

the Betula

355 15th Ave | Seattle, WA

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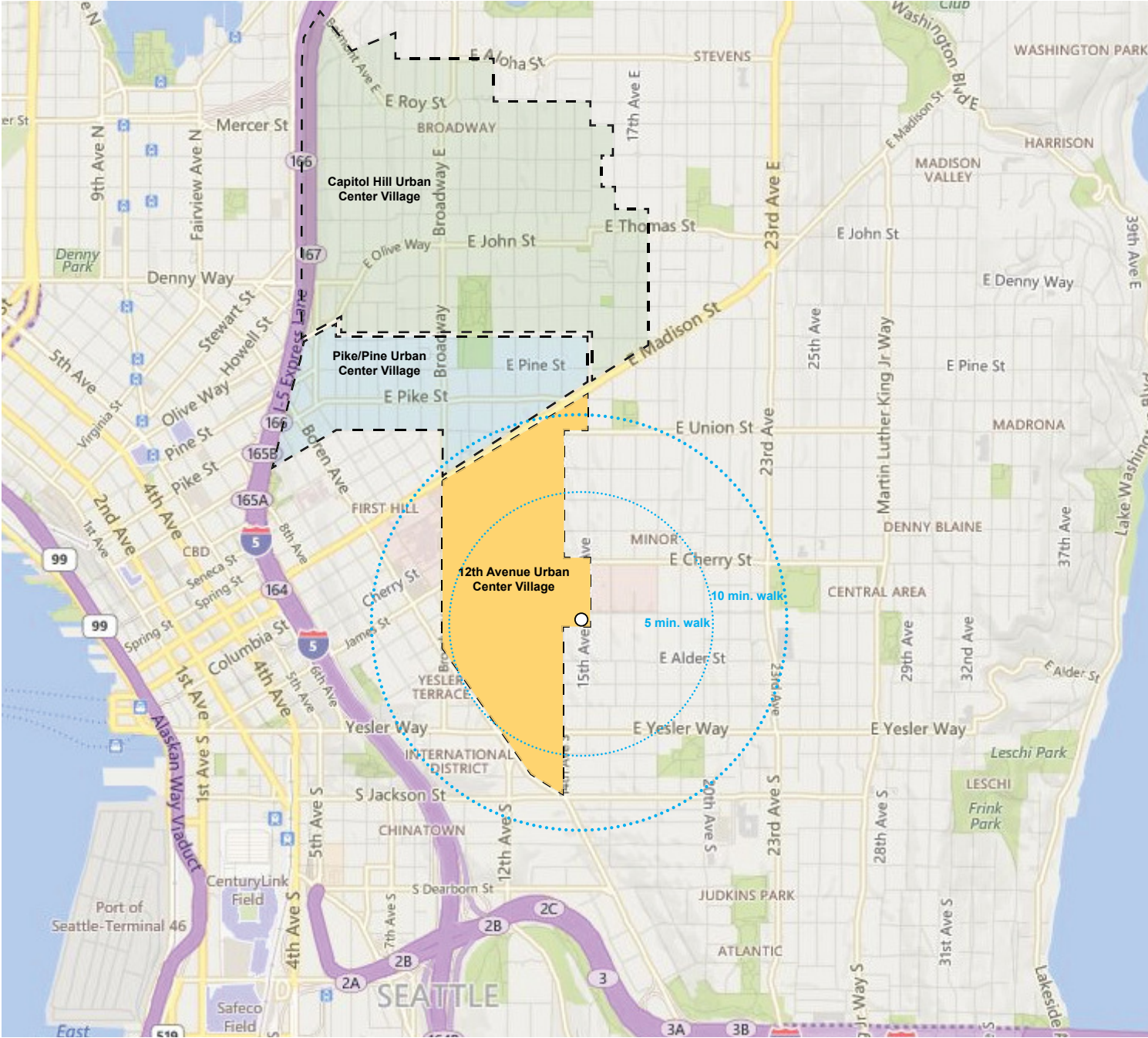
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context map



project information

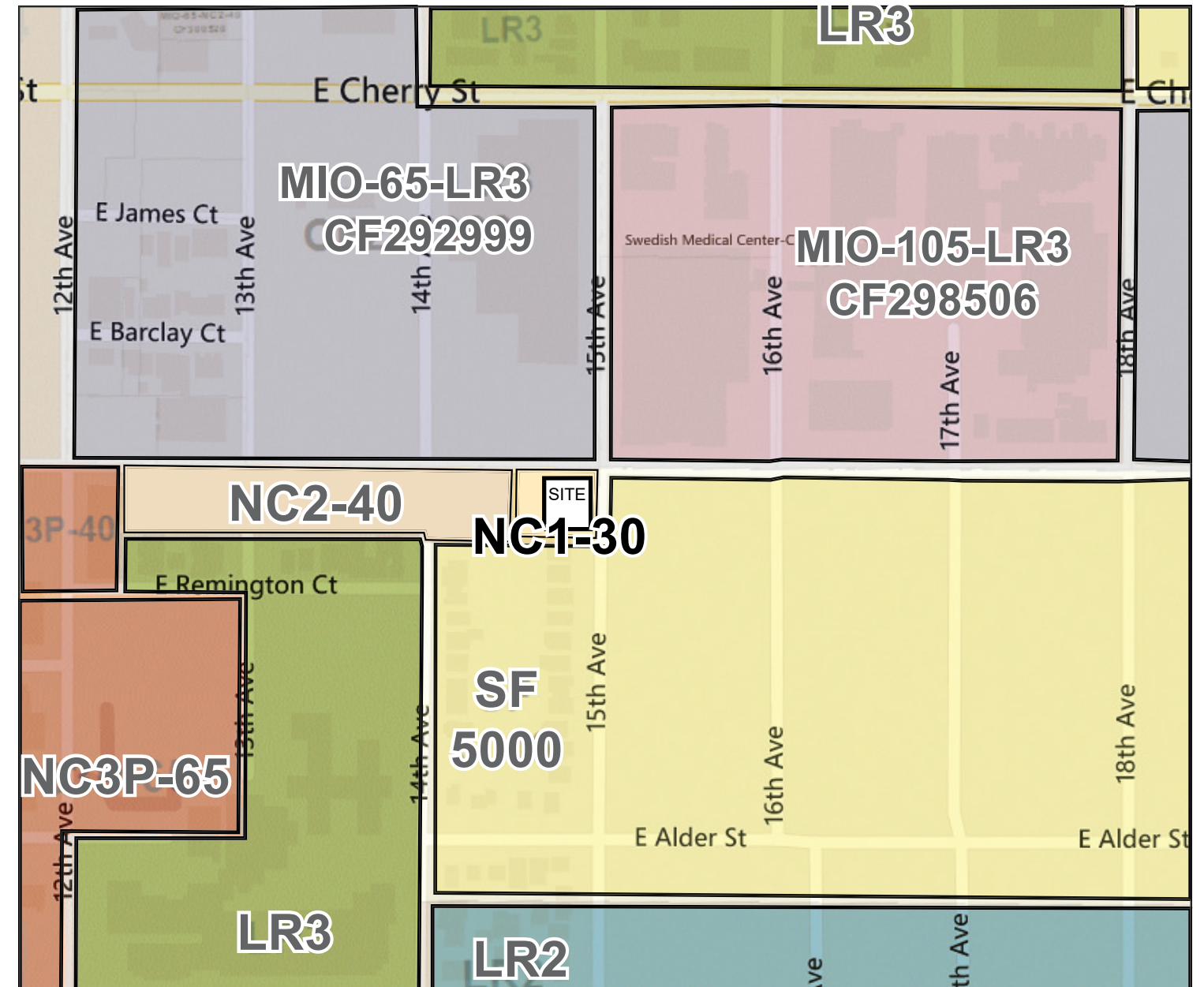
Site Location	355 15th Ave. Seattle, WA
Site Zoning	NC1-30
Overlay	12th Ave Urban Center Village
Permitted Use	Residential (44 units), Commercial (2,100 sf)
SEPA Review	Yes
Parking Required	(0) Required for Urban Villages with frequent transit service / (0) Provided
Height	
23.47A.008	Base Height 30'
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 (complies - 19,100 provided) 8,100 sf x 2.25 = 18,225 sf max residential (complies - 17,000 provided)
	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 (complies - 911 provided)

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.

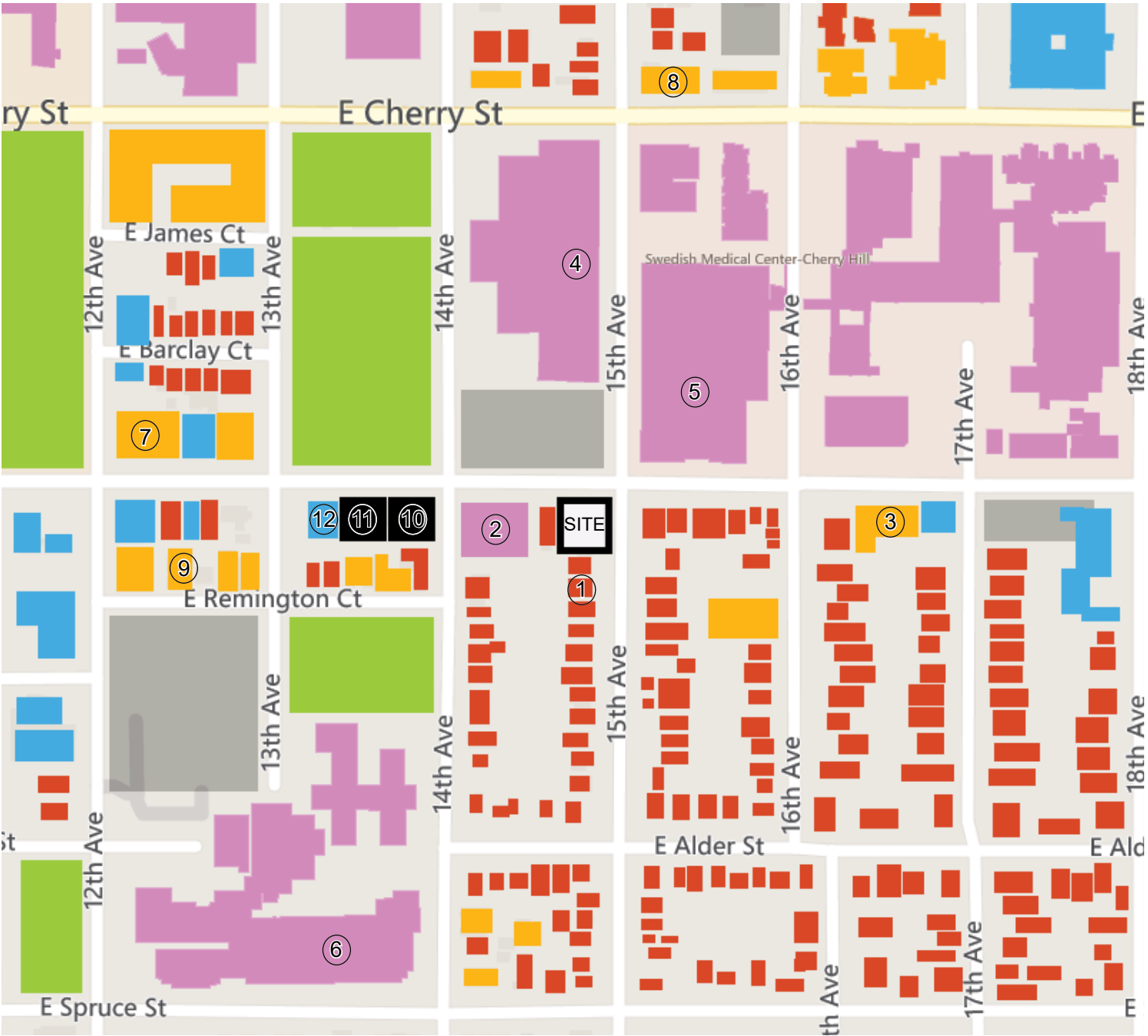
zoning map



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 dominate presence in the area.

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① Characteristic neighborhood single family houses.



② Gottman Institute building on Jefferson St.



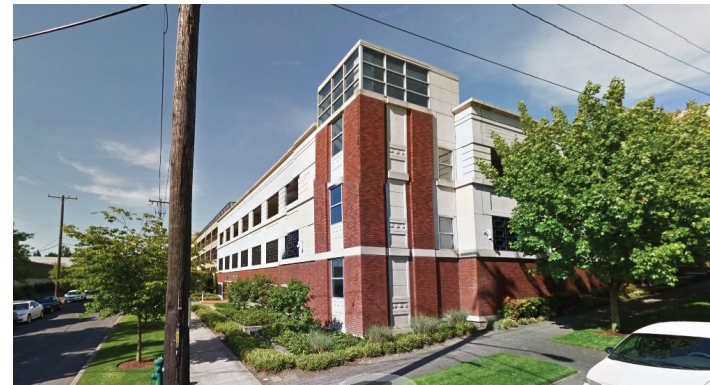
③ Triad Apartments on E Jefferson St.

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.



④ Seattle U Fitness Center.



⑤ Swedish Medical Center.



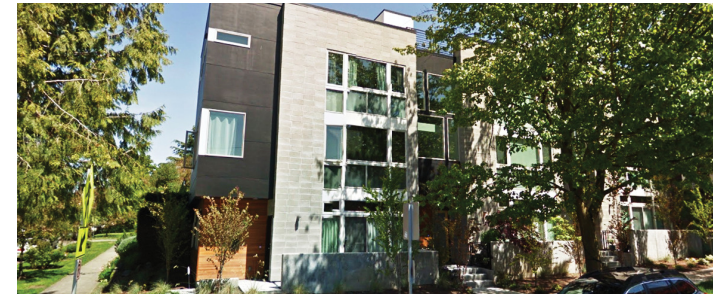
⑥ King County Juvenile Center.

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.



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



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



⑨ Remington Court Townhouses.

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.

architectural context analysis



⑩ 463 14th Ave. Apartments.



⑪ 1315 East Jefferson Apartments - In-construction.



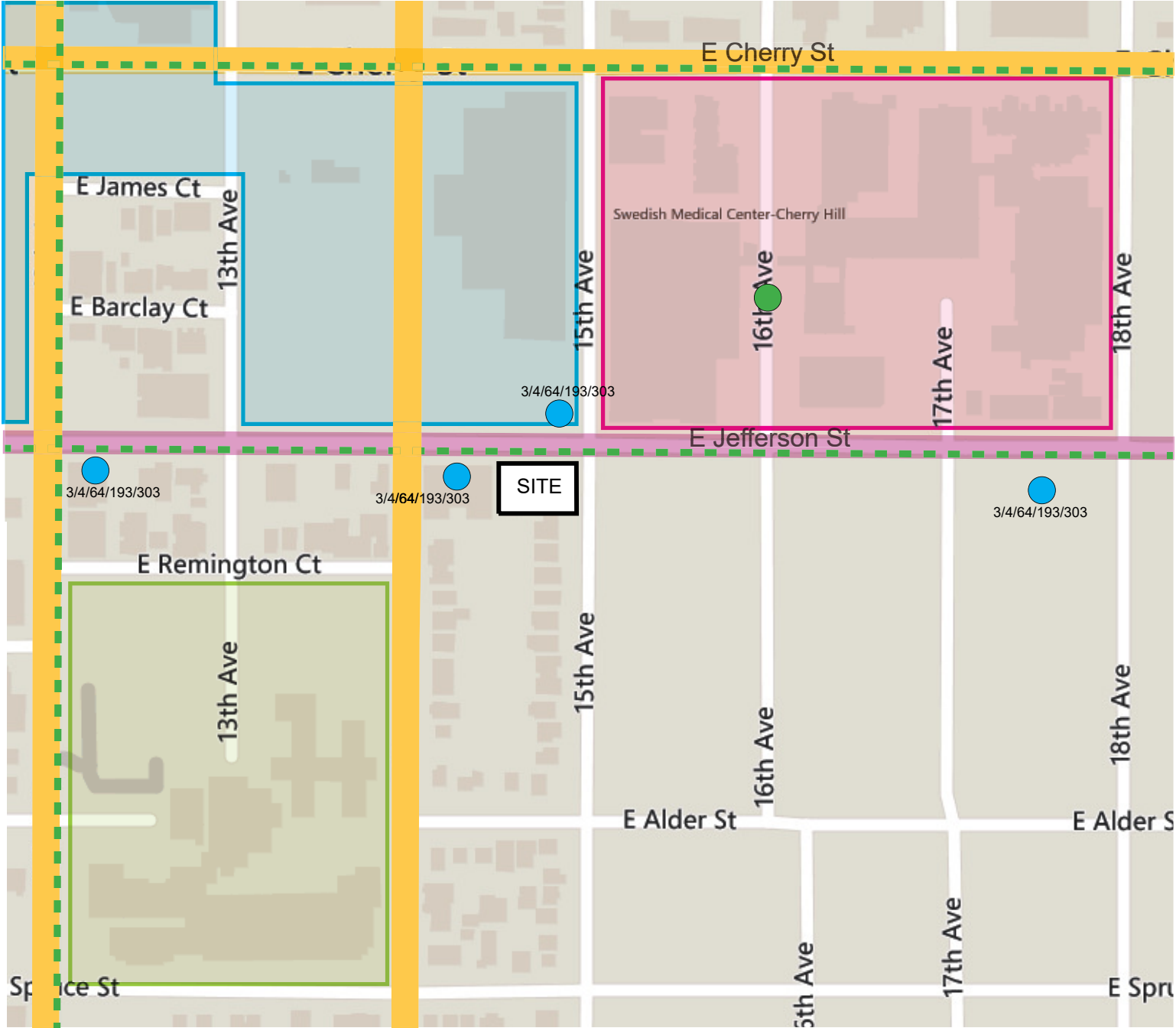
⑫ Existing building undergoing renovation.

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 Jefferson 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.

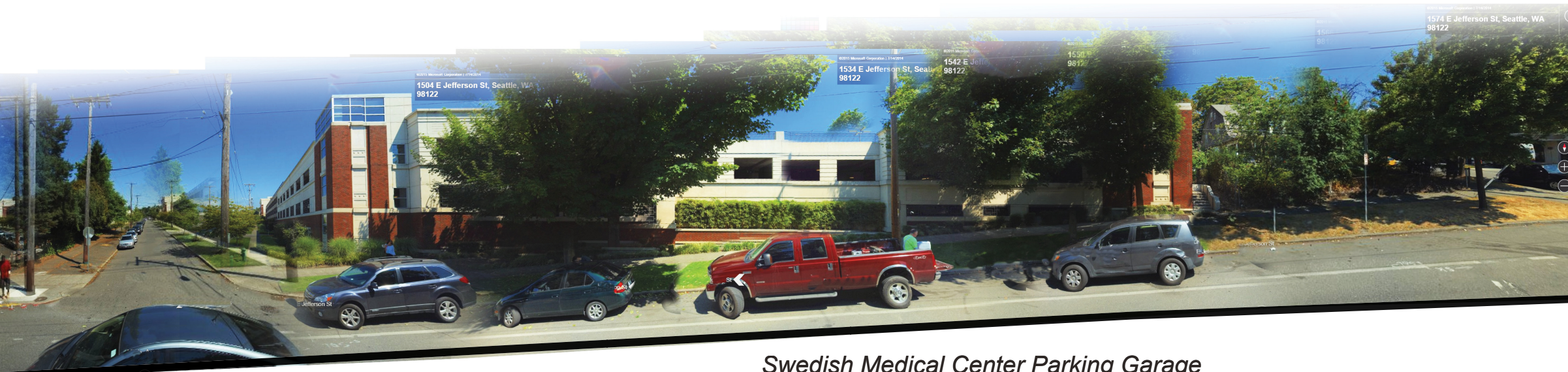
Seattle U Fitness Center

across from SITE



Single-family housing

15th ave



15th ave

Swedish Medical Center Parking Garage



SITE



Alley

Gottman Institute

14th Ave

B
E Jefferson St - North Elevation

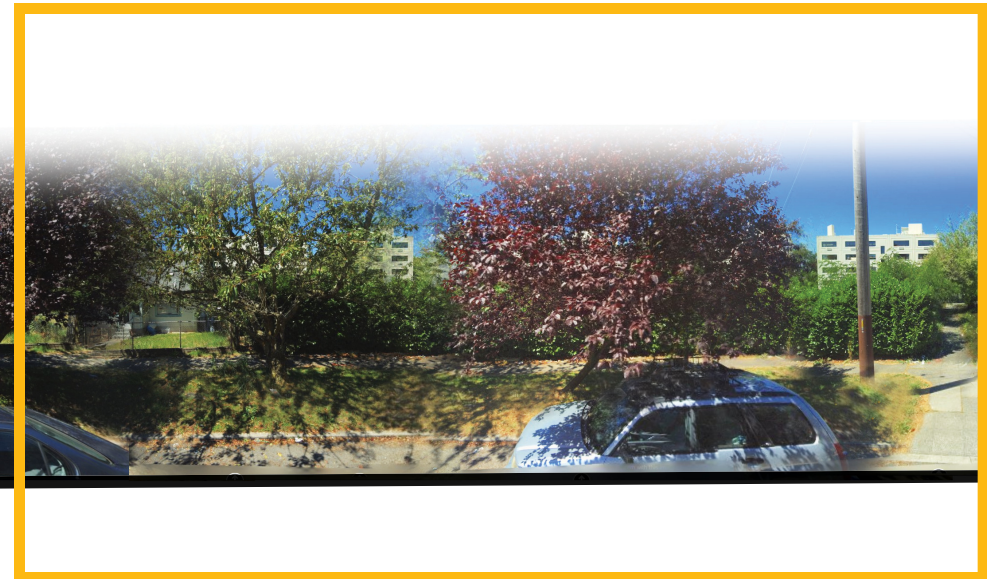
section 2: context analysis

C

15th Ave - West Elevation



Single-family housing



SITE



E Jefferson St



Swedish Medical Center Parking Garage



Seattle U Fitness Center

D

15th Ave - East Elevation



E Jefferson St

across from SITE

Single-family housing

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

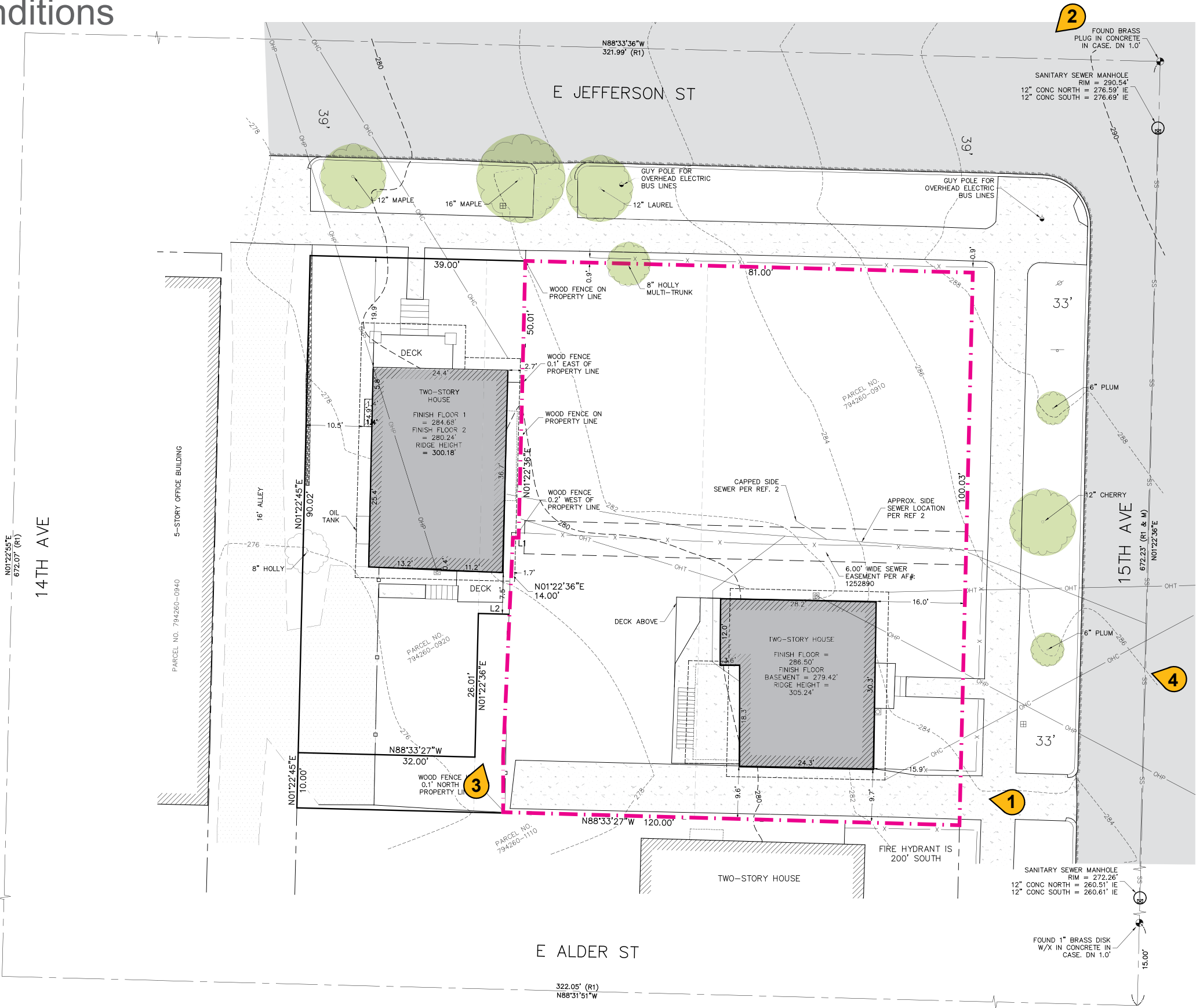
The site slopes down from the northeast to southwest with a total height change of 13 feet.

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.



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.

EDG PREFERRED SCHEME

scheme C: **Ii** 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.
 - Efficient massing
 - Commercial entries off E Jefferson St.
 - Main residential entry off 15th Ave.
 - Increased setback along South property line
 - Residential entry on quiet street

- Negative:
- none

Design intent:

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

Potential departures:

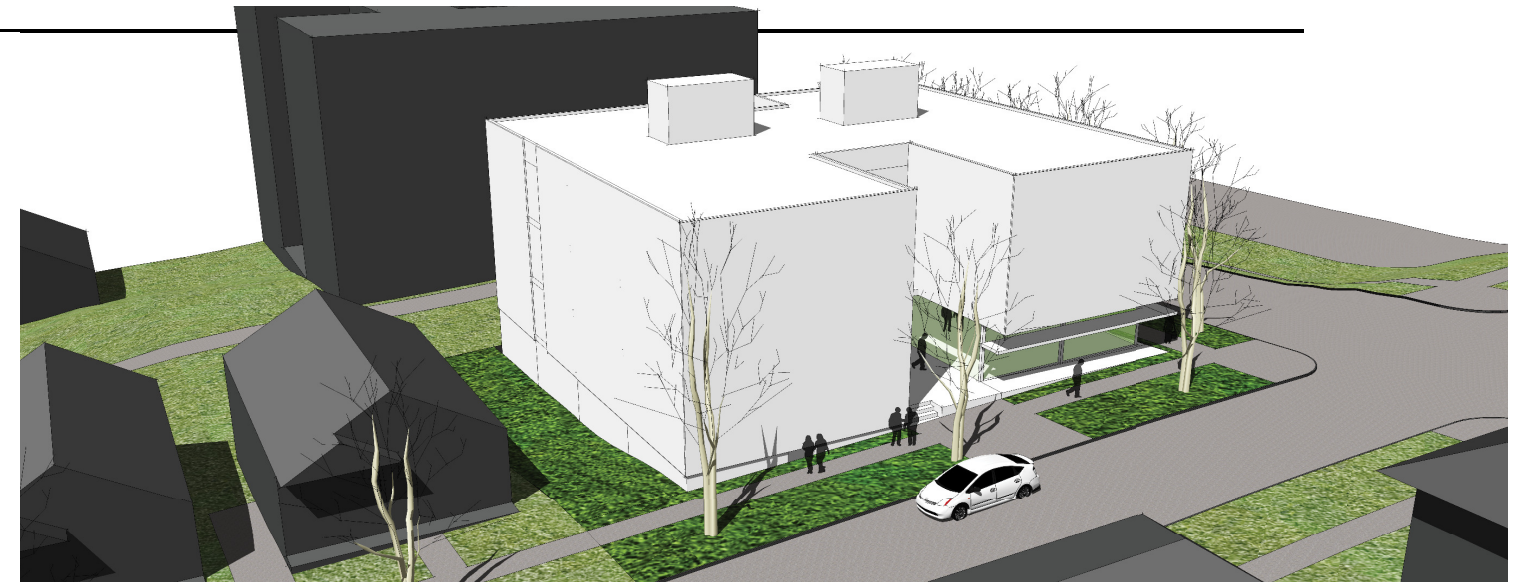
- 23.47A.005 - street level uses

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 SW



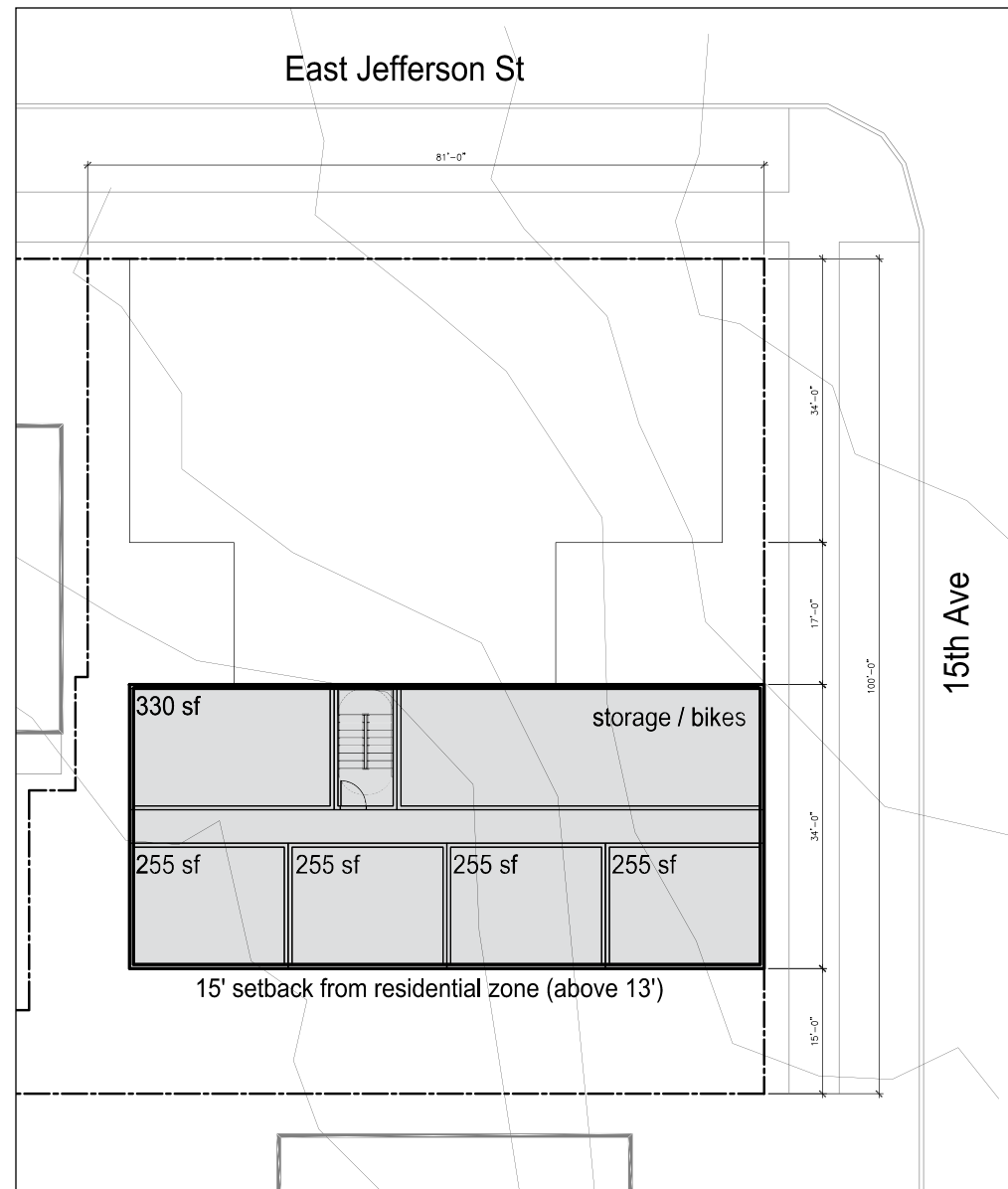
birds eye looking NW



street perspective looking SW



birds eye looking SE



0 floor plan



1 floor plan



2-3 floor plan



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RESPONSES TO EARLY DESIGN GUIDANCE

CONTEXT & SITE: CS2

GUIDELINE	GUIDANCE	RESPONSE
<p>CS2B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2C Relationship to the Block</p> <p>CS2D Height, Bulk, and Scale</p> <p>CS2D Height, Bulk, and Scale</p>	<p>CS2B2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p> <p>CS2C1. 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.</p> <p>CS2D3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p>CS2D5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.</p>	<p>Commercial spaces on Jefferson have direct connection to street with wide steps and increased transparency. Main residential entry on 15th also has wide entry steps/seating along with courtyard design to usher people into proposal</p> <p>Trees planted along south line to increase screening and privacy at single family to south; also to add visual interest, general amenity and stormwater mitigation</p> <p>The proposal is set back 15' from the adjacent single family zone and features a mix of tall and medium plants and trees to buffer the adjacent uses. The zoning does allow the structure to be built up to the property line up to a height of 13', which would lend a very harsh and abrupt transition to the adjacent use. By maintaining a 15'-0" landscaped setback the project acknowledges the adjacent uses and uses trees and other landscaping elements to achieve a successful transition. The proposal maintains a consistent and uniform natural material to separate the two bar schemes with a white bridge in the middle. See DC2B1.</p> <p>Trees, patios, other landscaping elements have been implemented to mitigate concerns over privacy with adjacent uses.</p>

PUBLIC LIFE: PL1 - CONNECTIVITY

GUIDELINE	GUIDANCE	RESPONSE
<p>PL1A Network of Open Spaces</p> <p>PL1B Walkways and Connections</p>	<p>PL1A2. 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.</p> <p>PL1B3. 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.</p>	<p>Response: Entry steps have been widened and integrated seating added.</p> <p>Recessed commercial entries along Jefferson and main courtyard entry along 15th in addition to public bike storage and seating in right of way on 15th.</p>

PUBLIC LIFE: PL2 - WALKABILITY

GUIDELINE	GUIDANCE	RESPONSE
<p>PL2B Safety and Security</p> <p>PL2C Weather Protection</p>	<p>PL2B1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.</p> <p>PL2B2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.</p> <p>PL2B3. 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.</p> <p>PL2C2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.</p>	<p>Natural surveillance has been implemented with a transparent base and main entry.</p> <p>See lighting plan</p> <p>Commercial spaces along Jefferson and 15th are very transparent. There are high windows in the commercial space at the east corner and transparency is maintained through the main entry.</p> <p>Step back in building massing along Jefferson provides weather protection to commercial users. Gutters and downspouts have been integrated in to the façade and will direct rainwater to bioplayers to mitigate storm water runoff.</p>

PUBLIC LIFE: PL3 - STREET LEVEL INTERACTION

GUIDELINE	GUIDANCE	RESPONSE
<p>PL3A Entries</p> <p>PL3B Residential Edges</p> <p>PL3C Retail Edges</p>	<p>PL3A1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</p> <p>PL3B1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.</p> <p>PL3B2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.</p> <p>PL3C1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.</p> <p>PL3C2. 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.</p>	<p>Courtyard design will help identify main entry as well signage and lighting elements.</p> <p>Western exit will be secured with gate that residents will require key fob access. Gate along 15th will be locked for private entry for resident of unit 110. Main courtyard will be well lit and will feature secure vestibule entry.</p> <p>Windows to residential uses along 15th are located high above sidewalk and are separated from the right of way with plantings.</p> <p>Multiple entries are provided as well as increased transparency to commercial uses.</p> <p>In addition to fully glazed entries and glass doors to the commercial spaces, the applicant is exploring sliding windows to open up the commercial spaces in the summer months. Blade signs will be provided to assist in wayfinding to the two commercial spaces provided along Jefferson.</p>

PUBLIC LIFE: PL4 - ACTIVE TRANSPORTATION

GUIDELINE	GUIDANCE	RESPONSE
<p>PL4B Planning Ahead for Bicyclists</p>	<p>PL4B2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.</p>	<p>Short term bike storage is provided along level 1 off the main entry for everyday bike commuters. Medium to long term bike storage is provided on level 0 that can be easily accessed along the western entry.</p>

CONTEXT & SITE: DC1 - PROJECT USES AND ACTIVITIES

GUIDELINE	GUIDANCE	RESPONSE
DC1C Parking and Service Uses	DC1C4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation	Increased rear yard setback. Could be 13’ tall up to property line but is setback 15’ entirely from property line.

CONTEXT & SITE: DC2 - ARCHITECTURAL CONCEPT

GUIDELINE	GUIDANCE	RESPONSE
DC2A Massing	DC2A1. 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.	The courtyard has been designed with the mass recessing towards the east to allow for the residential entry off the residential street and to provide the broad face along Jefferson for maximized commercial frontage. The naturally sloping site allows for at grade patio units to the south and a pulled back massing to the south allows for increased planting and trees to provide a natural transition to the adjacent single family zoning to the south.
DC2B Architectural and Facade Composition	DC2B1. 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.	The building has been designed as a whole, with a consistent and classical natural cladding that is reflective of classical courtyard apartments found in the area.
DC2C Secondary Architectural Features	DC2C2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.	Widened stairs act also as seating elements to encourage interaction along 15th and Jefferson. Vent hoods have been integrated into the fenestration as to not seem foreign to the overall design and add further depth to the elevations. Window flashing has also been designed to extend slightly from the windows to add further depth to the openings and create more dramatic shadows on the façade.
	DC2C3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.	Per CS2-D.3 - The proposal is set back 15’ from the adjacent single family zone and features a mix of tall and medium plants and trees to buffer the adjacent uses. The zoning does allow the structure to be built up to the property line up to a height of 13’, which would lend a very harsh and abrupt transition to the adjacent use. By maintaining a 15'-0" landscaped setback the project acknowledges the adjacent uses and uses trees and other landscaping elements to achieve a successful transition. The project maintains a consistent and uniform natural material to separate the two bar schemes with a white bridge in the middle. See DC2B1.
DC2D Scale and Texture	DC2D2. 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.	Concrete base, natural wood cladding with a dark stain, integrated signage and lighting, planting and other landscaping at grade in addition to decorative linear paving elements all add to the texture at the street level of the building.

CONTEXT & SITE: DC3 OPEN SPACE CONCEPT

GUIDELINE	GUIDANCE	RESPONSE
DC3A BuildingOpen Space Relationship	DC3A1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Per DC2.A.1 - The courtyard has been designed with the mass recessing towards the east to allow for the residential entry off the residential street and to provide the broad face along Jefferson for maximized commercial frontage. The naturally sloping site allows for at grade patio units to the south and a pulled back passing to the south allows for increased planting and trees to provide a natural transition to the adjacent single family zoning to the south.

CONTEXT & SITE: DC4 EXTERIOR ELEMENTS AND FINISHES

GUIDELINE	GUIDANCE	RESPONSE
DC4A Exterior Elements and Finishes	DC4A1. 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.	1x4 Tight Knot Tongue and Groove Cedar with a Solid Black Stain from Daly's Paint will be the predominant material for the project. It will provide a fine grain of texture, pattern and will be detailed for durability and ease of maintenance.
DC4B Signage	DC4B1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.	Commercial blade signs will be located along Jefferson and integrated in to the organization of the façade and commercial fenestration.
DC4C Lighting	DC4C1. 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. DC4C2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding offsite night glare and light pollution.	See lighting plan. Commercial lighting will be located along Jefferson. Main entry lighting will be located at the courtyard along 15th and wayfinding / pathway lighting will be located along the western entry. In all instances safety and wayfinding will be a priority and light and glare to adjacent properties will be minimized.
DC4D Trees, Landscape, and Hardscape Materials	DC4D2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.	See landscape plan - Main entry way, western walkway and southern patios will feature decorative paving elements to add texture and a secondary scale to the project's ground plane.

Materiality Study

Classic Capitol Hill Apartment

The project takes inspiration from historic examples of classic apartments in the area that feature a simple, elegant language of minimal materials that are well detailed to create a unified massing that wraps the building and lends an enduring and simple character.



19M Apartments
Consistent materiality used throughout project



The Summit Apartments
Material carries around all facades of the structure to create a unified building



BelRoy Apartments
Contemporary examples use stained wood in lieu of masonry or stone.



Garden Court Condos
Classic courtyard design with inviting shared entry area.

Preferred Materiality Scheme

- Differentiate between massing with central “bridge” that has a lower parapet height and contrasting materiality



Materiality Study

Contemporary Seattle Apartment

As an architectural casserole, these contemporary projects are a semblance of many parts and pieces. They often lack a clear and concise design parti. It is often difficult to place these examples in the canon of Seattle architectural history whereas the classic courtyard typology has a lineage of simple forms, massing and materiality that speaks to our region's unique apartment character at this scale.



Soren Apartments
Highly contrasting materiality draws greater attention to various parts and elements.



The Kavela Apartments
Stacked blocks effect results in a varied and chaotic massing



Rubix Apartments
Differentiation of volumes can attract more attention to mass than if consistent material



Avalon Way Apartments
Mass broken up with large panels of white hardi board

Offset Base / Top Scheme

- Differentiate between massing with central "bridge" that has a lower parapet height and contrasting materiality



Parapet Study

Raised Parapet w/ lower “bridge” - preferred

- Differentiate between massing with central “bridge” that has a lower parapet height and contrasting materiality to help break up overall project massing and to differentiate as two buildings



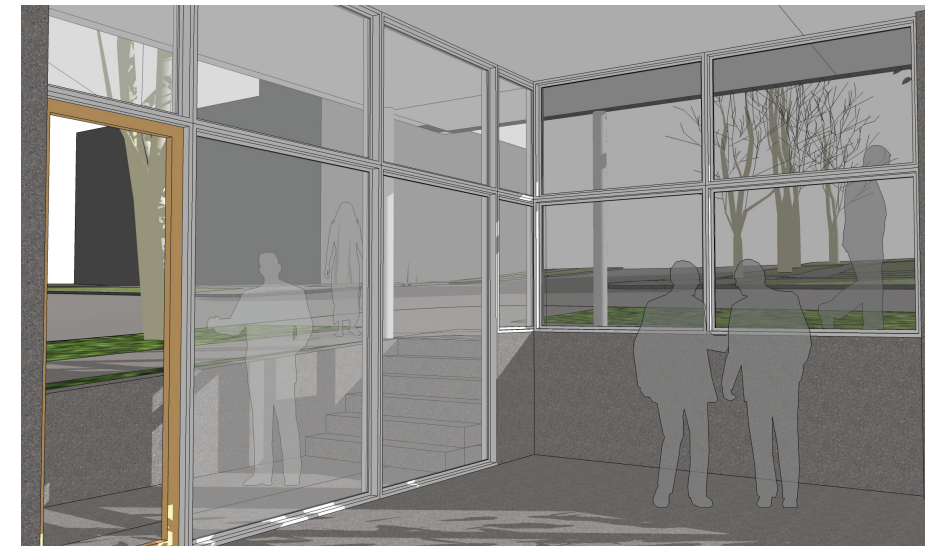
Lowered Parapet - all consistent

- Differentiate between massing with center mass that varies in materiality alone. Without change in parapet height the consistent top height does not allow for breakdown in massing as well as when parapets change height



Corner @ grade - preferred

- Pedestrians enter project at corner and either walk south towards main residential entry or descend down to commercial spaces to west. The soffit height was raised from 8'-2" at EDG to 8'-6" allow for more slightly more head height

**Lower Corner**

- If the entry was moved towards the south then the corner could be lowered for added head height, however; this would create a pit at the corner which would be a security risk as well as an uninviting and unceremonious pedestrian entry to the project.





Rendering @ EDG

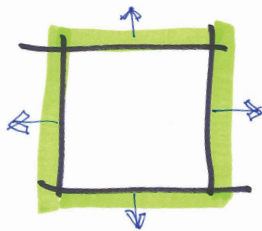


Rendering @ Recommendation

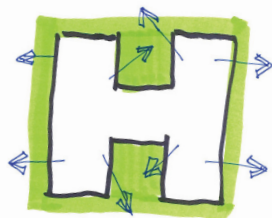
NOTABLE EVOLUTIONS - EAST

- RAISED NE CORNER 4" TO 8'-6"
- HOW TO BUFFER RESIDENTIAL USE TO SOUTH
- HIGHLY TRANSPARENT COMMERCIAL FRONTAGE ALONG 15TH.
- BRING TRANSPARENCY INTO COURTYARD
- COURTYARD - PEDESTRIAN SEATING ON STEPS - INTERACTION
- ADD USES IN ROW - BIKE / SEATING

Solid Mass
directional views
monolithic bulk and scale



Courtyard Mass
varied views
reduced visual impact



Middle Volume Articulated in
lower volume and different
color to set two bars apart

**East Elevation @
EDG Meeting**

**East Elevation @
Recommendation Meeting**



**8'-2" @
corner**



**RAISED
8'-6" @
corner**



**NE Corner Activation
@ EDG Meeting**



**NE Corner Activation @
Recommendation Meeting**

Window / Clerestory added into courtyard

Entry Steps widened - space for informal seating added

Seating / Bike storage incorporated into ROW



Rendering @ EDG



Rendering @ Recommendation

NOTABLE EVOLUTIONS - SOUTH

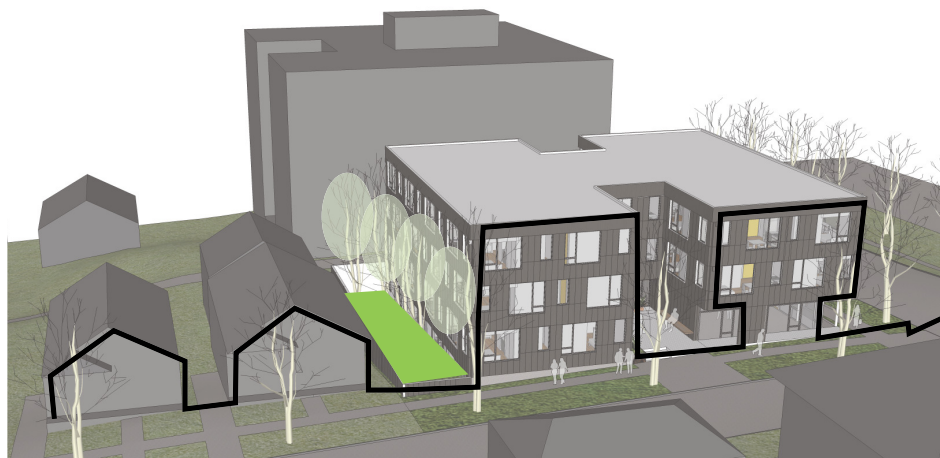
- HOW TO DIFFERENTIATE TWO BARS
- HOW TO RESPOND TO ADJACENT SINGLE FAMILY ZONE
- INCREASE INTERACTION AT SE CORNER OF SITE
- ADD STOOP / PATIO TO UNIT 110
- ADD DEPTH / SCALE
- PRIVACY STUDY ENLARGED TO ADJACENT USE

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.

SE Corner @ EDG Meeting



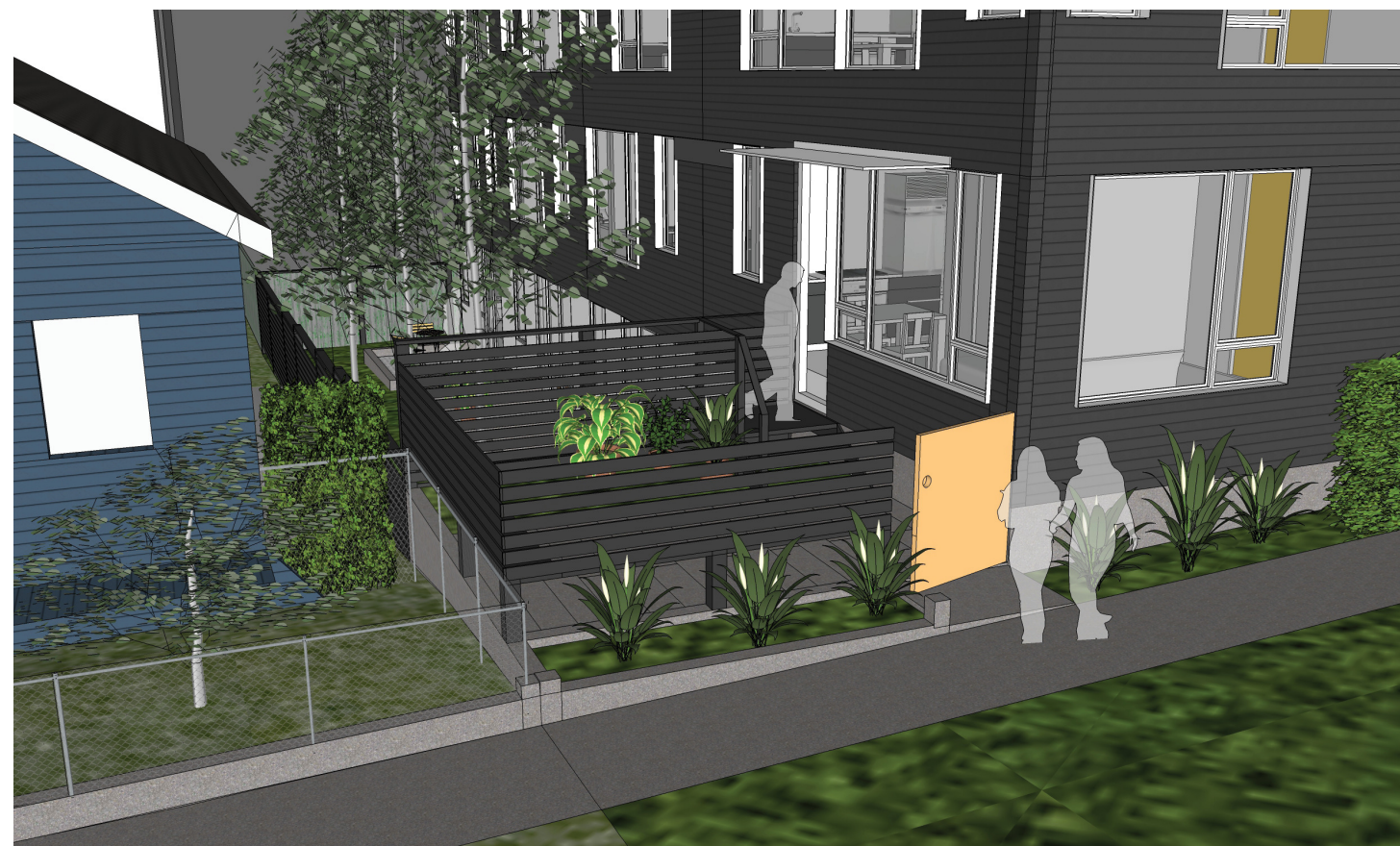
Private Stoop and Patio
added to ground floor unit to
increase ground level inter-
action

SE Corner @ Recommendation Meeting





**SE Corner Activation
@ EDG Meeting**



**SE Corner Activation @
Recommendation Meeting**

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





Rendering @ EDG



Rendering @ Recommendation

Privacy Study - South



EDG - Privacy Study to the south



Privacy Study - West



EDG - Privacy Study to the west



Privacy Study - West

NOTABLE EVOLUTIONS - WEST

- WEST CORRIDOR - HOW TO TREAT BLANK WALL
- OPENINGS INTO COMMERCIAL SPACE
- ALIGNMENT OF DATUMS - STOREFRONT / CONCRETE
- ACCESS TO TRASH
- SAFETY / SECURITY - GATE / LIGHTING
- BIKES - LONG / SHORT & 8. DEPARTURES

Residential Use along NW corner. No longer present.

West Entry @ EDG Meeting



Clerestory windows in Commercial Space for privacy to adjacent structure to west. Align with datum along Jefferson

Signage and Mural along vertically oriented cement board cladding

Metal Gate in Coordinated Accent Color for resident use

Existing Wood Fence on neighboring property

West Entry @ Recommendation Meeting



Walkway Looking South

Low planter and wide walkway to allow clear lines of sight

West Courtyard @ EDG Meeting



Low Planter at edge of Private Courtyard



Walkway Looking North

Security gate, safety lighting and visibility from exterior courtyard and units above to create various levels of safety and observation.



West Courtyard @ Recommendation Meeting

Planters in courtyard

Vertical Green Screen to provide privacy

Trash Door with direct access

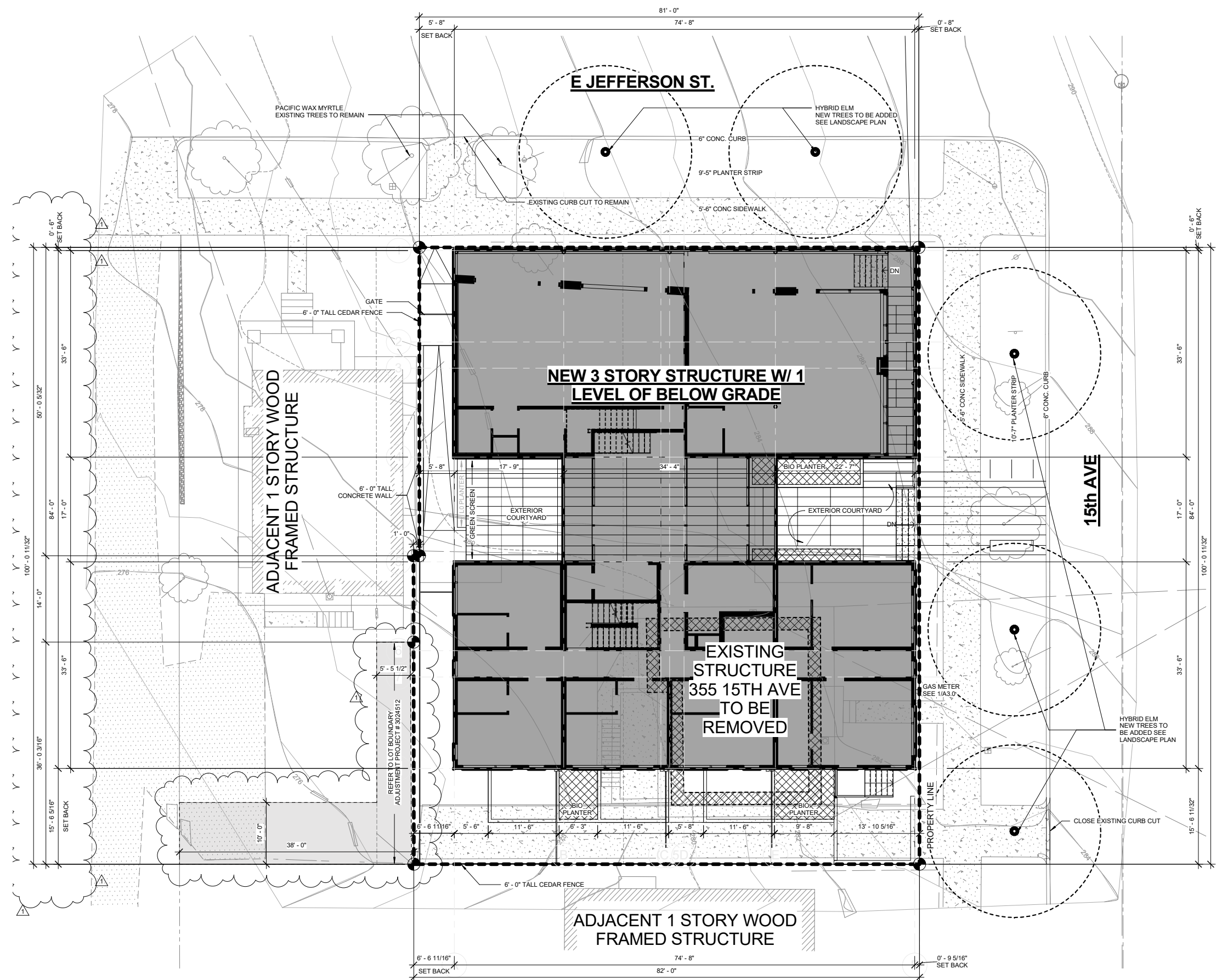
Concrete Planter to align with concrete base



DESIGN PROPOSAL



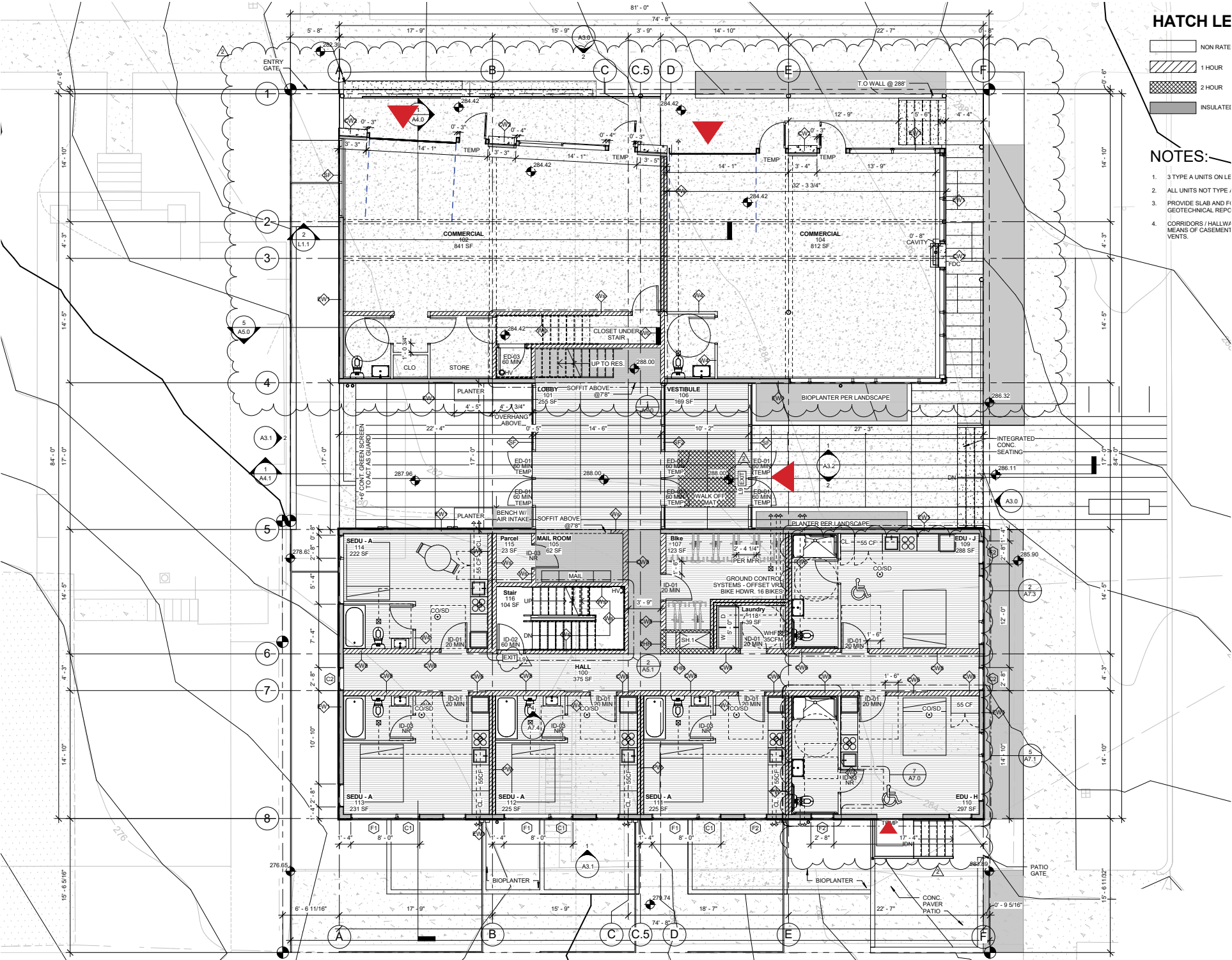


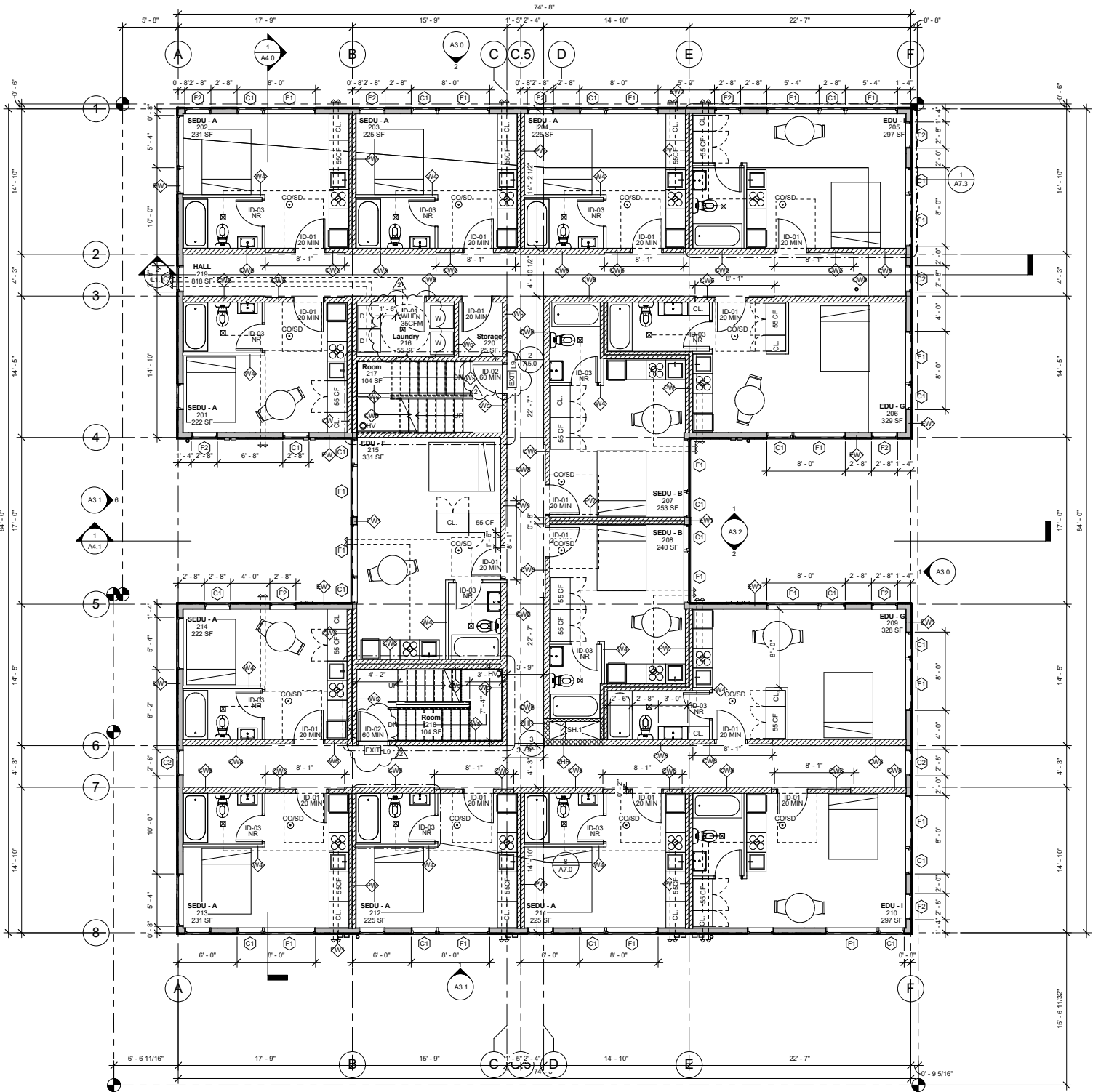


Site Plan



Level 0

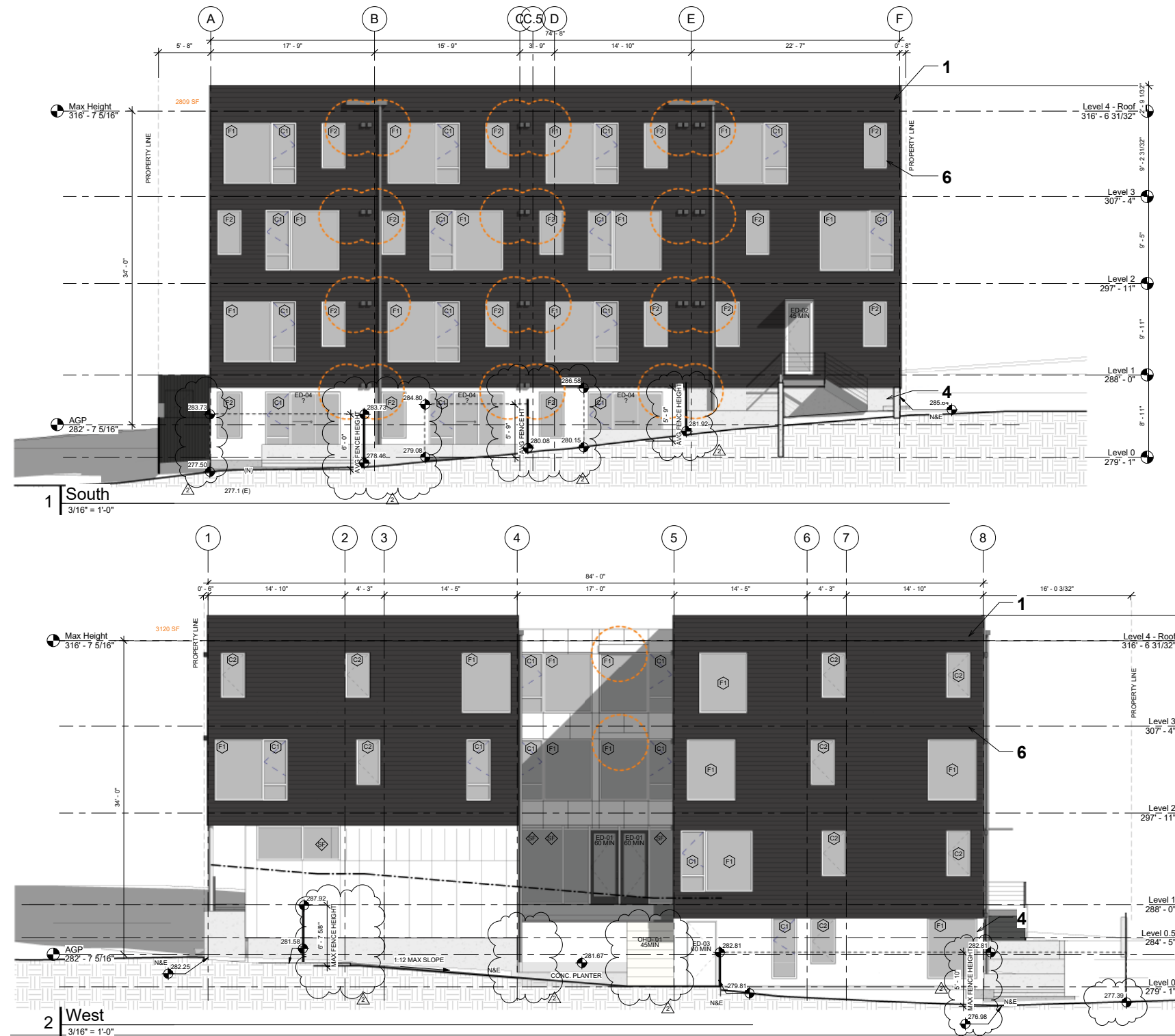


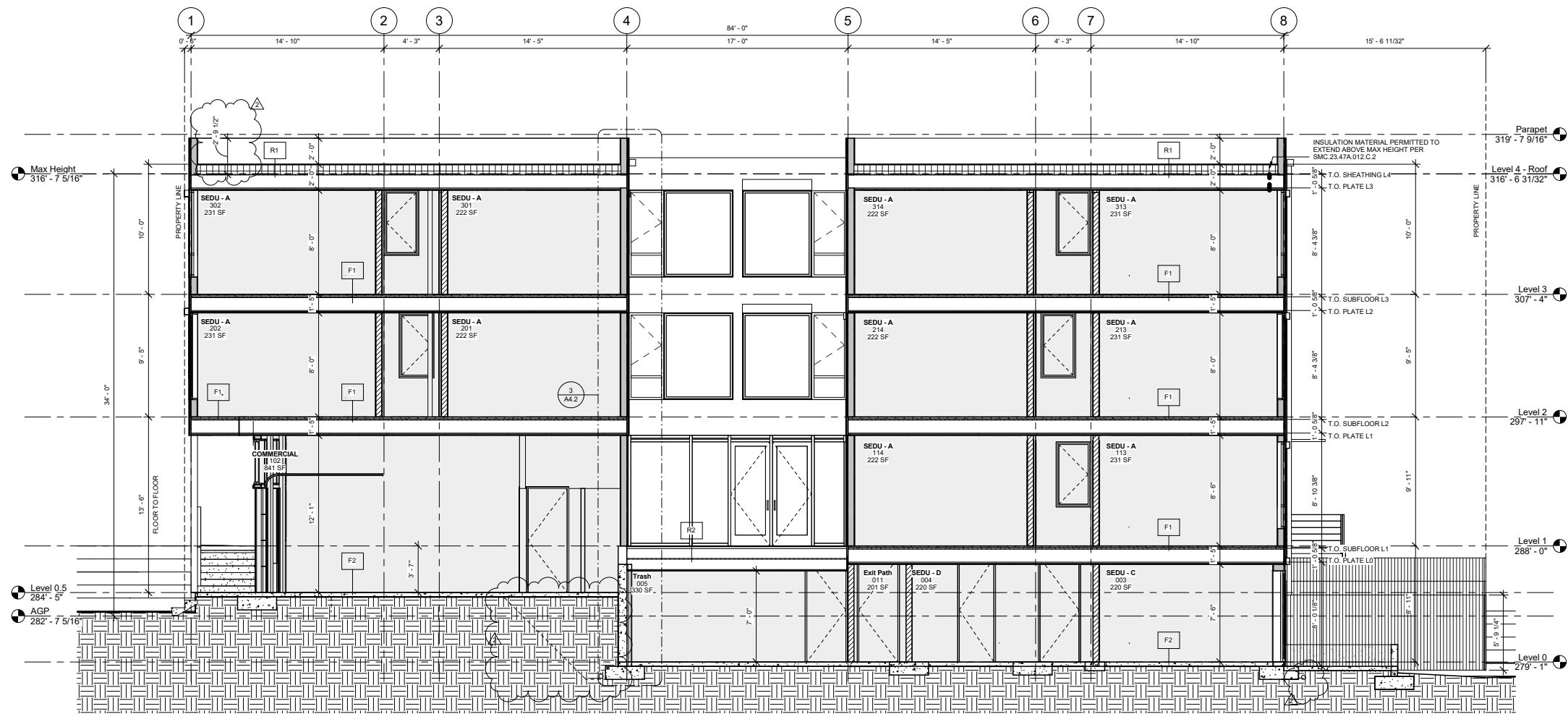


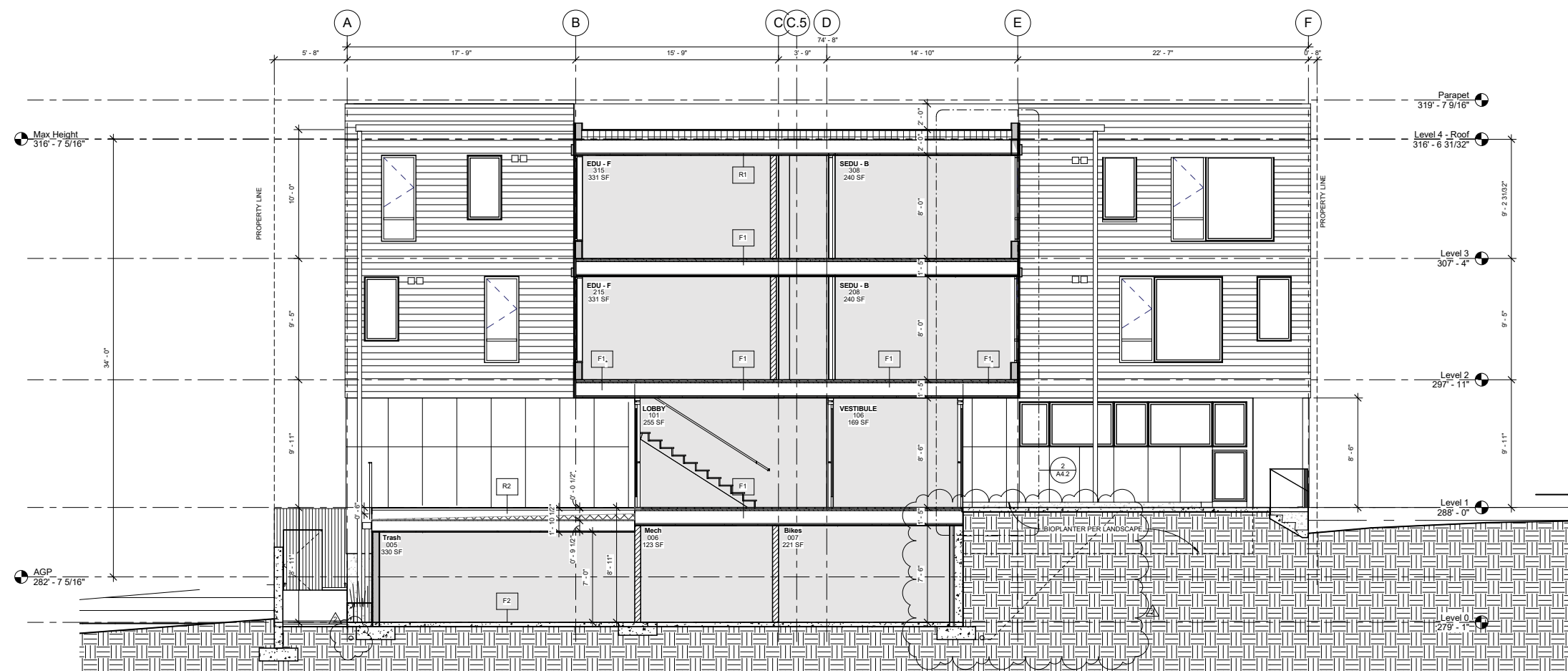
- NOTES:
- 1. 3 TYPE A UNITS ON I
 - 2. ALL UNITS NOT TYPE
 - 3. PROVIDE SLAB AND GEOTECHNICAL REF.
 - 4. CORRIDORS / HALLS MEANS OF CASEMED VENTS.

Level 2









Section E/W



2 Materiality
classic apartment buildings have consistent materials. durable . texture



Consistent Natural Durable Material

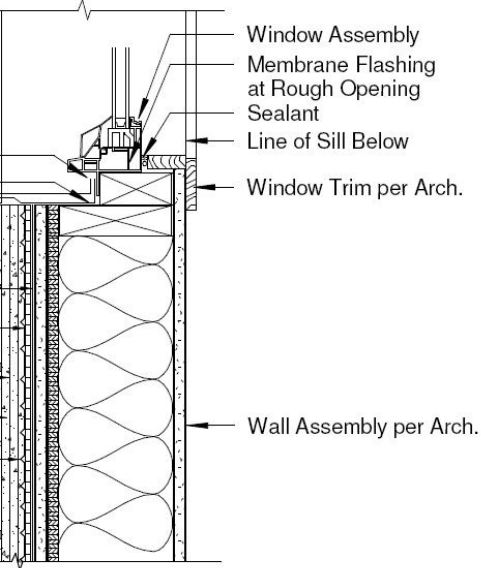
2 Recess Windows
Scale / Landscaping / Seating/ Durable Materials



Stained Tight Knot Cedar with Recessed Openings



Example of dark stained cedar



Similar Recessed Window Detail



artistic rendering of east facade

3021558

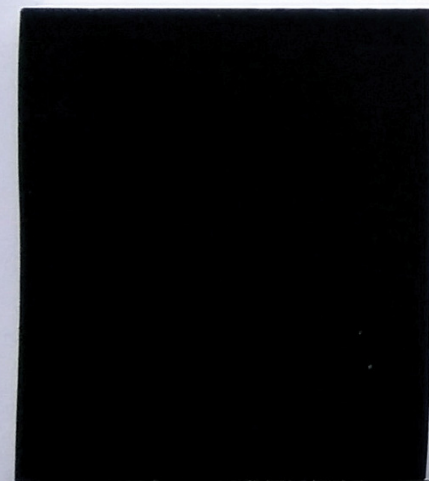
355 15th Ave | Seattle, WA



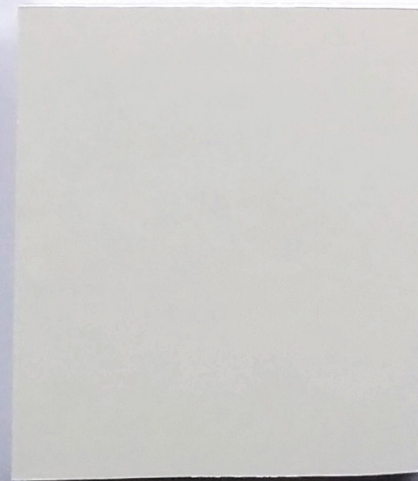
Metal Accents
5MW89751 - Duranar FC - Bone White



Wood - Black Cedar Siding
1x4 - T&G - light knot Cedar w/
Daly's 70159 Black Stain



SW6991 - Black Magic
Metal Accents - Vent Hoods / Downspouts



SW7005 - Pure White
Cement Board Cladding



SW6666 - Solara
Entry Gate / Door / Paint Accent Color

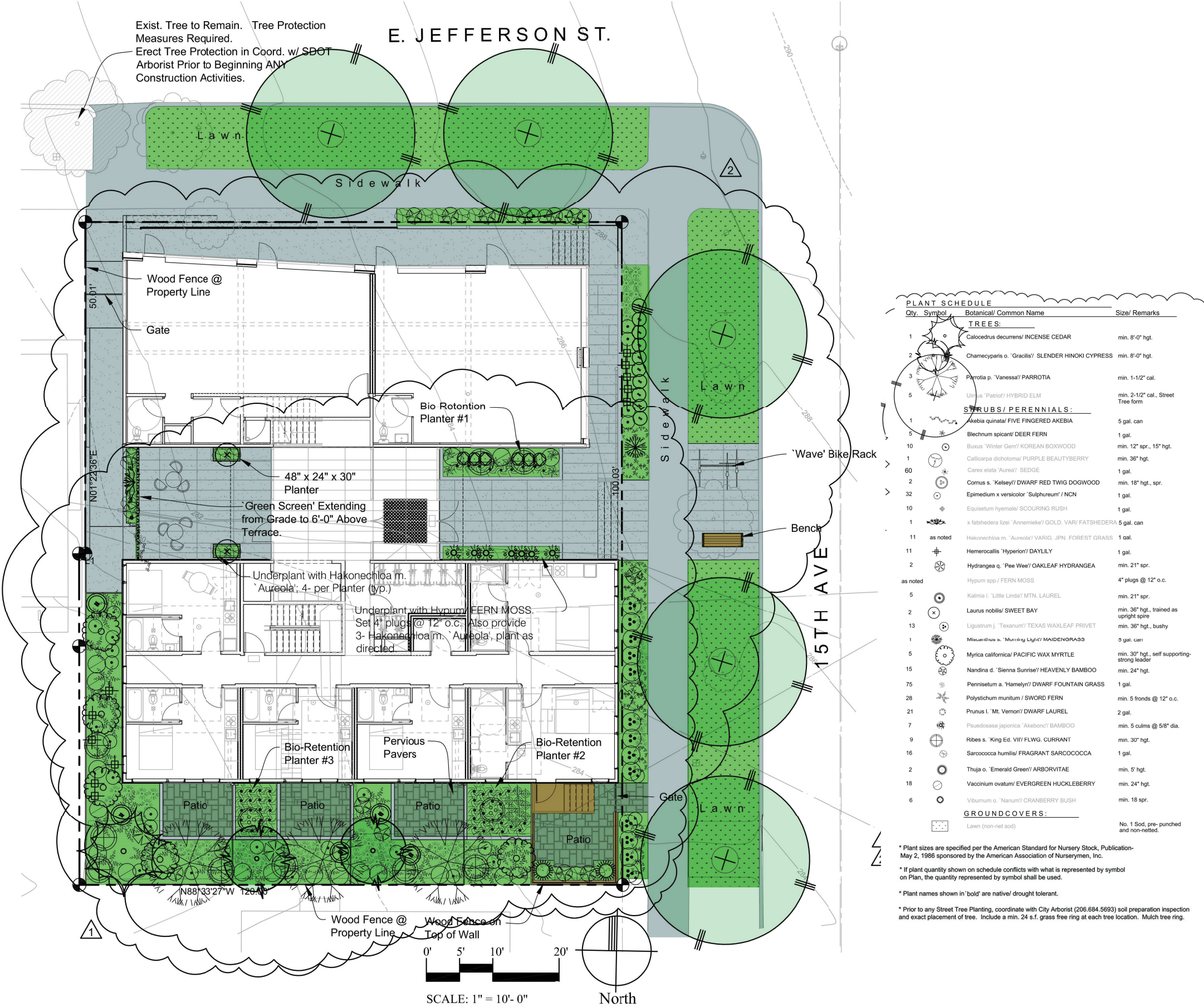


Concrete
Foundation / Walls at Ground Floor

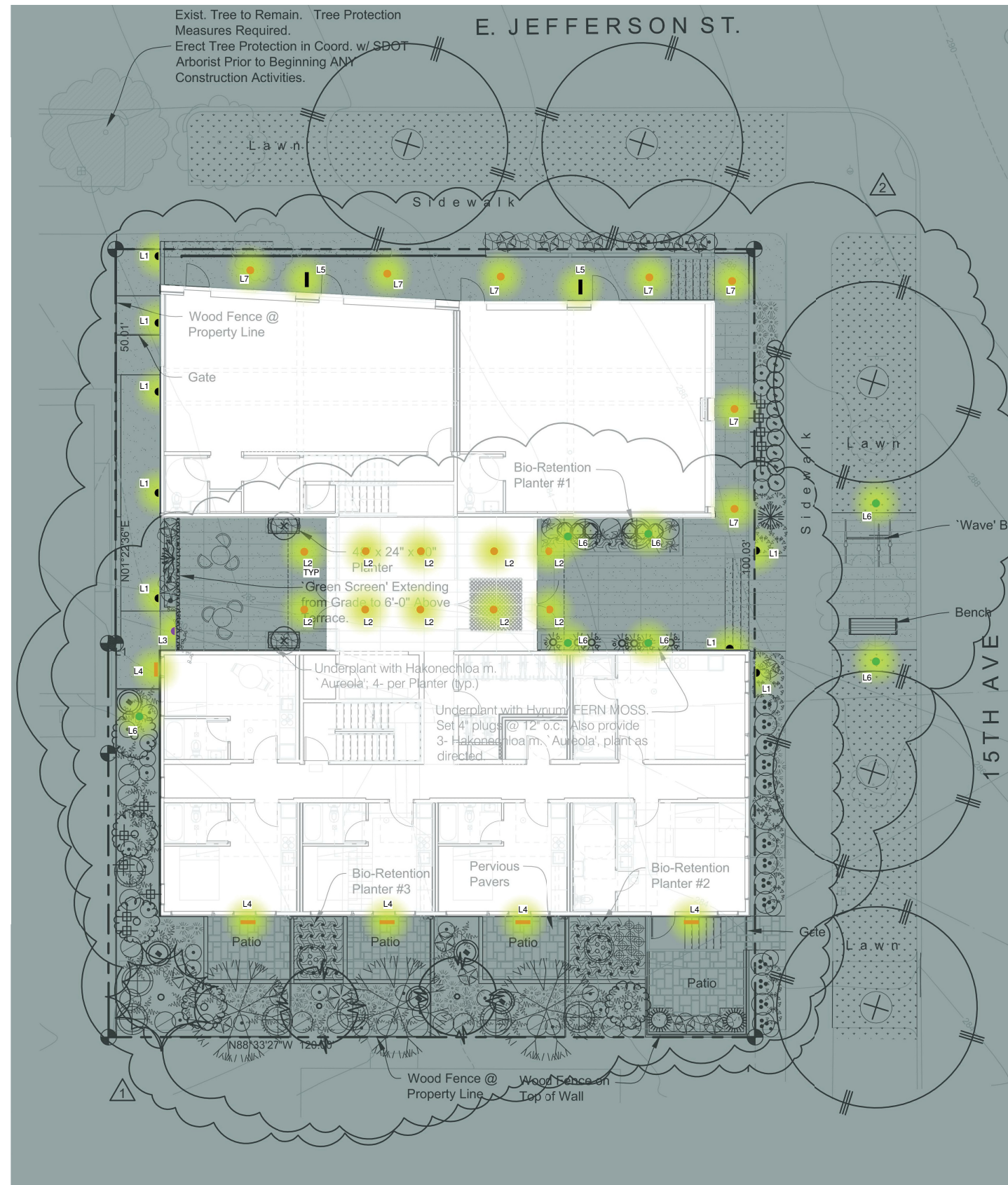
HYBRID

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1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
w: www.hybridarc.com



L1	SURFACE MOUNT - PATHWAY LIGHTING
L2	CEILING MOUNT - DOWNLIGHT
L3	SURFACE MOUNT - MOTION SENSOR DOWNLIGHT
L4	WALL MOUNTED ENTRY LIGHT
L5	BLADE SIGN LIGHTING
L6	LANDSCAPE LIGHTING
L7	RECESSED DOWNLIGHTING



DESCRIPTION

The L1 is a new family of modular luminaires designed to provide a powerful and efficient lighting solution for a wide range of applications. Available with a wide range of luminaire configurations and a powerful beam of light, the L1 is a modular luminaire that can be used to create a wide range of lighting effects.

Control
Power
Data
Status

INVue™
L1

APPLICATIONS/FEATURES

A – Mounting

One-point, two-point aluminum mounting brackets for ceiling, wall, and pole mounting. Mounting brackets are available in a wide range of configurations. Mounting brackets are available in a wide range of configurations.

B – Features

The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

C – Optical System

The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

D – Electrical Components

Ballast and electronic ballast. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

E – Mounting

The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

F – Finish

The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

G – Description

The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

H – Description

The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects. The L1 is a modular luminaire that can be used to create a wide range of lighting effects.

Accessories

Ballast
Electronic Ballast
Control
Power
Data
Status

CP

Rating Type

Rating Type	CP1 (W)	CP2 (W)
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100

Rating Type

Rating Type	CP1 (W)	CP2 (W)
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100
Max Power (W)	100	100

INSTALLATION

INVue™

Lighting

Specifications and Dimensions subject to change without notice.

INVue™
COMPLIANT

INVue™
Lighting

[illegible][illegible][illegible][illegible][illegible]



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APPENDIX:

DESIGN GUIDELINES



CS1: NATURAL SYSTEMS

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

B. SUNLIGHT AND NATURAL VENTILATION

- **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.

B: With a courtyard design all units will have access to windows from multiple walls to allow for ample light and cross ventilation within the units.

CS2: URBAN PATTERN & 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

- **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.
- **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).

A highly transparent facade has been designed along Jefferson to create a high degree of visibility and interaction with the commercial spaces. There is also a set of wide steps to generously usher residents and guests into the building.



CS2: URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. RELATIONSHIP TO THE BLOCK

- **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.

The corner at the ground level will be highly transparent and allow for great visibility and activity for this very urban corner. At the upper levels the highly textural facade will wrap and hold the corner in a simple yet strong way.

D. HEIGHT, BULK, AND SCALE

- **Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

The structure will take advantage of the sloping lot by placing ground level patio units along the south facade and to create a service entrance along the natural slope to the west.



CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD

- **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.
- **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.

The project will feature horizontal lap siding which is reminiscent of the single family structures in the area. The massing is also stepped back 15' at the south south property line to allow for ample landscaping to provide a buffer to the residential uses to the south.



PL1: CONNECTIVITY

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

A. NETWORK OF OPEN SPACES

- 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

- 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.

B: Outdoor plazas and entries shall be well lit and located along the sidewalk and along the circulation stairs, allowing for a secure pedestrian open space.

C: Weather protection at the entry shall be designed at entries and stairways. Gutters shall be designed to be visually integrated in the design.



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

- 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

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

C: the commercial spaces along jefferson will be protected from the weather by a recess in the building massing. there will also be a recessed entry at the main residential entry.

D: architectural features such as seating and widened steps will signal the main entry to the building.



PL3: STREET LEVEL INTERACTION

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

A. ENTRIES

- 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

- 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.
- 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.

A: the primary entry to the building is located within an inviting courtyard accessed off 15th street that is accentuated with generous steps and landscaping.

C: the commercial space to the east will have transparency through the space and both commercial spaces will all feature ample glazing along E Jefferson St.



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 well proportioned 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

A: Reducing Perceived Mass: The site has been broken up though deep building recesses to alleviate the perceived mass and length of the structure.

B: Façade Composition: All facades of the building will be designed in a uniform arrangement so that there is a consistency to the openings and materiality all the way around 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

- **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.

A: Building Open space relationship:
An exterior courtyard and an exterior staircase before the residence's entry will be located along the north facade of the building and will provide residents with a direct connection to the outdoors.



DC4: EXTERIOR ELEMENTS AND FINISHES

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

A. BUILDING-OPEN SPACE RELATIONSHIP

- **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.

B. Signage: Signage to the main entry is critical as the main door to the building is on the North side, away from the California Ave. SW.

D. Trees, Landscape and Hardscape materials: Plants will be chosen to accent the design and create inviting courtyards. The project will preserve the existing tree so as to enliven the public area. Permeable materials will be used as necessary in the courtyard.

ZONING CODE PROVISIONS

COMMENT:

	<p>PERMITTED AND PROHIBITED USES SMC 23.47A.004</p>	<p>ALL USES ARE PERMITTED OUTRIGHT</p> <p>G.</p> <p>1. LIVE WORK UNITS ARE PERMITTED OUTRIGHT</p> <p>2. IN PED. ZONE - NO MORE THAN 20% OF STREET FACING FACADE</p> <p>4. DEEMED NON-RESIDENTIAL USE</p>	<p>PROPOSED: RESIDENTIAL - COM. USE PROJECT NOT IN PED ZONE - COMPLIES</p>	
D1	<p>STREET LEVEL USES SMC 23.47A.005</p>	<p>C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FACADE IN NC-1 ZONES</p>	<p>PROPOSED:15TH AVE 39% RESIDENTIAL - REQ DEPARTURE</p>	
	<p>CONDITIONAL USES SMC 23.47A.006</p>	<p>DOES NOT APPLY</p>		
	<p>MAJOR PHASE DEV SMC 23.47A.007</p>	<p>DOES NOT APPLY</p>		
D2	<p>STREET LEVEL DEV STANDARDS SMC 23.47A.008</p>	<p>A. BASIC STREET LEVEL REQUIREMENTS</p> <p>1. APPLY TO STRUCTURES THAT CONTAIN RES. USE IN C ZONE</p> <p>2. BLANK FACADES</p> <p>a. BLANK DOES NOT INCLUDE WINDOWS / DOOR / STAIR / DECK / BAL / SCREENING AND LANDSCAPING OF FACADE</p> <p>b. BLANK SEGMENT BETWEEN 2-8 FEET NOT EXCEED 20 FEET IN WIDTH</p> <p>c. TOTAL OF ALL BLANK FACADE SEGMENTS NO EXCEED 40% OF WIDTH OF FACADE</p> <p>3. FACADE LOCATED WITHIN 10 FEET OF STREET LOT LINE</p> <p>B. NON-RESIDENTIAL STREET LEVEL REQUIREMENTS</p> <p>1. APPLY TO STRUCTURES W/ STREET LEVEL NON-RE SIDENTIAL USES (LIVE-WORK) THAT ALSO CONTAIN RESIDENTIAL USES IN C ZONES</p> <p>2. TRANSPARENCY</p> <p>a. 60% OF STREET FACING FACADE BETWEEN 2-8 FEET SHALL BE TRANSPARENT.</p> <p>b. TRANSPARENT AREAS SHALL PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE.</p> <p>3. DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM</p> <p>4. NON-RES USE AT STREET LEVEL SHALL HAVE FLOOR TO FLOOR HEIGHT OF 13 FEET MINIMUM.</p> <p>C. DOES NOT APPLY - PROJECT IS NOT WITHIN A PED. ZONE</p> <p>D. WHERE RES. USE IS LOCATED ALONG STREET FACING FACADE</p> <p>1. AT LEAST ONE OF STREET LEVEL - STREET FACING FACADES CONTAINING RES USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY</p> <p>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.</p>	<p>PROPOSED: PROJECT DOES NOT CONTAIN BLANK FACADES GREATER THAN 20 FEET IN LENGTH AND DOES NOT EXCEED 40% - COMPLIES</p> <p>NON-RES USES TO BE 60% TRANSPARENT - COMPLIES</p> <p>26.1 AVG DEPTH PROVIDED - REQ DEPARTURE</p> <p>13'-0" MIN. FLOOR TO FLOOR HEIGHT PROVIDED - COMPLIES</p>	
	D3		<p>E. WHEN A LIVE-WORK UNIT IS LOCATED ON A STREET-LEVEL STREET-FACING FACADE, THE PROVISIONS OF SUBSECTIONS 23.47A.008.A AND 23.47A.008.B, AND THE FOLLOWING REQUIREMENTS, APPLY:</p> <p>1.MINIMUM DEPTH OF NON RESIDENTIAL PORTIONS = 15'-0"</p> <p>2.EACH LIVE/WORK UNIT MUST INCLUDE AN EXTERIOR SIGN</p> <p>3.OWNER OF EACH LIVE/WORK UNIT MUST KEEP A COPY OF BUSINESS LICENSE</p>	<p>RES USE AT SOME POINTS LESS THAN 4'-0" ABOVE SIDEWALK - REQ DEPARTURE</p>
		<p>STANDARDS APPL. TO SPEC. AREAS SMC 23.47A.009</p>	<p>DOES NOT APPLY</p>	
	<p>MAX. SIZE OF NON-RES USE SMC 23.47A.010</p>	<p>D - IN C1 ZONES, OFFICES USES ARE LIMITED TO (1) FAR OR 35,000 SF</p> <p>DOES NOT APPLY - NO OFFICE USE PROVIDED</p>		
	<p>OUTDOOR ACTIVITIES SMC 23.47A.011</p>	<p>DOES NOT APPLY</p>		
	<p>STRUCTURE HEIGHT SMC 23.47A.012</p>	<p>A. NC1-30 = 30 FOOT HEIGHT LIMIT</p> <p>1a. INCREASE HEIGHT BY 4 FEET IF:</p> <p>1) 13 FOOT FLOOR TO FLOOR HEIGHT FOR NON-RES USE (LIVE-WORK) or</p> <p>2) RES USE AT STREET LEVEL HAS PARTIALLY BELOW GRADE STORY 4' BELOW MAX AND STORY ABOVE SIDEWALK 4' MIN.</p> <p>2)THE ADDITIONAL HEIGHT ALLOWED WILL NOT ALLOW AN ADDITIONAL STORY BEYON THE NUMBER THAT COULD BE BUILT UNDER THE APPL. HEIGHT LIMIT</p> <p>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.</p> <p>C. ROOFTOP FEATURES</p> <p>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.</p> <p>3. SOLAR COLLECTORS MAY EXTEND 4 FEET ABOVE HEIGHT LIMIT</p> <p>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.</p> <p>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</p> <p>7. SOLAR COLLECTORS, CLERESTORIES, GREENHOUSES - MUST BE 10 FEET AWAY FROM THE NORTH EDGE</p>	<p>PROPOSED: 30' BASE HEIGHT + 4' BONUS = 34' MAX HEIGHT</p> <p>PROJECT PROVIDES 13' MIN FLOOR TO FLOOR HEIGHT COMPLIES</p>	
	<p>FLOOR AREA RATIO SMC 23.47A.013</p>	<p>A. FAR LIMITS APPLY TO ALL STRUCTURES IN ALL C ZONES</p> <p>1. ALL GROSS AREA NOT EXEMPT UNDER D IS COUNTED AGAINST MAX GFA ALLOWED BY PERMITTED FAR.</p> <p>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.</p> <p>B. TOTAL FAR THAT IS SOLELY RES OR NON-RES USE IN 40' ZONE = 3.0</p> <p>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</p> <p>D. FOLLOWING GFA NOT COUNTED TOWARD MAX FAR.</p> <p>1. ALL UNDERGROUND STORIES</p> <p>2. PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FIN. GRADE WHICHEVER IS LOWER, EXCLUDING ACCESS</p>	<p>PROPOSED: BASE FAR = 2.25</p> <p>MAX FAR 2.5 B/C MIX OF RES AND NON-RES USES</p> <p>SITE AREA - 8,153 SF</p> <p>8,153 X 2.25 = 18,344</p> <p>BASE FAR TO RES USE</p> <p>8,100 X 2.5 = 20,382</p> <p>MAX FAR TO MIX USED (2,038 SF MAX COM SF)</p> <p>COMPLIES</p>	

SETBACK REQ. SMC 23.47A.013	<p>E. JEFFERSON ST - NO SETBACK REQ WEST SETBACK - NO SETBACK REQ 15TH AVE E - NO SETBACK REQ SOUTH SETBACK - SEE BELOW -</p> <p>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.</p> <p>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.</p>	<p>PROPOSED: 15'-0" MIN. CONTINUOUS REAR SETBACK - COMPLIES</p> <p>PROPOSED: GROUND FLOOR PATIOS AT GRADE PROVIDED AND 6 FOOT HIGH WOOD FENCE PROVIDED AT SOUTH AND WEST PROPERTY LINE - COMPLIES</p>
VIEW CORRIDOR SMC 23.47A.015	DOES NOT APPLY	
LANDSCAPING AND SCREENING STANDARDS SMC 23.47A.016	<p>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.</p>	
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	<p>A. EXTERIOR LIGHTING MUST BE SHIELDED AWAY FROM ADJ USES B. INT LIGHTING IN PARK GARAGES MUST BE SHIELDED TO MIN. NIGHT GLARE</p>	
AMENITY AREA SMC 23.47A.024	<p>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.</p>	<p>PROPOSED: 16,260 SF GFA RES USE X 0.05 = 813 SF AA REQ.</p> <p>ENTRY PATIOS AT GROUND FLOOR AND REAR YARD AA MEET REQ</p> <p>- COMPLIES</p>
LANDMARK DIST. SMC 23.47A.027	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	<p>PROPOSED: PROJECT WITHIN 12TH AVE URBAN CENTER VILLAGE - NO VEH. PARKING REQ 40 SEDU APARTMENTS X 0.75 = 30 BIKE PARKING REQ - COMPLIES</p>
SOLID WASTE AND RECYCLABLE MATERIALS SMC 23.54.040	PER TABLE A - 26-50 UNITS = 375 SF REQ	<p>PROPOSED: TRASH WILL COMPLY WITH SPU STANDARDS PER LIZ KAIN - COMPLIES</p>

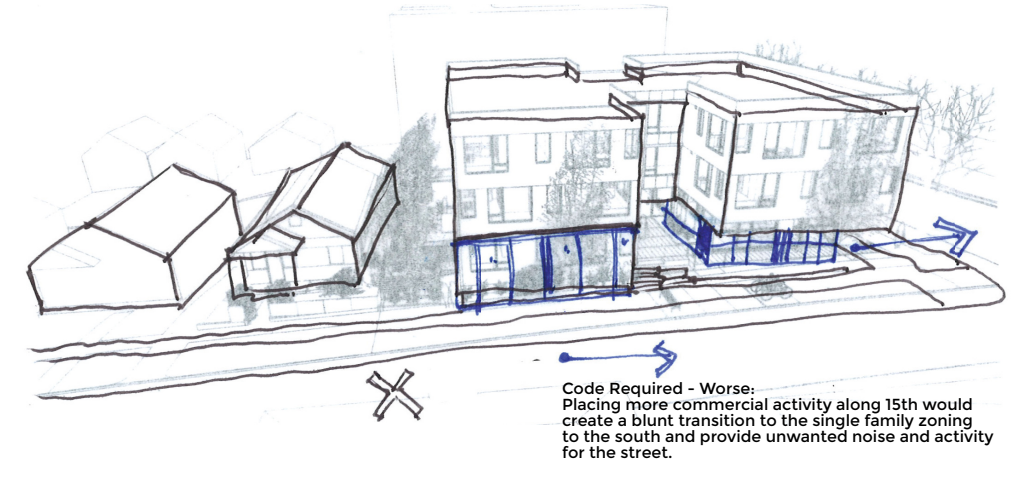
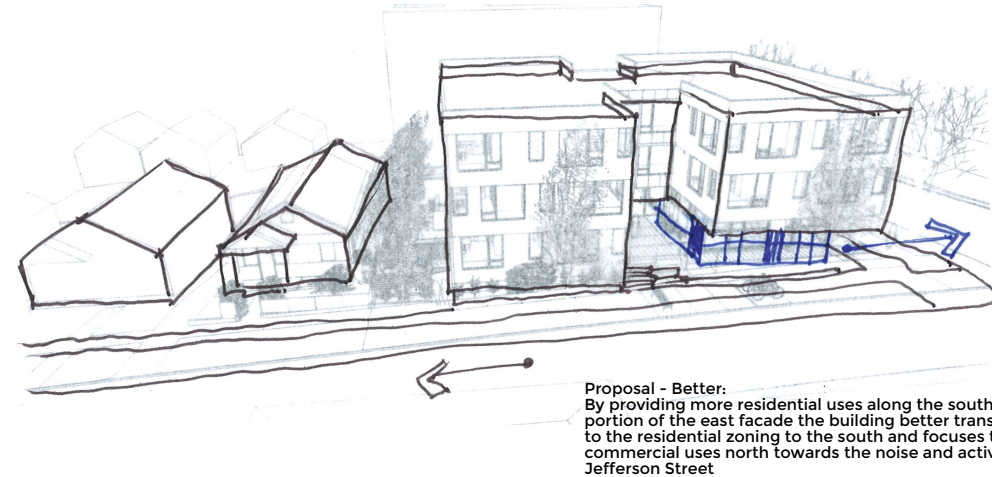
TITLE 23 - LAND USE CODE DEPARTURE MATRIX		
CODE REF	EXISTING STANDARD	RATIONALE
STREET LEVEL USES SMC 23.47A.005	C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FACADE IN C-1 ZONES	The adjacent properties to the south of the site and the adjacent zoning is of a much more residential character. Rather than having a predominantly commercial facade 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: 15TH AVE 39%	
STREET LEVEL DEV STANDARDS SMC 23.47A.008.B	B.3 - DEPTH PROVISIONS: .30 FEET AVERAGE DEPTH / 15 FEET MINIMUM	The project is providing a covered exterior walkway and patio along Jefferson Street to aid in providing a stronger connection to the street. This place will be protected from the rain and will also lend a place for public seating associated with the provided commercial use. CS2.B.2
	PROPOSED DEPARTURE	
	26.1 FEET PROVIDED (13% DEPARTURE)	
STREET LEVEL DEV STANDARDS SMC 23.47A.008.D	D2. 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.	The project is requesting relief from the required departure due to the location of this residential use in respect to the adjacent residential zoning and the desire to provide windows that engage the public realm and provide eyes on the street, while also providing adequate privacy for the two residential units located along 15th. The windows that are provided in this location feature sill heights that maintain privacy on this already quiet residential street and to further assist in buffering this transition plantings will be located between the sidewalk and the building. (PL2.B.1 / PL3.B.1)
	PROPOSED DEPARTURE	
	37" @ SE CORNER / 1'11" @ NE CORNER - ALONG 15TH AVE E	

1.

SMC 23.47A.005.C.1 - required:
C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN
20% OF STREET FACING FACADE IN C-1 ZONES

proposed:
15TH AVE 39%

rationale:
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 facade 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

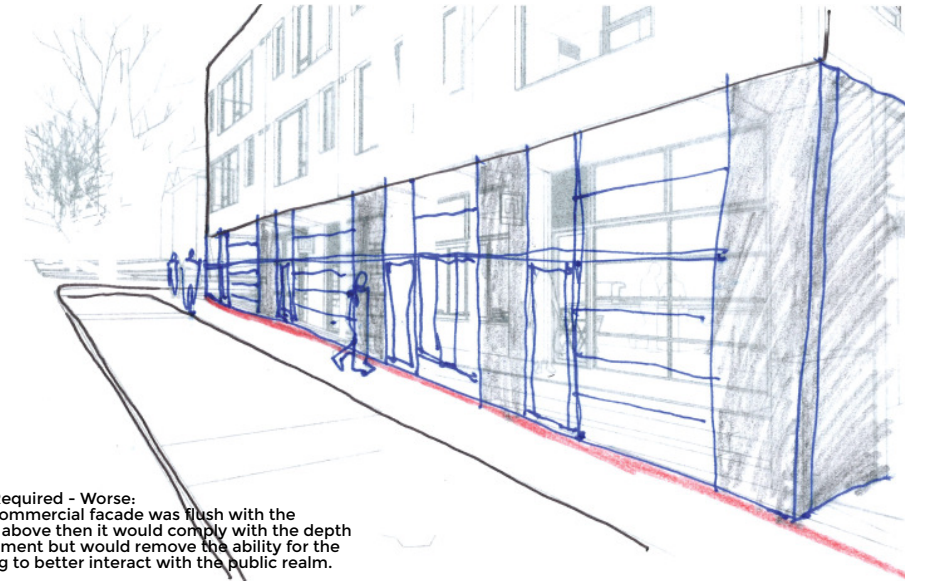
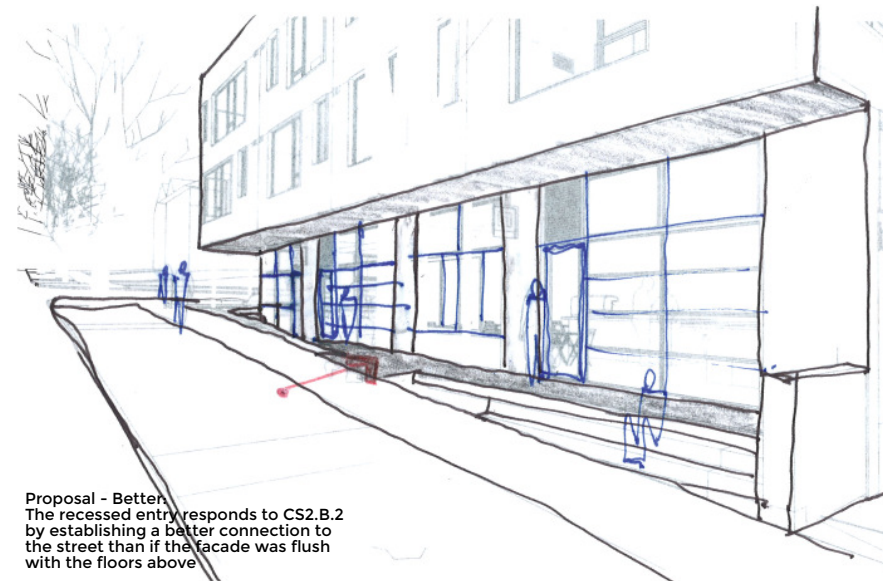


2.

SMC 23.47A.008.B required:
B.3 - DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM

proposed:
26.1 FEET PROVIDED (13% DEPARTURE)

rationale:
The project is providing a covered exterior walkway and patio along Jefferson Street to aid in providing a stronger connection to the street. This place will be protected from the rain and will also lend a place for public seating associated with the provided commercial use. CS2.B.2

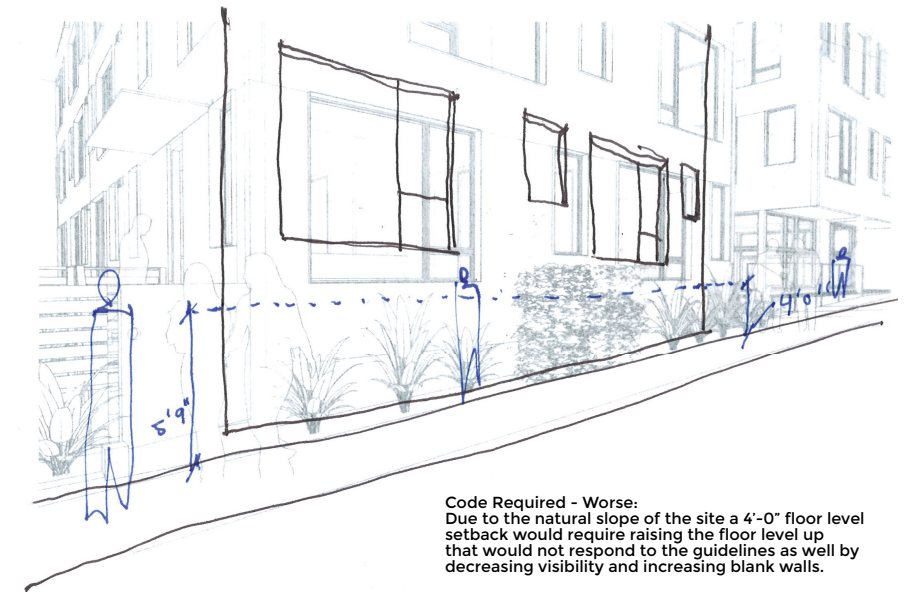
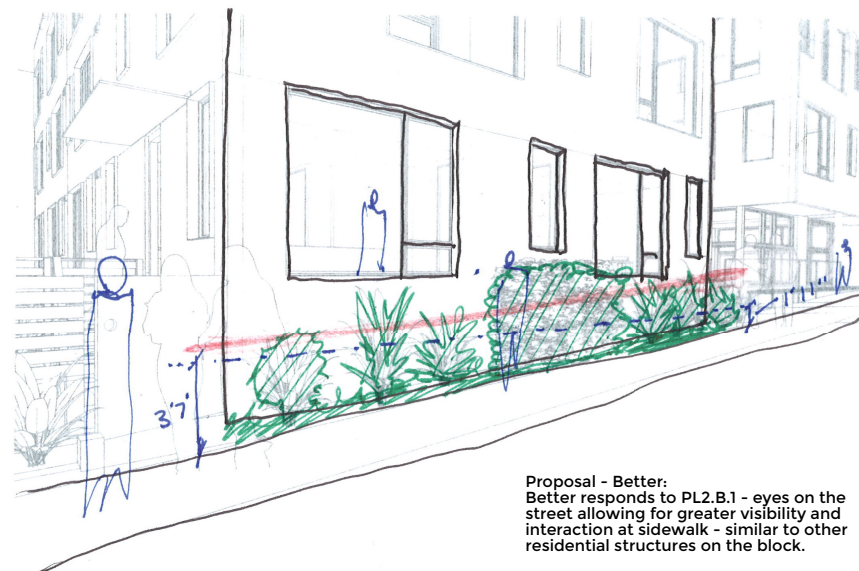


3.

SMC 23.47A.008.D required:
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:
3'7" @ SE CORNER / 1'11" @ NE CORNER - ALONG 15TH AVE E

rationale:
The proposal is requesting relief from the required departure due to the location of this residential use in respect to the adjacent residential zoning and the desire to provide windows that engage the public realm and provide eyes on the street, while also providing adequate privacy for the two residential units located along 15th. The windows that are provided in this location feature sill heights that maintain privacy on this already quiet residential street and to further assist in buffering this transition plantings will be located between the sidewalk and the building. (PL2.B.1 / PL3.B.1)





Remington Court Townhomes



Harvard Avenue Apartments



Killebrew Apartments



Kulle Apartments