impression of multiple buildings that relate to the residential scale in the neighborhood, and defined points of entry. The upper levels of each of these "separate" building masses incorporates multiple layers of finish into their facades, giving visual depth and rhythm to the structure. By making the third and fourth floors mezzanine units, the building will also be perceived only as four floors along 12th Ave., as opposed to five. The lower levels incorporate balconies and landscaped patios for further visual depth and interest, and are fully integrated into the sloping topography. Balconies on the second floor are spaced for the integration of trees/landscaping.



UPDATED SOUTH ELEVATION

3. Unified Design

Setting the building into the site's existing topography allows for an entry plaza at grade on the second level of the building along E. Thomas St. This plaza clearly indicates entry and allows space for bike racks and benches, while at the same time being ADA accessible. The primary stairwell is exterior, dividing the building's mass on 12th Ave. and allowing for fresh air and light. Units are arranged in plan to give maximum light to all residents. While brick is a commonly used material in the area, the building will take on a brick tone to relate to its surroundings.

Proposed Street Level Perspective

3 stories + basement facing street, internalized bike storage, lower concrete planting walls, deep dark red brick masonry cladding on street facing facade.

Design Guidelines

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Capitol Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

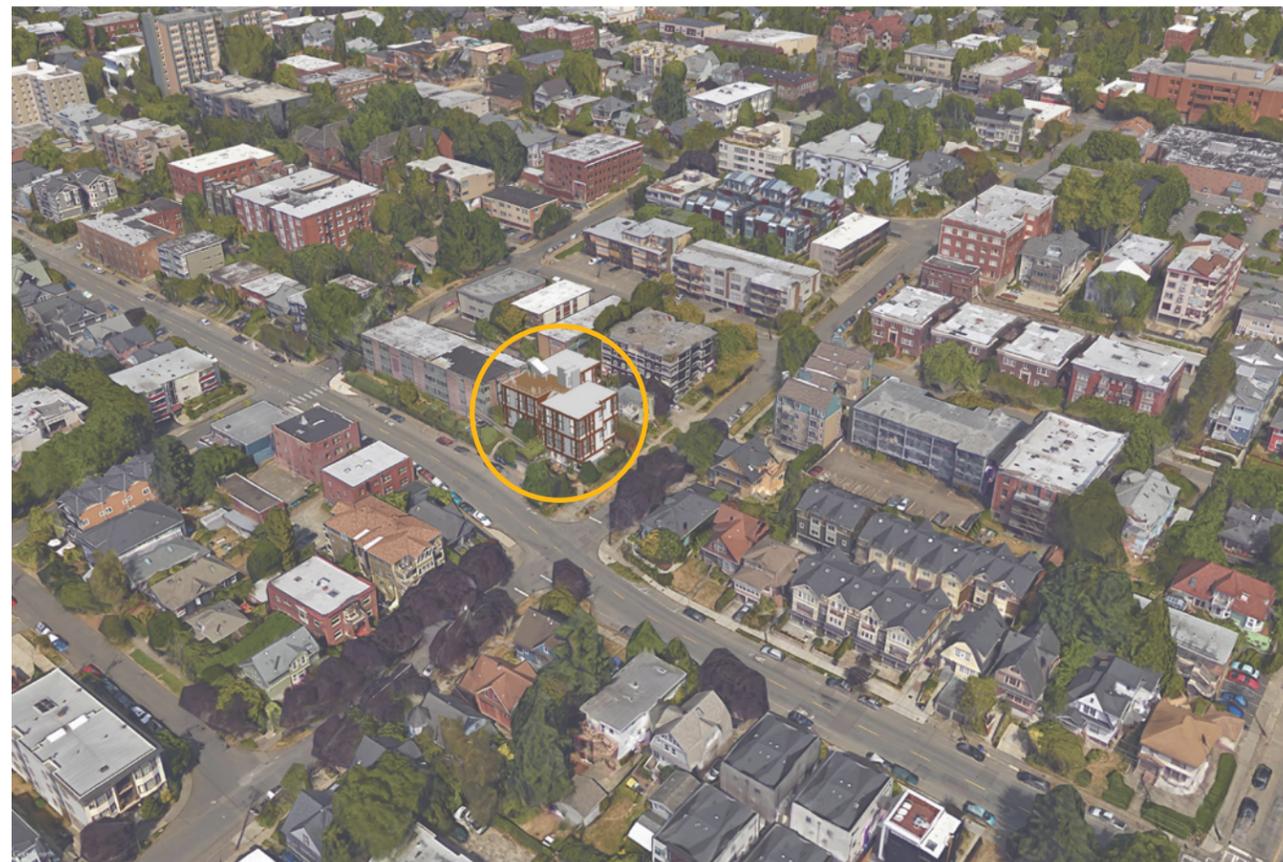
CS2-I-v. Multiple Frontages: For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments.

CS2-II Corner Lots

CS2-II-i. Residential Entries: Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.



Building section focusing on the building's relation to topography and the lower unit's connection to the street. The building has four floors plus mezzanine levels on the 3rd and 4th floors.



Axonometric view of the building in its site relating in tone and scale to the surrounding neighborhood.

Response to Priorities:

The building steps with the topography, creating a variation of levels between its two street-facing elevations, and emphasizing topography. Lower units on 12th Ave. have balconies and patios, adding texture to the base of the building. Landscaping will be incorporated throughout, creating a soft boundary between public and private spaces.

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Building Mass: Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

CS2-III-ii. Views: Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.

CS2-III-iii. Sunlight: Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

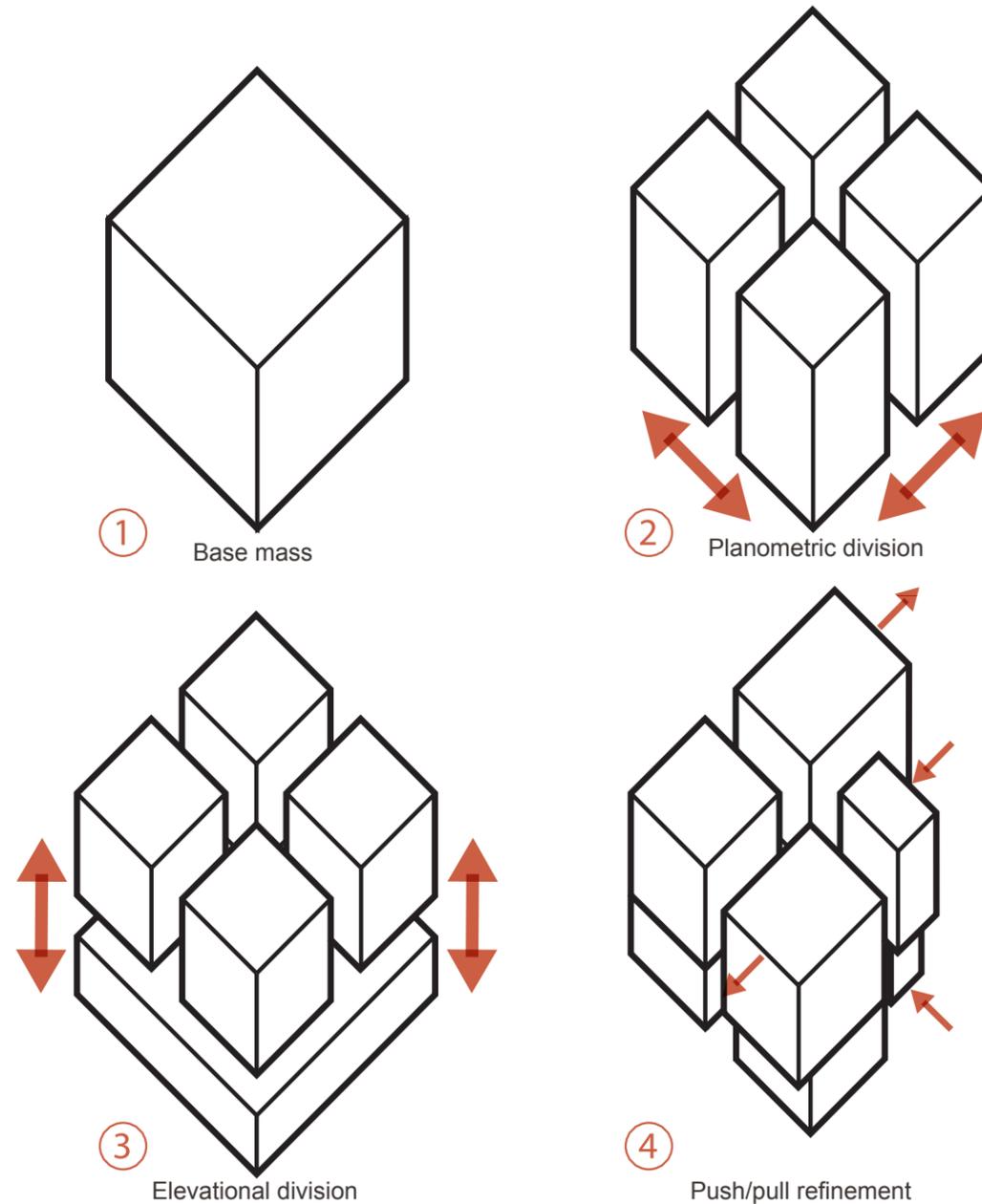
PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Response to Priorities:

Massing diagram-

1. Base volume to be broken down.
2. Division of building in plan, creating four visually separated volumes.
3. Plinth added throughout the extent of the building, dividing the building in elevation and giving a cohesiveness to the visually divided volumes.
4. Each volume is slightly pushed and pulled to maximize function and create further visual division of the building's mass.



Massing diagram - method of formal variation.

Capitol Hill Supplemental Guidance:

PL1-I Pedestrian Links

PL1-I-i. Pedestrian Links: Consider design approaches that provide clear, unobstructed pedestrian links between the station entries, public spaces on E. Denny Way, and the plaza space across E. Denny Way.

PL1-II Lighting

PL1-I-i. Lighting: Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

PL1-III Network of Public Spaces

PL1-III-i. Public Space Accessibility: Consider design approaches that make new public spaces easily accessible from existing sidewalks and public areas, and proposed new light rail station entries.

PL1-III-ii. Plaza: Consider design approaches to the pedestrian pass throughs of Site A and Site B in a way that draws the public into the plaza.

PL1-IV Outdoor Uses and Activities

PL1-IV-i. Plaza Activation: Within the plaza, consider appropriate substructures, built elements and utility connections to ensure the proposed plaza can be used for Farmer's Markets, performance and other temporary uses that provide interest and activity.

PL1-IV-ii. Grade Transitions: Consider taking advantage of grade changes between the plaza level and adjacent sites to create transitions used for seating or other amenities.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.



Rendering of building base along 12th Ave., with integrated public and private spaces, landscaping, as well as various lighting methods for both atmosphere and security.

Response to Priorities:

By setting the building on a plinth, the lower floors of the building relate strongly to the street. This base not only allows for a fully accessible lobby that is visible to the street and entered through a landscaped plaza space, but also base-level units which blend the street-scape and the building. The base of the building will be landscaped and provide lighting both for the residents and passing pedestrians. The decks, patios and plaza bring people outside for more eyes on the street as well. This exterior space transitions with the existing topography, providing plant beds and seating areas along its perimeter.

Capitol Hill Supplemental Guidance:

PL2-I Human Scale

PL2-I-i. Building Entries: Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

PL2-I-ii. Pedestrian Character: Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

PL2-II Pedestrian Open Spaces and Entrances

PL2-II-i. Entryways: Provide entryways that link the building to the surrounding landscape.

PL2-II-ii. Link Open Spaces: Create open spaces at street level that link to the open space of the sidewalk.

PL2-II-iii. Ingress/Egress: Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

PL2-II-iv. Residential Entrances: Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where unavoidable, minimize their impact to the vitality of the retail commercial streetscape.

PL2-III Personal Safety and Security

PL2-III-i. Lighting/Windows: Consider

- a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties
- b. architectural lighting to complement the architecture of the structure
- c. transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach.

PL2-III-ii. Travel Area Distinction: Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Response to Priorities:

The primary entry into the building on E. Thomas St. is clearly defined through the use of various methods including a small entry plaza with landscaping and a seating area, alternative paving, a glass entryway, signage, lighting (architectural, landscaping, and security), a mural, as well as an overhang to protect users from the elements. A secondary entrance on 12th Ave. is defined through similar elements including landscaping, alternative paving, and transparency, and primarily emphasized by its location between the two building masses. Entrances are clear, welcoming, and link the building to the surrounding landscape.



Primary entrance on E. Thomas St. featuring a small plaza



Secondary entrance on 12th Ave.

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

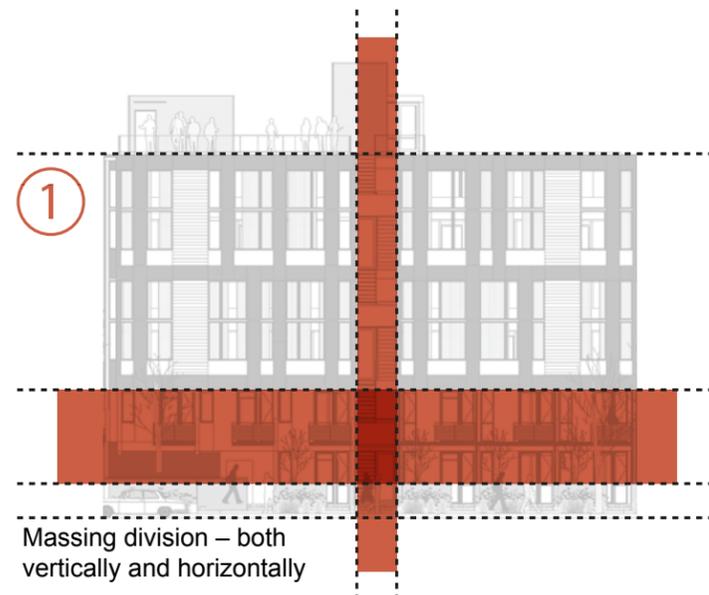
DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

Response to Priorities:

Various methods of division were used to break down the overall perceived mass of the structure.

1. The building was divided both vertically and horizontally, giving it an appearance of being multiple buildings, all with a grounding base level of balconies and patios which add texture on the human scale at street level.
2. The facades of these “multiple buildings” are framed to emphasize the division between masses.
3. A secondary material - also used for framing - is employed to add rhythm and visual depth. The color of this overlaid material was chosen to relate to the brick buildings of the surrounding neighborhood.



DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Capitol Hill Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Open Space: Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.

DC3-I-ii. Courtyards: Create substantial courtyard-style open space that is visually accessible to the public view.

DC3-I-iii. View Corridors: Set back development where appropriate to preserve view corridors.

DC3-I-iv. Upper-floor Setbacks: Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

DC3-I-v. Street Trees: Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

DC3-I-vi. Landscape Materials: Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

DC3-I-vii. Porous Paving: Use porous paving materials to enhance design while also minimizing stormwater run-off.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.



Perspective of corner at 12th Ave. and E. Thomas St.

Response to Priorities:

This structure can easily be read from passers-by as a residential building because of the balconies and patios at street level. These elements along with the entry plaza space on E. Thomas St. create open space that is visually accessible to the public view. The landscape will be heavily integrated into the design, with many existing trees remaining on site, and surrounded by landscape elements that bring cohesiveness to the entirety of the project. Porous paving will be used on hard surfaces for the retention of storm water and a healthier landscape.

Exterior Elevations



North Exterior Elevation



West Exterior Elevation



South Exterior Elevation



East Exterior Elevation

MATERIAL LEGEND

MATERIAL	DESCRIPTION	MANUF. / COLOR
M1	METAL FINISH RAILINGS	POWDER COATED, SHERWIN WILLIAMS, EGRET WHITE (SW 7570)
M2	METAL SIDING COLUMNS	POWDER COATED MATTE BLACK
M3	METAL FINISH COPING AND METAL RAILINGS	METAL SALES INC (24 GA) MATTE BLACK, RAILING COLOR TO MATCH
M4	METAL SHOP FABRICATED METAL	POWDER COATED MATTE BLACK
M5	STORFRONT ALUMINUM FRAMING	KAWNEER 451 T MATTE BLACK
M6	METAL FINISH BREAK FORM METAL	METAL SALES INC (24 GA) MATTE BLACK
P1	CEMENT BOARD SIDING PANEL SIDING	CEMENT BOARD PANEL SIDING SHERWIN WILLIAMS, SPICY HUE SW 6342
P2	CEMENT BOARD SIDING PANEL SIDING	CEMENT BOARD PANEL SIDING SHERWIN WILLIAMS, EGRET WHITE (SW 7570)
P3	CEMENT BOARD SIDING PLANK SIDING	8" CEMENT BOARD PLANK SIDING SHERWIN WILLIAMS, EGRET WHITE (SW 7570)
C1	CONCRETE CAST IN PLACE CONCRETE	ARCHITECTURAL FINISH, CLEAR ANTI-GRAFFITI COATING
W1	NOT IN USE	
RES. WINDOWS	VINYL FRAMES	DARK BRONZE

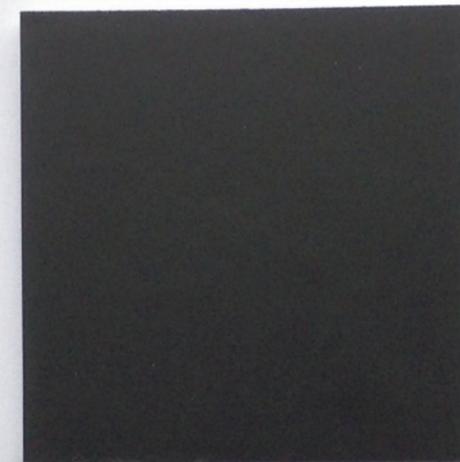
302 / 308 12th Ave E
3020441/ 6484948



M-1 WHITE METAL RAILINGS
MFR TBD
SW - 7570 EGRET WHITE

M-2 BLACK METAL RAILINGS
MFR TBD
SW - 7675 SEALSKIN

P-3 LAP SIDING
JAMES HARDI
SW - 7570 EGRET WHITE

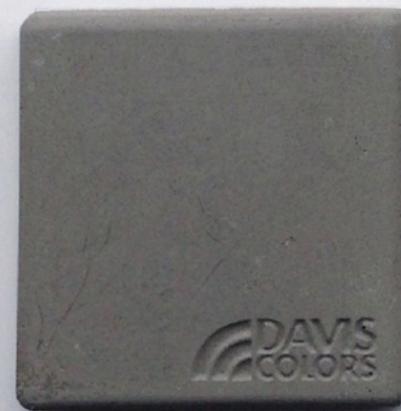
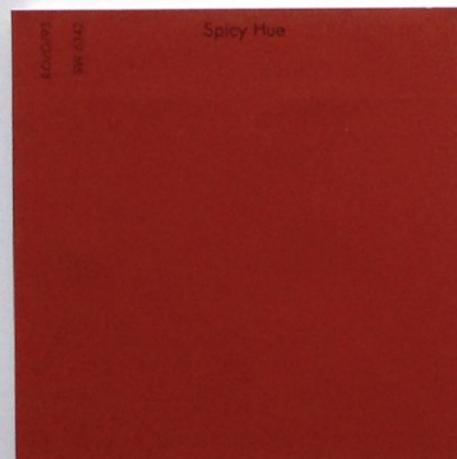


P-1 PANEL SIDING
JAMES HARDI
SW - 6342 SPICY HUE

C-1 CONCRETE
WALLS AND PLANTERS
BRUSHED FINISH

P-2 PANEL SIDING
JAMES HARDI
SW - 7570 EGRET WHITE

CU-2 CURTAINS
INTERIOR ACCENT CURTAINS
FRENCH GREY



Material Board Photo

Public Art: Entry Mural

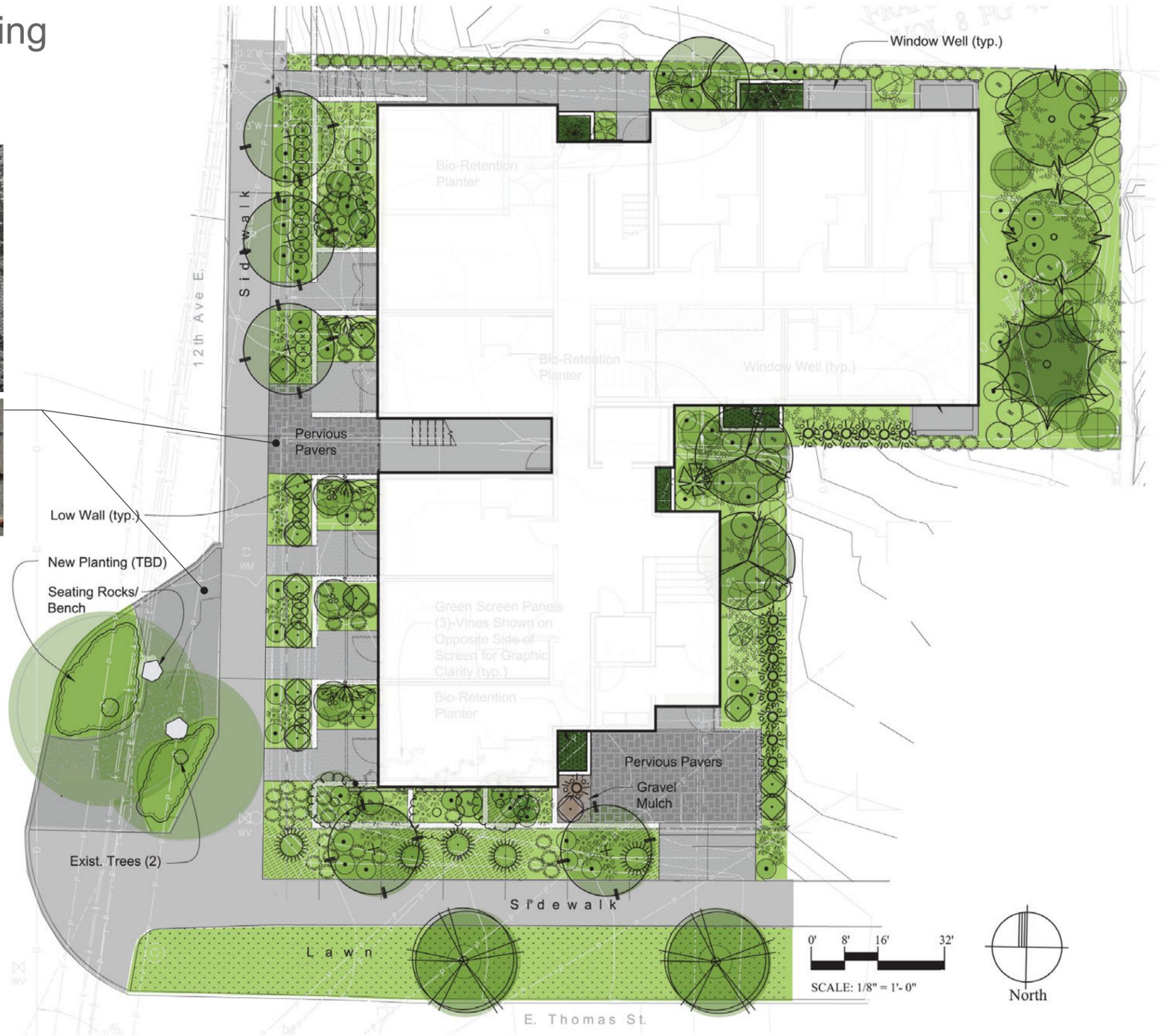


A local artist (to be determined) will be hired to design a mural at the main entry plaza along E. Thomas St., creating an urban node and point of cultural interest in the neighborhood.

Landscaping



Pervious Paving



Administrative Design Review

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
1		Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
2		Stewartia psuedocamellia/ STEWARTIA	min. 2" cal., upright
1		Calocedrus decurrens/ INCENSE CEDAR	min. 8'-0" hgt.
2		Ginkgo b. 'Princeton Sentry'/ MAIDENHAIR TREE	min. 2-1/2" cal., upright
2		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	min. 7'-0" hgt.
2		Pyrus c. 'Capital'/ FLWG. PEAR	min. 2-1/2" cal., upright
SHRUBS:			
3		Akebia quinata/ FIVE FINGER AKEBIA	5 gal.
3		Camellia s. 'Jean May'/ SASANQUA CAMELLIA	5 gal.
1		Clematis m. 'Elizabeth'/ ANEMONE CLEMATIS	5 gal.
15		Fargesia utilis/ BAMBOO	#10, min. 7' hgt.
20		Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY	min. 15" spr.
23		Ilex c. 'Sky Pencil'/ HYB. JAPAN. HOLLY	min. 30" hgt..
2		Ligustrum j. 'Texanum'/ TEXAS WAXLEAF PRIVET	15 gal., tree form
1		Mahonia lomarifolia/ NCN	7 gal.
5		Myrica californica/ PACIFIC WAX MYRTLE	min. 30" hgt.
9		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
57		Pennisetum 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
5		Pinus m. 'Whitebud'/ MUGHO PINE	min. 24" spr.
12		Pittosporum t. 'Wheeler's Dwarf'/ PITTOSPORUM	min. 24" spr.
38		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
8		Ribes s. 'King Ed. VII'/ FLWG. CURRANT	min. 24" hgt.
20		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
GROUNDCOVERS:			
as required		Lawn	No. 1 Sod, non-netted one gal. can @ 36" o.c. tri. spacing
9		Arctostaphylos 'Massachusetts'/ KINNICKINNICK	1 gal.
5		Blechnum spicant/ DEER FERN	1 gal.
54		Carex o. 'Evergold'/ JAPAN SEDGE	1 gal.
as required		Epimedium x versicolor 'Sulphureum' / NCN	4" pots @ 12" o.c.
63		Mahonia repens/ CREEPING MAHONIA	1 gal.
20		Sarcococca humilis/ FRAGRANT SARCOCOCCA	min. 10" spr.



Tree: Vine Maple



Tree: flowering pear



Shrub: Pacific Waxleaf Myrtle



Shrub: Flowering Currant



Tree: Stewartia



Shrub: camella jean may



Shrub: Heavenly bamboo



Shrub: Evergreen Huckleberry



Tree: Incense Cedar



Shrub: anemone clematis



Shrub: Dwarf fountain grass



Groundcover: Kinnickinnick



Groundcover: Frag. Sarco.



Tree: Magyar Ginko



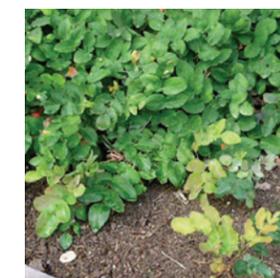
Shrub: Fargesia bamboo



Shrub: Mugho Pine



Groundcover: Japan Sedge



Groundcover: Creeping Maho.



Tree: Magnolia Little Gem



Shrub: texas waxleaf privet



Shrub: Sword Fern

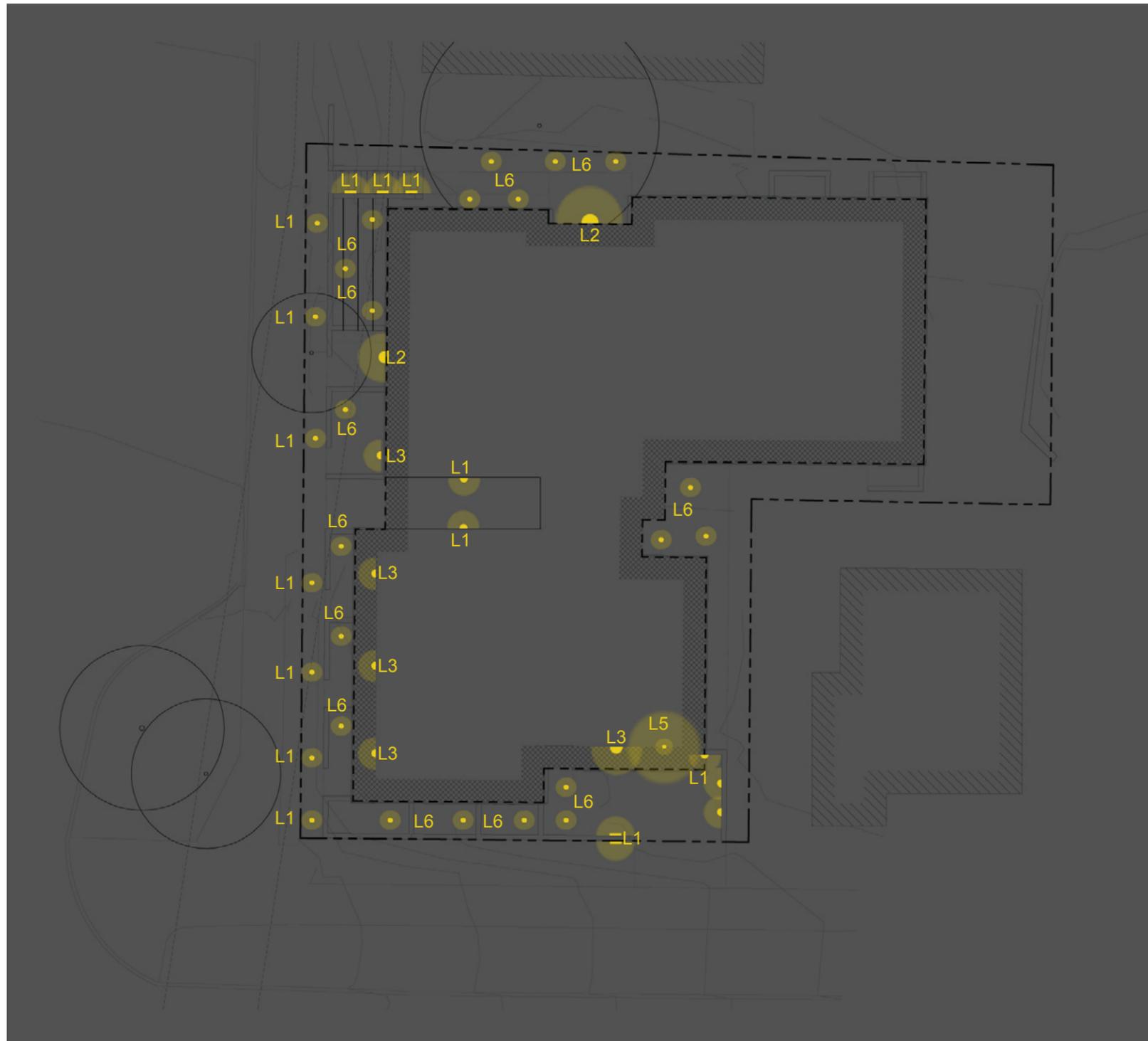


Groundcover: NCN



Groundcover: Scouring Rush

Lighting Design

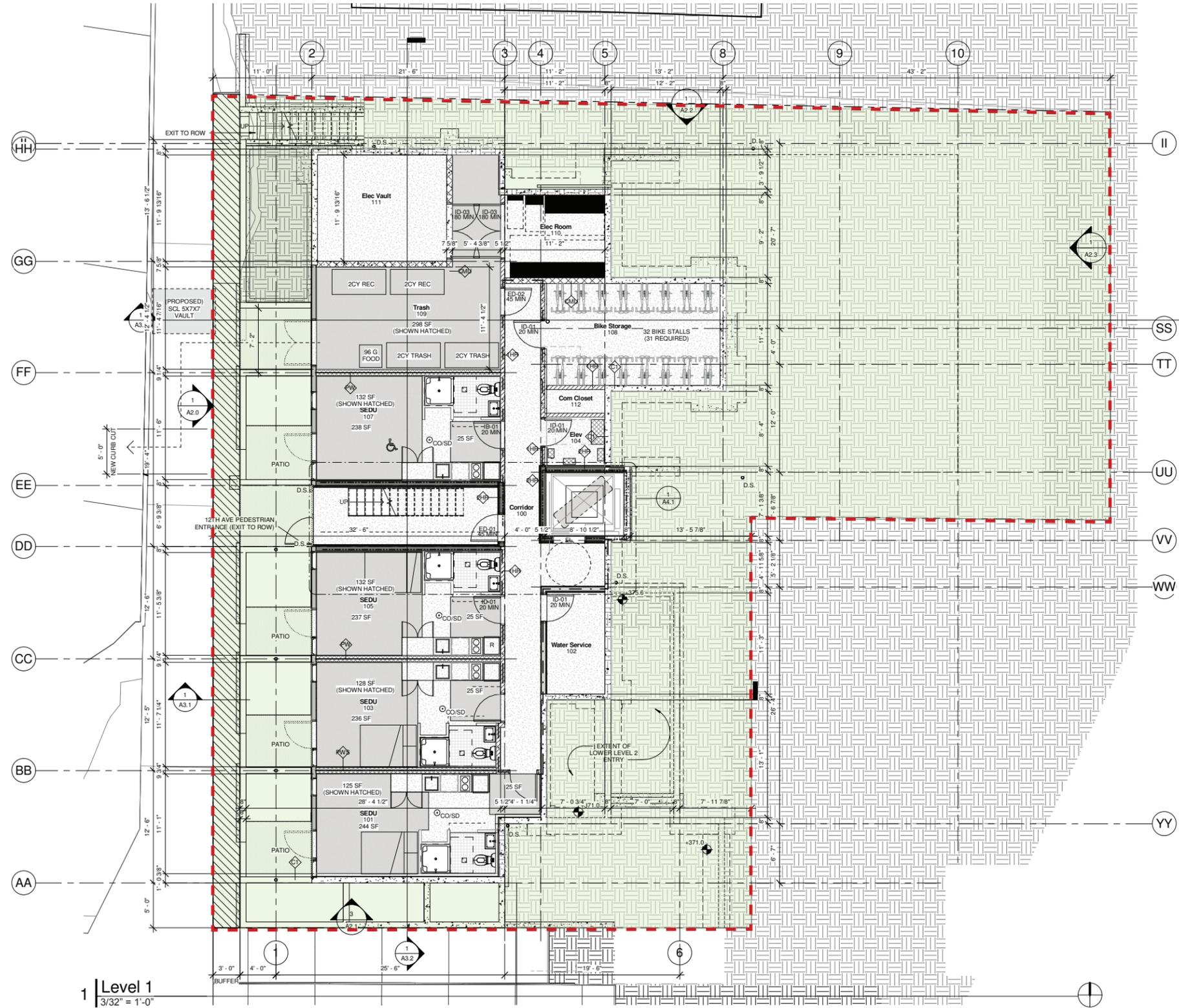


LIGHTING KEY

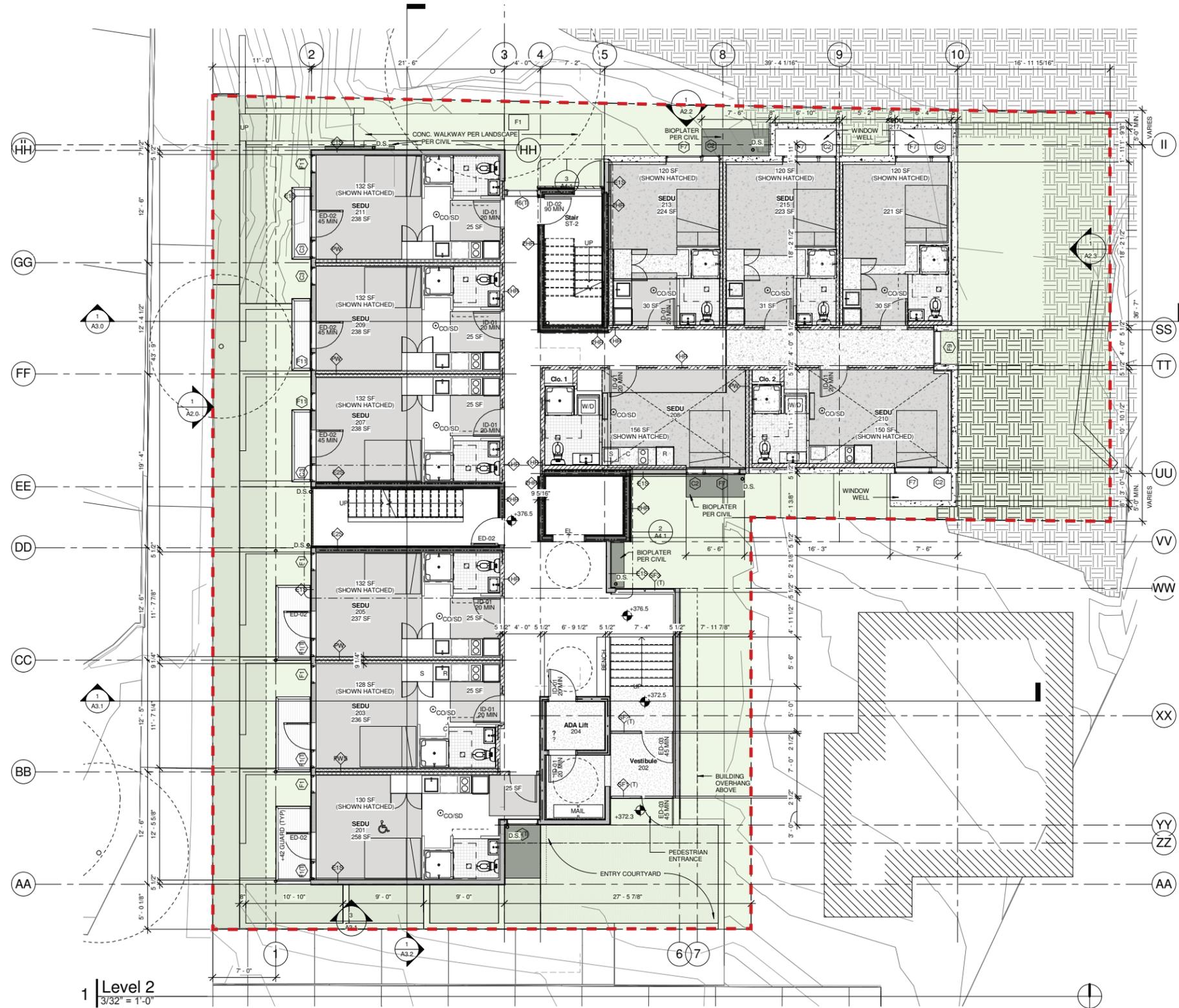
- L1 SURFACE MOUNT - PATHWAY LIGHTING
- L2 SURFACE MOUNT - SECURITY DOWNLIGHT
- L3 RECESSED CEILING MOUNT DOWNLIGHT
- L4 SURFACE MOUNT STAIR DOWNLIGHT
- L5 DECORATIVE CANOPY DOWNLIGHTING
- L6 LANDSCAPE LIGHTING - ILLUMINATE GROUND SURFACE

Exterior Lighting Plan 

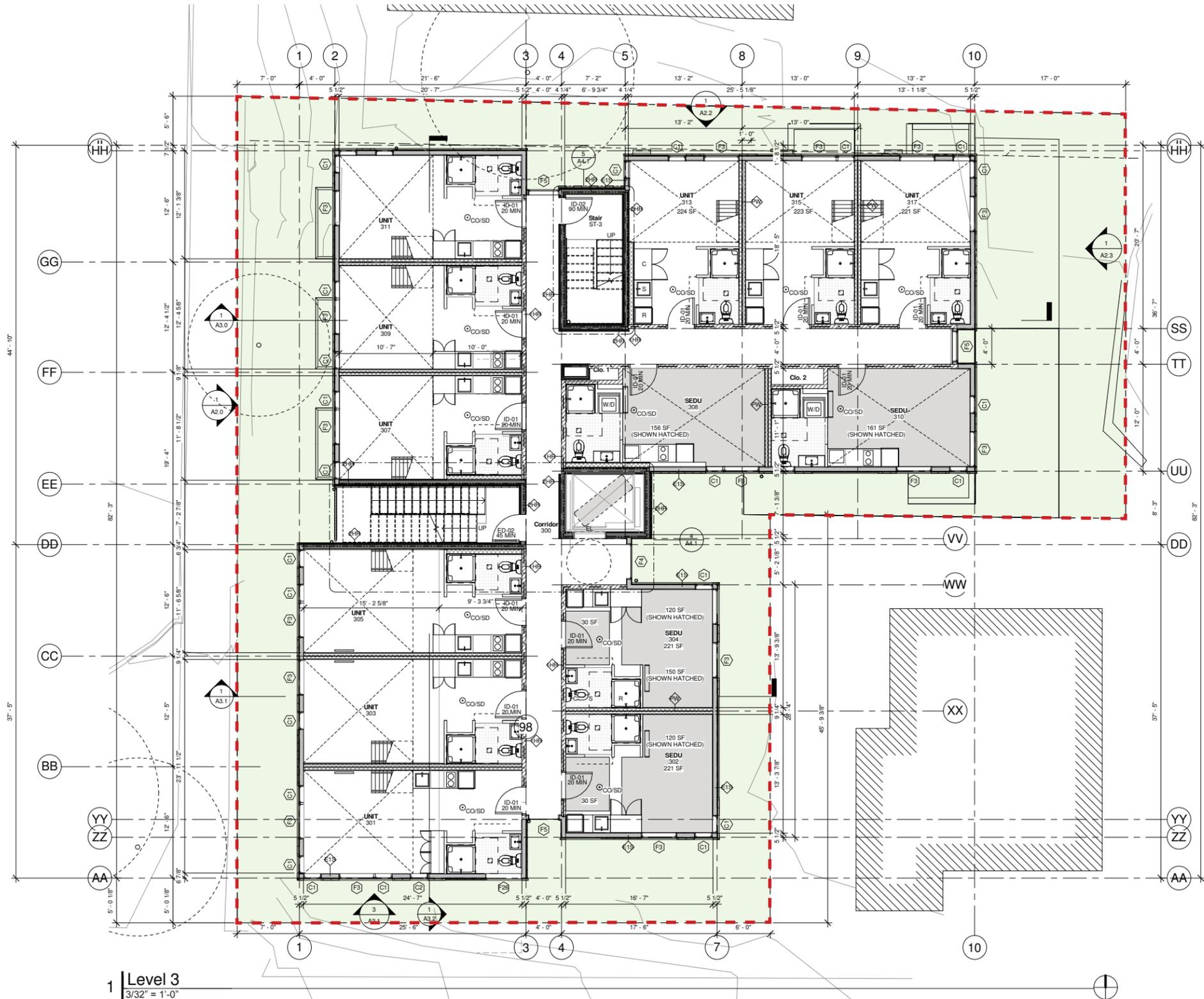
Floor Plans



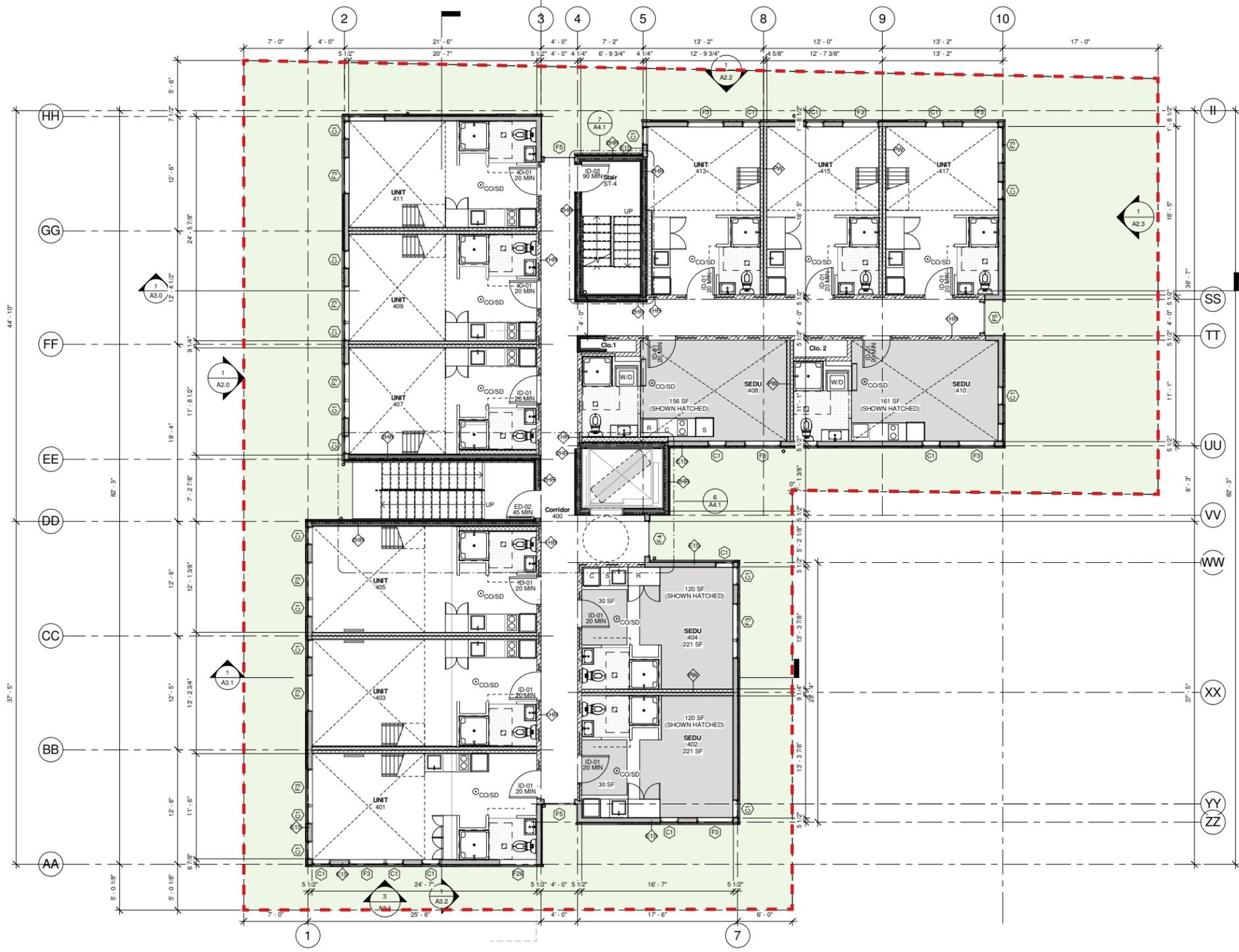
Administrative Design Review



1 | Level 2
1/32" = 1'-0"

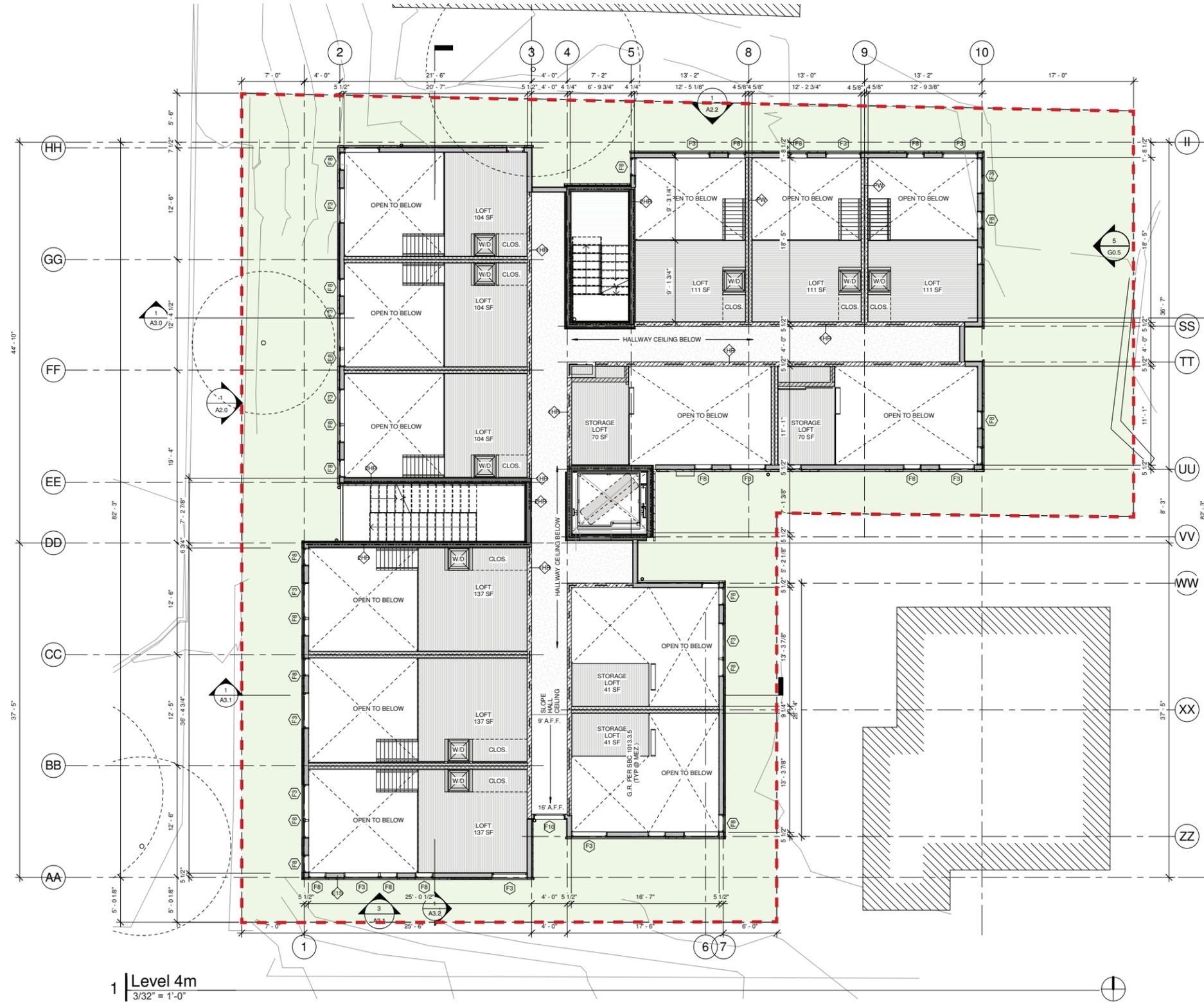


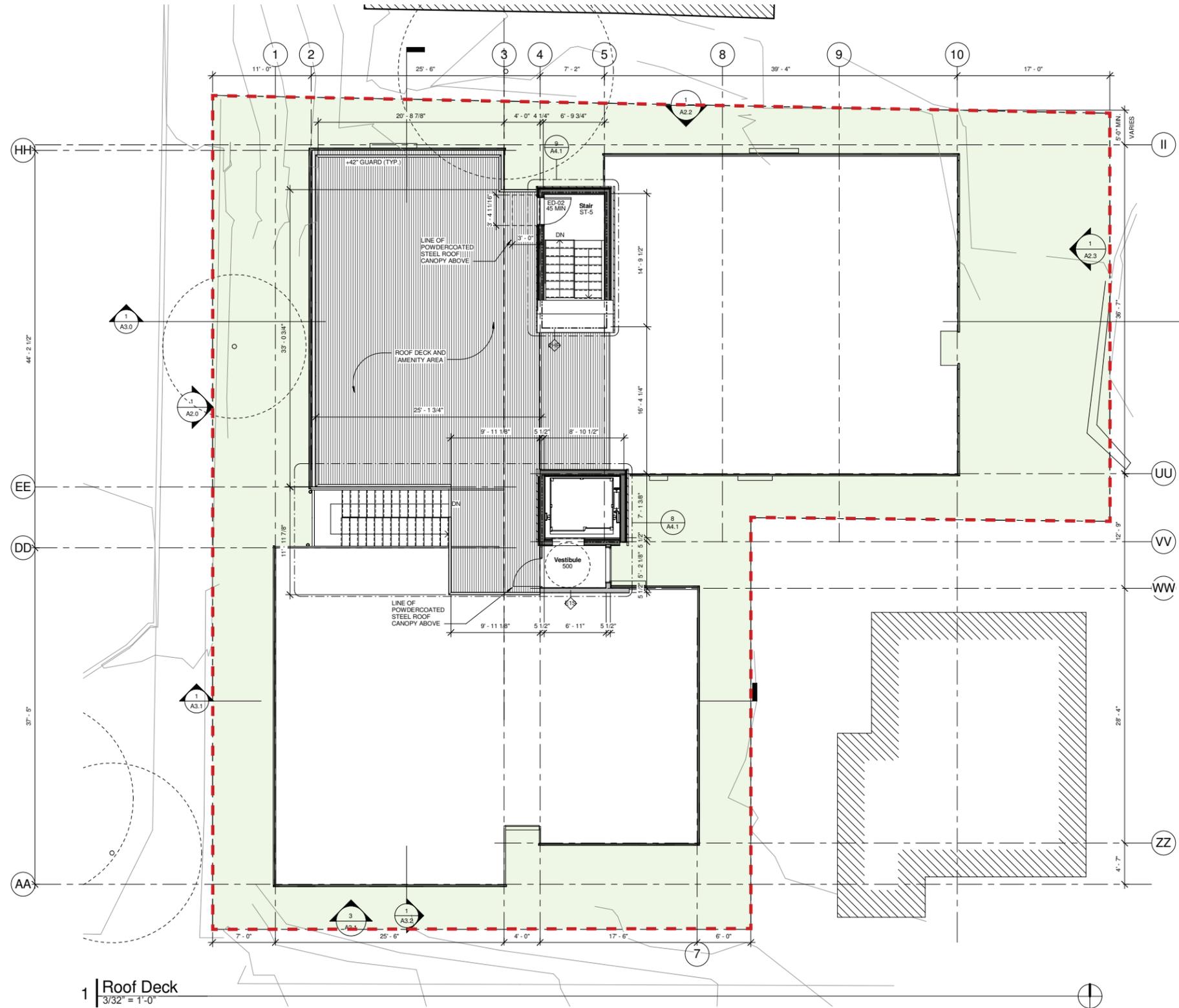
1 | Level 3
3/32" = 1'-0"



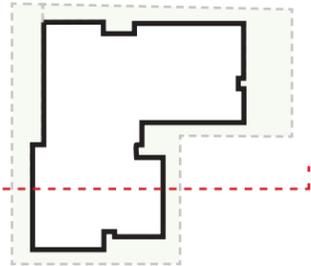
1 | Level 4
3/32" = 1'-0"

Administrative Design Review

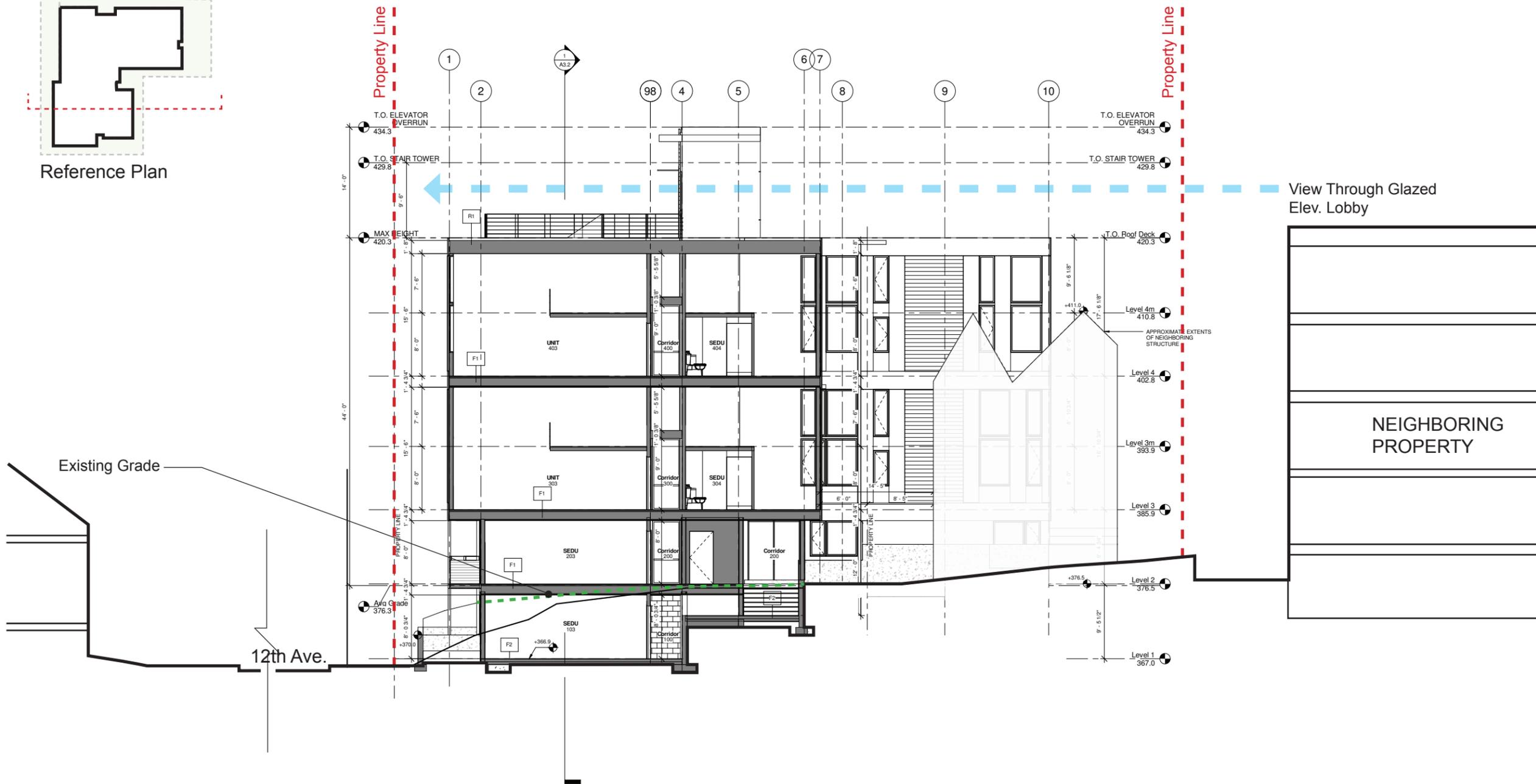




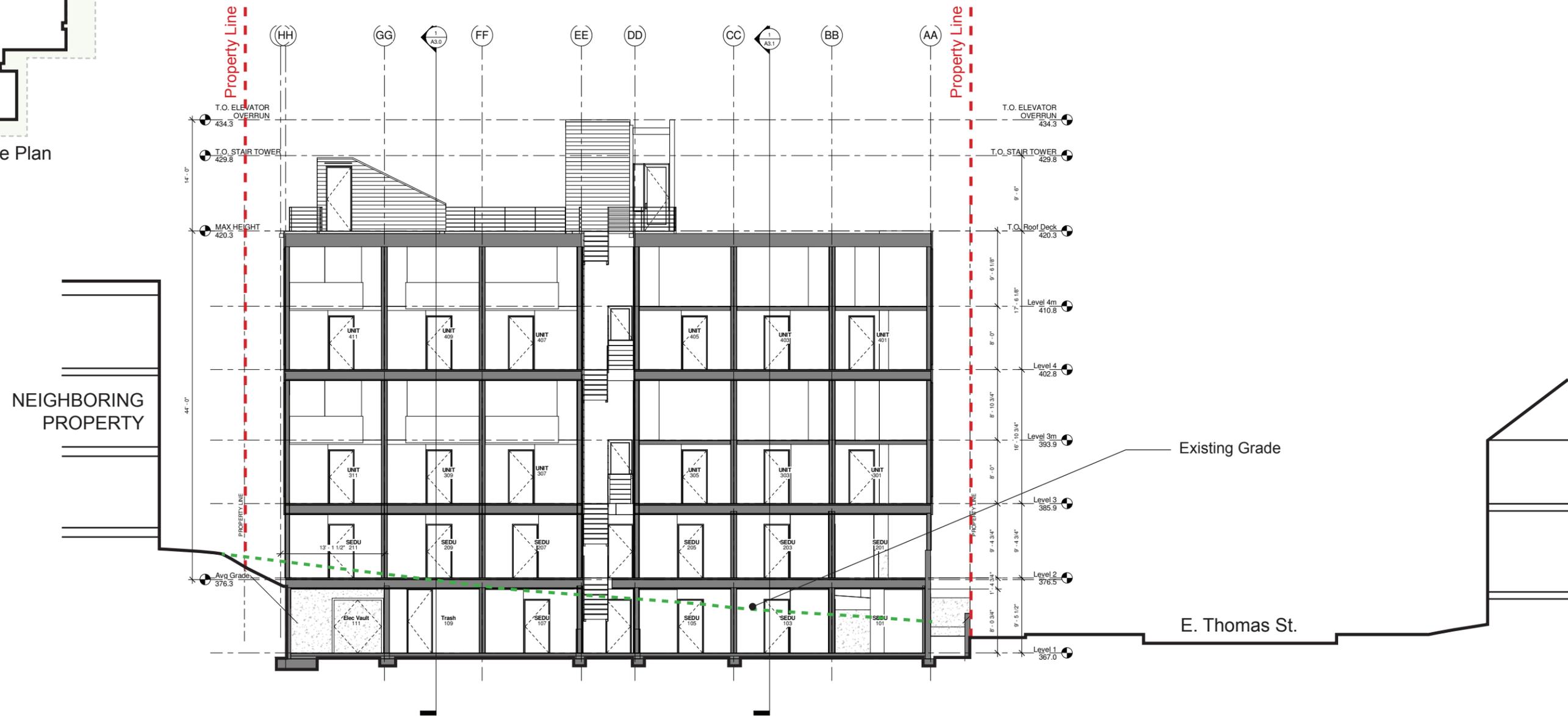
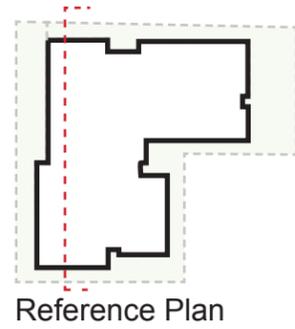
1 | Roof Deck
3/32" = 1'-0"



Reference Plan



1 | Section EW 2
3/16" = 1'-0"



1 Section 1
3/16" = 1'-0"

ZONING CODE PROVISIONS

PERMITTED AND PROHIBITED USES	ALL USES ARE PERMITTED OUTRIGHT	COMMENT:	COMMENT:	
23.45.510 - FLOOR AREA RATIO (FAR) LIMITS	<p>TABLE A FOR 23.45.510</p> <p>LR3 - INSIDE UV/UV FOR APARTMENTS 1.5 OR 2.0 HIGHER F.A.R IF REQUIREMENTS OF 23.45.510.C. ARE MET</p> <p>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:</p> <p>1. GREEN BUILDING PERFORMANCE STANDARDS</p> <p>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.</p> <p>3. PARKING LOCATION IF PARKING IS PROVIDED</p> <p>4. ACCESS TO PARKING IF PARKING IS PROVIDED</p> <p>E. THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS:</p> <p>1. ALL UNDERGROUND STORIES.</p> <p>4. PORTIONS 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:</p> <p>A. APARTMENTS IN LR ZONES THAT QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510;</p>	<p>PROPOSED: RESIDENTIAL - COMPLIES</p> <p>PROPOSED: FAR 2.0 SEE G.0.3 - COMPLIES</p> <p>PROJECT WILL COMPLY WITH GREEN BUILDING PERFORMANCE STANDARDS COMPLIES</p> <p>NO PARKING PROVIDED. COMPLIES</p>	<p>23.45.524 - LANDSCAPING STANDARDS</p> <p>23.45.524</p> <p>A. LANDSCAPING REQUIREMENTS</p> <p>2. GREEN FACTOR REQUIREMENT</p> <p>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.</p> <p>B. STREET TREE REQUIREMENTS.</p> <p>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.</p> <p>MAXIMUM SIZE OF RESIDENTIAL UNITS DOES NOT APPLY.</p>	<p>SEE LANDSCAPE DRAWINGS - COMPLIES</p>
23.45.512 - DENSITY LIMITS—LOWRISE ZONES	<p>TABLE A FOR 23.45.512: DENSITY LIMITS IN LOWRISE ZONES</p> <p>LR3 - 1/800 OR NO LIMIT</p> <p>(3) FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C, THERE IS NO DENSITY LIMIT IN LR2 AND LR3 ZONES.</p>	<p>PROPOSED: NO LIMIT COMPLIES</p>	<p>23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES</p> <p>23.45.527.A. TABLE A - MAXIMUM STRUCTURE WIDTH</p> <p>LR3 - OUTSIDE UV/UC - 120'</p> <p>23.45.527.B.1 MAXIMUM FAÇADE LENGTH IN LOWRISE ZONES</p> <p>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.</p>	<p>SEE DEPARTURE MATRIX BELOW</p>
23.45.514 - STRUCTURE HEIGHT	<p>23.45.514 - TABLE A</p> <p>ZONE: LR3 BASE HEIGHT: 40 FT</p> <p>23.45.514.F</p> <p>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</p> <p>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;</p> <p>3. ON THE STREET-FACING FAÇADE(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</p> <p>4. THE AVERAGE HEIGHT OF THE EXTERIOR FAÇADES 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.</p> <p>23.45.514.J.2</p> <p>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</p> <p>23.45.514.J.4</p> <p>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.5;</p> <p>23.45.514.J.6</p> <p>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.</p>	<p>PROPOSED: 40FT BASE HEIGHT + 4FT HEIGHT INCREASE = 44FT MAX. HEIGHT ALLOWED. 44'-0" PROVIDED COMPLIES</p> <p>PROPOSED: STAIR PENTHOUSE EXTENDS 9'-0" ABOVE HEIGHT LIMIT. COMPLIES</p> <p>PROPOSED: ELEV. PENTHOUSE EXTENDS 16'-0" ABOVE HEIGHT LIMIT. COMPLIES</p>	<p>23.45.534 - LIGHT AND GLARE STANDARDS</p> <p>23.45.534.A EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES</p> <p>23.54.015 - PARKING</p> <p>PER TABLE B - M - ALL RESIDENTIAL USES IN LOWRISE ZONES IN URBAN CENTER VILLAGE. DOES NOT REQUIRE VEHICULAR PARKING.</p> <p>SMALL EFFICIENCY DWELLING UNIT APARTMENTS REQUIRE 75% OF UNITS TO HAVE PARKING. 41 UNITS X 75% = 31 BIKE PARKING REQUIRED. BIKE PARKING ON LEVEL 1</p>	<p>SEE EXTERIOR LIGHTING PLAN</p> <p>SEE LEVEL 1 PLAN</p>
23.45.518 - SETBACKS AND SEPARATIONS	<p>23.45.518 - TABLE A</p> <p>FRONT: 5' MINIMUM</p> <p>SIDE: 7' AVG. / 5' MINIMUM</p> <p>REAR: 15' MINIMUM W/O ALLEY</p> <p>J. STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS.</p> <p>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.</p> <p>4. UNDERGROUND STRUCTURES ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION.</p> <p>8. BULKHEADS AND RETAINING WALLS.</p> <p>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.</p>	<p>PROPOSED: FRONT - 70" MIN PROVIDED REAR: 17'-0" MIN PROVIDED SIDE: 5'-0" MIN / 7'-0" AVG. PROVIDED COMPLIES - SEE G0.4</p>	<p>CHAPTER 23.54.040- SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS</p> <p>23.42.038 - CONFIGURATION OF DWELLING UNITS</p> <p>1. Sleeping room net floor area. Each small efficiency dwelling unit shall have a sleeping room that has at least 150 net square feet of floor area. The floor area occupied by bathrooms, cabinets, closets, appliances, and structural features, is not included in calculating the net floor area. - all units comply (see A1 sheets)</p> <p>2. Total floor area. The total floor area of a small efficiency dwelling unit, inclusive of bathrooms, cabinets, closets, appliances, and structural features shall be at least 220 square feet. - all units comply (see A1 sheets)</p> <p>3. Food preparation area. Each small efficiency dwelling unit shall contain a food preparation area with a cooking appliance that may be portable, such as a microwave, a refrigerator, a sink, and not less than 4 square feet of contiguous countertop work area. all units comply (see A1 sheets)</p> <p>4. Bathroom. Each small efficiency dwelling unit shall contain a bathroom with a toilet, sink, and a shower or bathtub. all units comply (see A1 sheets)</p> <p>In addition to the closet provided within each unit "there shall be 55 cubic feet of storage space provided for each unit. This can be located anywhere within the building" - DR 6-2004</p> <p>Each Storage Unit conforms with the cubic footage requirements of DR 6-2004) - all units comply (see A1 sheets)</p>	<p>375 SF REQ / 326 SF PROVIDED PENDING SPU REDUCED SIZE APPROVAL</p> <p>SEE A1 SHEETS - COMPLIES (see G0.6)</p>
23.45.522 - AMENITY AREA	<p>23.45.522.A</p> <p>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.</p> <p>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.</p> <p>23.45.510.E.5</p> <p>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</p>	<p>SEE G.0.3 - COMPLIES</p>		

FAR DIAG.

6 | Level 3m
1" = 30'-0"

7 | T.O. Roof Deck
1" = 30'-0"

12 | T.O. Roof Deck
1" = 30'-0"

3 | Level 3
1" = 30'-0"

5 | Level 4m
1" = 30'-0"

9 | Level 2
1" = 30'-0"

2 | Level 2
1" = 30'-0"

4 | Level 4
1" = 30'-0"

10 | Level 1
1" = 30'-0"

1 | Level 1
1" = 30'-0"

FAR CALCULATION

Level	FAR	Area
Level 1	FAR	367 SF
Level 2	FAR	3642 SF
Level 3	FAR	3846 SF
Level 3m	FAR	1324 SF
Level 4	FAR	3842 SF
Level 4m	FAR	1340 SF
T.O. Roof Deck	FAR	187 SF
		14547 SF

ALLOWABLE AREA
(PER SMC 23.47A.013)
LOT AREA = 7353 SF
MAX FAR = 2.0
LOT AREA * MAX FAR = 7353 SF * 2.0 = 14,706 SF
PROPOSED BUILDING AREA = 14,547 SF
PROPOSED FAR = 14,547 SF / 7353 SF = 1.98
2.00 > 1.98 (PROJECT COMPLIES)

AMENITY SCHEDULE

Level	Name	Area
T.O. Roof Deck	CA	1119 SF
Level 2	CA	259 SF
CA.: 2		1378 SF
Level 1	PA	96 SF
Level 1	PA	94 SF
Level 1	PA	108 SF
Level 1	PA	94 SF
PA.: 4		390 SF
LEVEL 2		93 SF
		461 SF

AMENITY AREA CALCULATION
REQUIRED AMENITY: 25% OF LOT AREA
RESIDENTIAL AREA: 7,353 SF
25%: ~1838 SF REQ'D

COMMON AMENITY: 1378
PRIVATE AMENITY: 461
TOTAL AMENITY: 1,861 SF PROVIDED > 1,838 SF REQ
MORE THAN 50% COMMON AA
COMPLIES

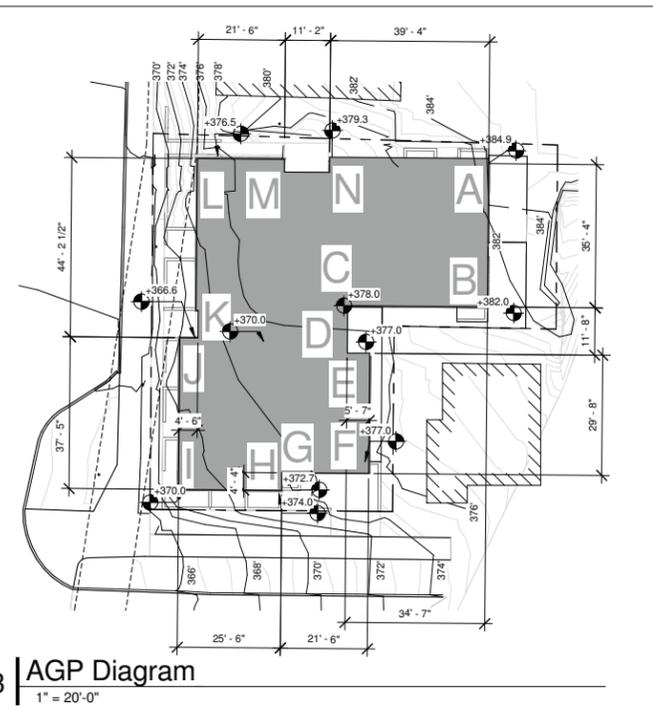
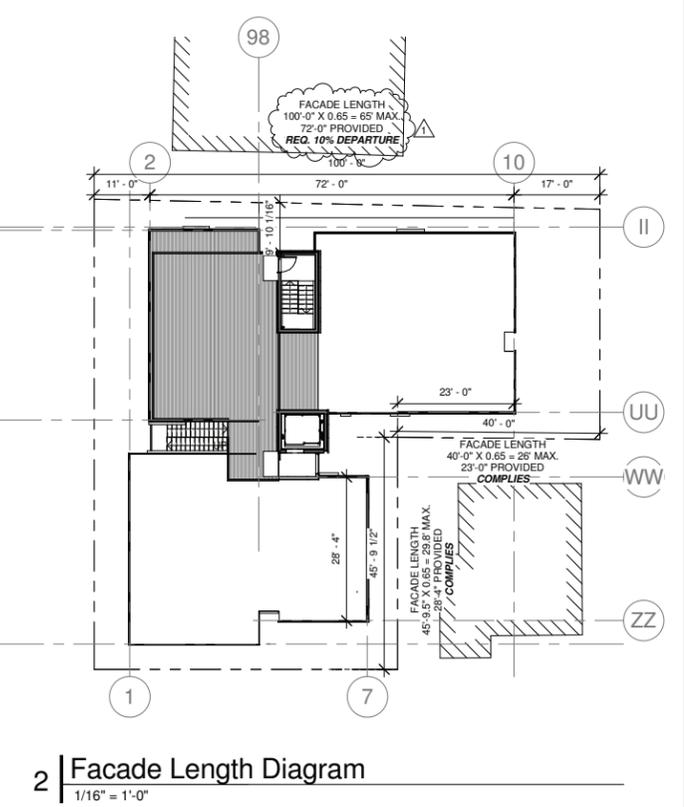
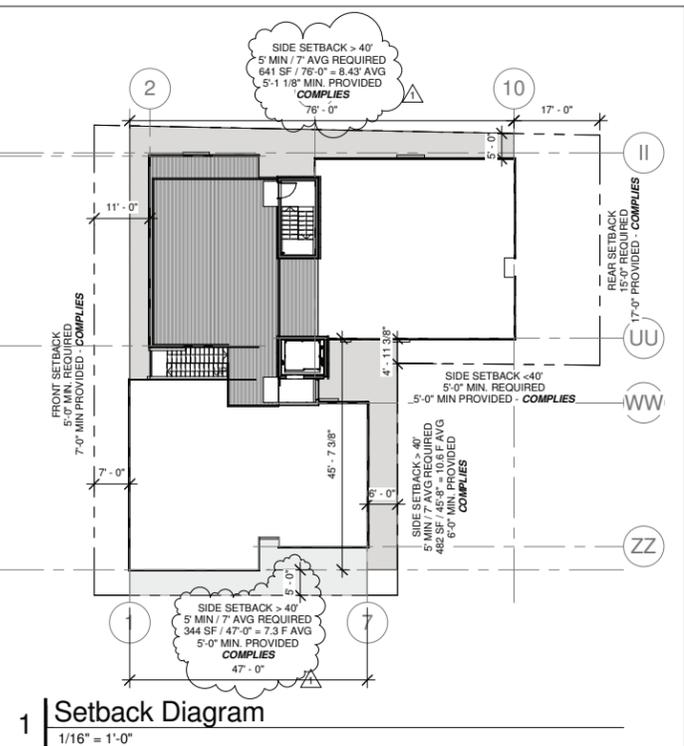
STAIR PENTHOUSE, ELEV AND MECH AREA
SMC 23.47A.012 C.4
93+66 = 159 / 4128 = 4%

Amenity
CA

Legend
FAR

Amenity
CA

Amenity
PA



AVG. GRADE PLANE & BUILDING HEIGHT

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
AVG. GRADE PLANE = 376.56'
MAX. HEIGHT = 420.56'

Point	Elevation	Midpoint	Length	E x L
A	364.9	303.5	35.3	13554.6
B	362.0	303.0	30.0	13500.0
C	378.0	377.5	12.8	4850.5
D	377.0	377.0	5.6	2129.7
E	377.0	377.0	28.6	10800.7
F	377.0	374.9	19.5	7328.9
G	372.7	373.4	4.3	1623.9
H	374.0	372.0	25.5	9504.2
I	370.0	370.0	36.3	13431.0
J	370.0	360.3	4.5	1653.7
K	368.6	371.6	42.7	15807.3
L	376.5	377.2	21.5	8100.8
M	377.9	379.6	11.1	4202.5
N	379.3	382.1	20.3	7692.6
Total		324.0	121999.9	

Avg Grade: 376.56'
Height Allowed: 44'
Max Height: 420.56'

Privacy Study

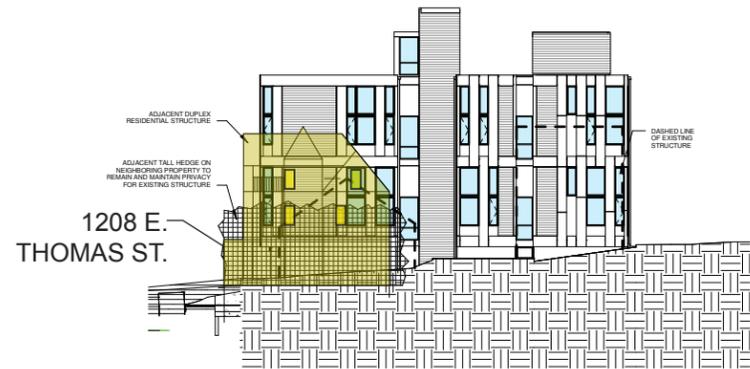
- Window
- Adjacent Window
- Adjacent Structure

PRIVACY STUDY

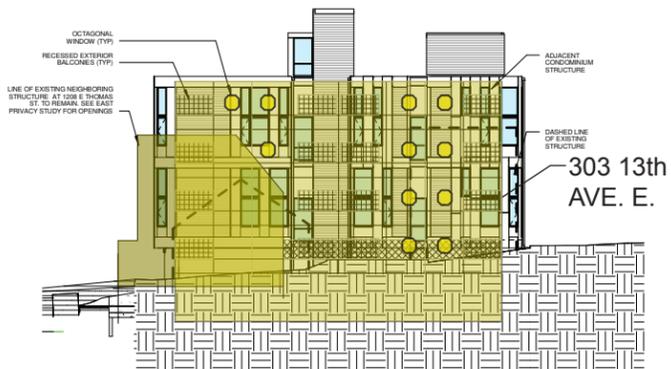
See attached North and East exterior elevations that show the neighboring properties (light grey) and their openings (dark grey). Window openings have been placed to minimize direct sight lines between properties and to maximize privacy while also providing adequate access to light and air.



4 | North Privacy Study
1/16" = 1'-0"

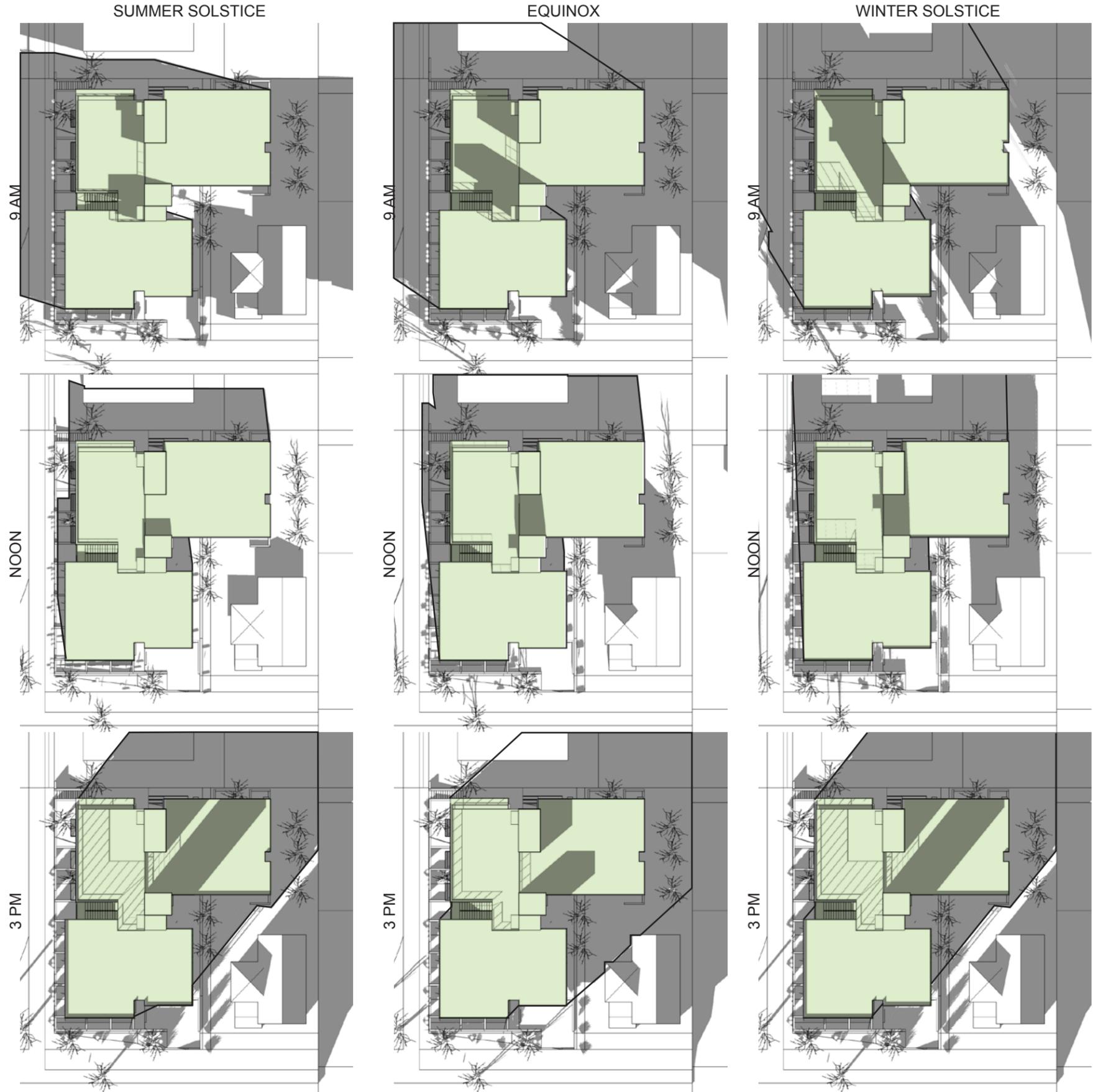


5 | East Privacy Study
1/16" = 1'-0"



6 | Far East Privacy Study
1/16" = 1'-0"

Shadow Study



Administrative Design Review



Killebrew Apartments



Bellevue Ave Midrise Apartments



Remington Court Townhomes



Harvard Avenue Apartments

Previous Project Experience