



1427 NW 65th St

Recommendation Meeting - DPD Project # 3020645
March 21, 2016



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OBJECTIVES

Design and construct an apartment building containing 22 apartment units.

Number of Apartment Units (Approx.)	22
Number of Parking Spaces	0
Number of Bike Parking Spaces	22+
Sustainability	
Achieve a 4-Star Built Green certification.	

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Birdhouse LLC
STRUCTURAL	Malsam Tsang Structural Engineering
LANDSCAPE	Root of Design

CITY of SEATTLE

Application for Early Design Guidance

PART I: CONTACT INFORMATION

1. Property Address	1427 NW 65th St
2. Project number	3020645
3. Additional related project number(s):	N/A
4. Owner/Lessee Name	Birdhouse LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	office@b9architects.com

6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Address	610 2nd Avenue
Phone	206.297.1284
Email address	bgk@b9architects.com

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on NW 65th St. The site is relatively flat with a subtle slope from north to south. The existing triplex structure will be demolished.

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

The lot is zoned LR3 and is within an urban Village.

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

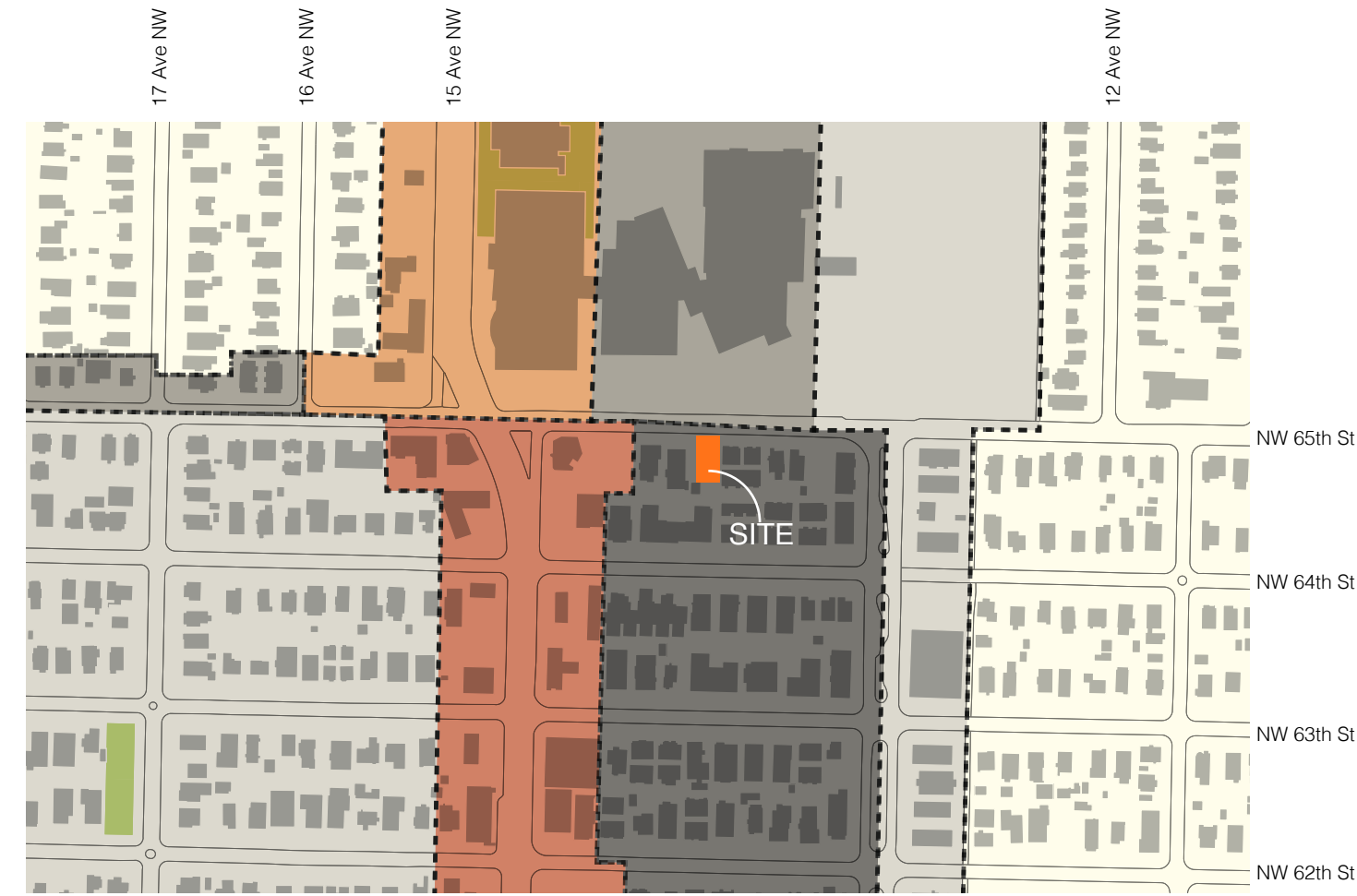
This proposal is located in the Ballard neighborhood in the north west area of Seattle. The site is an infill site between an 8 unit townhouse structure and a 6-unit apartment building. The proposal is a half block east of the busy arterial of 15th Avenue NW and immediately south of the Ballard High School on NW 65th Street. The immediate vicinity consists of a mix of residential and commercial structures, with the addition of the adjacent High School and playfield. The proposal is consistent with development in the neighborhood.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The proposal is for a 22 unit apartment building including studio and 1-bedroom units. No parking is being provided. The proposed design requests departures for facade length, rear setback and side setbacks to create an open courtyard at the center of the site.

The proposal describes a design evolution that proposes a unique approach to density in the Lowrise 3 Urban Villages/Centers. Instead of a solid building with double loaded corridors, the proposal activates the center of the site by providing circulation at the exterior raised up above a central courtyard, accessed by all residents and visitors.

- NC
- 2P-40
- 3P-40
- LR
- 1
- 2
- 3
- SF 5000



ADDRESS
1472 NW 65th St

PARCEL # 276760-0635

LEGAL DESCRIPTION:
LOT 6, BLOCK 6, GILMAN PARK
ADDITION TO THE CITY OF SEATTLE
ACCORDING TO THE PLAT THERE IN
VOLUME 3, PAGE 40, RECORDS OF KING
COUNTY, WASHINGTON.

LOT SIZE
5,000 SF

ZONING
LR3

SEPA Review
Required

ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 2.0 X 5,000 = 10,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.
- On portions of lots within 50 feet of a single-family zoned lot, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

23.45.524 LANDSCAPING STANDARDS

- Landscaping shall achieve a green factor score of 0.6 or greater.

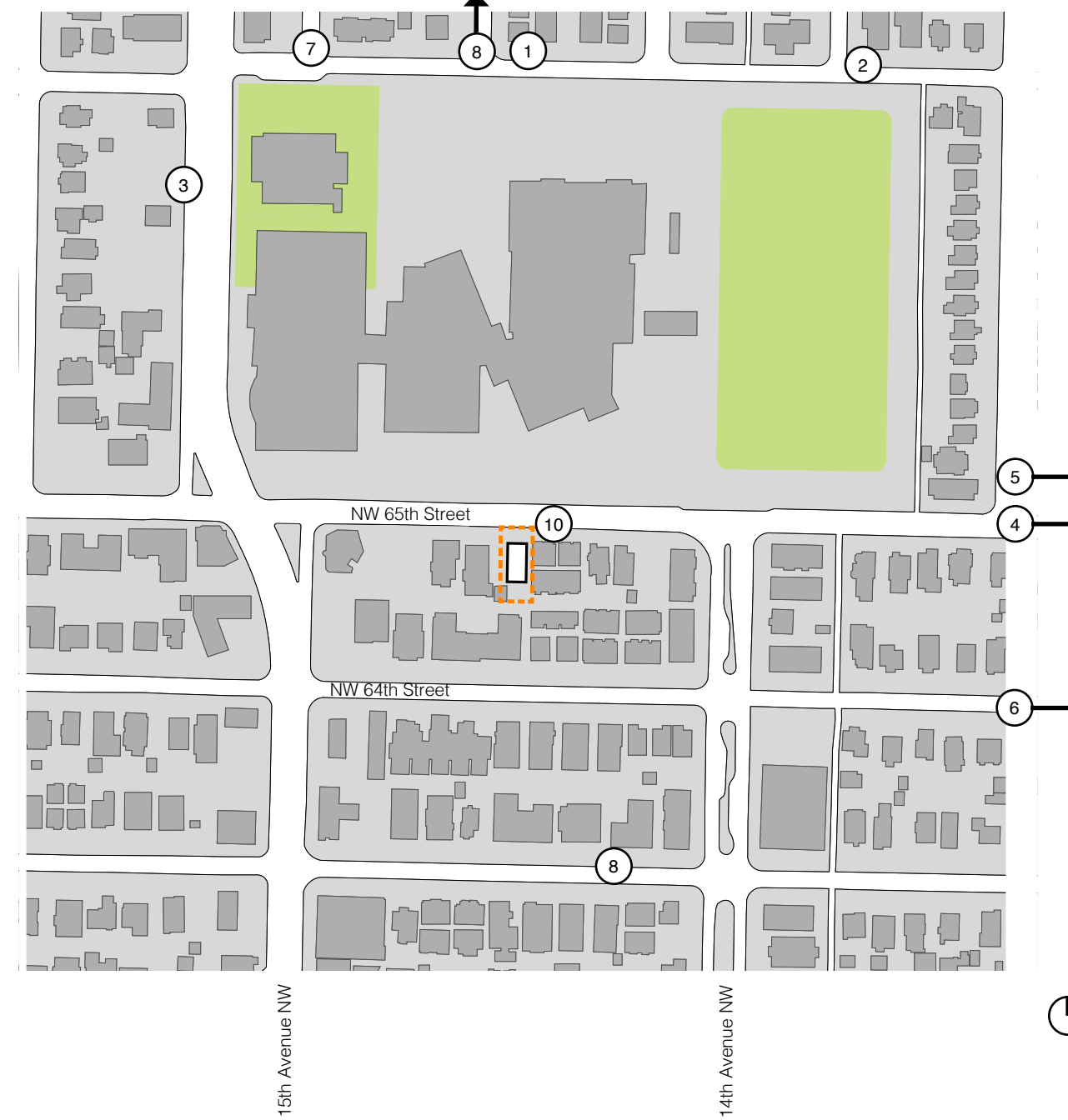
23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.54.040 SOLID WASTE

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.

ARCHITECTURAL CONTEXT



1 67th and Alonzo Townhouses
Built: 2007



2 67th and 13th Triplex
Built: 1957



6 11th and 64th
4 units
Built: 1957



7 1408 NW 63rd ST
8 units
Built: 1964



3 Belay Apartments on 15th and 67th
104 units
Built: 2012



4 65th and 11th Single Family House
Built: 1907



5 65th and 12th Single Family house
Built: 1910



8 67th and Mary Ave Townhouses
Built: 2007



9 70th and Alonzo Townhouse
Built: 2015



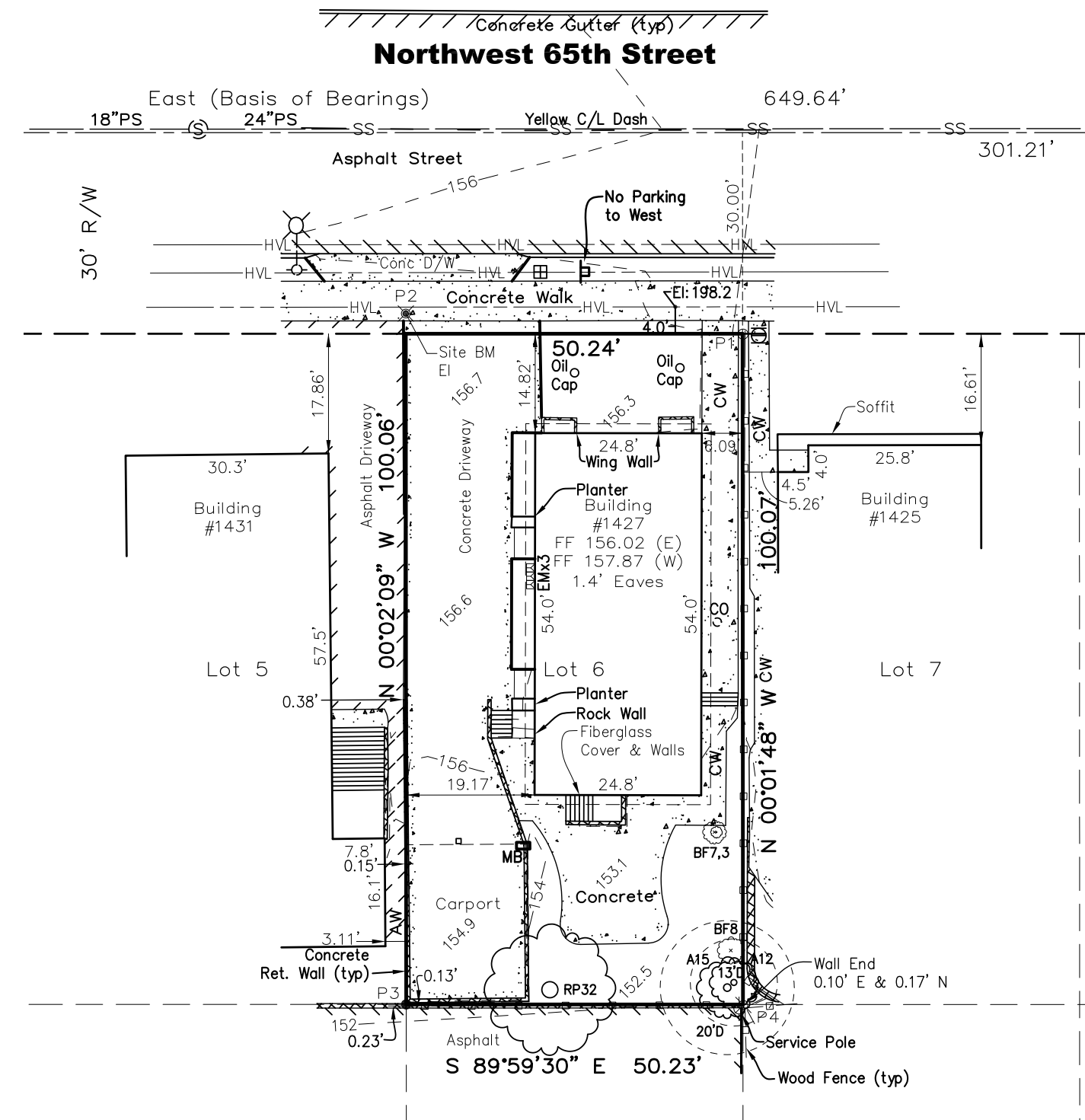
10 1419 - 1429 NW 65th St Townhouses
Built: 2007

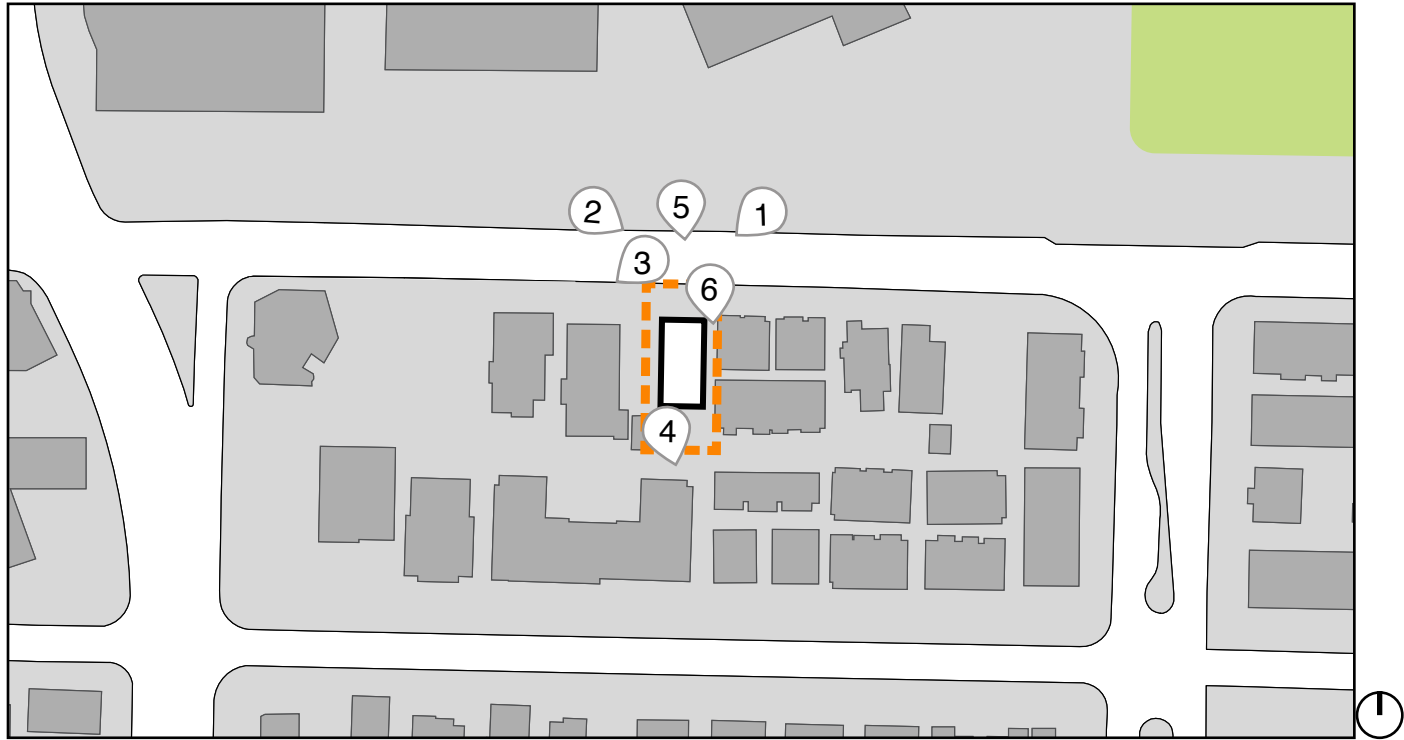
VICINITY MAP

Project Site



SITE SURVEY





EXISTING SITE CONDITIONS

The site is located mid-block on NW 65th Street between existing multifamily structures, four townhouse structures to the east and a small apartment building to the west. The site is relatively flat with a slight slope from west to east and north to south. Ballard High School is located directly across the street. The existing structure is a triplex to be removed.



3 View from NW



4 View from S



1 View from NE



2 View from SW

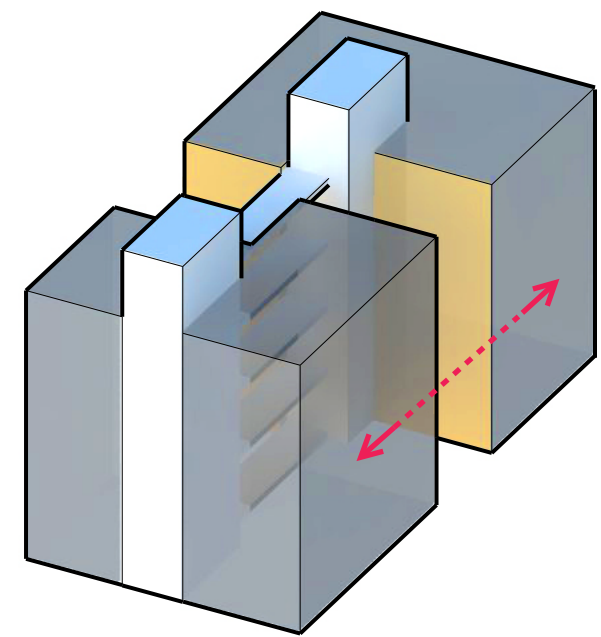


5 View from NW

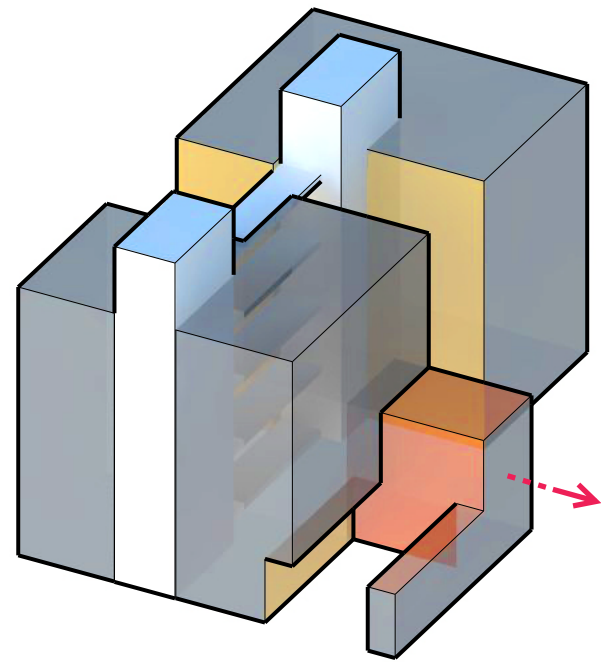


6 View from SW

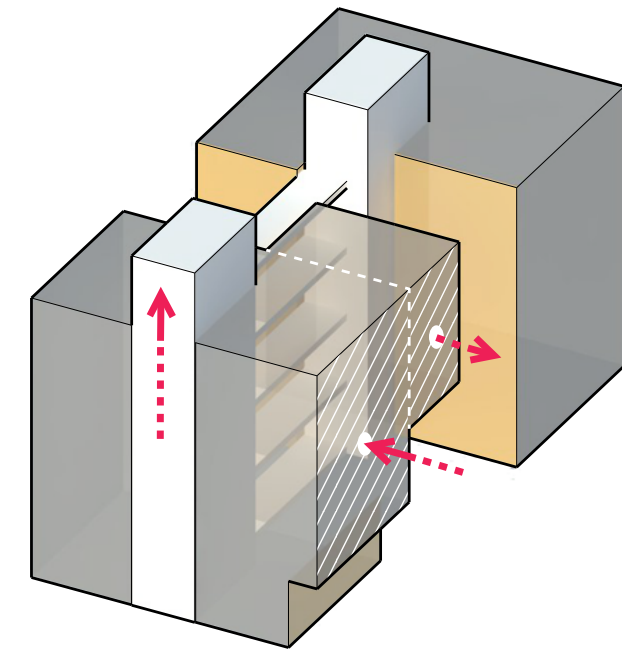
PROJECT DEVELOPMENT AND EVOLUTION



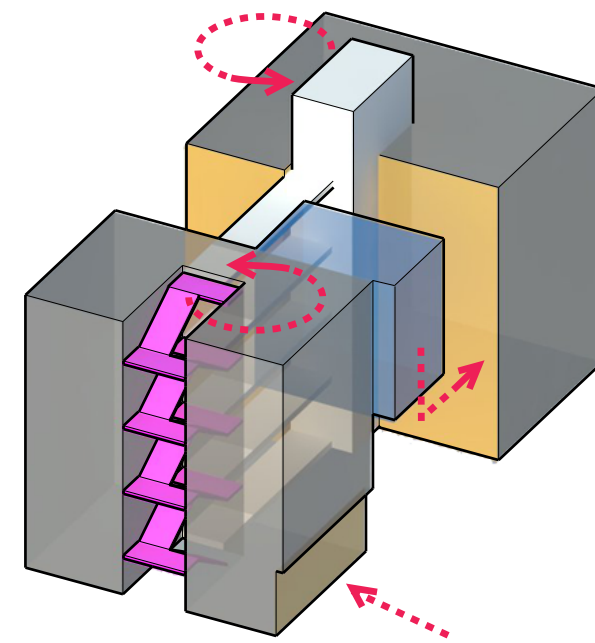
The massing is pulled apart in the N/S direction to increase access to light and air at the center of the site.



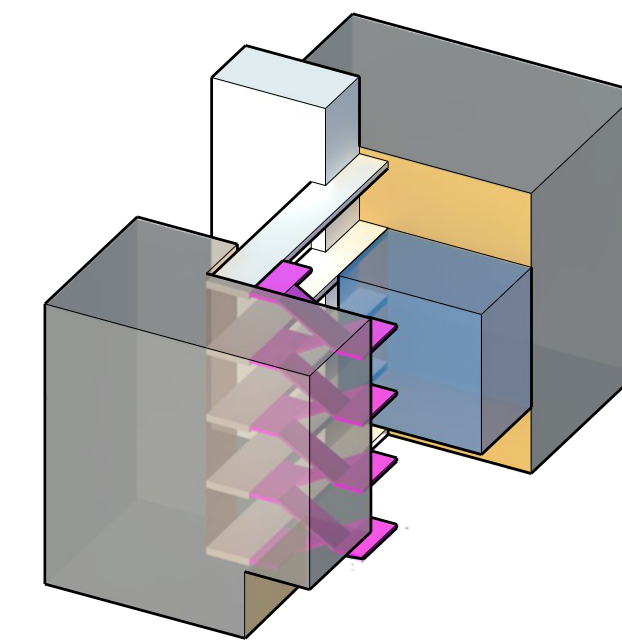
The lower portion of the NW corner is removed to create a distinct entry sequence to a central courtyard.



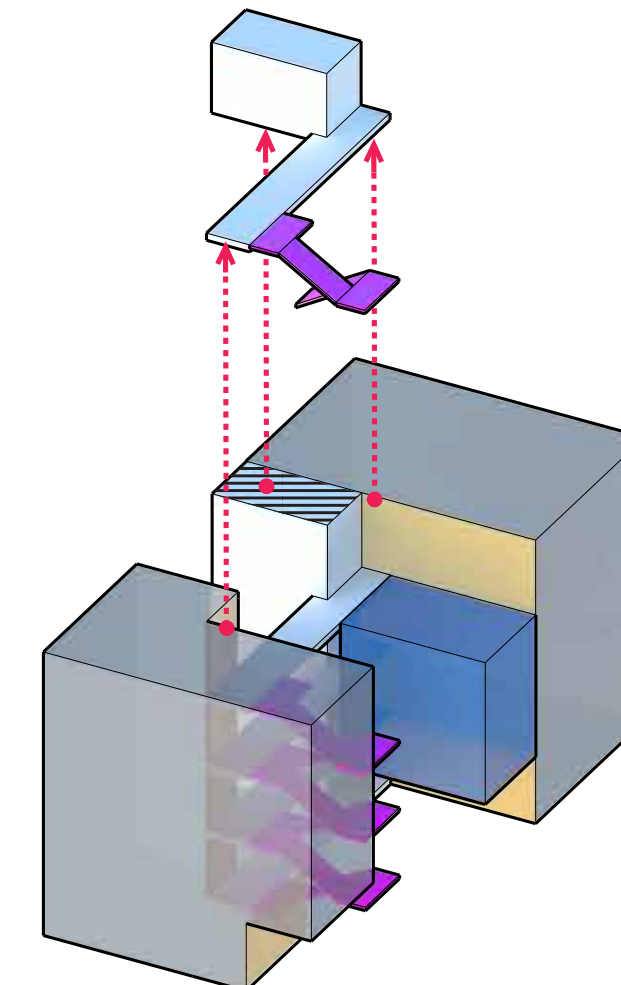
The side facade in the northwest corner shifts two planes, east and west, in order to articulate the central space. The enclosed front stair volume opens to elements, reducing the massing at the street.



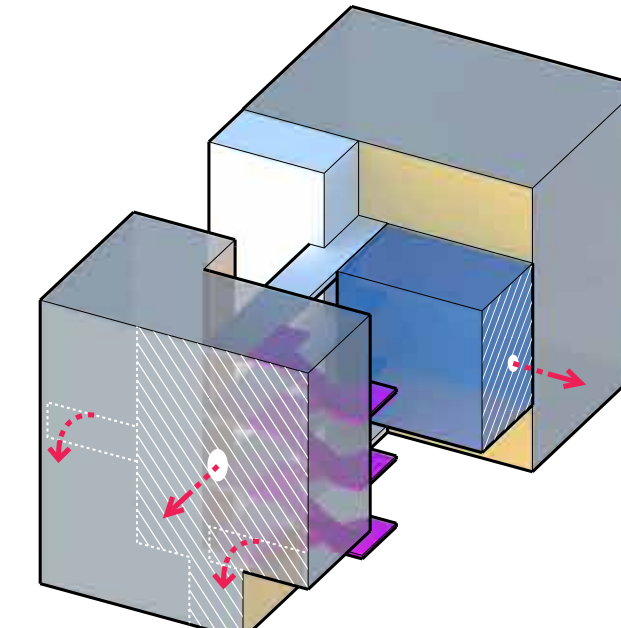
Both stair volumes are rotated 90 degrees providing a stronger connection between the apartment units and the street. The articulated center two-story volume is pushed down to further reduce the massing. It is also pushed south, more directly connecting the courtyard with the street.



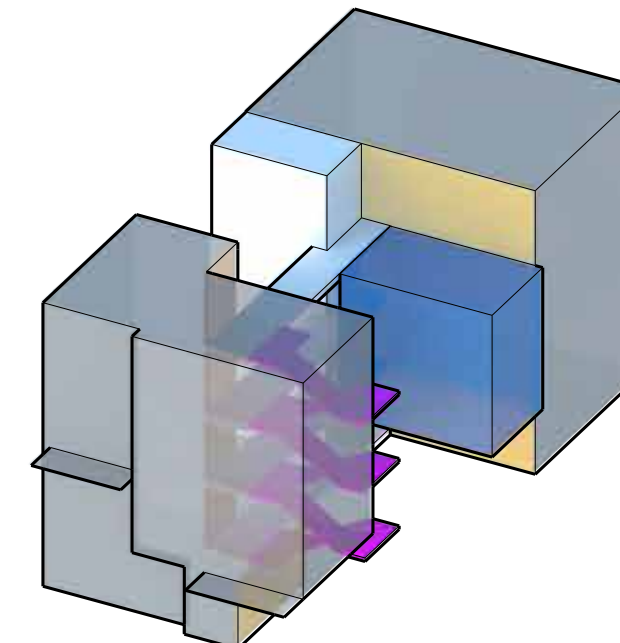
Preferred Scheme at EDG
The ground floor further carved away, revealing the entry from the street. Highlighted by a cantilevered volume, it connects the courtyard to the street.



The penthouse volume, stair to roof and circulation between the two roofs are removed. This creates a structure with less height and bulk that is more open at the center of the site.



Decks are added to the front facade to create more modulation and scale.



Design Proposal

← DESIGN PROPOSAL AT EDG

DESIGN PROPOSAL EVOLUTION SINCE EDG →

SUMMARY OF GUIDANCE

BUILDING MASSING:

At the Early Design Guidance meeting the Board gave direction to the applicant to continue to study and develop the proposed concept of eroding the front building façade to lessen the built mass on the street.

An eroded building form would be a good fit at this midblock site. The Board thought that the idea had merit in order to create a better streetscape, fit better within the multifamily context, and to capture light and air at the site entryway.

The Board liked the concept that each unit would have at least two facades for operable windows to increase light and air in the units.



SUMMARY RESPONSE

At Early Design Guidance, the applicant presented conceptual renderings demonstrating a material and massing concept for the proposed alternative. The current design proposal is consistent with the proposed concept from EDG. The evolution of the project includes apartment unit plans and a specific glazing strategy for each of the material concepts.

The building form maintains the eroded approach from EDG, a massing expression that creates a better streetscape and relationship to its context. The open site strategy allows for light and air to the center of the site as well as adjacent sites.

A courtyard is located a few feet above the adjacent grade, accessed from NW 65th Street via a wide pedestrian and bicycle ramp. Open elevated walkways connect units above grade, accessed by a sculptural open staircase, contributing to the openness at the site's center. Responding to this site strategy, all units maintain access to daylight and operable windows on at least two sides.

ENTRIES AND PEDESTRIAN EXPERIENCE:

At the Early Design Guidance meeting the Board gave guidance to continue to develop the common entry and courtyard entries with attention to the pedestrian experience upon entering the site and balance with individual entries.

- Create privacy for individual entries and architectural wayfinding for the site entry.

- The ensemble of entry elements should be clear, unimposing, and create a natural flow from the right of way to individual units.

- Foster a sense of community via the entry experience and at the interior courtyard.

- The Board directed the applicant to design security gate(s) to be functional and transparent.

- Fences should blend with the project landscape context and serve their purpose inconspicuously.

SUMMARY RESPONSE

Following Early Design Guidance, the applicant has further developed the common entry and courtyard sequence. All residents and visitors enter the site/building from NW 65th Street along two ramps, one wider, articulated primary entry ramp below clear signage that connects to the courtyard and first floor, the other narrower secondary ramp that connects to the basement units and primary bicycle storage and trash/recycling areas. A primarily open steel security gate is provided, setback from the building street-facing façade to allow visual continuity and physical privacy.

The interior courtyard is activated by the ramp connecting to the street, elevated walkways at each floor above, an open exterior stair and units at all floors. This space serves the entire community of apartments, at all floors, internal to the site, and is open to the east and west for access to light and air. Where necessary, fences will be provided to respect adjacent sites and provide protection at property edges.



COURTYARD:

The Board thought the interior courtyard was an interesting concept to further develop and to fully detail with the full palette of architectural and landscape elements.

- The courtyard should capture and reflect as much light as possible, be carefully lit to avoid light spillage and provide places to gather, include feature plantings and opportunities for a courtyard community to develop.

- Include balconies and small roof top balconies wherever possible.

- The rooftop amenity spaces should have railing or glass instead of solid walls for parapet enclosure to reduce the sense of height and bulk.

SUMMARY RESPONSE

The proposal focuses on the central courtyard space, a multi-tiered courtyard at the middle of the site. A common walkway connects the courtyard to the street with elevated walkways above connecting to all units.

Lighting is strategically located to minimize spillage and encourage activity. Down lights are located beneath the elevated walkways, at the exterior feature staircase and beneath the "floating" two-story volume at the southwest corner of the courtyard.

Exterior open walkways connect to all apartments above grade. These provide opportunities for individuals to interact and activate the central courtyard space. The exterior open stair engages these walkways at all floors.

Parapets are provided at a minimum height between 1 and 2 feet above the roof and are consistent with best practices and will minimize the sense of height and bulk. The rooftop amenity space has been removed so railings are no longer provided.



AMENITY AREAS:

The Board considered the project building forms and uses and directed the applicant to design the rear yard to serve as private open space for the basement units, creating an opportunity for these two units to exit onto the open space as patio and garden features.

This approach to the amenity areas may cause a change in the amenity area calculations.

The Board directed the applicant to review the amenity space requirements and if an additional departure is needed to articulate the departure request in the MUP and at the next design review meeting.

SUMMARY RESPONSE

Following Early Design Guidance, the applicant further developed the site approach to open space. In response to the Board's direction, the rear yard has evolved to provide private patios/yards for the two rear ground level units. Instead of a remote and likely under utilized shared common amenity space, the rear yard and its exceptional fruit tree directly benefit the two ground level units. These private spaces allow the applicant to minimize noise impacts on abutting adjacent sites and focus the communal activity at the center of the site.

Although this results in an additional departure request, it is consistent with the guidance from the Board at EDG.

MATERIALS:

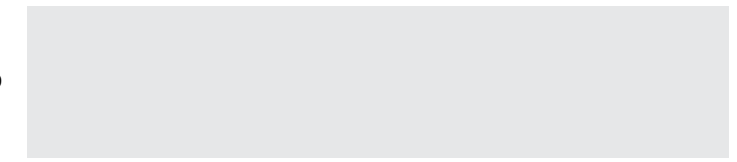
The Board directed the applicant to retain high quality materials as shown in the preliminary concepts.

RESPONSE

Materials are chosen to articulate the massing concept, with durable high quality finishes.



EBONIZED WOOD SIDING



PAINT 01 - LT. GRAY
4X8 VERTICAL PANEL SIDING



PAINT 03 - MEDIUM GRAY
4X8 VERTICAL PANEL SIDING



PAINT 02 - DARK GRAY
4X8 VERTICAL PANEL SIDING



CONCRETE PEDESTAL PAVERS AT COURTYARD



EDG PROPOSAL



STREET VIEW FROM NORTH WEST

BUILDING MASSING

CS2 URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

- Massing at Street facade

Increased front Setback by 2 feet to 10 feet, double the required amount for apartment structures in this zone.

- Design strategies to carefully scale the proposed building massing

Changes in color and material/texture are used at each façade to incorporate scale with the building massing.

- Façade modulation

The façade is subtly modulated throughout the design.

The center of the project is significantly articulated through the use of varied materials and architectural elements. Exterior walkways, stairs and railings greatly reduce the sense of massing and allows light and air to pass through the site

- Parapets and Railings

Parapets are minimized throughout the project and are designed to be lower than the allowed height. The roof deck has been removed so no railings are provided.



BUILDING VIEW FROM WEST

ENTRIES & PEDESTRIAN EXPERIENCE

PUBLIC LIFE

PL1 CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

- A network of exterior walkways and decks connect the structure to the public realm at the sidewalk and within the project.
- They enliven the pedestrian realm, are a means of enhancing safety and security while signifying human scale occupation.
- They are visible from the street and connect residents internally and connect the structure to its immediate surroundings.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

- The prominent entrance at the northwest corner of the structure is clearly framed beneath a shallow overhang of the structure above.
- A deck projection and signage further articulates the entry location for all residents and visitors.
- An open courtyard is visible beyond a screened security gate and helps to create a clear entry sequence into the building and individual apartments.



EDG PROPOSAL



WEST FACADE



STREET ENTRY VIEW



EDG PROPOSAL

COURTYARD

DESIGN CONCEPT

DC3 OPEN SPACE CONCEPT

A. BUILDING OPEN SPACE RELATIONSHIPS

- A network of exterior walkways and decks connect the to an open courtyard that sits a few feet above adjacent grade.
- All residents and visitors connect in a large courtyard at the center of the site, directly accessible from the sidewalk via a wide ramp. Two stairs, one exterior, connect the residents and visitors to the walkways above.

B. OPEN SPACES USES AND ACTIVITIES

- Mailboxes, plantings and benches provide opportunities for interaction and engagement in the courtyard.
- Decks and walkways above grade provide informal community spaces that further activate the courtyard below.
- All activities are contained to the center of the site, no roof deck is proposed.



COURTYARD VIEW



WEST COURTYARD AND ENTRY VIEW

- OPEN COURTYARD LOBBY AREA AT CENTER OF SITE
- SECURE ENTRY GATE AND WIDE RAMPED ENTRY SEQUENCE TO COURTYARD LOBBY
- COVERED MAILBOXES AT COURTYARD LOBBY
- EXTERIOR AND INTERIOR STAIR TOWERS



EDG PROPOSAL

COURTYARD

PUBLIC LIFE

PL1 CONNECTIVITY

- A. NETWORK OF OPEN SPACES
- C. OUTDOOR USES AND ACTIVITIES

- The proposal creates a network of open spaces, with varied design approaches and uses.
- The front setback is landscaped to provide a buffer to the street and includes a wide ramp beneath the structure's articulated entry.
- The ramp connects to the central courtyard, raise a few feet above adjacent grade, for all residents and visitors to use and provides access to all apartments.
- The rear of the site is specifically private, in response to the guidance of the board, two apartments connect directly to patios and landscape, highlighted by an existing exceptional flowering plum tree.
- Above grade, the communal spaces are further activated by a network of exterior walkways and decks above.



VIEW OF COURTYARD LOOKING NORTH



VIEW OF COURTYARD LOOKING WEST

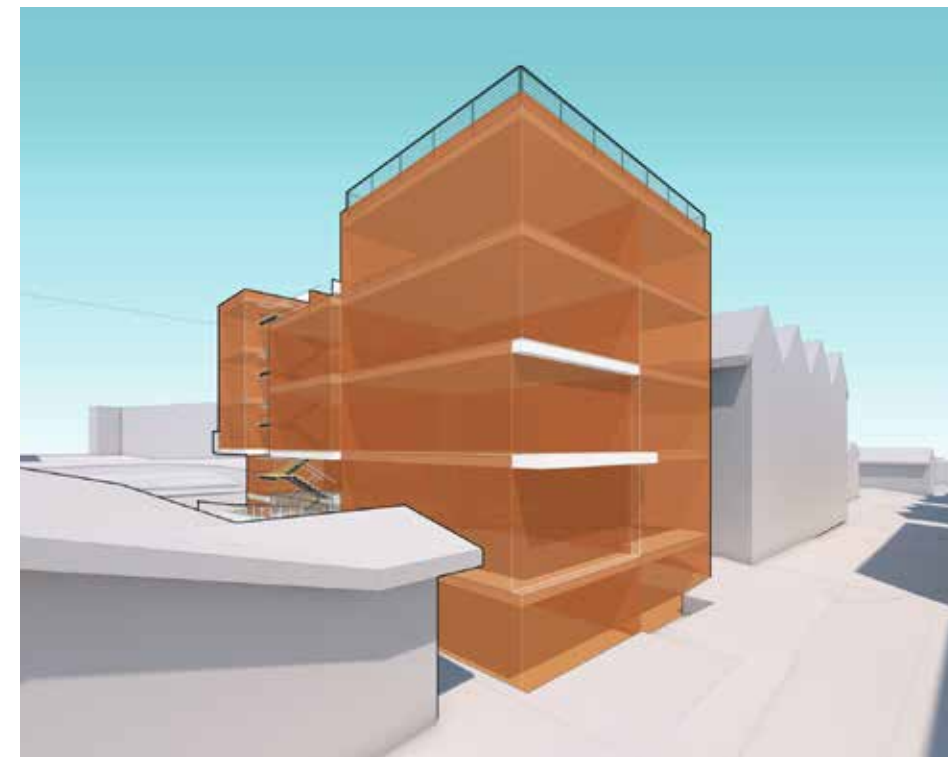
AMENITY AREA

DESIGN CONCEPT

DC3 OPEN SPACE CONCEPT

- A. BUILDING OPEN SPACE RELATIONSHIPS
- B. OPEN SPACES USES AND ACTIVITIES

- Following the guidance of the Board, the proposal has incorporated private backyard terraces at the rear of the site.
- A mature, exceptional flowering plum tree is a feature of this intimate private garden, shared by two apartments accessed directly from their units.



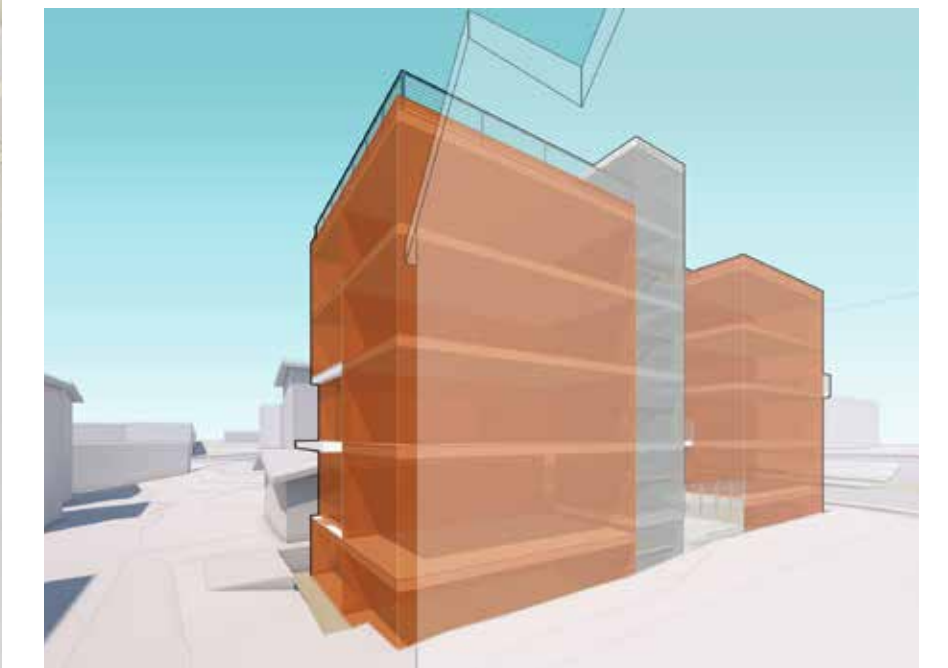
EDG PROPOSAL



VIEW FROM SOUTH WEST



VIEW FROM SOUTH EAST



EDG PROPOSAL

MATERIALS

DESIGN CONCEPT

DC4 MATERIALS

A. BUILDING MATERIALS

- Materials have been chosen to be both durable and warm, consistent with the neighborhood context.
- The chosen materials create an attractive and inviting street edge
- The materials help to create a pattern and rhythm on the street facing facade that breaks down the scale of the building as well as calling out the individual floors and units.

B. SIGNAGE

- Signage on NW 65th St. is minimal, instead focusing on the massing of the structure to signify the entry.
- The entry signage is incorporated into the overhead weather protection and is consistent with the design language as the secondary architectural elements.



EDG PROPOSAL



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST

MATERIALS

DESIGN CONCEPT

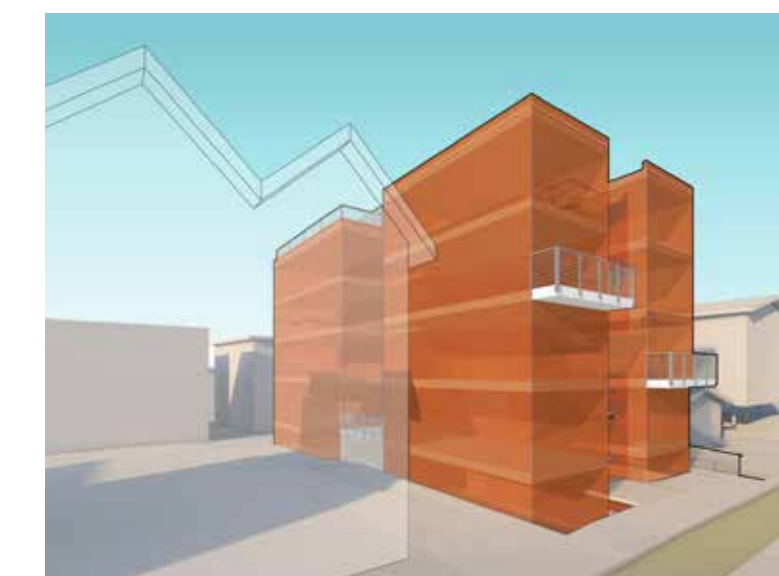
DC4 MATERIALS

C. LIGHTING

- Lighting is used at the entry, entry ramps, stairs and entries to units to promote safety and security, while also respecting the adjacent properties and adding a level of warmth and detail to the pedestrian realm.

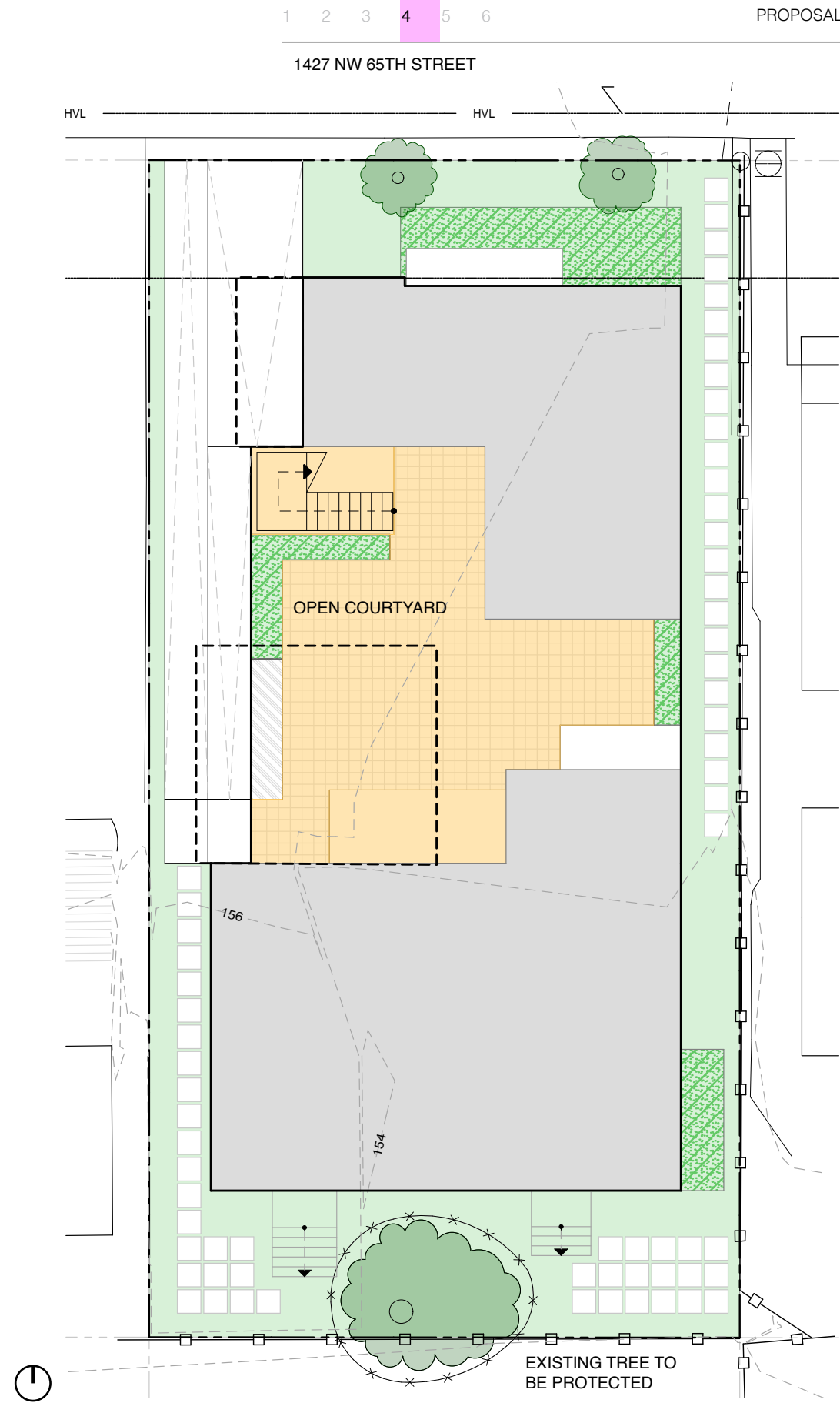
D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- The landscape design will incorporate the various open spaces at the edges and center of the site.
- A landscape buffer is created at NW 65th Street to support the clearly identifiable entry and to protect the units closest to the street.
- The network of open spaces utilize high quality materials consistent with this scale of development. These materials and landscape elements will complement the architecture.



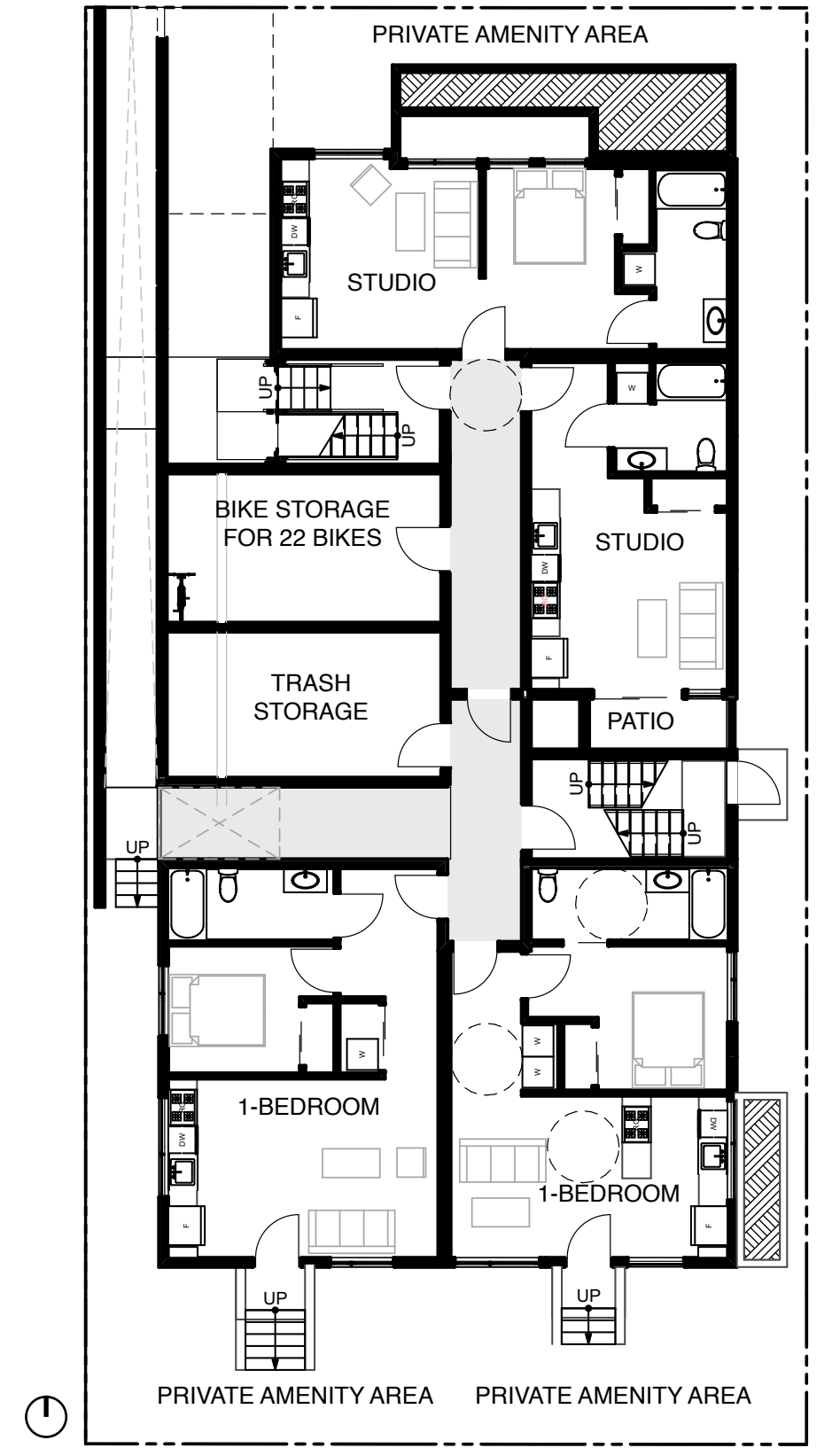
EDG PROPOSAL

SITE PLAN



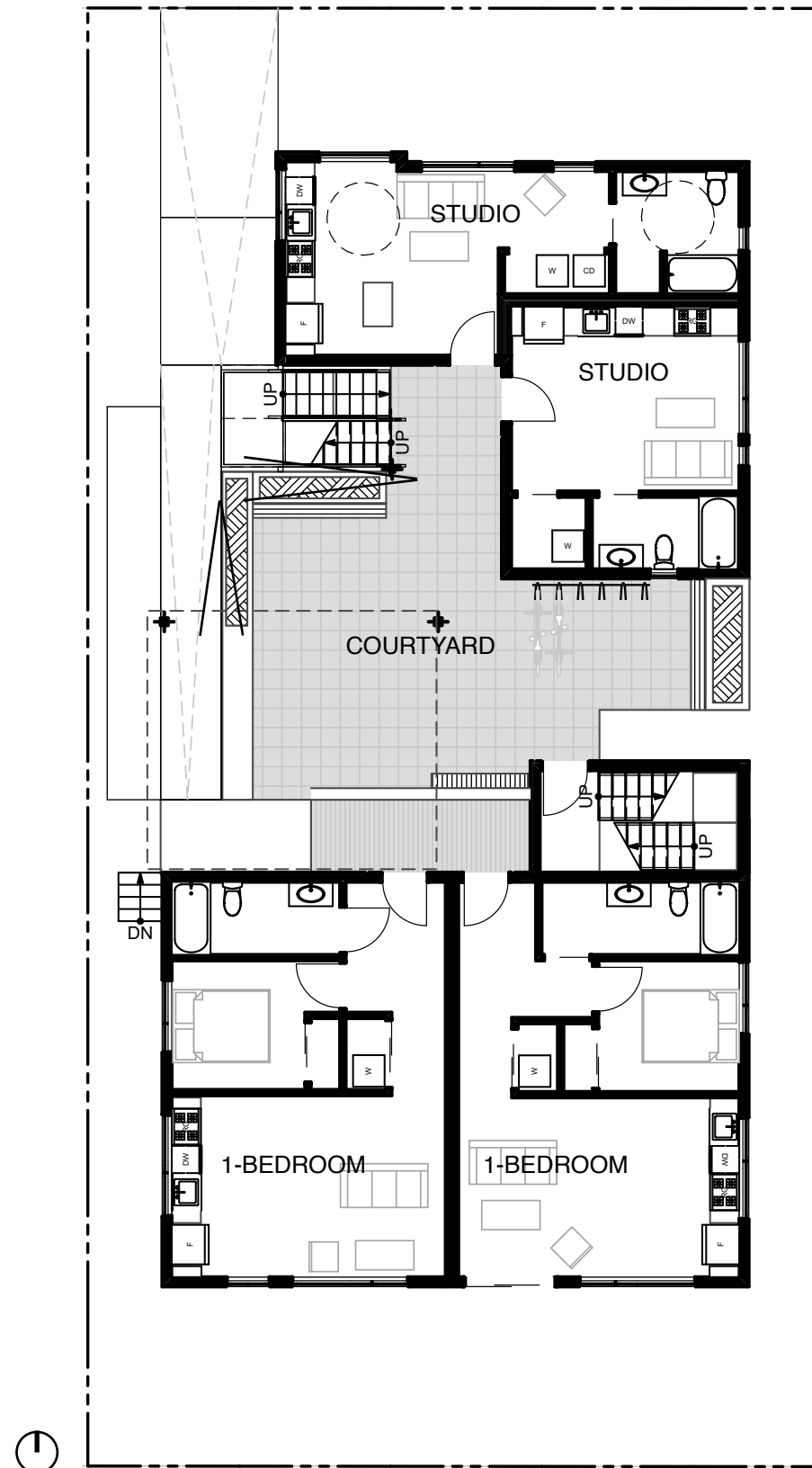
PROPOSED PLANS

- 22 TOTAL UNITS
- 10 (1) BEDROOM UNITS
- 12 STUDIO UNITS
- BICYCLE STORAGE FOR 25+ BICYCLES (22 SPACES IN A SECURE INTERIOR ROOM)



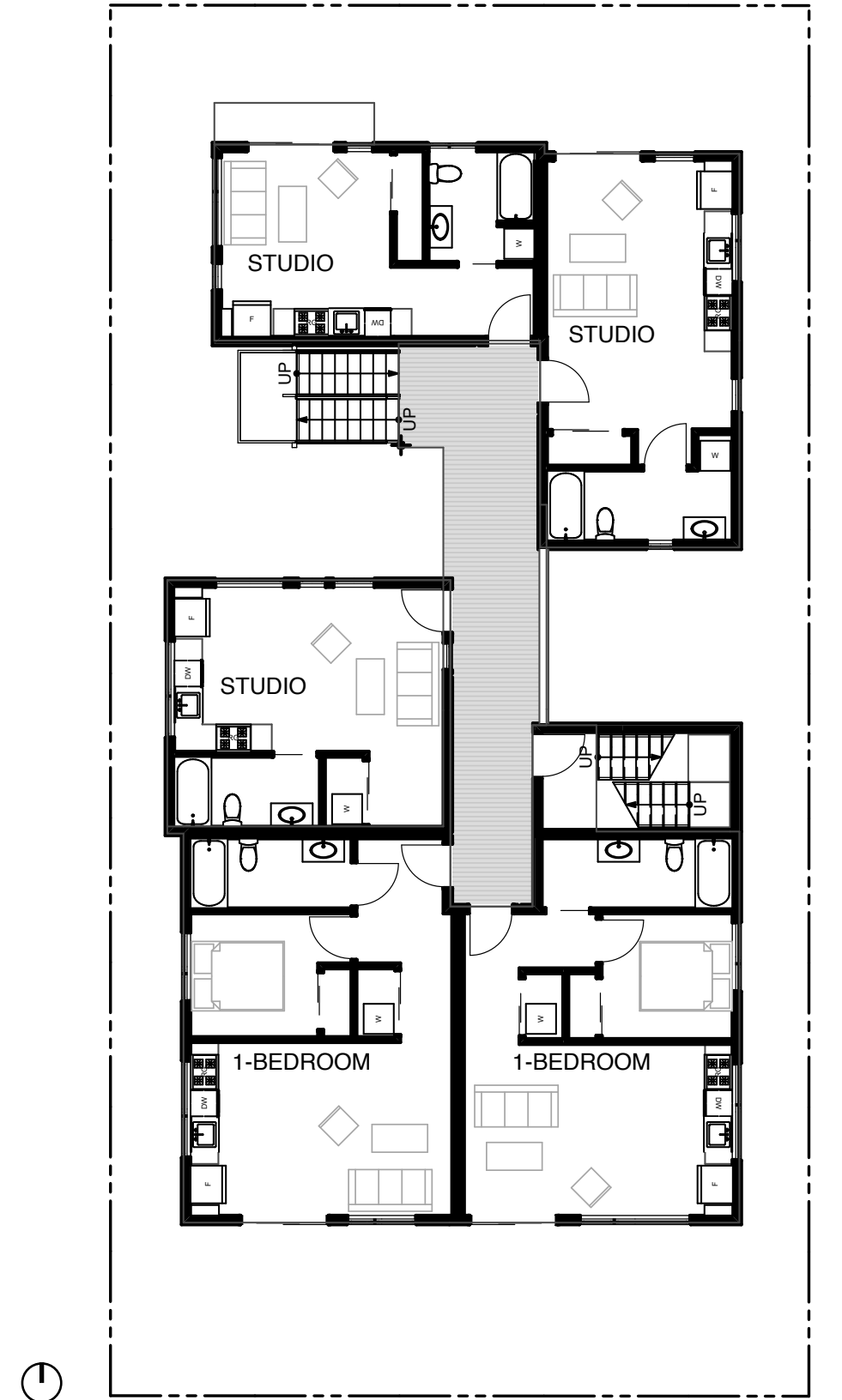
LOWER FLOOR PLAN

PROPOSED PLANS



FIRST FLOOR PLAN

PROPOSED PLANS



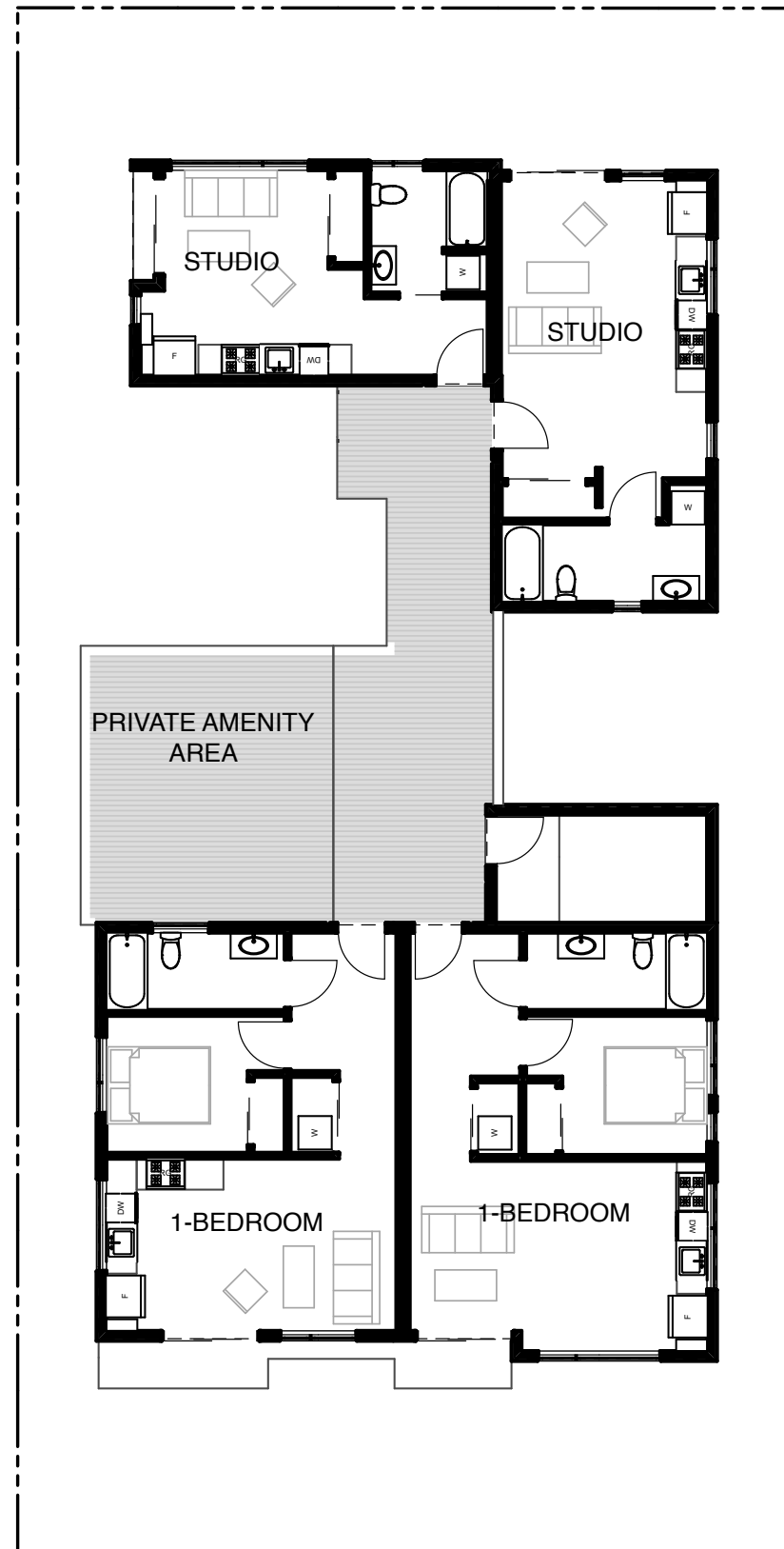
SECOND FLOOR PLAN

PROPOSED PLANS

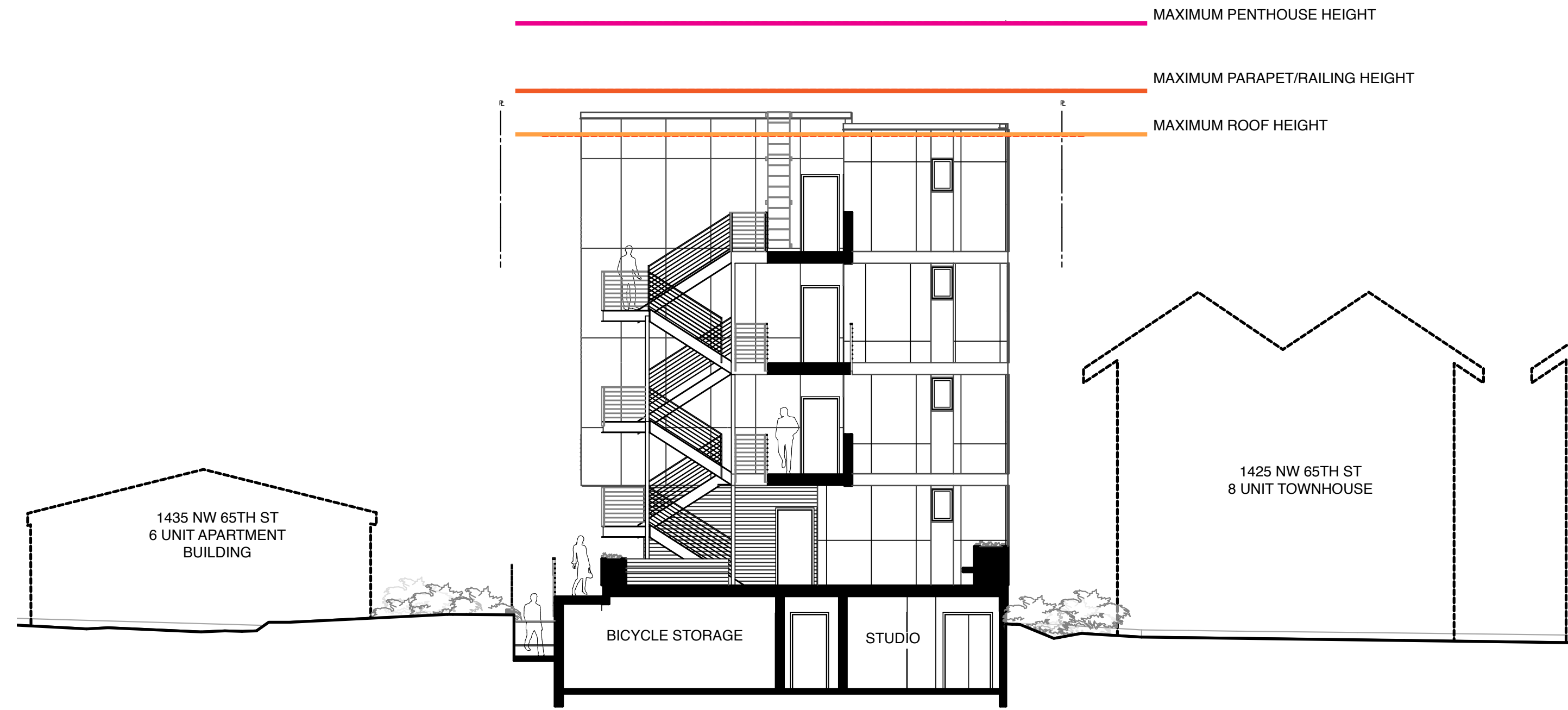


THIRD FLOOR PLAN

PROPOSED PLANS

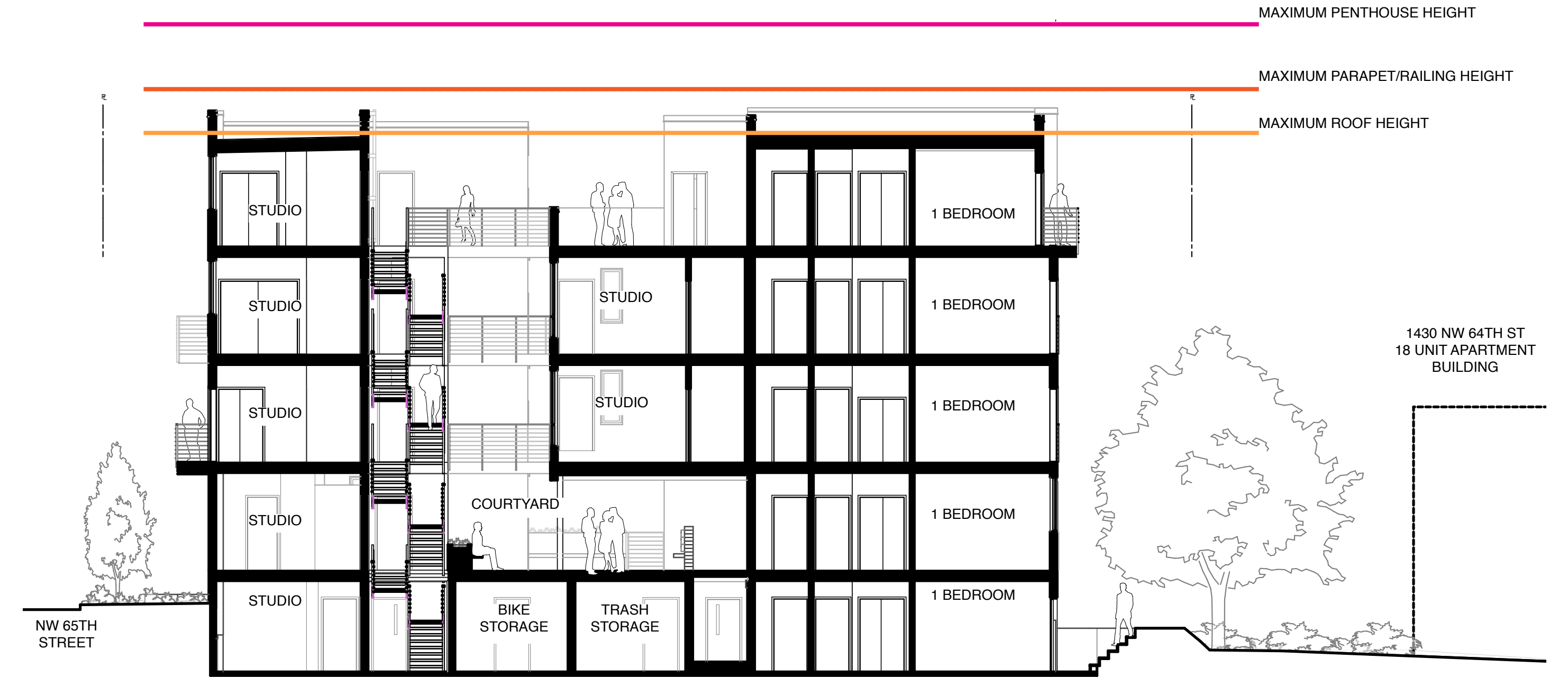


FOURTH FLOOR PLAN



SITE SECTIONS

These site sections shows the how the proposed structure sits within the site and how it relates to its adjacent surroundings.



RENDERED ELEVATIONS

MATERIAL NOTES

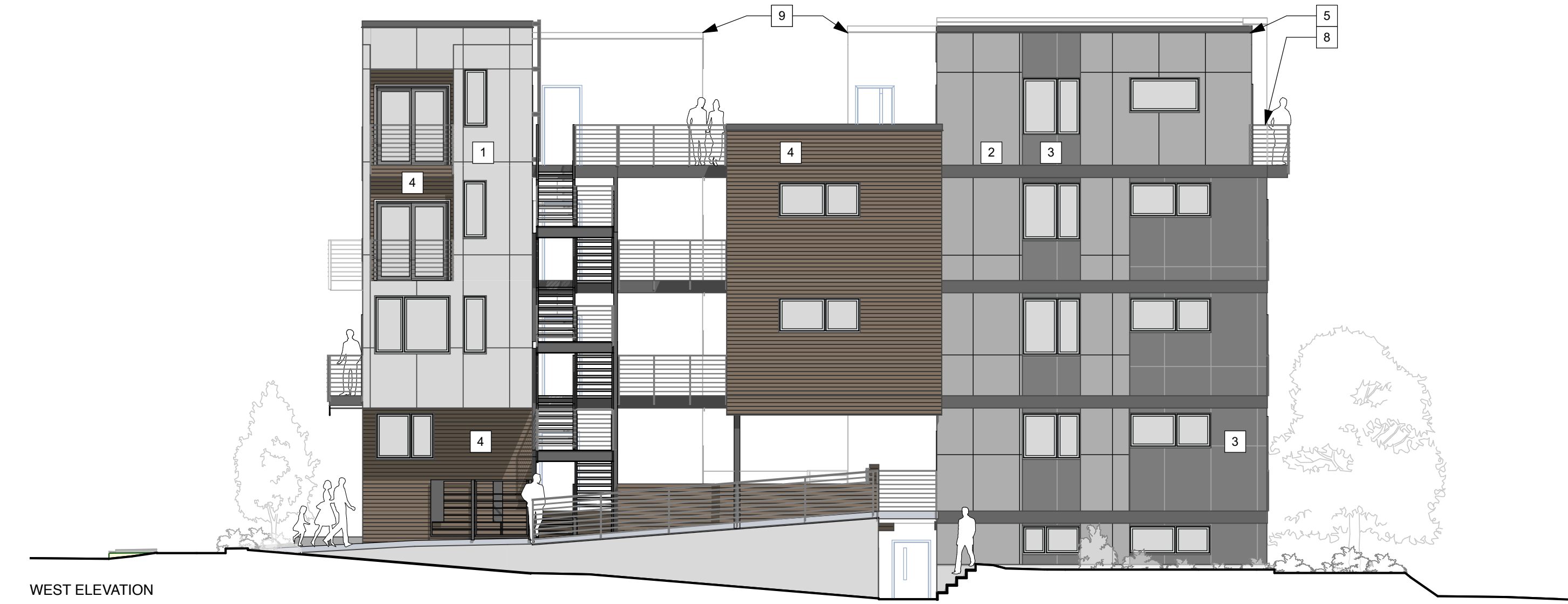
1. PROVIDED 4X8 VERTICAL PANEL, PAINT 01
2. PROVIDE 4X8 VERTICAL PANEL, PAINT 02
3. PROVIDE 4X8 VERTICAL PANEL, PAINT 03
4. PROVIDE WOOD T&G, STAIN 01
5. PROVIDE PARAPET CAP, PAINT 05
6. PROVIDE PAINTED STEEL ADDRESS AND BUILDING SIGNAGE AT ENTRY OVERHANG
7. PROVIDE 5'-0" HIGH PAINTED STEEL GATED ENTRY w/ PERFORATED OR METAL MESH PANEL INFILL
8. PROVIDED 42" PAINTED STEEL RAILING
9. BUILDING BEYOND

PAINT LEGEND

- PAINT 01: Light Gray, SW Argos
 PAINT 02: Medium Gray, SW Cityscape
 PAINT 03: Dark Gray, SW Iron Ore
 STAIN 01: Black Translucent Stain



NORTH ELEVATION



WEST ELEVATION



RENDERED ELEVATIONS



SOUTH ELEVATION



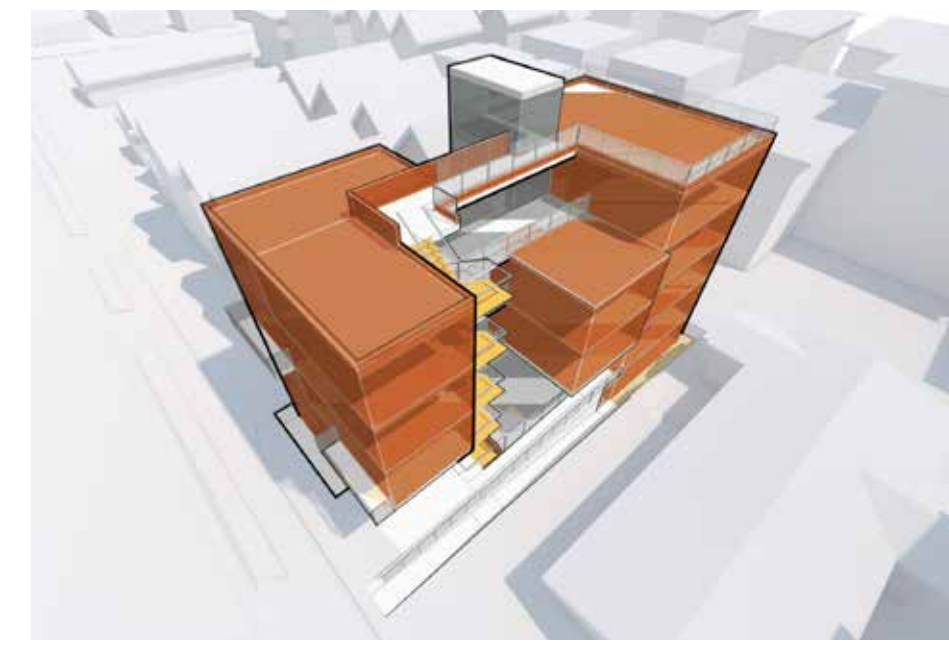
EAST ELEVATION



AERIAL VIEW



AERIAL VIEW



EDG PROPOSAL

STREET ELEVATION



PROJECT SITE
w/ PROPOSED STRUCTURE





LANDSCAPE

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Prunus x hillieri</i> 'Spire' / Spire Cherry Street Trees		<i>Bergonia</i> x 'Brassingham Ruby' / Brassingham Ruby Bergonia
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag		<i>Cornus alba</i> 'Elegantissima' / Variegated Red Twig Dogwood
	<i>Blackium spicatum</i> / Deer Fern		<i>Juncus effusus</i> / Soft Rush
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress		<i>Polygonatum odoratum</i> / Solomon's Seal
	<i>Equisetum hyemale</i> / Horsetail Reed Grass		<i>Polystichum munitum</i> / Western Skunk Fern
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus		<i>Sambucus nigra</i> 'Eva' / Black Lace Elderberry
	<i>Fatsia japonica</i> / Japanese Fatsia		<i>Clematis armandi</i> 'Snowdrift' / Evergreen Clematis
	<i>Hakonechloa macra</i> 'All Gold' / Japanese Forest Grass		<i>Ajuga reptans</i> / Carpet Bugle
	<i>Hosta x Fire and Ice</i> / Plantain Lily		
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly		
	<i>Leucosthax fontanesiana</i> 'Rainbow' / Rainbow Leucosthax		
	<i>Liriodendron muscari</i> 'Big Blue' / Big Blue Lilyturf		
	<i>Mahonia nervosa</i> / Oregon Grape		
	<i>Mahonia x media</i> 'Charity' / Mahonia		
	<i>Rhododendron x Ramapo</i> / Ramapo Rhododendron		
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca		
	<i>Spiraea japonica</i> 'Firelight' / Firelight Spirea		



Slender Hinoki False Cypress



Golden Variegated Sweet Flag



Carpet Bugle



Gold Japanese Forest Grass



Euonymus Greenspire Hedge



Deer Fern



Spire Cherry



Hicks Yew



Hosta Fire and Ice



Horsetail



Fatsia



Hydrangea



Charity Mahonia



Oregon Grape



Big Blue Lilyturf



Rhododendron



Fragrant Sweet Box

SIGNAGE

BUILDING NAME
POWDER COATED CUT OUT STEEL

BUILDING ADDRESS
POWDER COATED CUT OUT STEEL



SOFFIT LIGHTING AT BUILDING ENTRANCE

6" 1427 11" LOT J
NAME TO BE DETERMINED

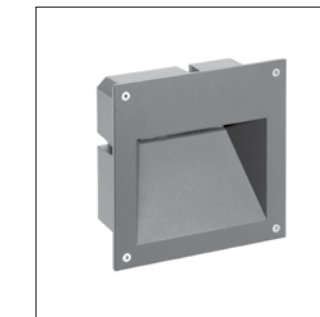
LIGHT AND GLARE



OUTDOOR JELLY JAR LIGHT AT ENTRY DOOR, W/ BAFFLE TO LIGHT DOWN ONLY.



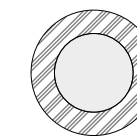
SOFFIT LIGHT



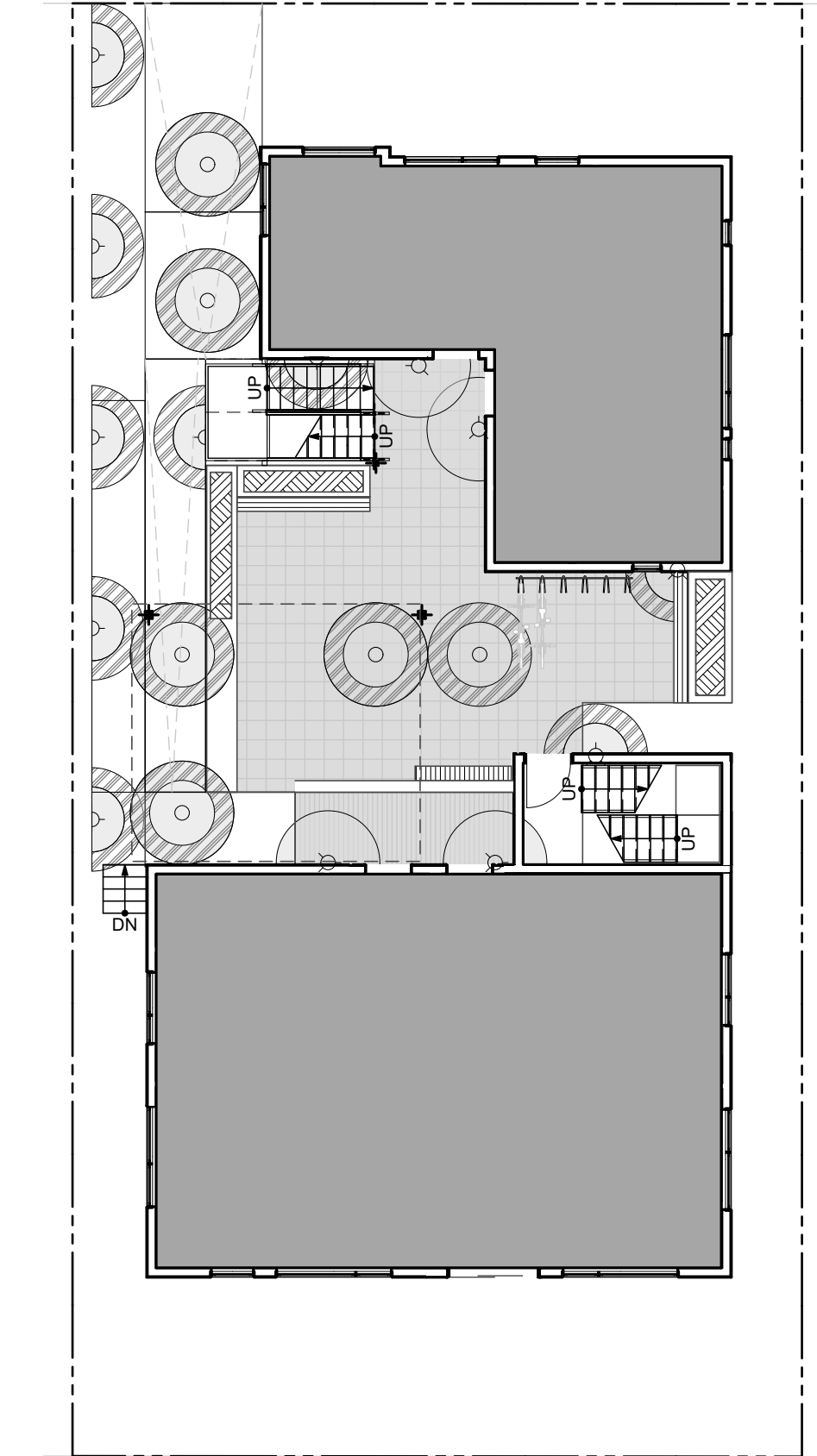
OUTDOOR WALL/TREAD LIGHT, AUTOMATIC ON AT DARK, w/ BAFFLE TO LIGHT DOWN ONLY. FENCE PREVENTS SPILLAGE ON ADJACENT PROPERTY



LIGHT CONE

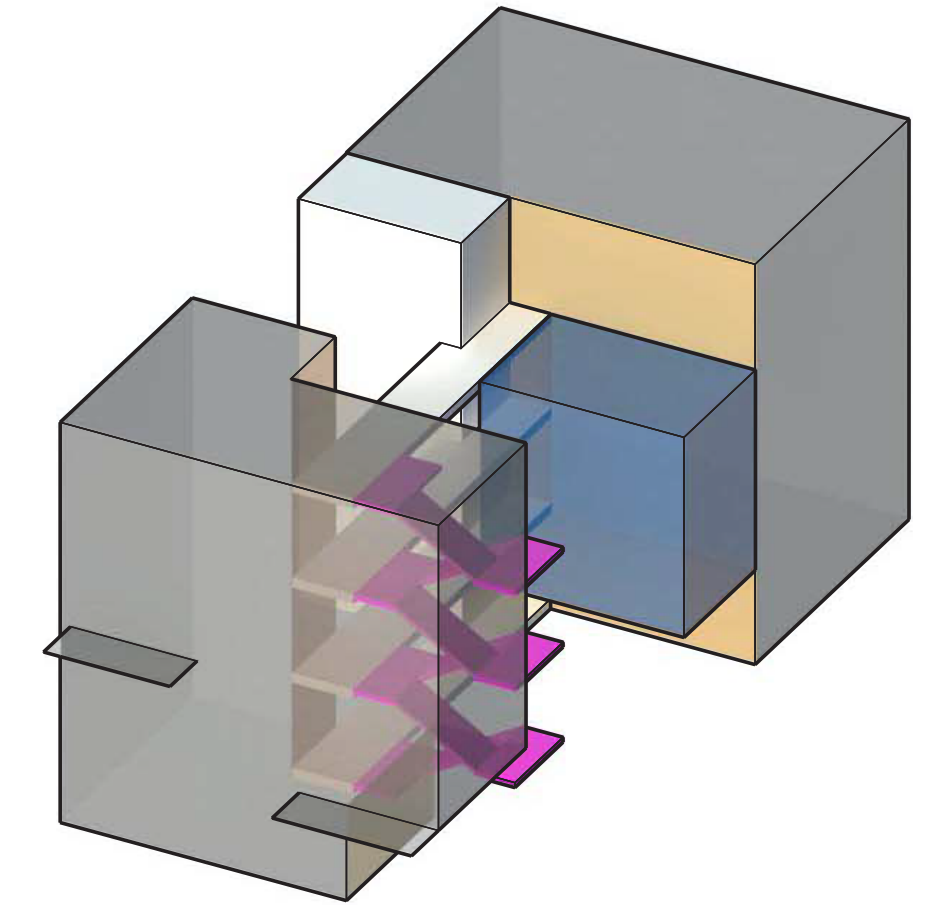
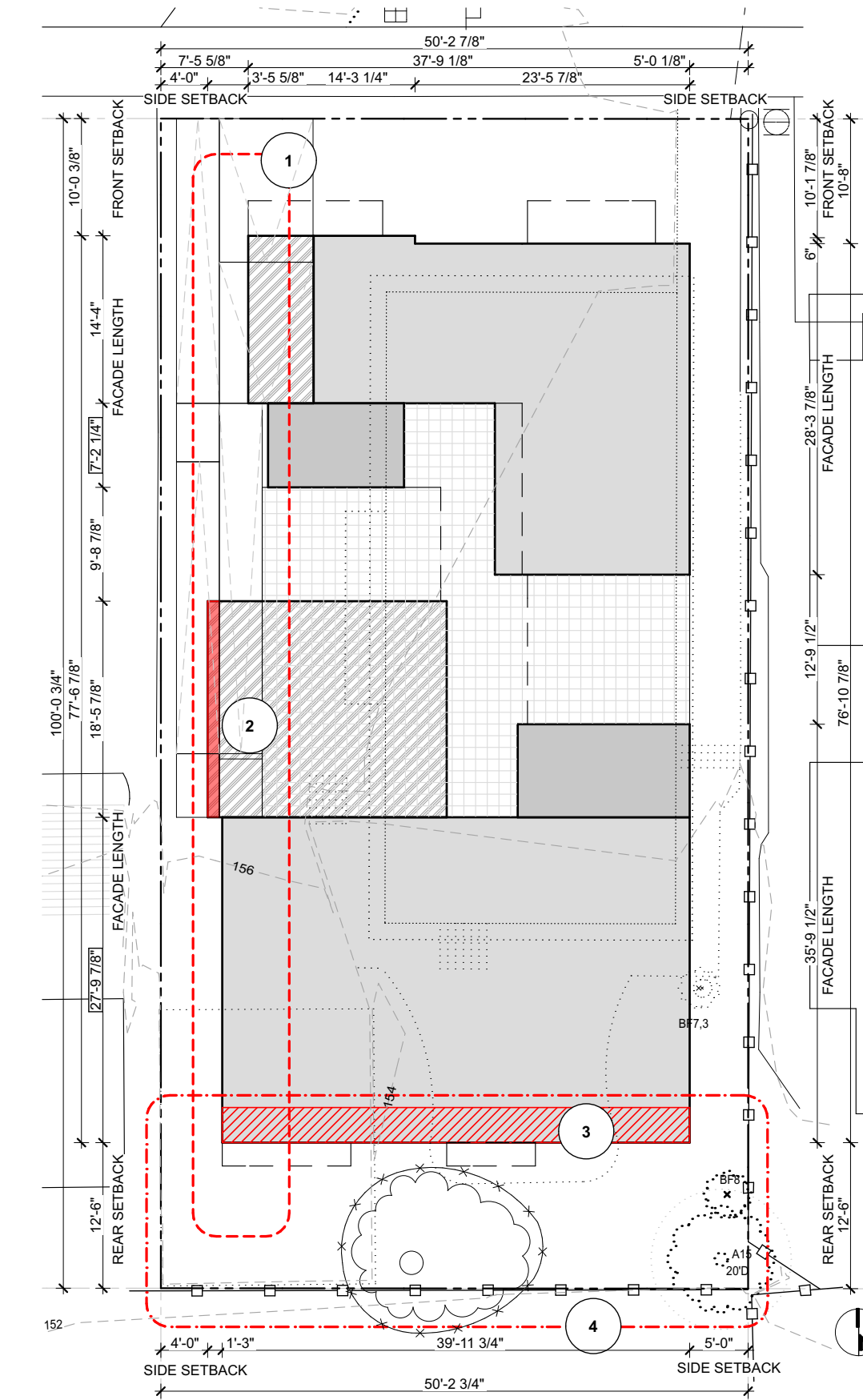


LIGHT CONE FOR FIXTURE W/ PHOTO CELL

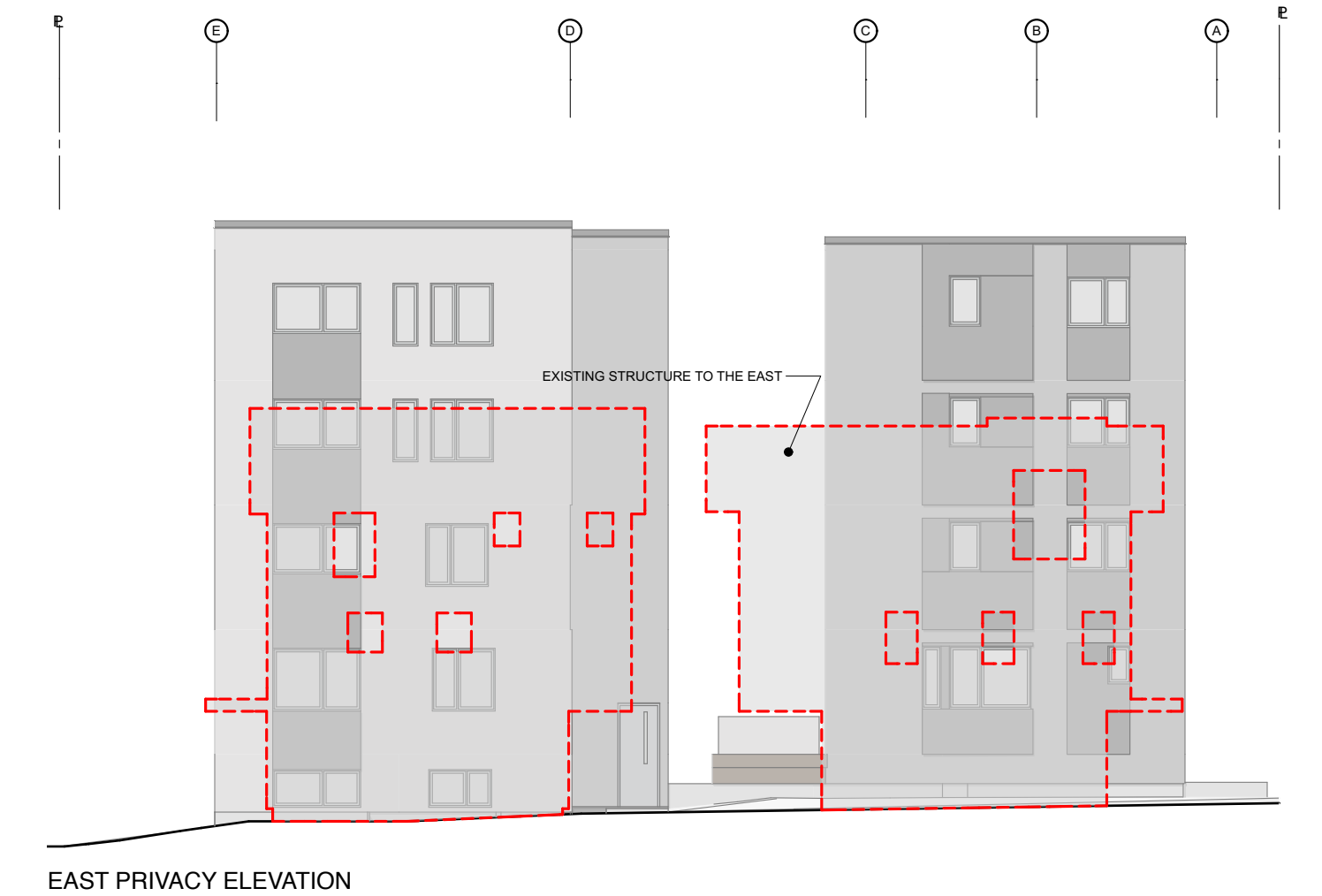
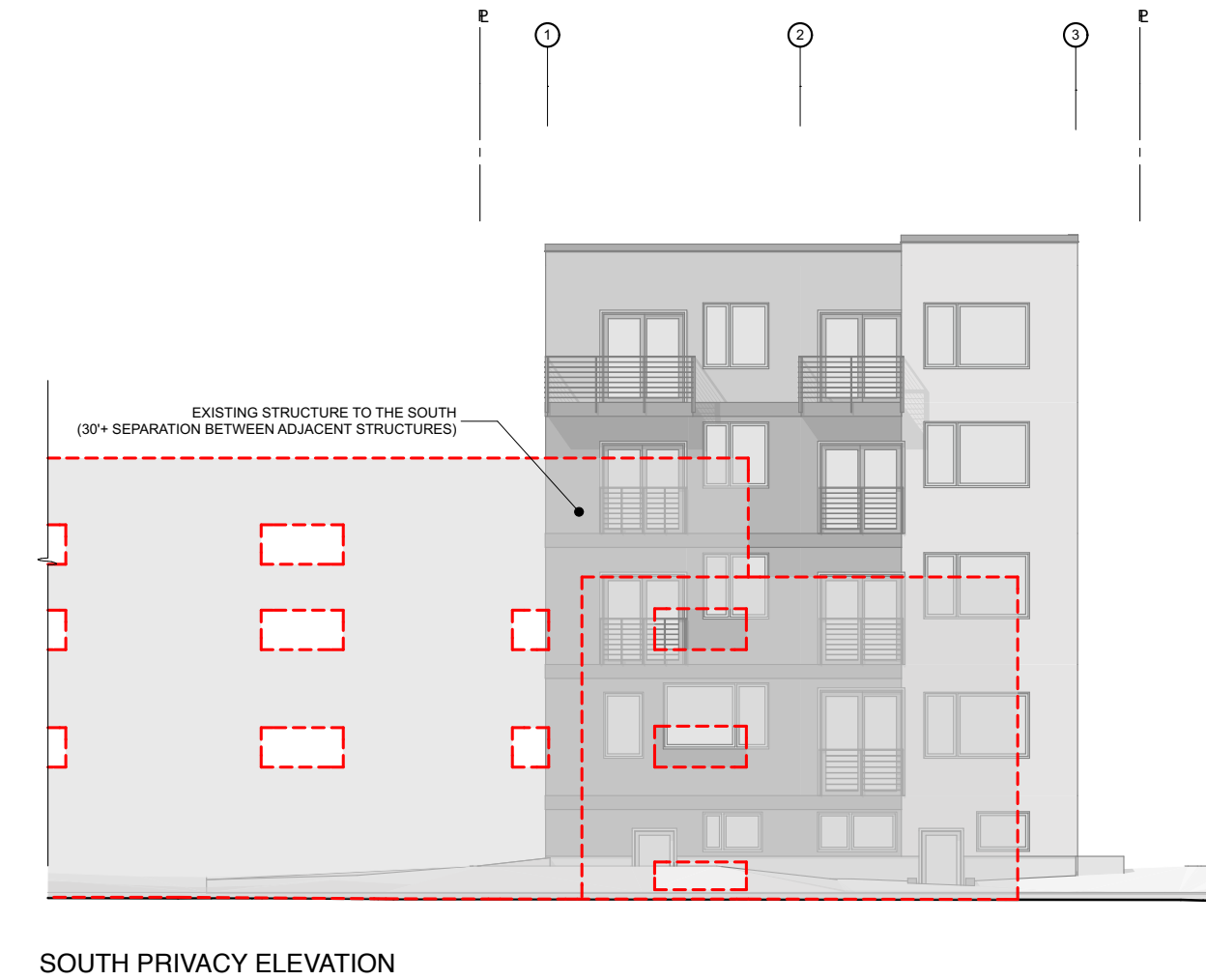
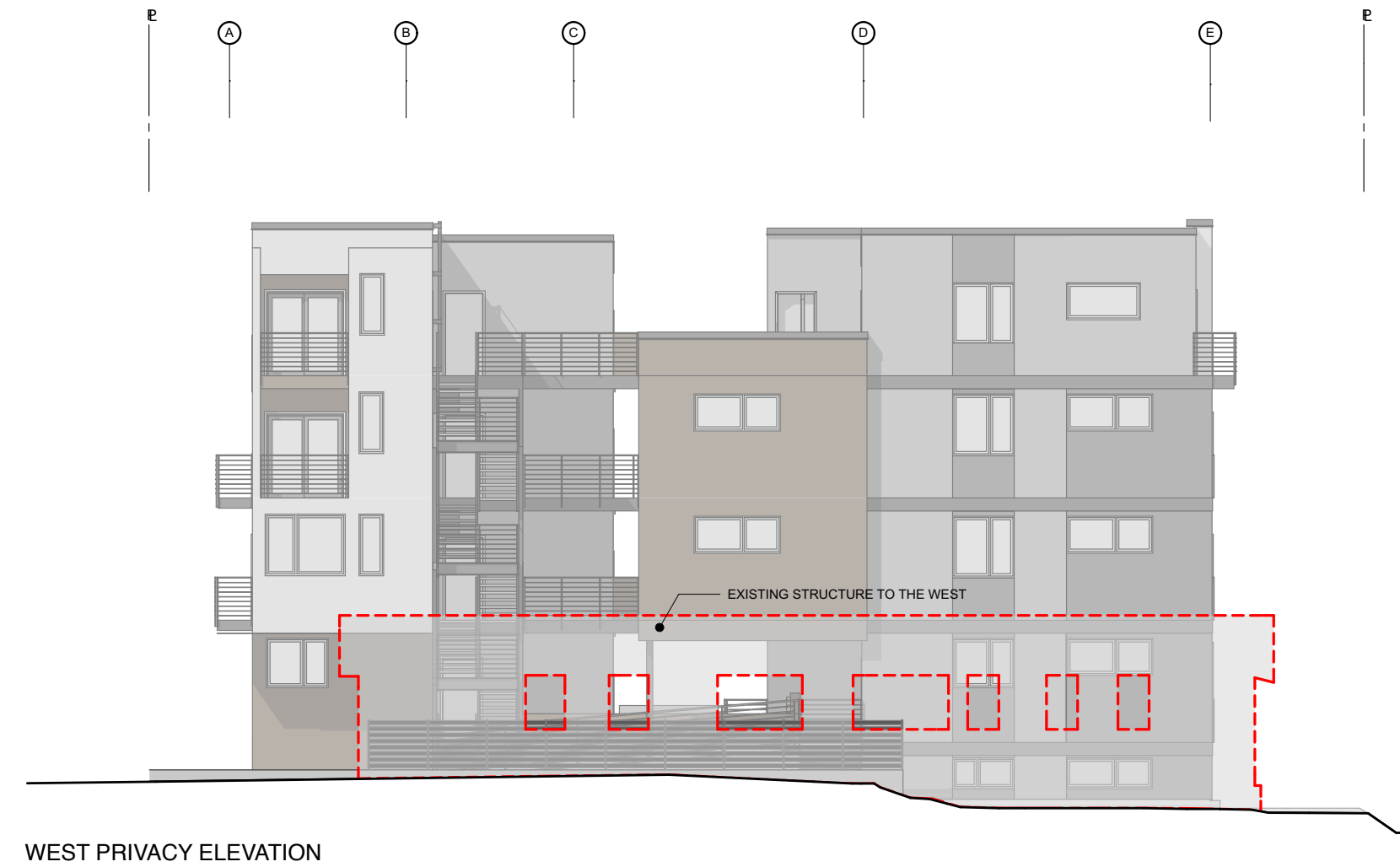


DEPARTURE SUMMARY

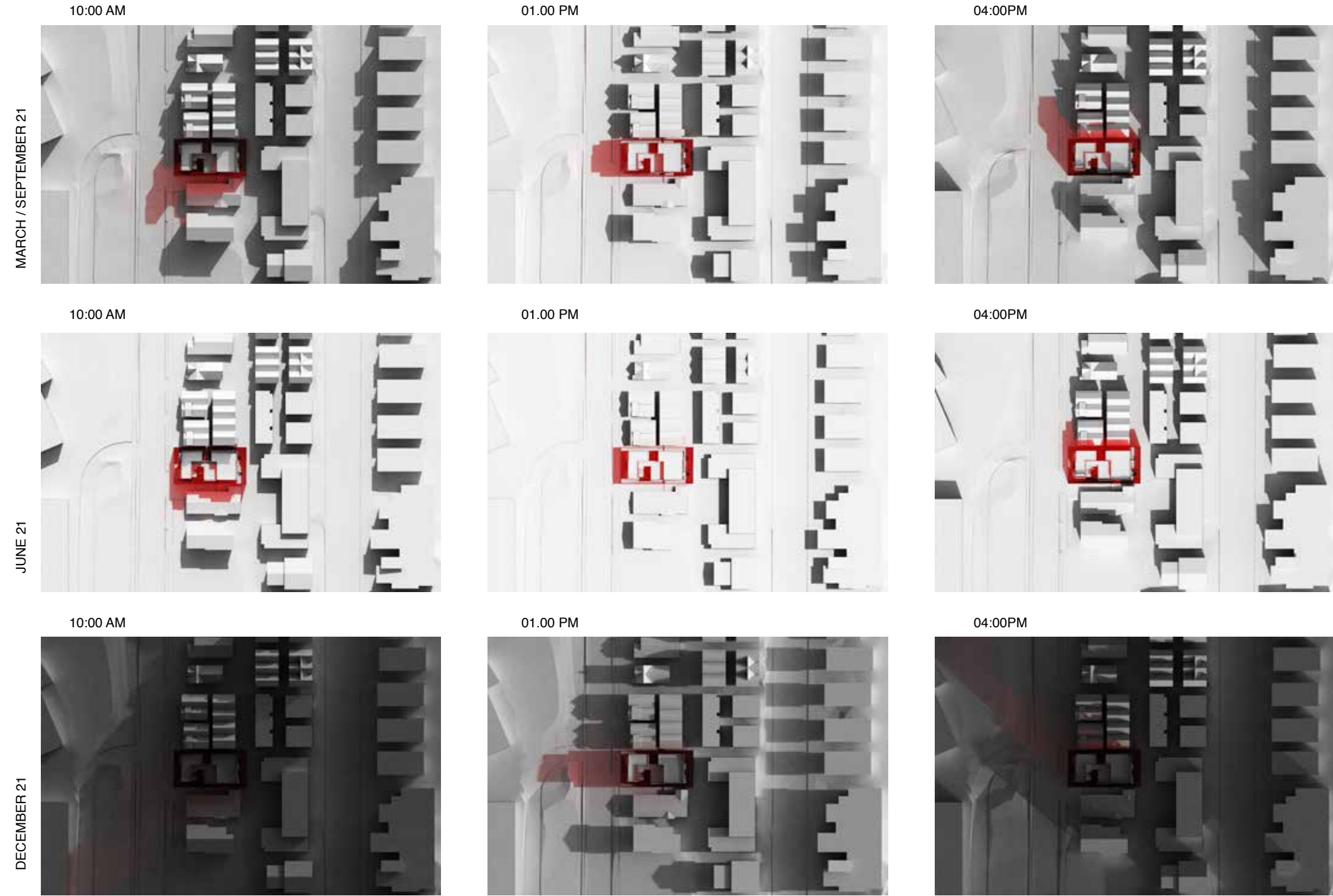
CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE	
1	FAÇADE LENGTH SMC 23.45.527.B.1	A MAXIMUM OF 65% OF LOT LENGTH, WHICH IS 65'-0"	70% ALONG THE WEST PROPERTY LINE, WHICH IS 69'-10"	FAÇADE LENGTH: 4'-10" INCREASE IN LENGTH	THE INCREASE IN FAÇADE LENGTH RESULTS FROM CREATING A DYNAMIC APPROACH TO MASSING FOR THE INFILL SITE. THE EAST SIDE IS CODE COMPLIANT, THE WEST SIDE BALANCES A REDUCTION IN HEIGHT AT THE CENTER OF THE SITE AND AN EXTERIOR STAIR, BOTH OF WHICH REDUCE THE OVERALL WALL AREA OTHERWISE PERMITTED IN A CODE COMPLIANT LENGTH. A TWO-STORY VOLUME IS LIFTED ABOVE THE COURTYARD WITH A VOID BETWEEN IT AND THE STREET-FACING UNITS. THIS TWO-STORY VOLUME ACTIVATES THE COURTYARD AT THE CENTER OF THE SITE.	CS2.C RELATIONSHIP TO BLOCK, CS2.D HEIGHT, BULK, & SCALE, PL1.A NETWORK OF OPEN SPACES, PL3.A STREET LEVEL INTERACTION ENTRIES, DC2.A MASSING, DC2.B ARCHITECTURAL AND FAÇADE COMPOSITION
2	SIDE SETBACK SMC 23.45.518.A	5' MINIMUM, 7' AVERAGE SETBACK	4' MINIMUM 8'-5" AVERAGE SETBACK	SETBACK: 1' REDUCTION OF MINIMUM SETBACK	THE SIDE SETBACK REDUCTION TO 4 FEET IS IN RESPONSE TO THE DESIGN CONCEPT. INSTEAD OF DESIGNING A SINGLE BLOCK BUILDING, THE ALTERNATIVES PROPOSE A STRUCTURE SEPARATED INTO MULTIPLE ELEMENTS WITH AN OPENING AT THE CENTER OF THE SITE. A SMALL VOLUME IS RAISED ABOVE THE LEVEL OF THE COURTYARD AND PROJECTS BEYOND THE MINIMUM SETBACK ALLOWANCE. IT DRAWS YOUR EYE TO THE SITE'S CENTER TO SIGNIFY THE OPEN COURTYARD AND VARIED VOLUMES AROUND IT. THIS MODULATION CREATES A WALL THAT IS LESS BULKY THAN A CODE COMPLIANT ONE.	CS2.D HEIGHT, BULK, & SCALE, PL3.B.2 RESIDENTIAL EDGES, PL3.C STREET LEVEL INTERACTION, CS2.C RELATIONSHIP TO THE BLOCK, DC2.B.1 FAÇADE COMPOSITION, DC2.D SCALE AND TEXTURE
3	REAR SETBACK SMC 23.45.518.A	15' MINIMUM SETBACK	12'-6"	SETBACK: 2'-6" REDUCTION	<u>THE REAR SETBACK REDUCTION RESULTS FROM A COMBINATION OF SITE STRATEGIES:</u> (1) SHIFTING THE ENTIRE STRUCTURE TO THE SOUTH TO PROVIDE AN INCREASED FRONT SETBACK RESULTING FROM HIGH VOLTAGE LINES; (2) A CENTRAL COURTYARD THAT REDUCES THE MASS AND BULK AT THE CENTER OF THE SITE AND PROVIDES MORE LIGHT AND AIR TO ADJACENT SITES; (3) THE PROPOSED REAR SETBACK IS CONSISTENT WITH ADJACENT STRUCTURES ON BOTH SIDES. IT PROVIDES A LARGER SETBACK THAN THE STRUCTURE TO ITS WEST AND NEARLY THE IDENTICAL SETBACK OF THE STRUCTURE TO THE EAST.	CS2.B ADJACENT SITES, STREETS AND OPEN SPACES, CS2.D HEIGHT, BULK, & SCALE, PL1.A NETWORK OF OPEN SPACES
4	AMENITY AREA SMC 23.45.522.A.4	AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE	AMENITY AREA REQUIRED AT GROUND LEVEL IS PRIVATE AND IS COMPLEMENTED BY A CENTRAL COURTYARD 4 FEET ABOVE GRADE THAT DOES NOT COMPLY WITH THE CODE DEFINITION OF COMMON AMENITY AREA	AMENITY AREA: AMENITY AREA NOT PROVIDED AS COMMON	ENCOURAGED BY THE DESIGN REVIEW BOARD, THE APPLICANT PROPOSES TO LOCATE A PUBLIC COURTYARD AT THE CENTER OF THE SITE WHERE IT CAN BE MORE EASILY ENJOYED BY RESIDENTS AND VISITORS. THIS AREA DOES NOT COMPLY WITH THE DEFINITION OF COMMON AMENITY AREA PER CODE. THE GROUND LEVEL AMENITY AREA IS PROVIDED FOR THE PRIVATE USE OF TWO GROUND LEVEL APARTMENTS.	DC1.A2 GATHERING PLACES, DC3.B4 MULTIFAMILY OPEN SPACE, PL1.B3 PEDESTRIAN AMENITIES, PL1.C3 YEAR ROUND ACTIVITY



PRIVACY ELEVATION



SHADOW STUDIES



b9 WORK IN PROGRESS



CAPITOL HILL APARTMENT

b9 COMPLETED WORK



3515 Wallingford Ave N



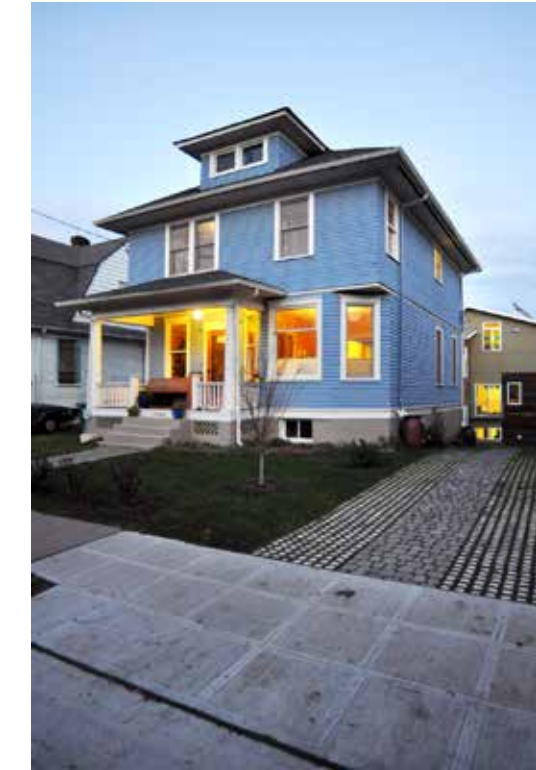
1818 E Yesler Way



1818 E Yesler Way



208 18th Avenue E



1504 19th Avenue



90 E Newton Street



1411 E Fir Street