

355 15th Ave E

MUP #3021558

Development Objectives:

Project proposes construction of a new three story, 40 unit apartment building with 866 sqft of commercial space on the ground floor. Project includes demolition of residential structure on lot.

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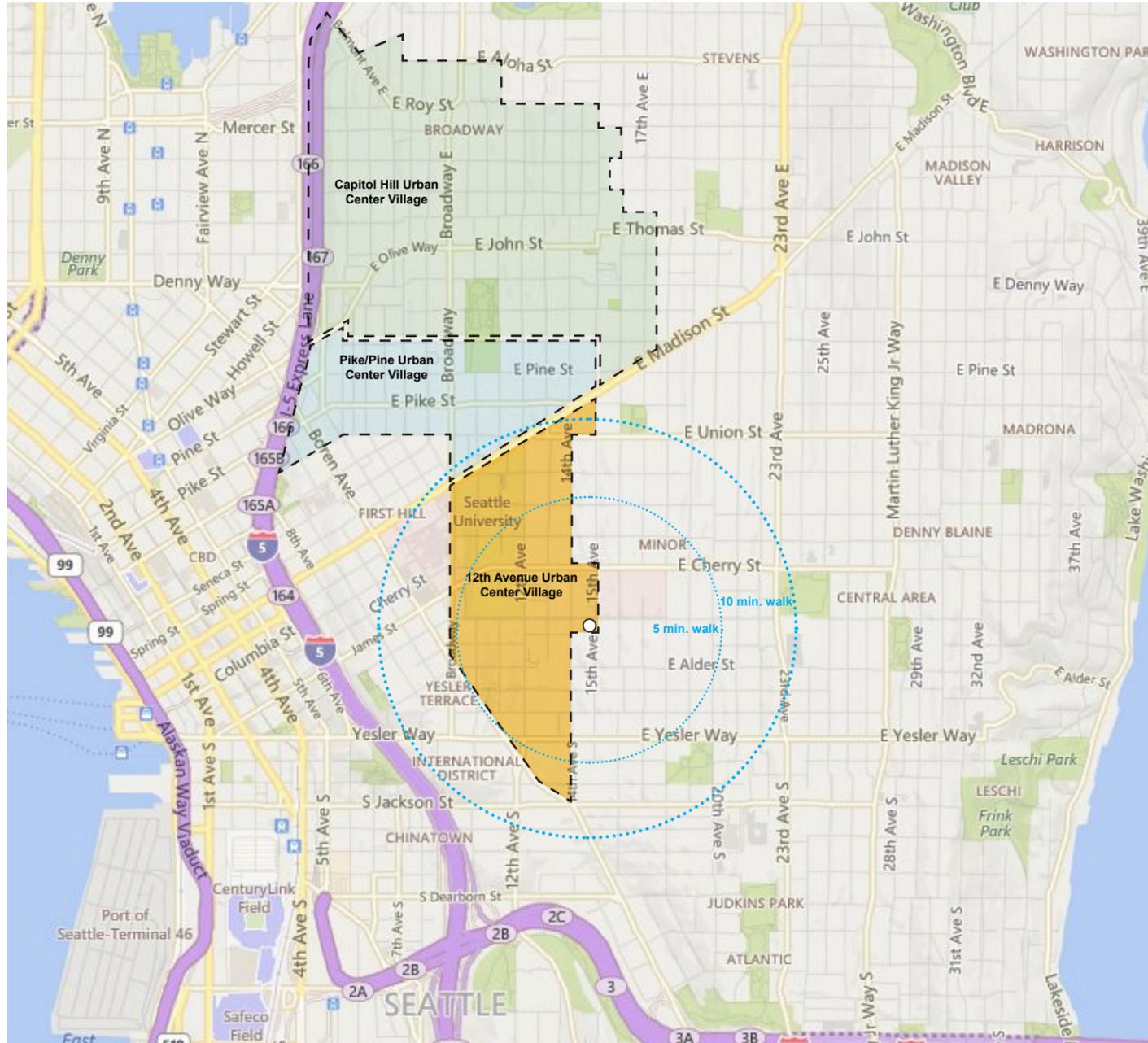
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section 1: project overview

context map



project information

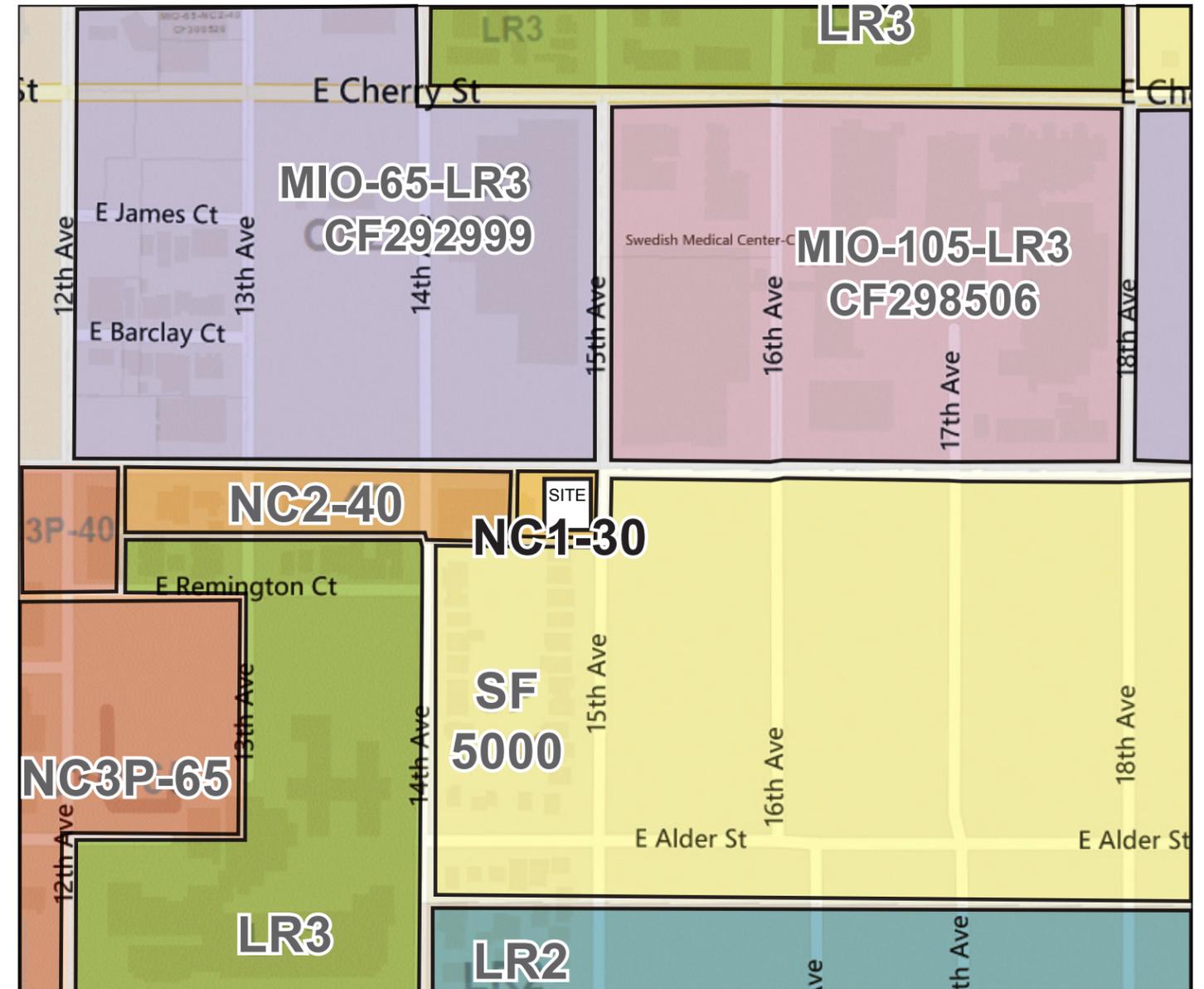
Site Location	355 15th Ave. Seattle, WA
Site Zoning	NC1-30
Overlay	12th Ave Urban Center Village
Permitted Use	Residential (44 units), Commercial (2,100 sf)
SEPA Review	Yes
Parking Required	(0) Required for Urban Villages with frequent transit service / (0) Provided
Height 23.47A.008	Base Height 30'
Site Area	8,100 SF
Floor Area Ratio 23.47A.013	2.5 max combined for all uses 2.25 max for individual uses
Floor Area	8,100 sf x 2.5 = 20,937 sf max total <i>(complies - 19,100 provided)</i> 8,100 sf x 2.25 = 18,225 sf max residential <i>(complies - 17,000 provided)</i> Gross Floor Area = 19,800 SF
Setbacks 23.47A.014	No Setback required other than lot line that abuts a residential zone. Setback required on south lot line because it is adjacent to a SF zone. 15' setback for portions of structures above 13' to 65'.
Amenity area 23.47A.024	18,225 x .05 (5%) = 911 sf required <i>(complies - 911 provided)</i>

aerial photo



Commercial activity is concentrated along Jefferson, on which there are several bars, restaurants, and markets. The site will receive ample solar exposure from the east, with partial blockage from the south, and complete blockage from the west. There are views east towards Mount Rainier.

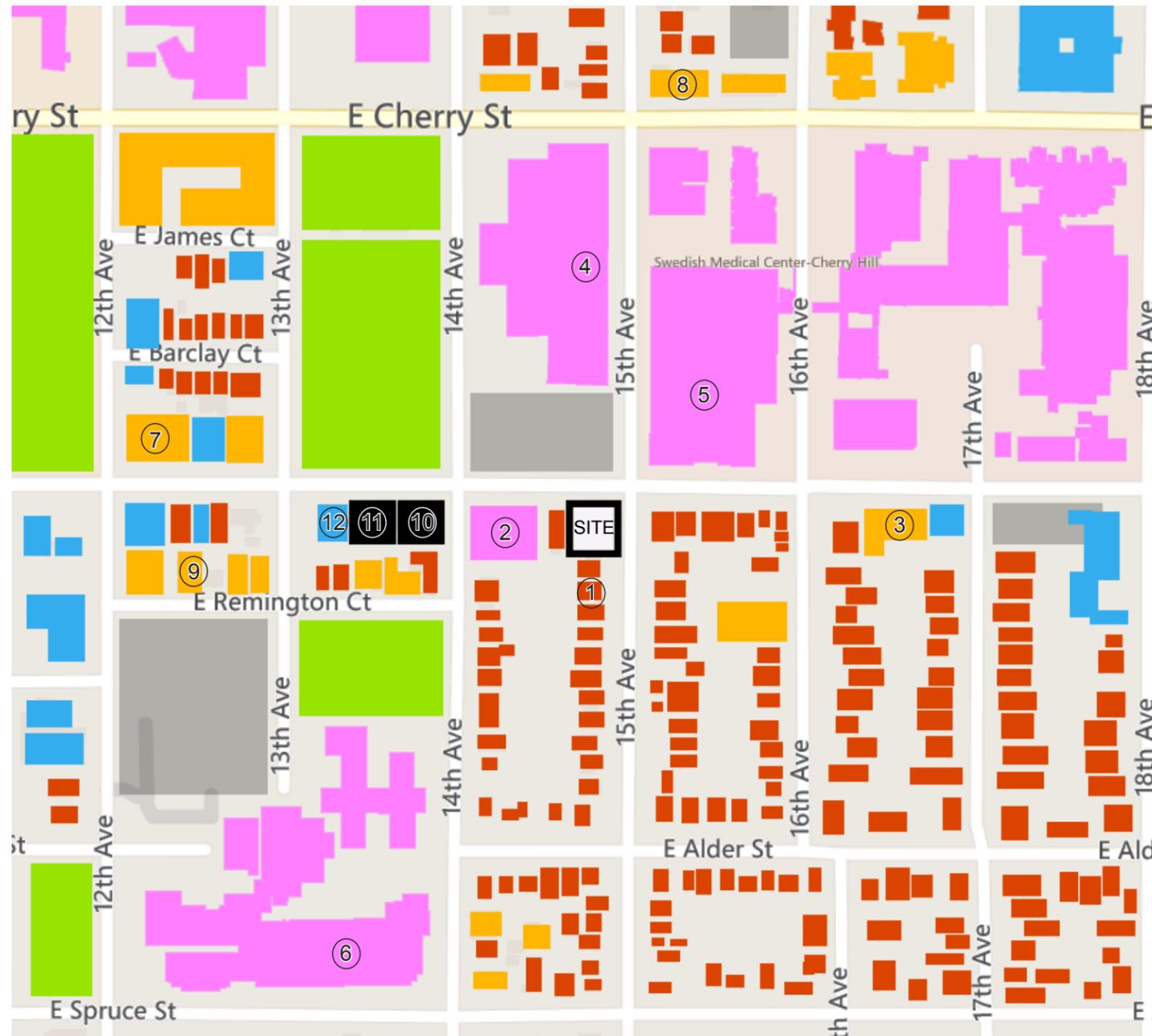
zoning map



This area of Squire Park is predominantly zoned for lowrise and midrise apartments and for neighborhood commercial. A growing number of multi-family apartment buildings are being constructed in the area and bringing with them an increased amount of ground floor amenities. Allowable density increases to the west and decreases to the east. The site is within the 12th Avenue Urban Center Village overlay and has quick access to a variety of forms of public transit, bike paths and car sharing opportunities.

section 2: context analysis

context use map



- Single-family Residence
- Multi-family / multi-use
- Park / sports field
- Commercial / retail
- Institutional / healthcare
- In-construction

- ① Characteristic neighborhood single family houses.
- ② Gottman Institute building on Jefferson St.
- ③ Triad Apartments on E Jefferson St.
- ④ Seattle U Fitness Center.
- ⑤ Swedish Medical Center.
- ⑥ King County Juvenile Center.
- ⑦ Jefferson Apartments @ E Jefferson St. & 12th Ave.
- ⑧ Rowhouses on Cherry between 16th and 17th Aves.
- ⑨ Remington Court Townhouses.
- ⑩ 463 14th Ave. Apartments.
- ⑪ 1315 East Jefferson Apartments - In-construction.
- ⑫ Existing building undergoing renovation.

Typology / Adjacencies

The site is bordered with older, single-family residences to the west and south and across 15th Ave to the east. A parking lot and parking garage, which serve Swedish Medical Center are located directly across E Jefferson St. The neighborhood is currently undergoing a change of character, with many of the older residences being converted into multi-family buildings, predominately to the west of the site along E Jefferson St. Apart from residential development, the institutional buildings of Swedish Medical, Seattle University and King County Juvenile have a dominant presence in the area.

section 2: context analysis

architectural context analysis



① Characteric neighborhood single family houses.



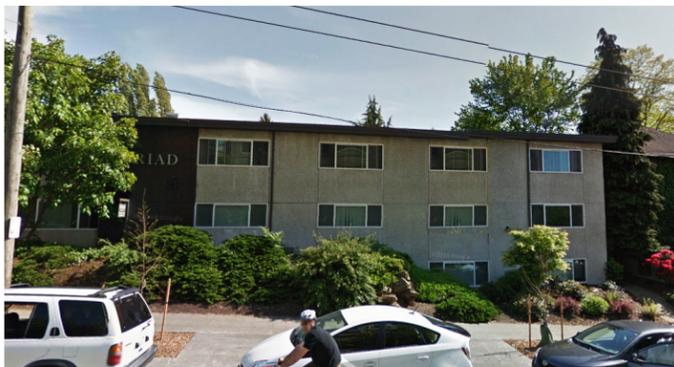
④ Seattle U Fitness Center.



② Gottman Institute building on Jefferson St.



⑤ Swedish Medical Center.



③ Triad Apartments on E Jefferson St.



⑥ King County Juvenile Center.



⑦ E Jefferson Apartments @ Jefferson St. and 12th Ave.



⑧ Rowhouses on Cherry btween 16th and 17th Aves.



⑨ Remington Court Townhouses.



⑩ 463 14th Ave. Apartments.



⑪ 1315 East Jefferson Apartments - In-construction.



⑫ Existing building undergoing renovation.

Traditional & Modern

The 12th Avenue Village has a strong historic character comprised of single family residences and 2-4 story commercial and multi-family residential buildings.

Institutional

Seattle University, Swedish Medical Center, and the King County Juvenile Center are all near the site. The buildings on these campuses generally large and have differing characters and ages.

Contemporary

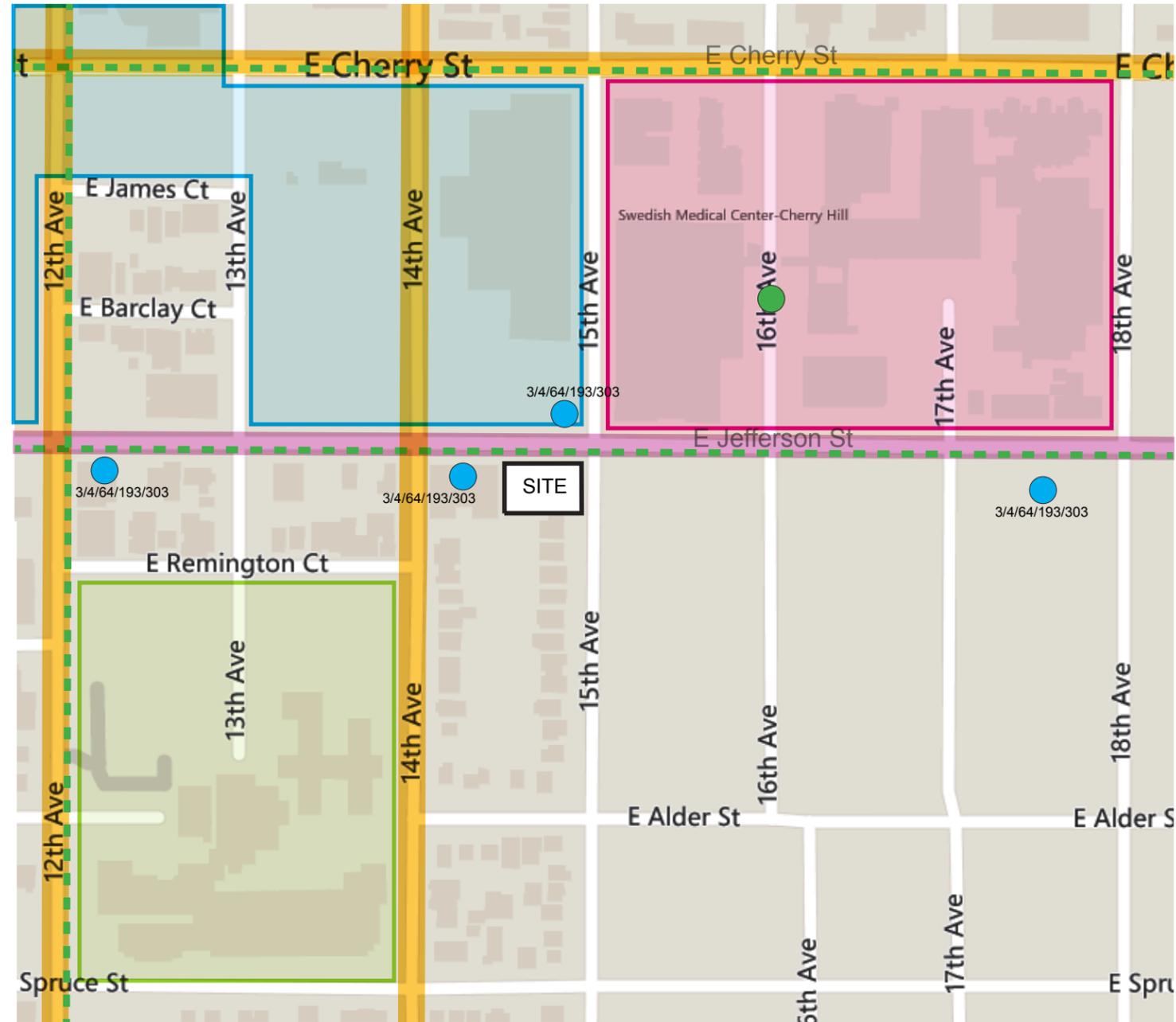
Built within the last 10 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.

Under Construction & New

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

section 2: context analysis

circulation map



- Bus Stop
- Zip Car location
- Minor Arterial
- Collector Arterial
- Bike Route
- Seattle U
- Swedish Medical
- Juvenile Center

Circulation

The site is located on a E Jeffrson Ave, a collector arterial, that carries traffic east and west with stop lights and signs increasing in the westbound direction. 13th Ave E is a residential street does not feature as much vehicular traffic but does features a fair amount of bike traffic. The site is well served by several bike routes. The nearest bus route is ~300 feet to west of the site at the intersection E Jefferson St and 12th Ave E where the #3, #4, #64, #193 and #303 busses pick up on a regular basis and carry passengers downtown (3,4,64) as well as south towards Federal Way (193) and north toward shoreline (303).

bird's eye view of the site



↔ street elevation photo montage - reference pages 10-13

↑ site

section 2: context analysis

A

E Jefferson St - North Elevation



14th Ave.

Seattle U Fitness Center

across from SITE



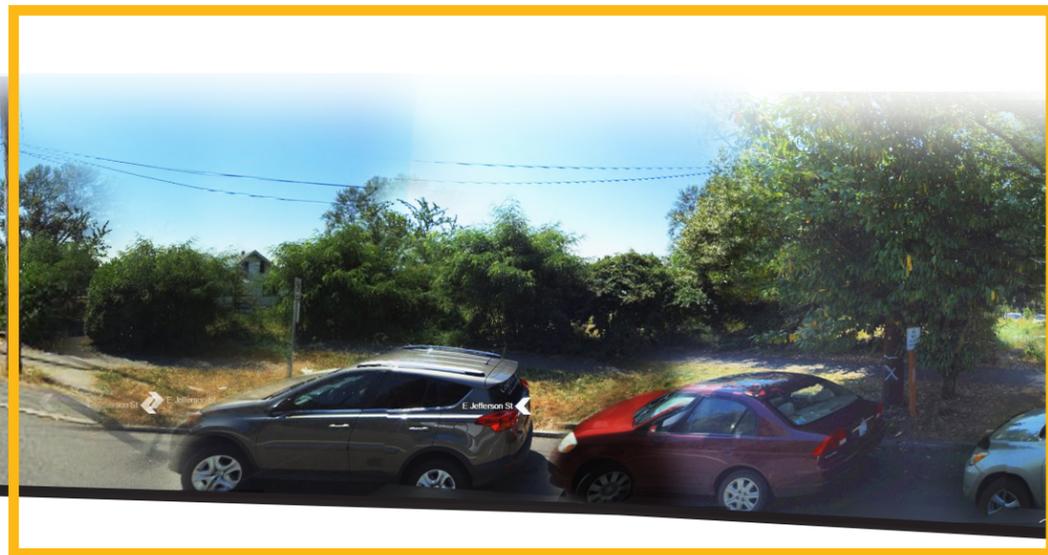
Single-family housing

15th ave



Swedish Medical Center Parking Garage

15th ave



SITE



Alley

Gottman Institute

14th Ave

B
E Jefferson St - North Elevation

section 2: context analysis

C 15th Ave - West Elevation



Single-family housing



SITE



Swedish Medical Center Parking Garage



Seattle U Fitness Center



E Jefferson St

across from SITE

Single-family housing

D

15th Ave - East Elevation

section 3- existing site conditions

LEGAL DESCRIPTION

LOT 1, LOT 2 LESS THE WEST 7 FEET OF THE NORTH 1/2 AND LESS THE WEST 6 FEET OF THE NORTH 14 FEET OF THE SOUTH 1/2 AND THE SOUTH 10 FEET OF LOT 3, LESS ALLEY, BLOCK 11, SQUIRE PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 6, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

Uses

There is 1 existing structure on the site.
335 16th Avenue is a 2 story, single family residence and is proposed to be removed.

Topography

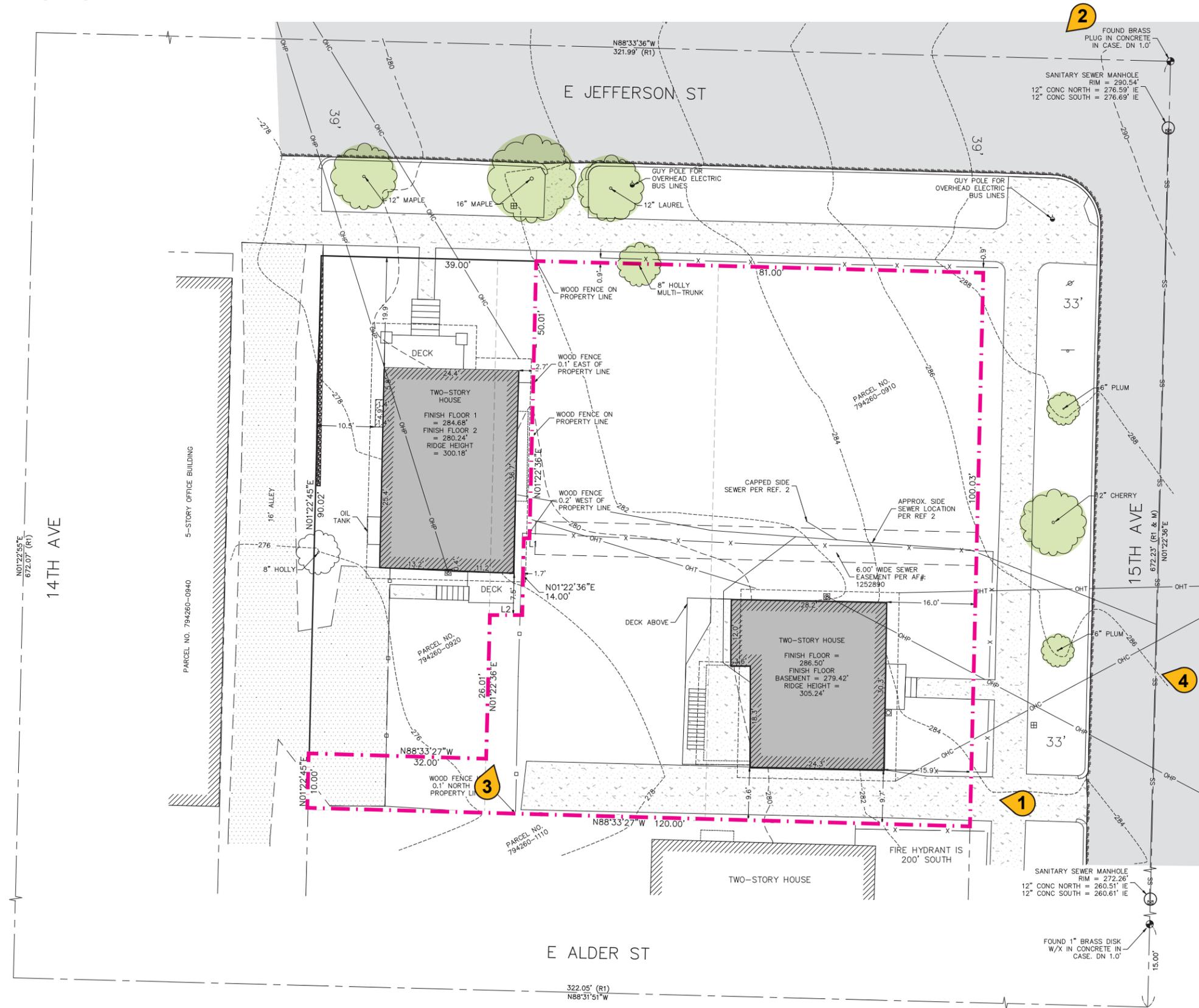
The site slopes down from the northeast to southwest with a total height change of 13 feet.

Access

There is pedestrian access via a concrete sidewalk along 15th Ave. There is vehicular access via a concrete driveway off 15th Ave.

Views and Solar Access

The site will receive ample solar exposure from the east, with partial blockage from the south, and complete blockage from the west. There are views towards Mount Rainier to the southeast.



section 3: existing site conditions

site photographs



1. south



2. northeast



3. southwest

1. South- View looking at southside of site: side of existing house and driveway.

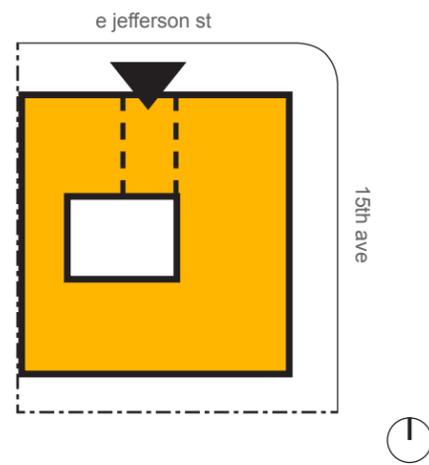
2. Northeast- View looking at northeast corner of E Jefferson St. and 15th Ave.



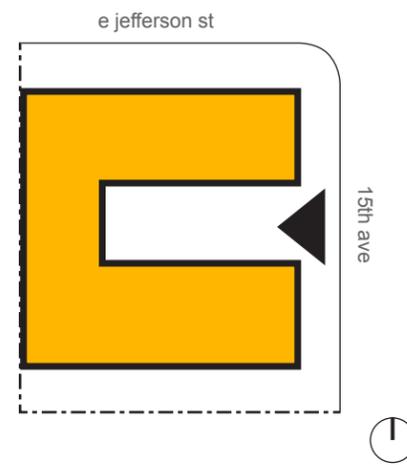
4. east

3. Southwest- View looking into backyard of existing residence.

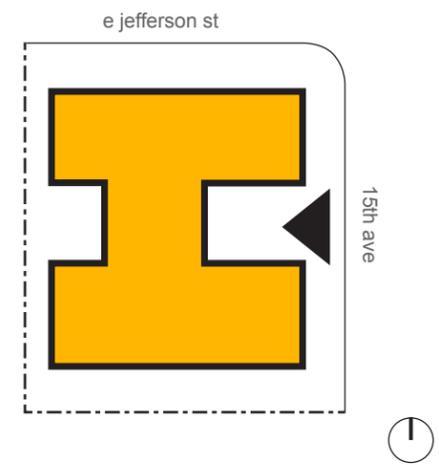
4. East- View looking at front of existing, single-family residence.



SCHEME A
donut



SCHEME B
Courtyard



SCHEME C
Ii neighbor

section 4: architectural concepts

scheme A: donut

19,900 GSF
 44 Units
 Proposed FAR: 18,000 (res) - 19,800 (combined)
 Max FAR (res): 2.25 (18,225)
 Max FAR (combined) 2.5 (20,937 sf)

Design intent:
 • Wrap corner of E Jefferson and 15th Ave with commercial storefront.

Potential departures:
 • none

Positive:
 • Shared inner courtyard.
 • All units have windows.
 • Commercial wraps corner of Jefferson and 15th.

Negative:
 • Long, flat facades.
 • Minimum facade articulation.



birds eye looking NW



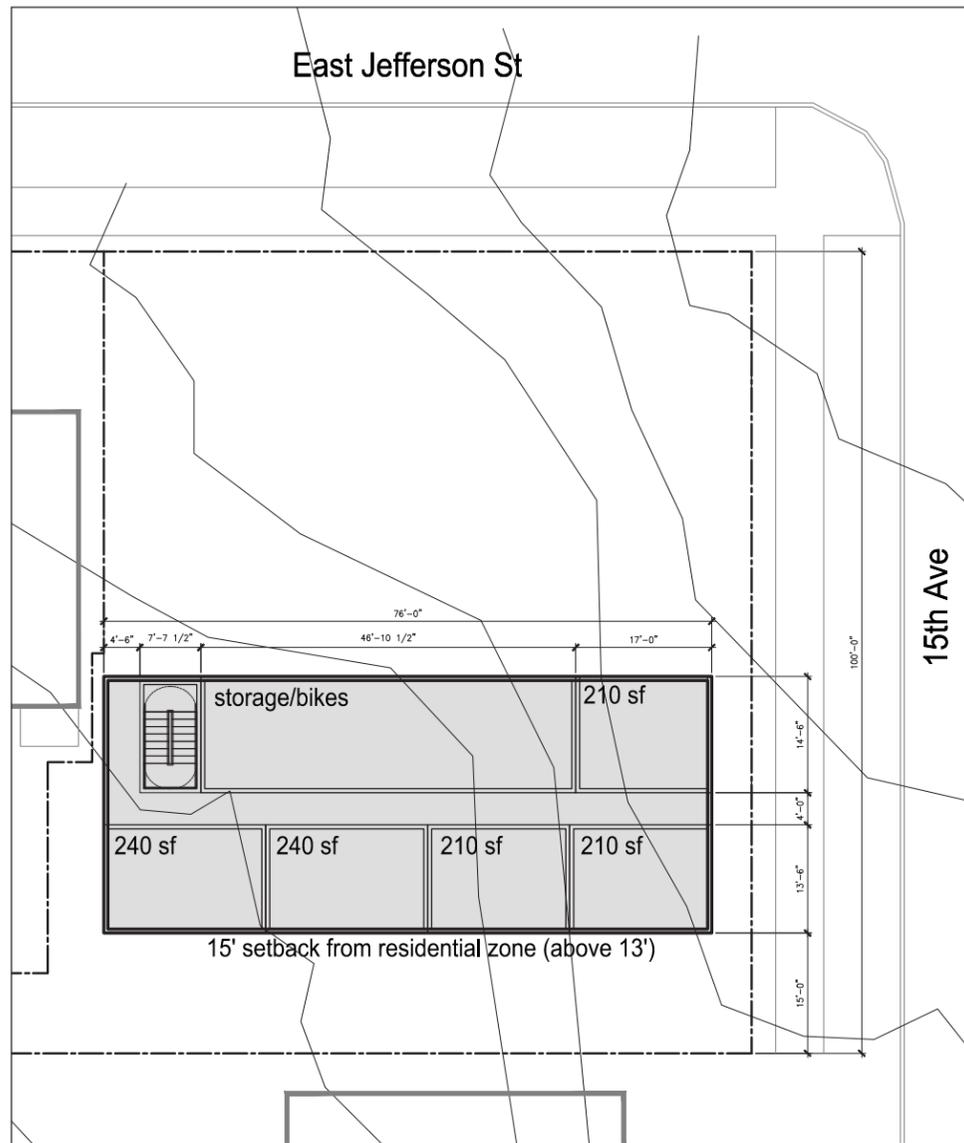
street perspective looking SW



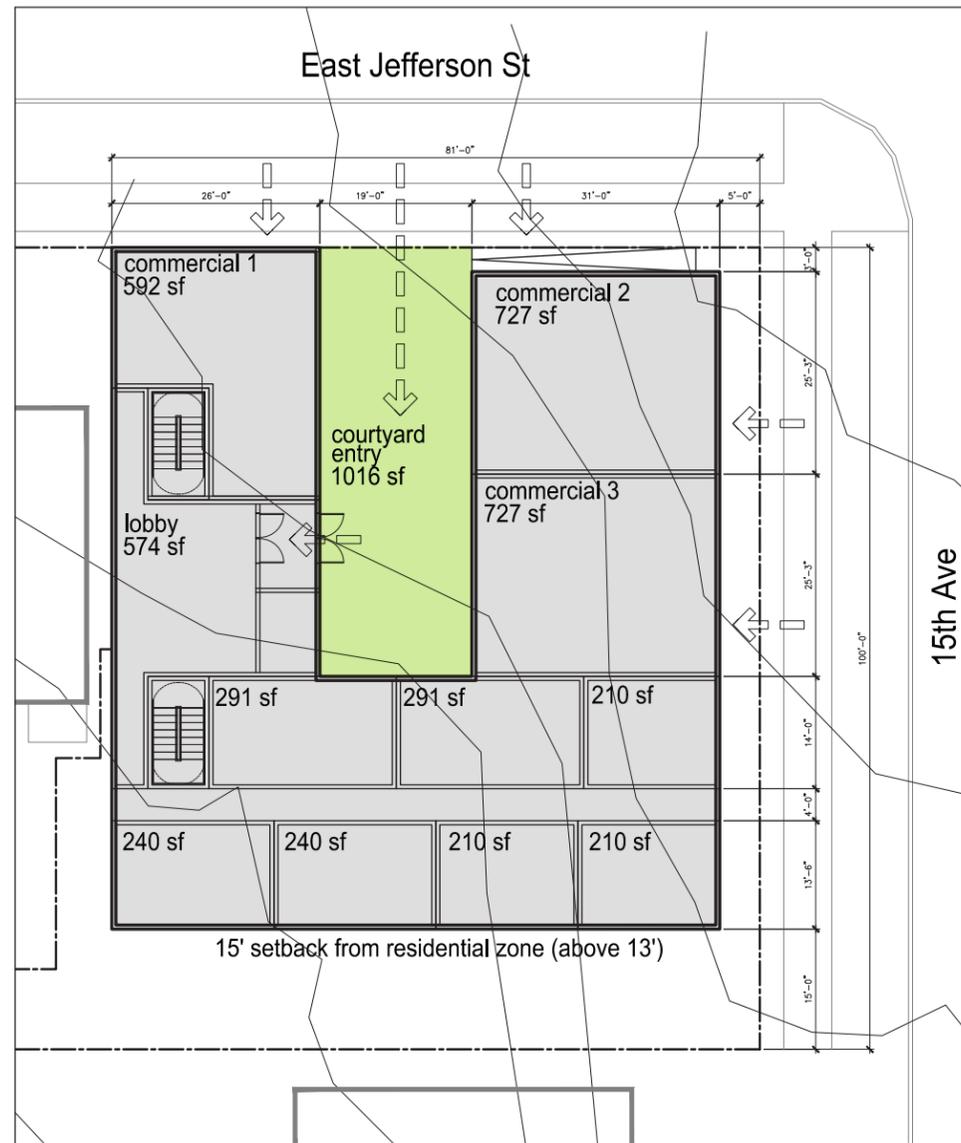
birds eye looking SW



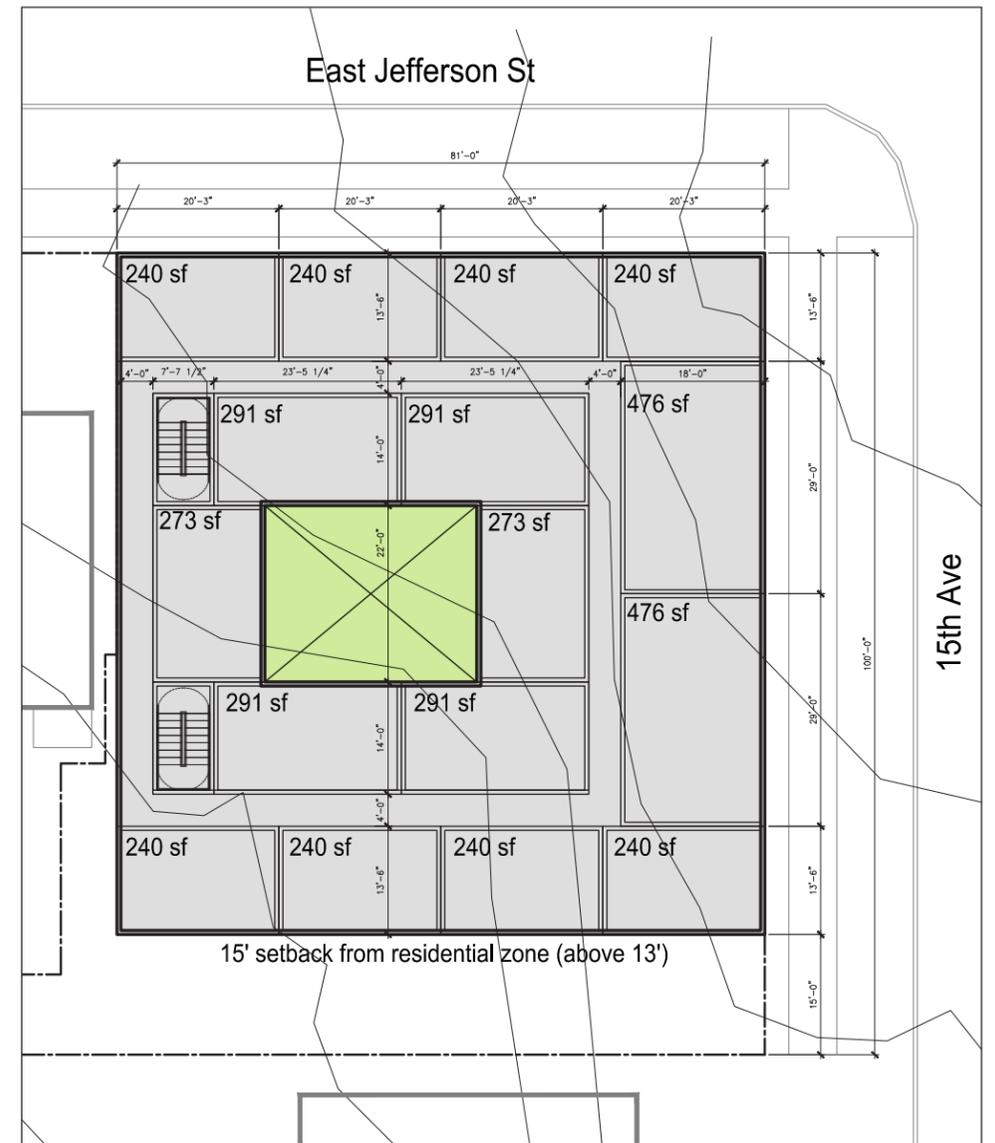
birds eye looking SE



0 floor plan



1 floor plan



2-3 floor plan

section 4: architectural concepts

scheme B: Courtyard

20,383 GSF
 43 Units
 Proposed FAR: 17,500 (res) - 18,000 (combined)
 Max FAR (res): 2.25 (18,225)
 Max FAR (combined) 2.5 (20,937 sf)

- Positive:
- Commercial entries off E Jefferson St.
 - Main residential entry off 15th Ave.
- Negative:
- Encroaches on adjacent single family residence to west.
 - Long courtyard is not efficient use of exterior space.
 - 43 units versus 44 on other schemes.

- Design intent:
- To have entries to different portions of building face appropriate directions/streets.
 - To break up long facade along 15th ave.
 - To create a building that addresses both the commercial and residential aspects of the site.
- Potential departures:
- 23.47A.005 - street level uses
 - More than 20% residential use proposed



birds eye looking NW



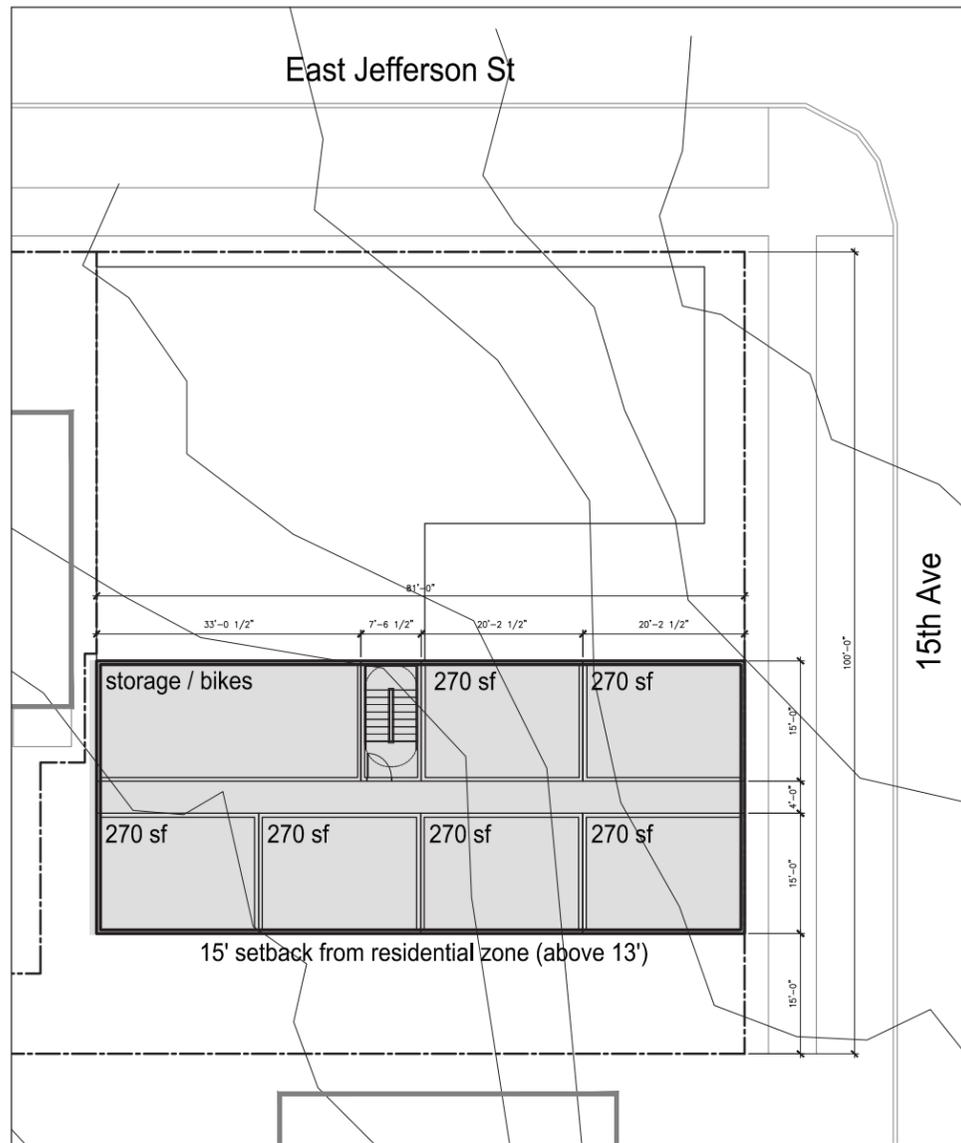
street perspective looking SW



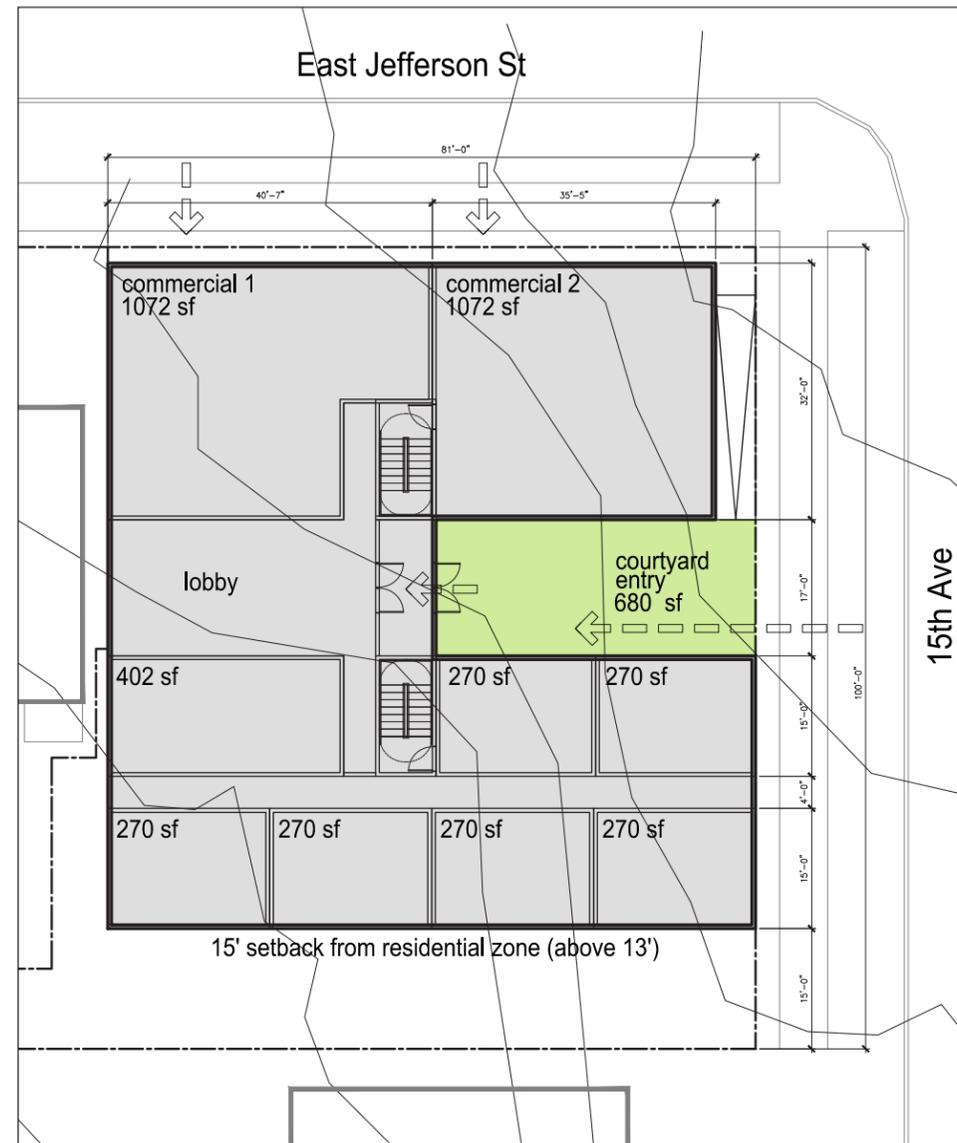
birds eye looking SW



birds eye looking SE



0 floor plan



1 floor plan



2-3 floor plan

section 4: architectural concepts

scheme C: **I**i neighbor

19,800 GSF
 44 Units
 Proposed FAR: 17,000 (res) - 18,000 (combined)
 Max FAR (res): 2.25 (18,225)
 Max FAR (combined) 2.5 (20,937 sf)

- Positive:
- Gives space to neighbor to the west.
 - More efficient massing and
 - Commercial entries off E Jefferson St.
 - Main residential entry off 15th Ave.

- Negative:
- Flat facade.
 - Minimum facade articulation.
 - Narrow condensed entry.

- Design intent:
- Face all units to east along single loaded corridor to maximize views.
 - Create efficient circulation, located along zero lot line.

- Potential departures:
- 23.47A.005 - street level uses
- More than 20% residential use proposed

- 23.47A.008 - street level dev standards
- Non-Res use with less than 13'-0" floor to floor height proposed
 - Floor of dwelling unit less than 4 feet above sidewalk level



birds eye looking NW



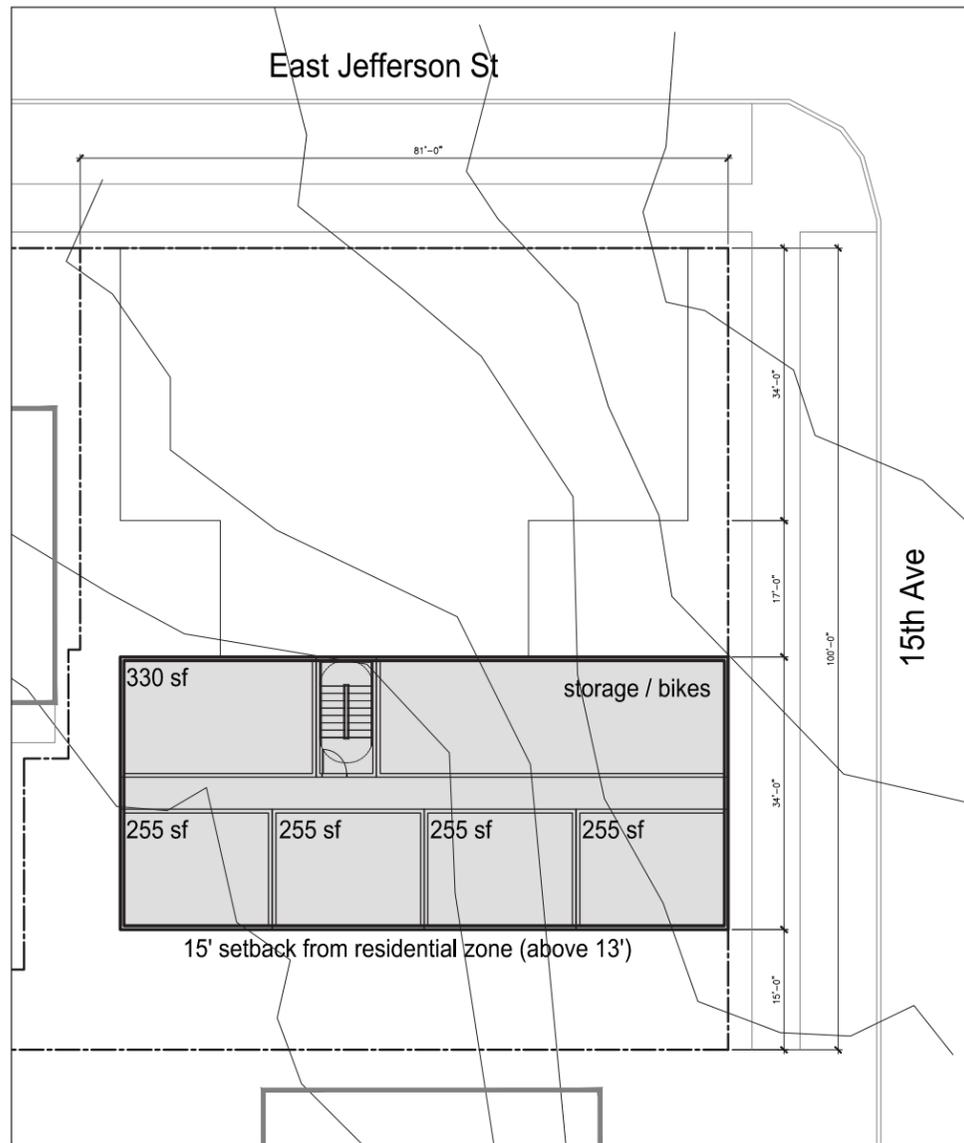
street perspective looking SW



birds eye looking SW



birds eye looking SE



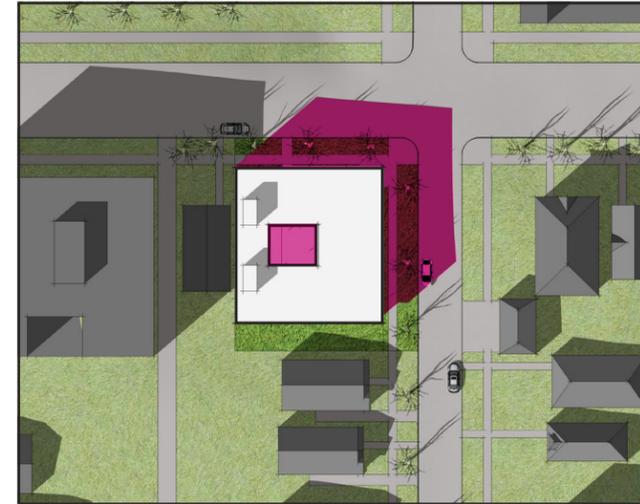
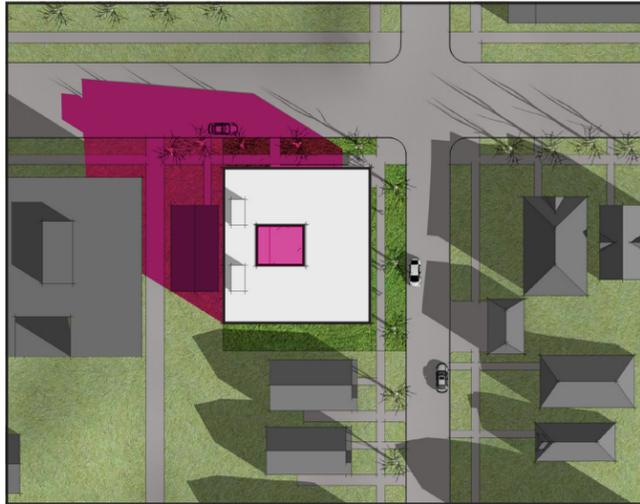
0 floor plan



1 floor plan



2-3 floor plan

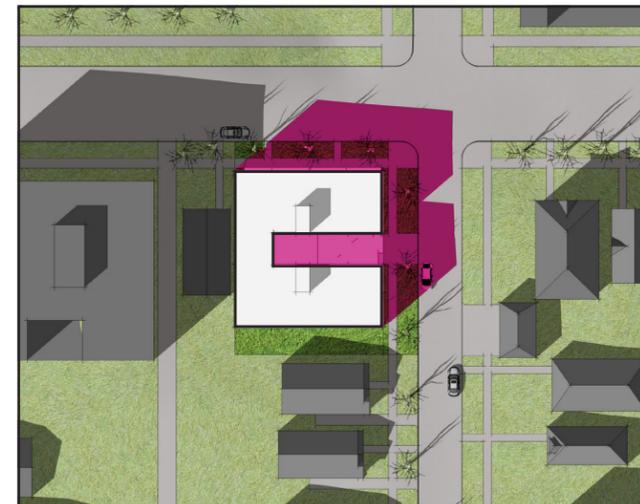


All shown March/Sept. 21

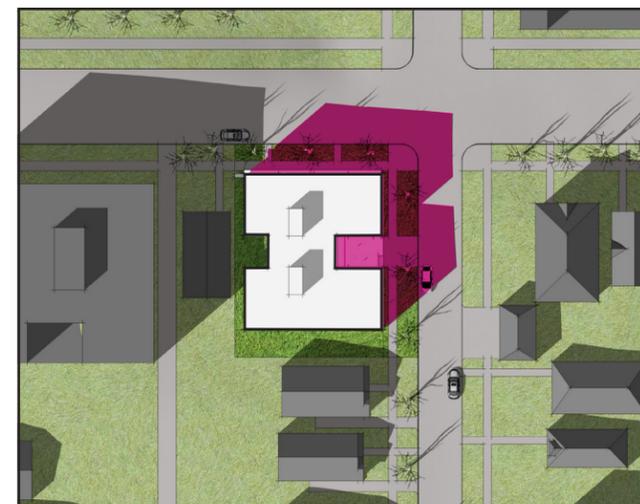
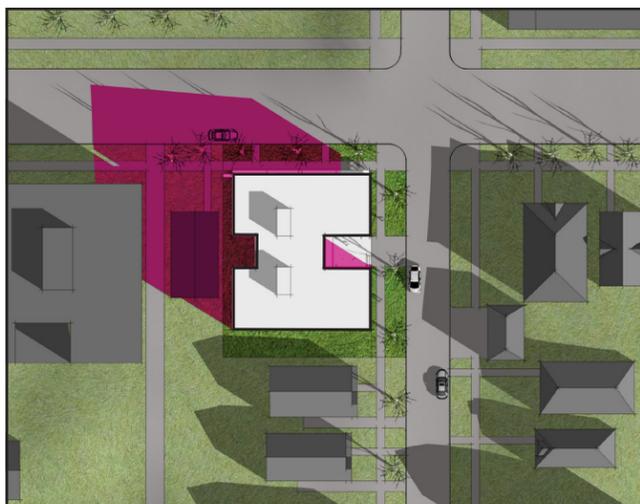
Grey Shadows of adjacent buildings

Pink Shadows of proposed

scheme A

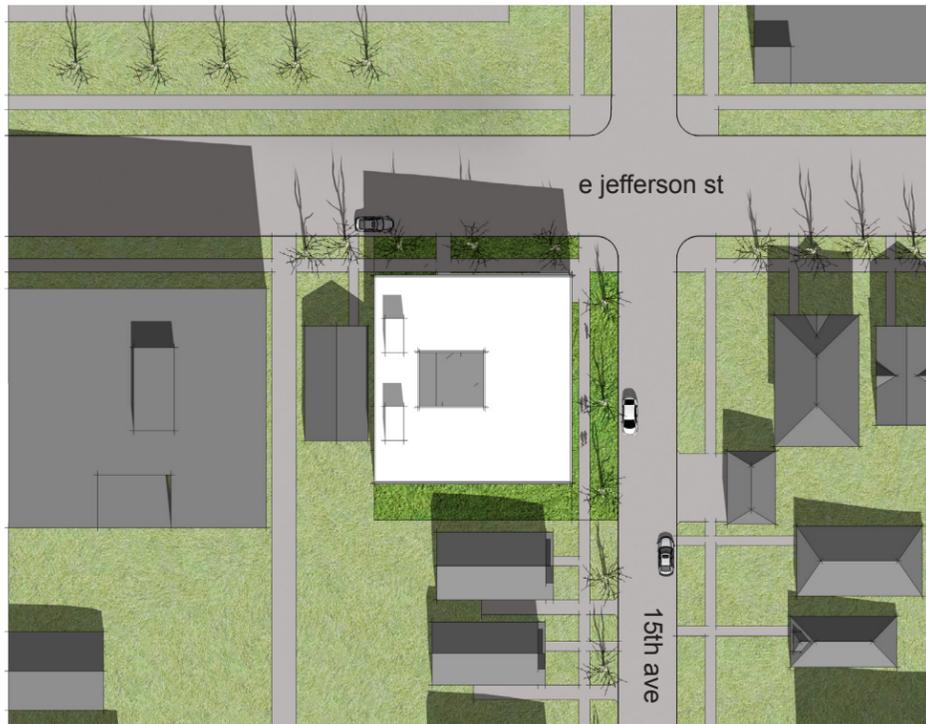
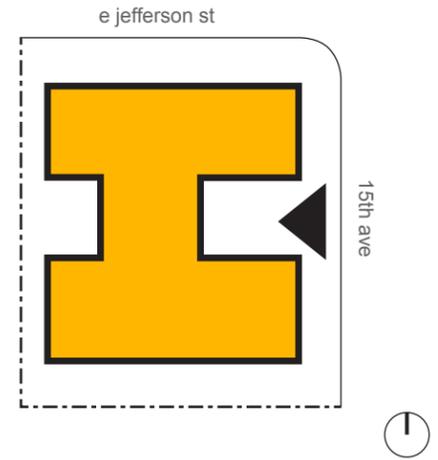
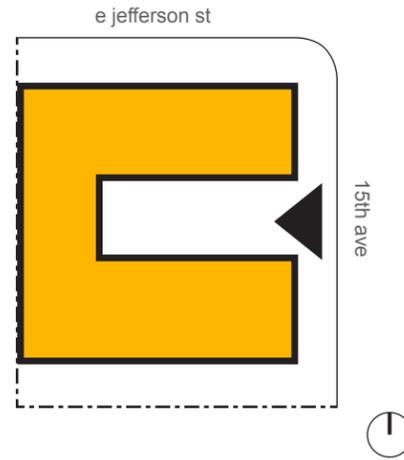
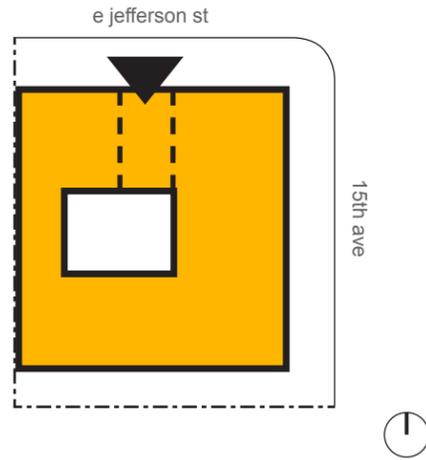


scheme B



scheme C

section 4: architectural concepts

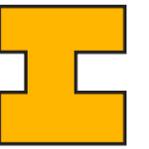


SCHEME A
donut
 20,306 GSF
 44 Units
 Proposed FAR: 2.35 (19,640 sf)
 Max FAR: 2.5 (20,937 sf)

SCHEME B
Courtyard
 20,383 GSF
 43 Units
 Proposed FAR: 2.35 (19,685 sf)
 Max FAR: 2.5 (20,937 sf)

SCHEME C
Ii neighbor
 19,741 GSF
 44 Units
 Proposed FAR: 2.28 (19,103 sf)
 Max FAR: 2.5 (20,937 sf)

*** preferred scheme ***



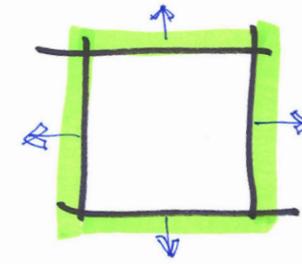
Ii neighbor
concept development

355 15th Ave.

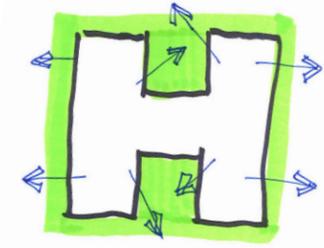
section 4: concept development

? what makes a classic apartment building ?

1 Courtyard
Scale / Landscaping / Seating/ Durable Materials



Solid Mass
directional views
monolithic bulk and scale



Courtyard Mass
varied views
reduced visual impact



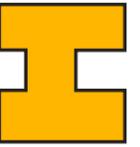
Building Mass divided to encourage pedestrian movement into the site



Public / Private space with intimate landscaping and hardscape elements



Courtyard massing allows for tangential views through the site and breaks up the overall bulk and scale of the project to respect the context



2 Materiality

classic apartment buildings have consistent materials. durable . texture



Consistent Natural Durable Material

2 Recess Windows

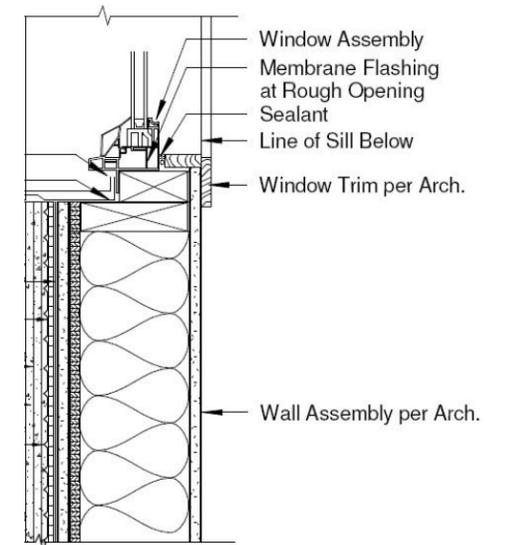
Scale / Landscaping / Seating/ Durable Materials



Stained Tight Knot Cedar with Recessed Openings



Example of dark stained cedar



Similar Recessed Window Detail

section 4: concept development

South Buffer

Scale / Landscaping / Seating/ Durable Materials

Transition to Residential Zone

1. Setback entire building face 15'-0" from south property line. Provide landscaping and fence for privacy and green space.



Allowed: Mass is allowed to extend to property line up to 13'-0" in height. This portion of the building has been removed (red)



Proposed: A 15'-0" rear yard setback has been provided with fencing and landscaping to help provide a buffer to the residential uses to the south.



Adjacent Sites

Scale / Landscaping / Seating/ Durable Materials



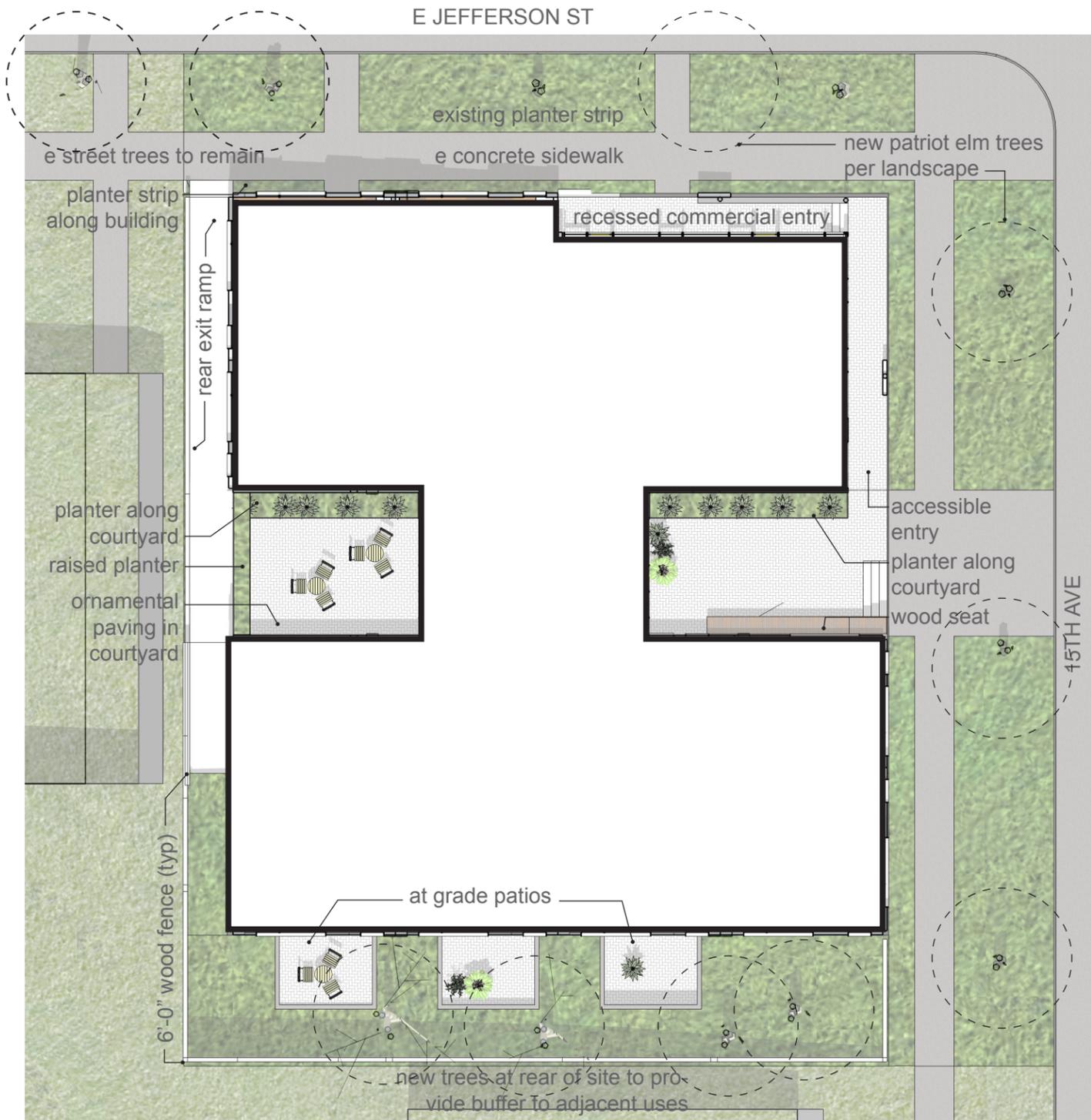
Privacy Study to the west (fence shown in dotted line)



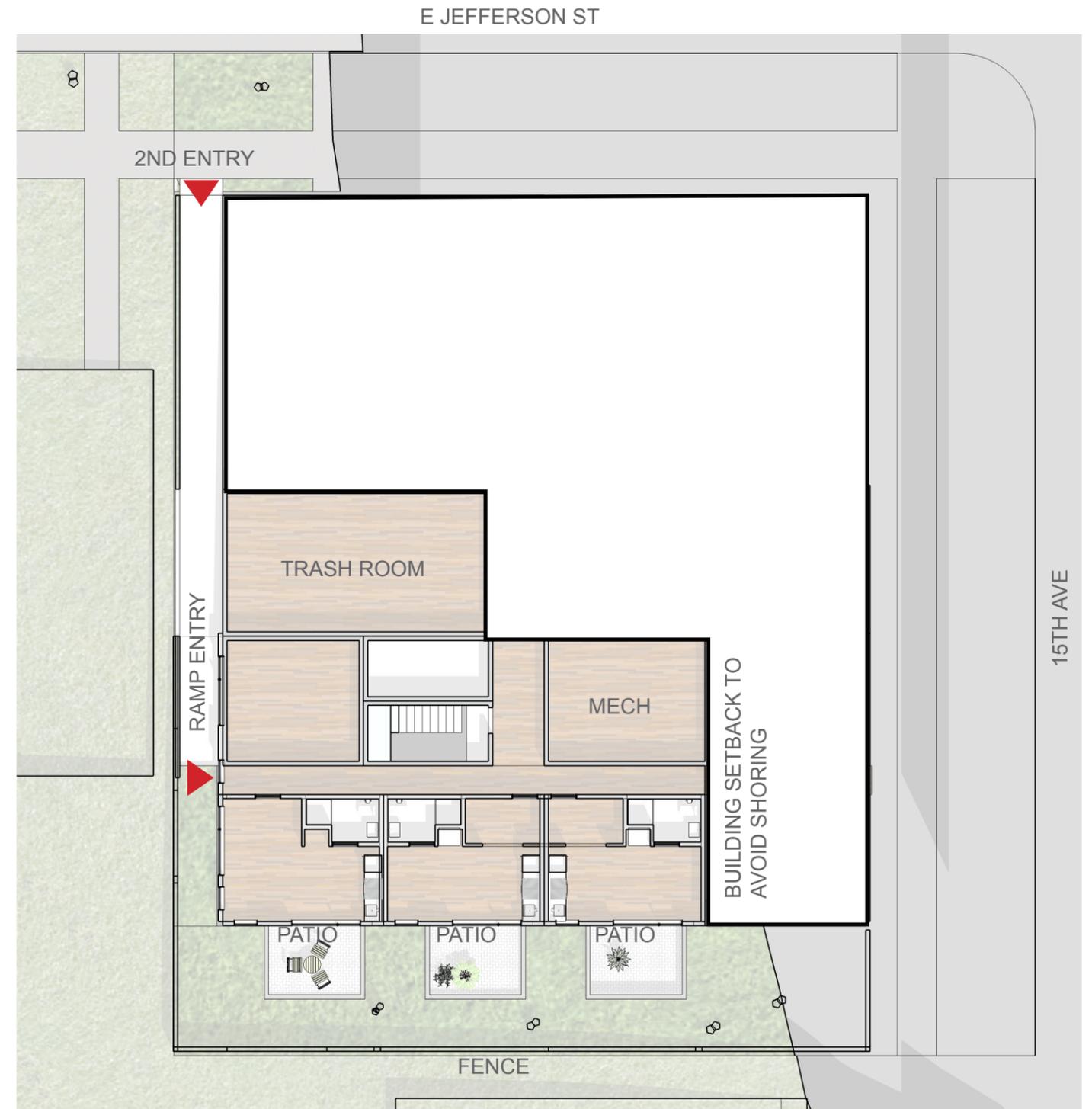
Privacy Study to the south (fence shown in dotted line)



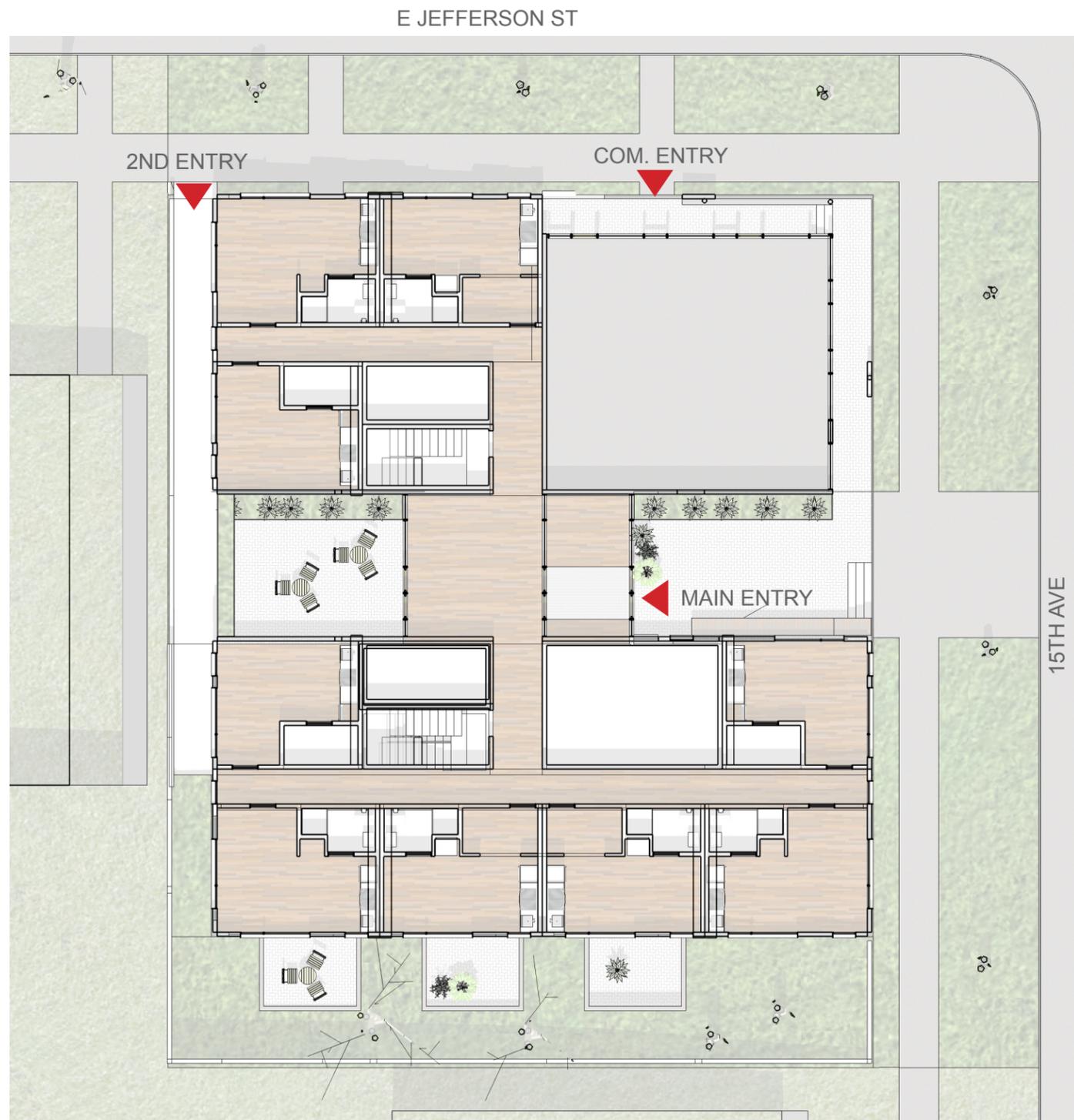
Site Section to south property and layers of fence, trees and patios to provide a buffer



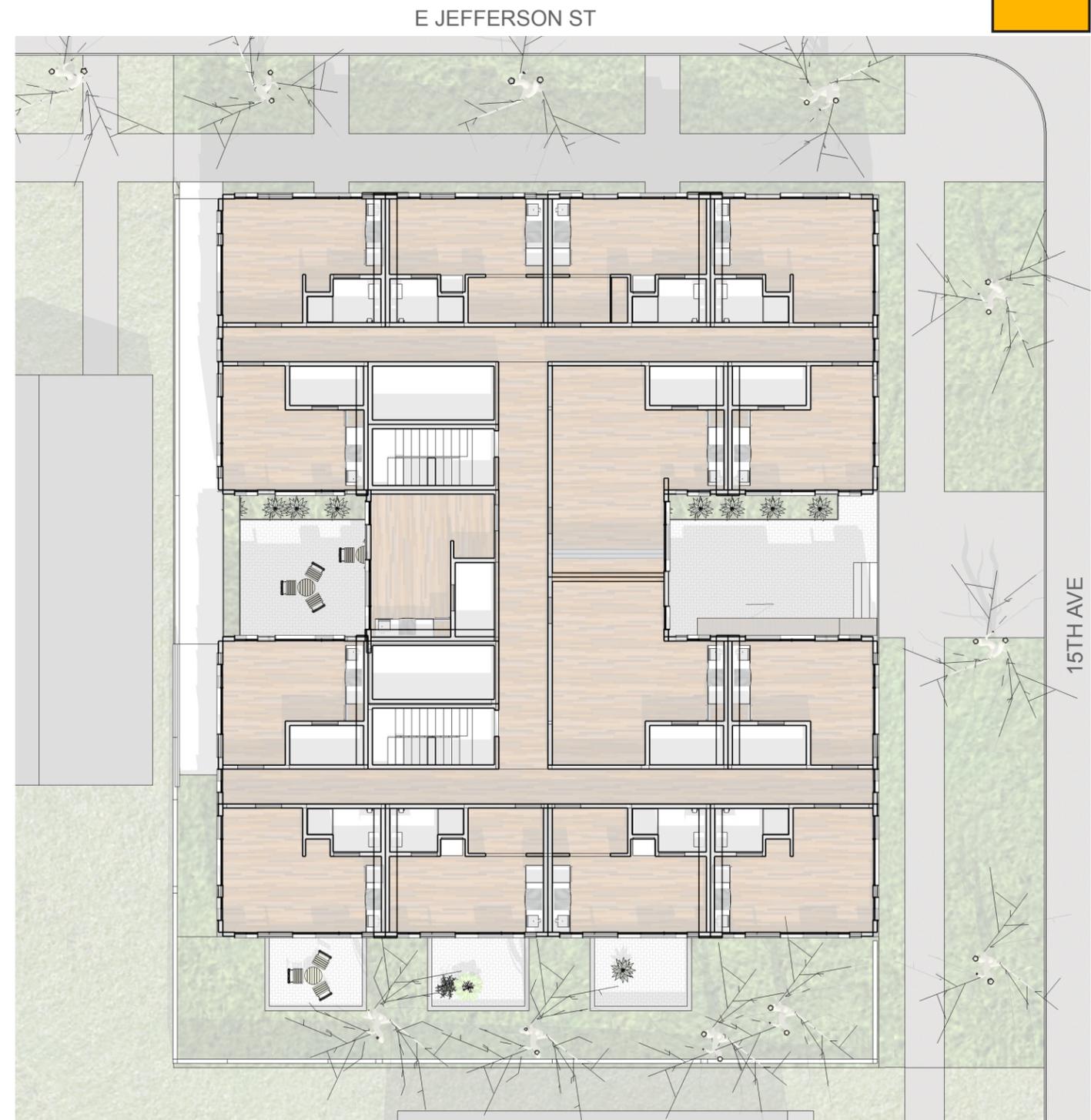
Landscape Plan



Level 0 Plan



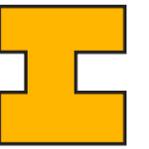
Level 1 Plan



Level 2-3 Plan



View from 15th and E Jefferson



section 6: design guidelines

CS1: Natural Systems And Site Features

Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.

B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

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.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

C. RELATIONSHIP TO THE BLOCK

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. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

D. HEIGHT, BULK, AND SCALE

CS3: Architectural Context And Character

Contribute To The Architectural Character Of The Neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

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

PL1: Connectivity

Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

B. WALKWAYS AND CONNECTIONS

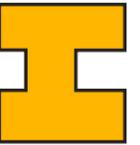
3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.



Increased Setback at grade to south neighbor



Site section with landscape and hardscape measures to assist in providing buffer to south



PL2: Walkability

Create A Safe And Comfortable Walking Environment That Is Easy To Navigate And Well-Connected To Existing Pedestrian Walkways And Features.

C. WEATHER PROTECTION

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

D. WAYFINDING

1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PL3: Street-Level Interaction

Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

C. RETAIL EDGES

2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

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 wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their

arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

DC3: Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

DC4: Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.



Accessible entry of corner



View along E Jefferson St with recessed commercial entry at glazed urban corner



Enlarged entry view with seating and landscaping elements

section 5: zoning standards

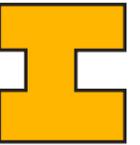
ZONING CODE PROVISIONS

COMMENT:

PERMITTED AND PROHIBITED USES SMC 23.47A.004	ALL USES ARE PERMITTED OUTRIGHT G. 1. LIVE WORK UNITS ARE PERMITTED OUTRIGHT 2. IN PED. ZONE - NO MORE THAN 20% OF STREET FACING FACADE 4. DEEMED NON-RESIDENTIAL USE	PROPOSED: RESIDENTIAL - COM. USE PROJECT NOT IN PED ZONE - COMPLIES
STREET LEVEL USES SMC 23.47A.005	C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FACADE IN NC-1 ZONES	PROPOSED: JEFFERSON 50% RESIDENTIAL / 15TH AVE 60% RESIDENTIAL - REQ DEPARTURE
CONDITIONAL USES SMC 23.47A.006	DOES NOT APPLY	
MAJOR PHASE DEV SMC 23.47A.007	DOES NOT APPLY	
STREET LEVEL DEV STANDARDS SMC 23.47A.008	A. BASIC STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES THAT CONTAIN RES. USE IN C ZONE 2. BLANK FACADES a. BLANK DOES NOT INCLUDE WINDOWS / DOOR / STAIR / DECK / BAL / SCREENING AND LANDSCAPING OF FACADE b. BLANK SEGMENT BETWEEN 2-8 FEET NOT EXCEED 20 FEET IN WIDTH c. TOTAL OF ALL BLANK FACADE SEGMENTS NO EXCEED 40% OF WIDTH OF FACADE 3. FACADE LOCATED WITHIN 10 FEET OF STREET LOT LINE B. NON-RESIDENTIAL STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES W/ STREET LEVEL NON-RESIDENTIAL USES (LIVE-WORK) THAT ALSO CONTAIN RESIDENTIAL USES IN C ZONES 2. TRANSPARENCY a. 60% OF STREET FACING FACADE BETWEEN 2-8 FEET SHALL BE TRANSPARENT. b. TRANSPARENT AREAS SHALL PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE. 3. DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM 4. NON-RES USE AT STREET LEVEL SHALL HAVE FLOOR TO FLOOR HEIGHT OF 13 FEET MINIMUM. C. DOES NOT APPLY - PROJECT IS NOT WITHIN A PED. ZONE D. WHERE RES. USE IS LOCATED ALONG STREET FACING FACADE 1. AT LEAST ONE OF STREET LEVEL - STREET FACING FACADES CONTAINING RES USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY 2. FLOOR OF DWELLING UNIT SHALL BE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.	PROPOSED: PROJECT DOES NOT CONTAIN BLANK FACADES GREATER THAN 20 FEET IN LENGTH AND DOES NOT EXCEED 40% - COMPLIES NON-RES USES TO BE 60% TRANSPARENT. WILL HAVE 30' AVG DEPTH, 15' RES USE SETBACK - COMPLIES
STANDARDS APPL. TO SPEC. AREAS SMC 23.47A.009	DOES NOT APPLY	
MAX. SIZE OF NON-RES USE SMC 23.47A.010	D - IN C1 ZONES, OFFICES USES ARE LIMITED TO (1) FAR OR 35,000 SF DOES NOT APPLY - NO OFFICE USE PROVIDED	
OUTDOOR ACTIVITIES SMC 23.47A.011	DOES NOT APPLY	
STRUCTURE HEIGHT SMC 23.47A.012	A. NC1-30 = 30 FOOT HEIGHT LIMIT 1a. INCREASE HEIGHT BY 4 FEET IF: 1) 13 FOOT FLOOR TO FLOOR HEIGHT FOR NON-RES USE (LIVE-WORK) or 2) RES USE AT STREET LEVEL HAS PARTIALLY BELOW GRADE STORY 4' BELOW MAX AND STORY ABOVE SIDEWALK 4' MIN. 2)THE ADDITIONAL HEIGHT ALLOWED WILL NOT ALLOW AN ADDITIONAL STORY BEYOND THE NUMBER THAT COULD BE BUILT UNDER THE APPL. HEIGHT LIMIT B. THE RIDGE OF A PITCHED ROOF, OTHER THAN SHED OR BUTTERFLY, MAY EXTEND 5 FEET ABOVE HEIGHT LIMIT NOT LESS THAN 4:12 SLOPE. C. ROOFTOP FEATURES 2. RAILINGS, CLERESTORIES, GREENHOUSES MAY EXTEND UP TO 4 FEET ABOVE HEIGHT LIMIT. INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAX. HEIGHT LIMIT BY 2 FEET IF ENCLOSED BY PARAPETS. 3. SOLAR COLLECTORS MAY EXTEND 4 FEET ABOVE HEIGHT LIMIT 4. SOLAR COLLECTORS, STAIR / ELEV PENTHOUSES MAY EXTEND 15 FEET ABOVE MAX HEIGHT LIMIT TO A MAX OF 20% ROOF COVERAGE / 25% IF INCLUDES STAIR / ELEV PENTHOUSES OR SCREED MECH EQUIP. STAIR / ELEV MAY EXTEND UP TO 16 FEET IF ADD HEIGHT IS REQ. TO ACCOMMODATE ENERGY EFFICIENT ELEVATORS. 6. GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION ARE PERMITTED TO EXTEND 15 FEET IF ALL FEATURES GAINING ADD HEIGHT DOES NOT EXCEED 50% OF ROOF AREA. 7. SOLAR COLLECTORS, CLERESTORIES, GREENHOUSES - MUST BE 10 FEET AWAY FROM THE NORTH EDGE	PROPOSED: 30' BASE HEIGHT + 4' BONUS = 34' MAX HEIGHT PROJECT REQ DEPARTURE FROM 13'-0" FLOOR TO FLOOR NON-RES HEIGHT AND 4'-0" ABOVE SIDEWALK RES HEIGHT
FLOOR AREA RATIO SMC 23.47A.013	A. FAR LIMITS APPLY TO ALL STRUCTURES IN ALL C ZONES 1. ALL GROSS AREA NOT EXEMPT UNDER D IS COUNTED AGAINST MAX GFA ALLOWED BY PERMITTED FAR. 3. PARKING THAT IS WITHIN OR COVERED BY A STRUCTURE OR PORTION OF A STRUCTURE AND THAT IS WITHIN A STORY THAT IS NOT UNDERGROUND SHALL BE INCLUDED IN GFA CALCS TO COUNT TOWARDS FAR. B. TOTAL FAR THAT IS SOLELY RES OR NON-RES USE IN 40' ZONE = 3.0 TOTAL FAR FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES, PROVIDED THAT THE FAR LIMIR FOR EITHER ALL RES USES OR THE FAR FOR NON-RES USES SHALL NOT EXCEED 3.0 IN 40' ZONE = 3.25 D. FOLLOWING GFA NOT COUNTED TOWARD MAX FAR. 1. ALL UNDERGROUND STORIES 2. PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FIN. GRADE WHICHEVER IS LOWER, EXCLUDING ACCESS	PROPOSED: BASE FAR = 2.25 MAX FAR 2.5 B/C MIX OF RES AND NON-RES USES SITE AREA - 8,100 SF 8,100 X 2.25 = 18,225 BASE FAR TO RES USE 8,100 X 3.5 = 20,250 MAX FAR TO MIX USED COMPLIES

SETBACK REQ. SMC 23.47A.013	E. JEFFERSON ST - NO SETBACK REQ WEST SETBACK - NO SETBACK REQ 15TH AVE E - NO SETBACK REQ SOUTH SETBACK - SEE BELOW - B. SETBACK REQ FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM RES. ZONES. 3. FOR A STRUCTURE CONTAINING RES USE, A SETBACK IS REQ ALONG REAR LOT LINE THAT IS ACROSS ALLEY FROM RES ZONE. A. 15 FEET FOR PORTIONS OF STRUCTURE ABOVE 13 FEET IN HEIGHT TO 40 FEET NO SETBACK IS REQUIRED FROM 0-13 FEET 4. ONE-HALF OF THE WIDTH OF THE ALLEY MAY BE COUNTED AS PART OF THE REQ. SETBACK. 5. NO ENTRANCE, WINDOW OR OTHER OPENING IS PERMITTED CLOSER THAN 5 FEET TO AN ABUTTING RES ZONE LOT. E. STRUCTURES IN REQ SETBACKS 1. DECKS AND BALCONIES - NOT PERMITTED W/IN 5 FEET OF RES ZONE 2. EAVES, GUTTERS NO MORE THAN 18" IN REQ SETBACK 3. RAMPS OR OTHER DEVICES FOR DISABLED OR ELDERLY 5. FENCES OR SIM. - 6 FEET MAX HEIGHT ABOVE GRADE 8. DUMPSTERS OR OTHER TRASH REC EXCEPT FOR TRASH COMPACTORS ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RES ZONE AND MUST BE SCREENED.	PROPOSED: 15'-0" CONTINUOUS REAR SETBACK - COMPLIES
VIEW CORRIDOR SMC 23.47A.015	DOES NOT APPLY	
LANDSCAPING AND SCREENING STANDARDS SMC 23.47A.016	A. LANDSCAPING REQ. 2 - GREENFACTOR SCORE OF 0.3 OR GREATER B. STREET TREE REQ C. SCREENING WHERE REQ - 1.FENCES, HEDGES, WALLS, BERMS PARKING GARAGE TO BE BELOW GRADE - NO SCREENING REQ.	
NOISE STANDARDS SMC 23.47A.018	DOES NOT APPLY	
ODOR STANDARDS SMC 23.47A.020	DOES NOT APPLY	
LIGHT AND GLARE STANDARDS SMC 23.47A.022	A. EXTERIOR LIGHTING MUST BE SHIELDED AWAY FROM ADJ USES B. INT LIGHTING IN PARK GARAGES MUST BE SHIELDED TO MIN. NIGHT GLARE	
AMENITY AREA SMC 23.47A.024	A. AMENITY AREAS ARE REQ IN AN AMOUNT EQUAL TO 5% OF TOTAL GFA OF RES USE. EXCLUDES MECH AND PARKING AREA B. A.A. SHALL MEET FOLLOWING STANDARDS 1. ALL RES HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE A.A. 2. A.A. SHALL NOT BE ENCLOSED 3. PARKING NOT COUNT AS AA 4. COMMON AA SHALL HAVE MIN HORIZONTAL DIST. OF 10FEET - NO COMMON AA LESS THAN 250 SF 5. PRIVATE BALCONIES AND DECKS MIN. 60 SF 6. ROOFTOP AREAS EXCLUDED BECAUSE THEY ARE NEAR MINOR COMMUNICATION UTILITIES AND ACC. COMM. DEVICES NO DO QUALIFY AS A.A.	PROPOSED: 18,225 SF GFA RES USE X 0.05 = 911 SF AA REQ. ENTRY PATIOS AT GROUND FLOOR AND REAR YARD AA MEET REQ - COMPLIES
LANDMARK DIST. AND DESG. LAND. STRUCTURE SMC 23.47A.027	DOES NOT APPLY	
STAND. FOR DRIVE IN BUSINESSES SMC 23.47A.028	DOES NOT APPLY	
REQ. PARKING AND SMC 23.47A.030	PER TABLE SMC 23.54.015 TABLE B - SECTION M: NO PARKING REQ FOR PROJECTS WITHIN URBAN CENTER VILLAGE	PROPOSED: PROJECT WITHIN 12TH AVE URBAN CENTER VILLAGE - NO VEH. PARKING REQ 40 SEDU APARTMENTS X 0.75 = 30 BIKE PARKING REQ - COMPLIES
SOLID WASTE AND RECYCLABLE MATERIALS SMC 23.54.040	PER TABLE A - 26-50 UNITS = 375 SF REQ	PROPOSED: PARKING WILL COMPLY WITH SPU STANDARDS PER LIZ KAIN - COMPLIES

section 5: departures



TITLE 23 - LAND USE CODE DEPARTURE MATRIX		
CODE REF	EXISTING STANDARD	RATIONALE
STREET LEVEL USES SMC 23.47A.005	C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FAÇADE IN NC-1 ZONES	The adjacent properties to the south of the site and the adjacent zoning is of a much more residential character. Rather than having a predominantly commercial façade at the south end of the building, the commercial space for this building has been focused at the corner to activate this urban edge and to keep the south and northwest corners of the building of a similarly residential character to help respect the adjacent sites. CS2-B-2 / CS3-A-5
	PROPOSED DEPARTURE	
	PROPOSED: JEFFERSON 50% RESIDENTIAL / 15TH AVE 60%	
STREET LEVEL DEV STANDARDS SMC 23.47A.008	B4. NON-RES USE AT STREET LEVEL SHALL HAVE FLOOR TO FLOOR HEIGHT OF 13 FEET MINIMUM.	While the zoning of the site is NC1-30, it is bordered at the south and east by SF5000 zoning in addition to the west neighbor being an office use in a converted old single family residence. For this reason, the project is requesting a departure to create a commercial space with a slightly lower ceiling to respect the more residential character of the neighborhood. Furthermore, due to the sloping nature of the site and the need to maintain ease of accessibility to the main entrance as well as the need to work with the natural slope of the site for constructability issues, the project is requesting a departure from the 4'-0" minimum above sidewalk height for the ground floor residential uses. The current heights range from 57.5" (40% greater than required) to 2'-0" (50% less than required). These residential units will still maintain privacy with the public ROW through 3'-0" sill heights and landscaping along the edge of the building. CS2-B-2 / CS3-A-5
	D2. FLOOR OF DWELLING UNIT SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.	
	PROPOSED DEPARTURE	
	B4 - 11'-3" FLOOR TO FLOOR HEIGHT D2 - 57.5" @ NW CORNER / 3'0" @ N CORNER - ALONG JEFFERSON ST D2 - 3'3" @ SE CORNER / 2'0" @ E CORNER - ALONG 15TH AVE E	



section 7: project experience



College Street Work Lofts



Bellevue Ave Midrise Apartments



Remington Court Townhomes



Harvard Avenue Apartments