

COURTYARD @ CLAREMONT

3219 Claremont Ave | Seattle, WA 98144

3021615

HYBRID

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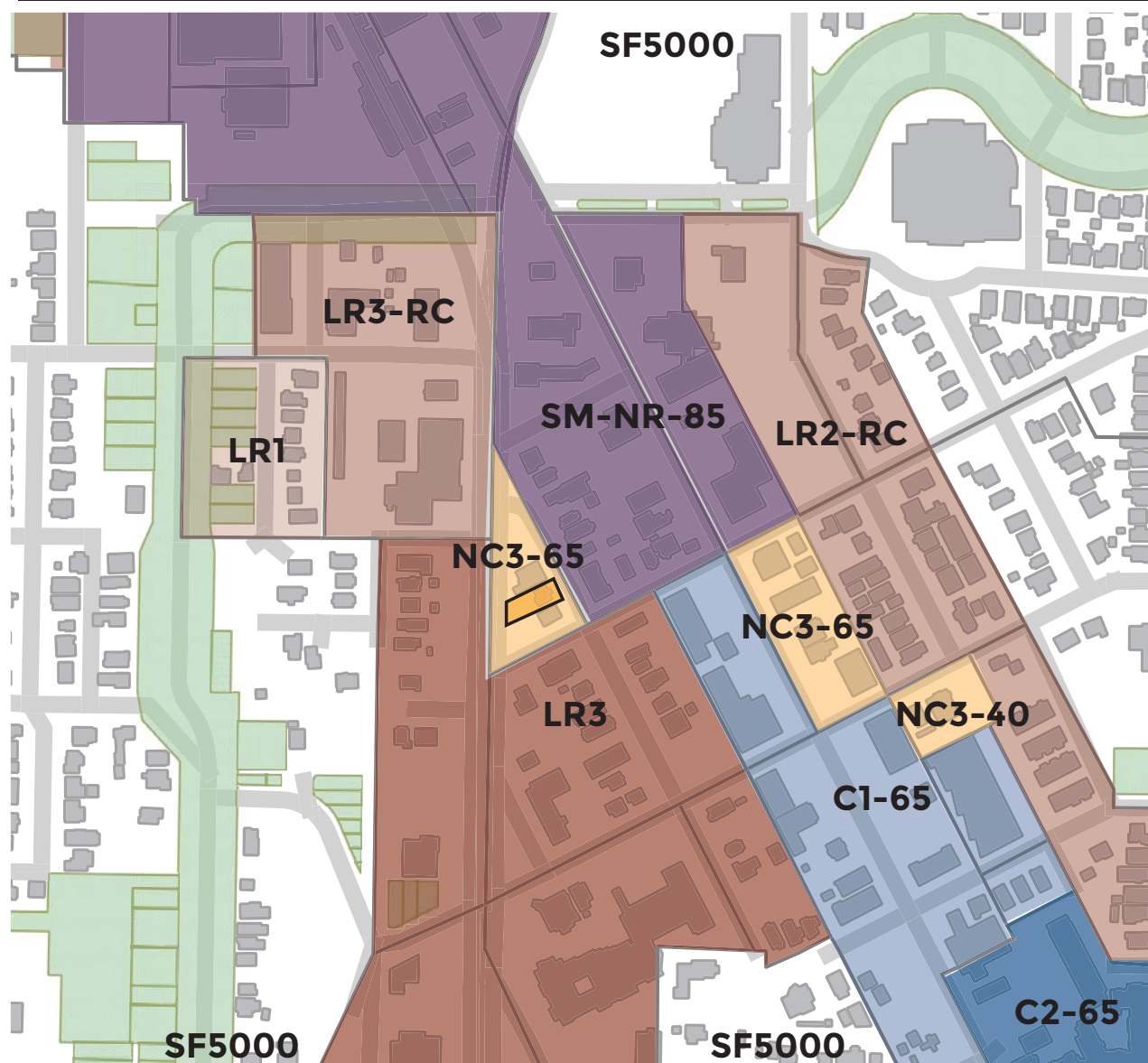
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Zoning Map

The site sits within an NC3-65 zone which features a mixture of commercial and residential uses. The zoning adjacent to the site to the west and south is LR3 and consists of a mixture of small multifamily and single family structures. On Claremont avenue, the lot opposite to our site is a mixed use 85 feet high development.

Aerial Map

Looking at the site from the air presents a diverse and sparsely dense environment, a mix of vacant lots, one or two story buildings and parking lots. Martin Luther King Jr. Way S. presents an elevated train rail. The neighborhood scale increases on Rainier Ave. S.





Typologies/Usages

The site is surrounded by a mixture of single family houses, one story commercial buildings and new apartments structures. Further to the north is a high school (Franklin High School) and the Mount Baker Train station.

- Civic
- Single Family/Townhouse
- Apartment/Condominium
- Commercial

Proposed Developments



150 Units
112,553 SF Residential Units
6,720 SF Comm.



10 Units
10,860 SF Residential Units








5 Units
5,000 SF Residential Units



Speed/Noise / Transit

There is a great deal of noise generated from the fast moving traffic along Martin Luther King Jr. Way S. especially during morning and afternoon commutes. On the other hand, the road noise is dramatically reduced to the east along Claremont Ave.

The project will aim to reduce noise infiltration into the site and by creating a new structure on this currently vacant site will also aid in helping buffer noise to the adjacent sites to the east along the Alley.

-  Bus Stop
Bus routes: 7, 9, 38, 106
-  Major Arterial
-  Minor Arterial
-  Alley
-  Light Rail



Key Map



5 Single family housing



9 Newer condominiums



6 Mount Baker Train station



10 Church



1 New single family housing



3 Service



7 Elevated pedestrian bridge



11 Service



2 Retail



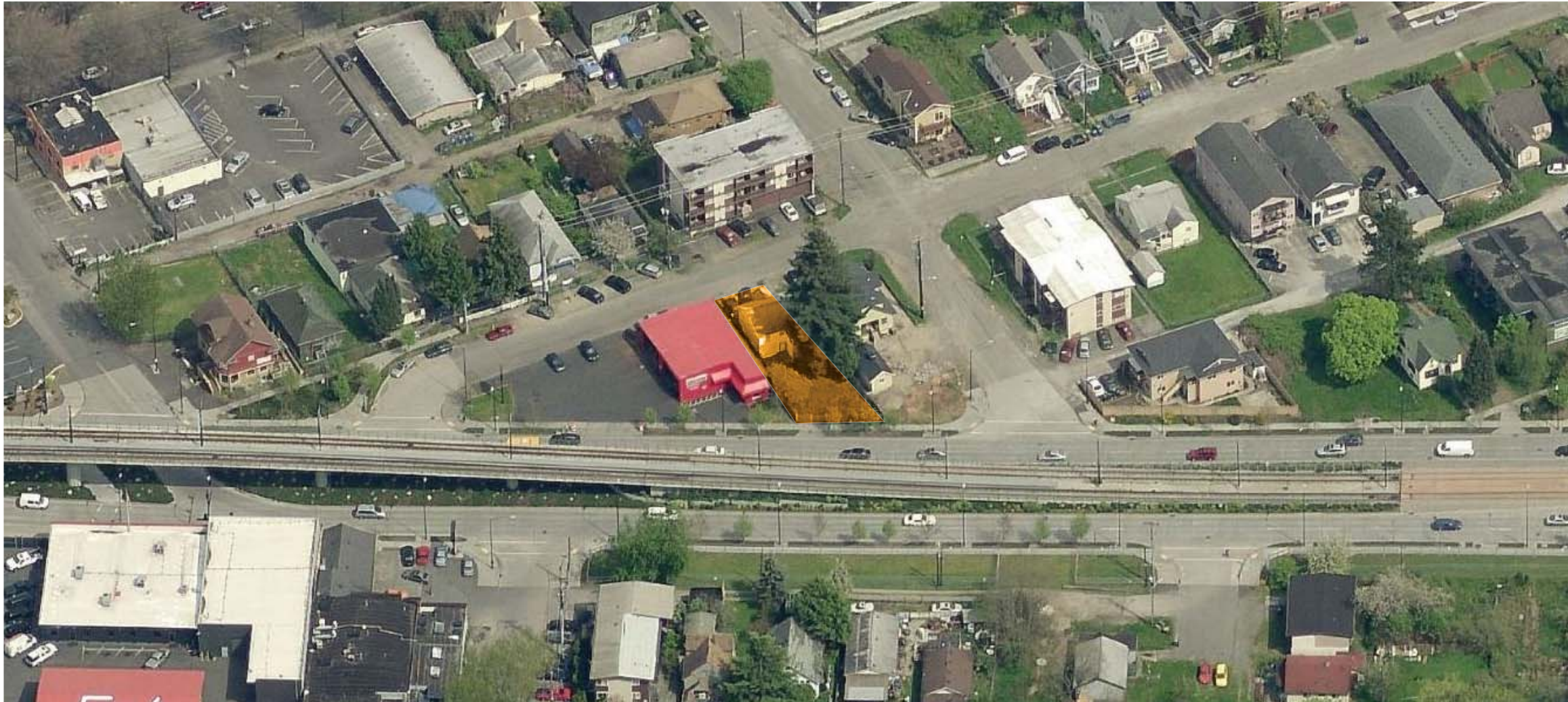
4 High school stadium grounds



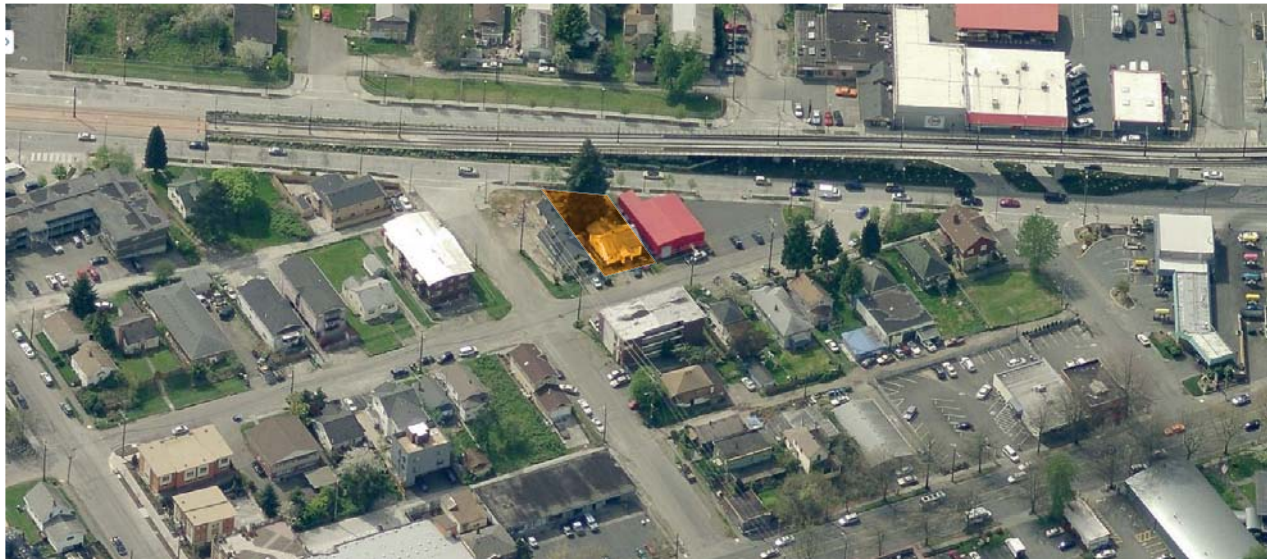
8 Elevated train track



12 Apartment building



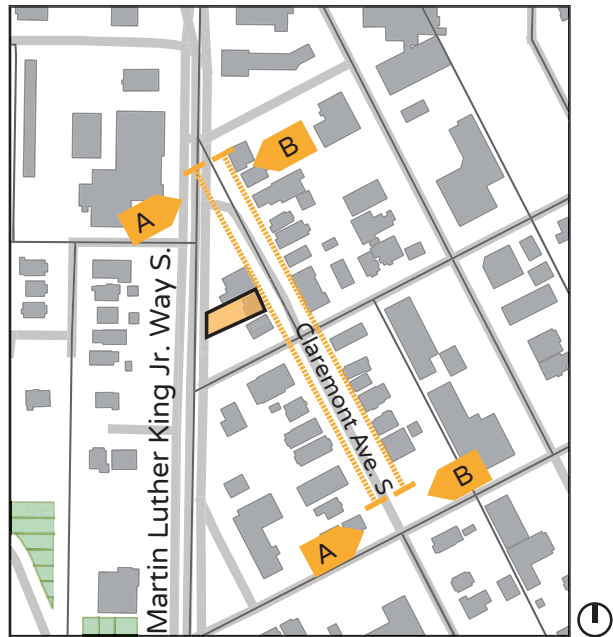
North west Aerial



South east Aerial



South west Aerial



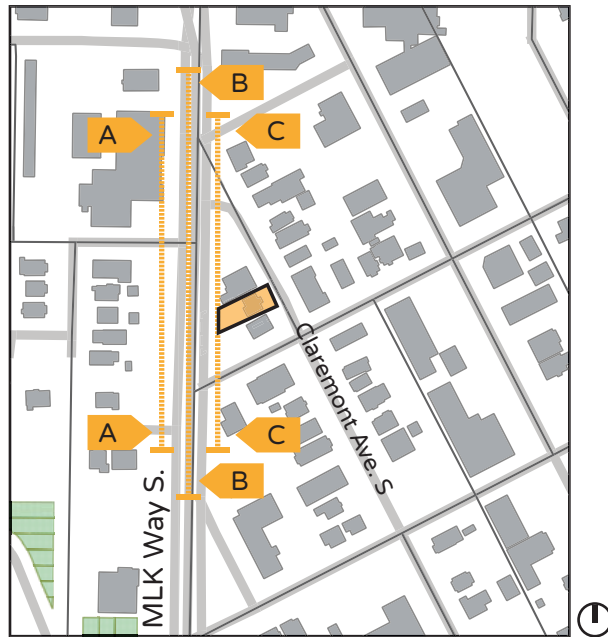
A Claremont Ave. - West

ACROSS FROM SITE



SITE

B Claremont Ave - East



Commercial Use
Car repair shop north of property



Commercial Landscaping company
Small House south of property



ACROSS FROM SITE

A Martin Luther King Jr. Way S. - Across the light rail



ACROSS FROM SITE

B Elevated Rail track



SITE

C Martin Luther King Jr. Way S.

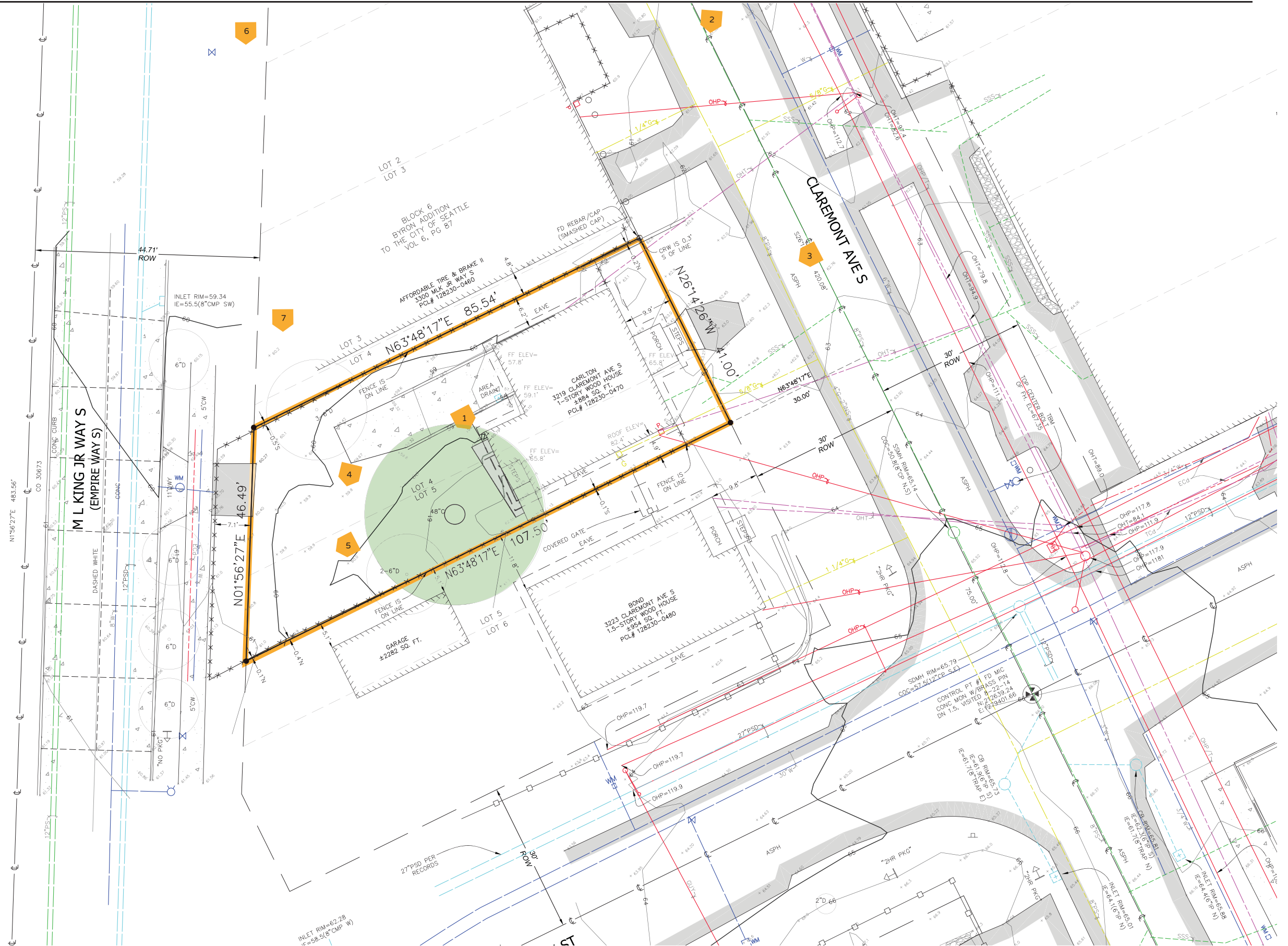
Site Analysis

3219 CLAREMONT AVE
SITE AREA: 3,9587 SF

Topography:
The site slopes ~3 feet east to west with the southwest corner at ele. ~60'. The highest corner of the site is at the southeast along Claremont Ave, which is at ele. ~62.6'.

Landscaping:
There is one existing exceptional tree
See Arborist report

Legal Description:
LOT 4, EXCEPT THE NORTH 4 FEET THEREOF AND LOT 5, EXCEPT THE SOUTH 15 FEET THEREOF, ALL IN BLOCK 6 OF VOLUME 6 OF PLATS, PAGE 87, SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.





1 Existing house and tree



2 Neighboring retail space and existing house



3 Facade of existing house on Claremont Ave.



4 Plot and elevated train track



5 Elevated train track



6 Plot on Martin Luther King Jr. Way S.



7 Plot on Martin Luther King Jr. Way S.

Exceptional tree:

In the center of the plot is an exceptional tree. It is a Coast Redwood (*Sequoia sempervirens*) whose life expectancy is 1000 years. According to the Arborist report, it is in good condition.



The project site is located on a residential street in the south end of Seattle. The neighborhood is comprised mainly of single family homes and older apartment dwellings. The existing home, shown in the photograph at left, is vacant. The subject tree is growing in the back yard of the property. Also seen at left, this tree is a Coast Redwood (*Sequoia sempervirens*) and is the only tree of a significant size; a flowering shrub and small plantings were also present.

The tree is a semi-mature example of the species which can live for well over a thousand years, if left undisturbed. This particular tree was assessed to be in good condition with good leaf cover and color. Other than the fact that it is co-dominant (with two trunks); there are no additional structural defects and no apparent issues relative to tree health. The tree was found to be suitable for retention.



The Directors Rule 16- 2008

A list of species and **Threshold Diameters** is provided in the Directors Rule. Individual trees are measured at 4.5' above the ground, the Diameter at Breast Height (DBH). The intent of the procedure is to identify **Exceptional Trees**. These are trees of particular species, of significant size, in good condition. The Directors rule states that exceptional tree determination will be attributed to trees *by virtue of size, species, condition, cultural/historic importance, age, and/or contribution as part of a grove of trees.*

In designating a tree as exceptional, threshold diameters are established. Trees equal or greater than the threshold diameter are assessed for condition, historical value, projected life-span, survivability and hazard potential as determined by Risk Assessment.

Information was gathered during the field study on the form shown in the following section. The form delineates into the following categories:

- **Tree Number** Identification number as shown on the attached plan.
- **Species and Origin** Tree species common name and origin N= native nn= non-native.
- **DBH** Diameter of the trunk at 4.5' Diameter at Breast Height = **DBH**.
- **Threshold Diameter** DBH at which species are considered exceptional in reference to Table 1 of Directors Rule 16-2008 or if not listed in Table 1 the threshold diameter is 30" or 65% - 75% of the largest documented tree of the same species, whichever is less.
- **Tree Grove** Exceptional status based on a group of eight or more trees of 12" in diameter or greater that form a continuous canopy.
- **Health and structural condition** An evaluation of the tree for vitality, disease, decay, defect and form. Poor, Moderate, Good.
- **Risk Assessment** Exceptional trees that represent a significant risk of failure or are not likely to survive following construction are subject to a Risk Assessment.
- **Directors Rule status** Given the preceding criteria whether the tree should be designated as exceptional. If non-exceptional, excluded by poor condition/risk C, non-exceptional species, Spp. Below threshold size, Si.

Tree Number	Species	DBH	Threshold Diameter	Health & Structural Condition	Risk Assessment Rating	Directors rule status
1	Sequoia nn	65"	30"	Good	N/A	*Exceptional

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

- **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.

D. PLANTS AND HABITAT

- **On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Preservation of significant tree: The mass of the building is broken down around the large tree.

Courtyard: The project creates an outdoor courtyard for the residents of the building. The courtyard allows for natural ventilation for the ground commercial spaces and the residential units above.

Orientation of residential units: The apartments are oriented along and East - West axis to minimize solar exposure and increase cross ventilation.



CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- **Evolving Neighborhoods:** In neighborhoods where architectural characters evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The Mount Baker neighborhood is undergoing a period of development and growth. Following the recommendations made by Mount Baker Urban overlay, this project will both acknowledge the current vehicular dominance of the context but also propose attractive ways of providing retail and public spaces at ground floor level while also maintaining the security and privacy of residents.



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.

Open space at the ground level:
The Mount Baker Urban overlay suggests a broader network of open spaces through the neighborhood. In the project, we intend to have the courtyard be a means to a safe open space for the residents and the commercial retail users.
The project will also engage with the street with the sidewalk on Claremont Avenue.

Open space for the residential units:
The project also offers a series of outside circulation to each of the units.



PL2: WALKABILITY

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

B. SAFETY AND SECURITY

- **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- **Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Eyes on the Street: The project will feature ground floor commercial storefronts along Marting Luther King Jr. Way S. Claremont ave. The courtyard at the center of the lot allows for transparency, visibility through the structure to provide a greater connection to the street. The entry to the residences are at the center of the lot and are thus within a safe environment where lines of sight and natural surveillance occurs within the courtyard.

Lighting for Safety: Lighting at sufficient lumen intensity will be provided to insure proper safety of residents.



PL4: ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

B. PLANNING AHEAD FOR BICYCLISTS

- **2. 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.

Serving all Modes of Travel: The project will feature vehicular parking as well as parking for bikes and provide assistance to residents to utilize public transit.



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.

A. MASSING

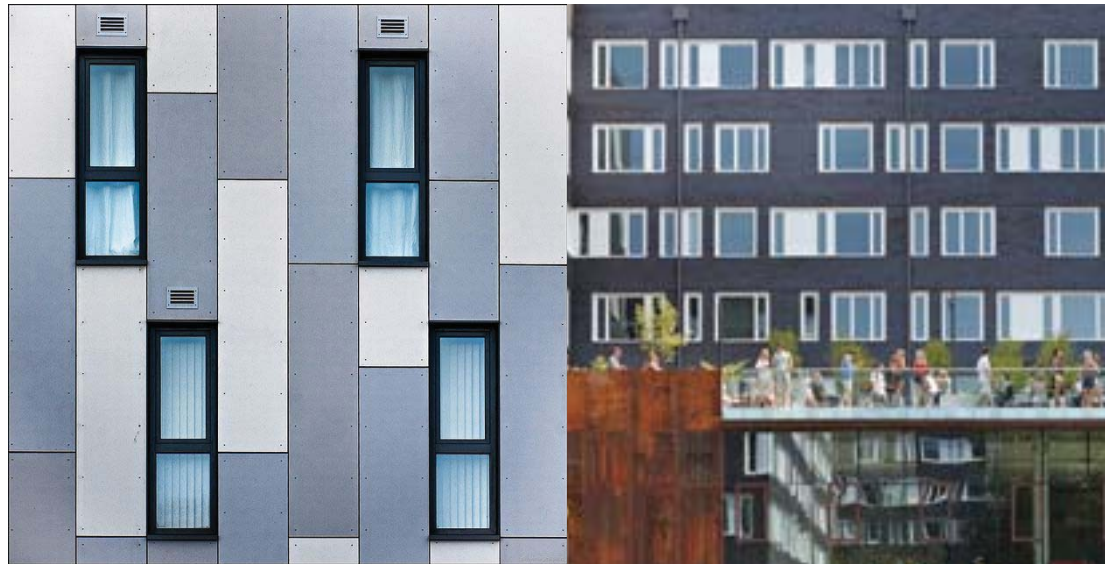
- **2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

D. SCALE AND TEXTURE

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

Reducing Perceived Mass: The residences are divided in two though a courtyard to help break down the perceived mass and length of the structure and more closely relate it to the massing of its context.

Scale and texture: Some facades of the building will be designed with corrugated metal to help provide texture.



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.

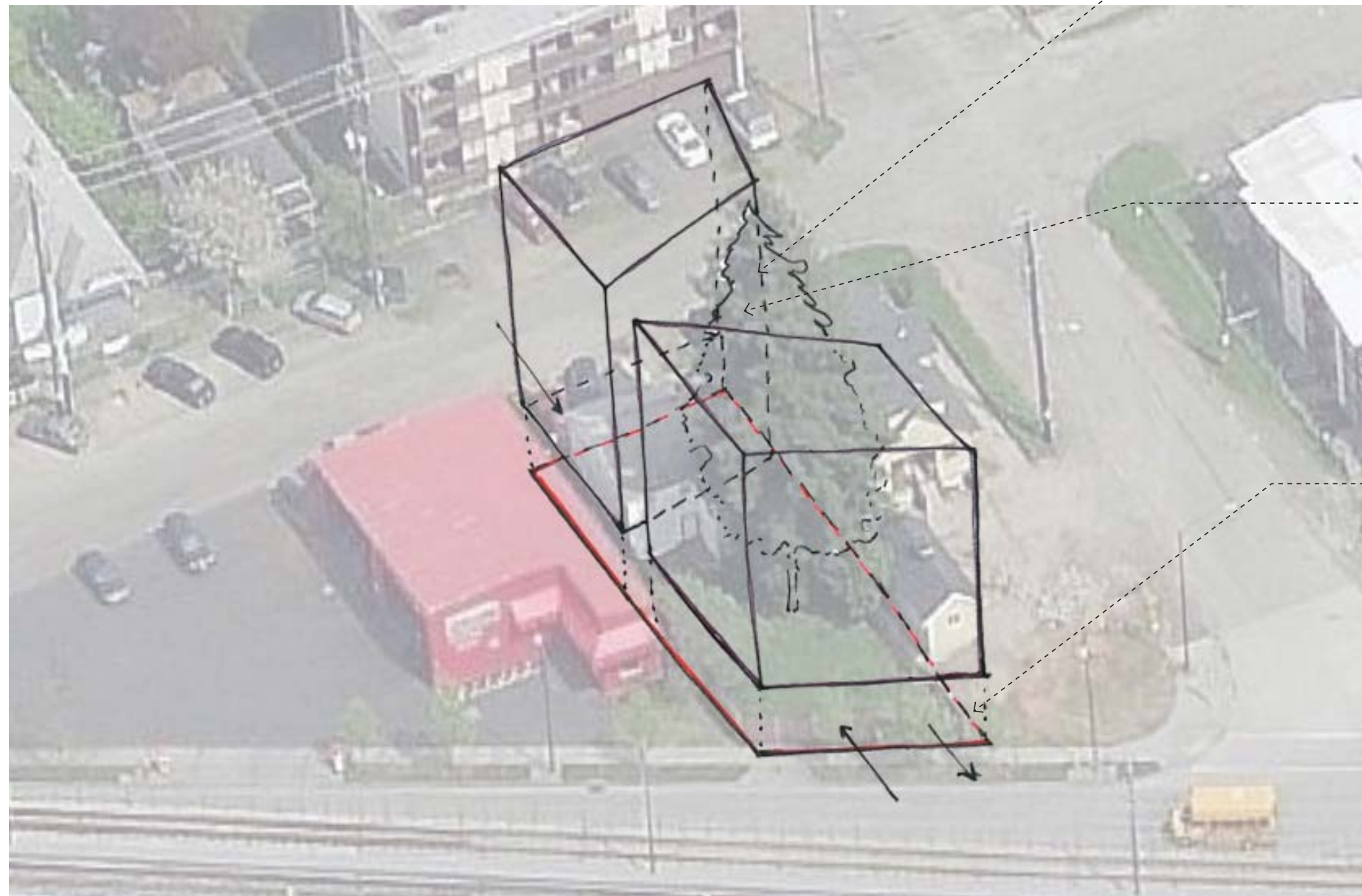
A. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- **2. 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.

Building Materials: Corrugated metal will be selected along the Martin Luther King Jr. Way S. to help provide a visual and auditory buffer to the constant vehicular movement outside. Corrugated metal is distinctive, high quality and a durable material.

Hardscaping materials: Materials within the courtyards will also be selected to help provide a human scale to the space and similar to the landscaping design, the hardscape at the main residential and commercial entries will be designed to welcome and usher residents and guests into the building.

SITE DESIGN PRIORITIES



1.
respect the exceptional tree in the middle of the plot

2.
provide transparent facade and courtyard at ground level for retail

3.
main residential entry off Claremont Ave with external circulation that opens to external courtyard

4.
orient units away from the exceptional tree



Varied Window Openings



Courtyard Space



Playful mix of landscape and hardscape



Mix of Industrial Metal Cladding and Wood Accents

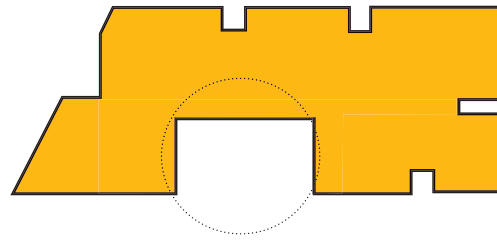


Experience of existing tree (note- project will not surround trunk)



SAVE THE TREE

MASSING SOLUTIONS



Option 1

30 Units (50% SEDU)
 1,606 COM. SF
 2,370 RES SF
 3283 GSF

Positive

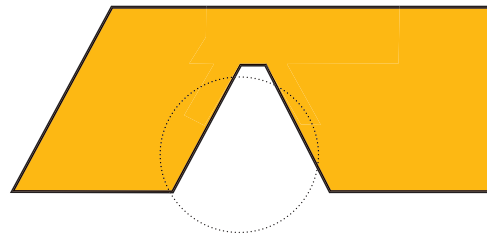
- Units do not have views to the tree
- Internal facing units
- Facade offers relief on North and South

Negative

- Retail has no views to the courtyard
- Retail on MLK is limited
- Inefficient circulation
- Long ground floor corridor
- Building encroaches on tree on North
- Small commercial spaces
- Elevation and stairs on perimeter making the building bulkier on the edge

Departures

- No Departures Req - Code Compliant



Option 2

30 Units (66% SEDU)
 1,629 COM. SF
 2,536 RES SF
 3,306 GSF

Positive

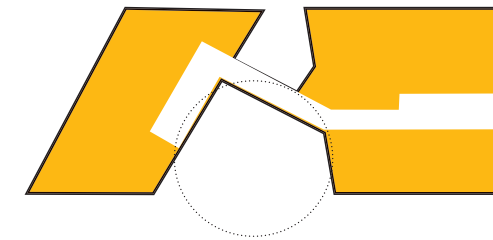
- Very efficient massing
- All retail has views to the courtyard
- Very efficient circulation

Negative

- Long ground floor circulation corridor
- Monolithic facade without relief
- Long units with minimum width
- Perceived height on perimeter of North facade
- Building encroaches on tree on East and West

Departures

- No Departures Req - Code Compliant



Option 3

35 Units (70% SEDU)
 1,592 COM. SF
 2,252 RES SF
 2,900 GSF

Positive

- Facade offers relief
- Diverse unit forms
- Large retail on MLK
- Dynamic circulation form
- Reduced massing on North facade

Negative

- Blank facade on North and South

Departures

- No Departures Req - Code Compliant

NOTES

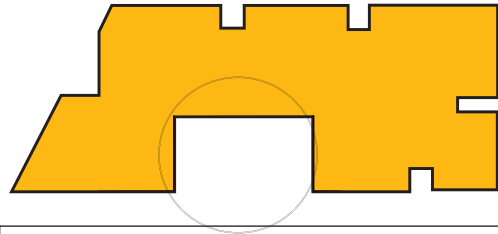
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Option 1

30 Units (50% SEDU)
1,606 COM. SF
2,370 RES SF
3283 GSF

Positive

- Units do not have views to the tree
- Internal facing units
- Facade offers relief on North and South

Negative

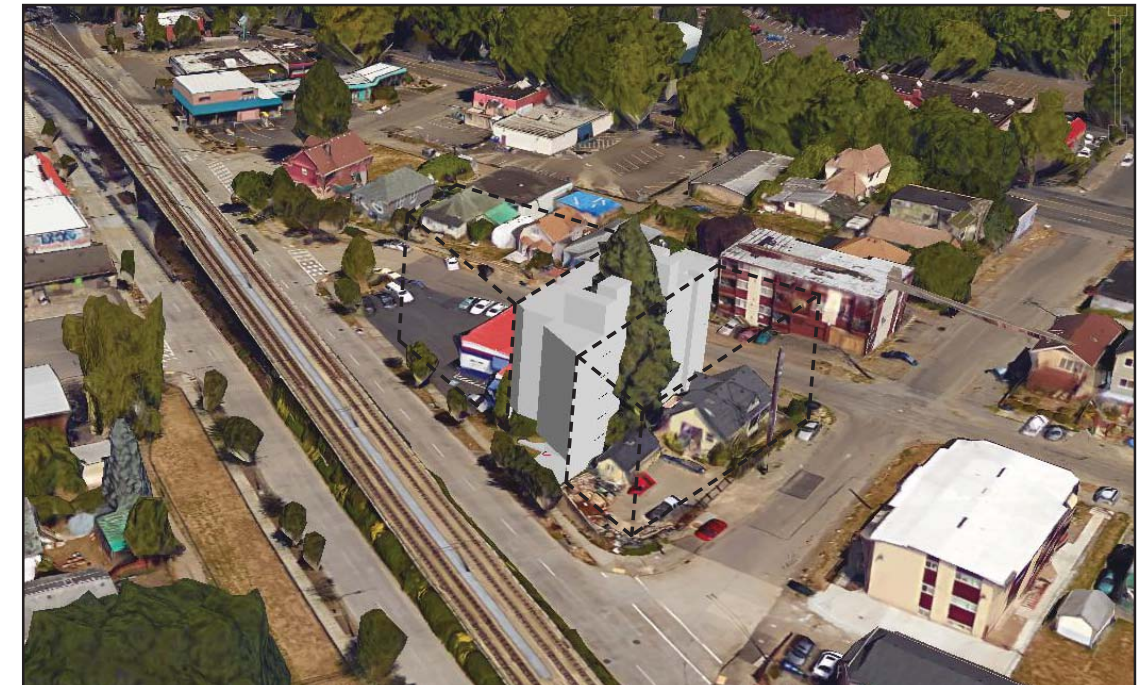
- Retail has no views to the courtyard
- Retail on MLK is limited
- Inefficient circulation
- Long ground floor corridor
- Building encroaches on tree on North
- Small commercial spaces
- Elevation and stairs on perimeter making the building bulkier on the edge

Departures

- No Departures Req - Code Compliant



NE Aerial Image
shifts in massing allow for relief along north facade



SW Aerial Image
space dedicated to existing tree

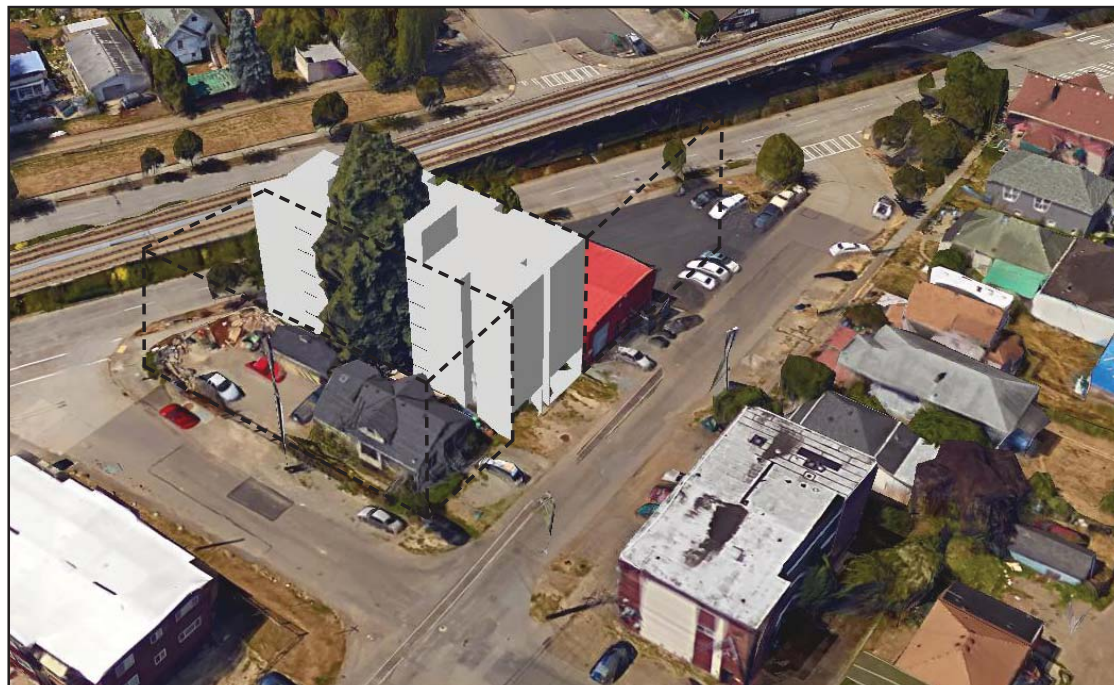


SW Street Image

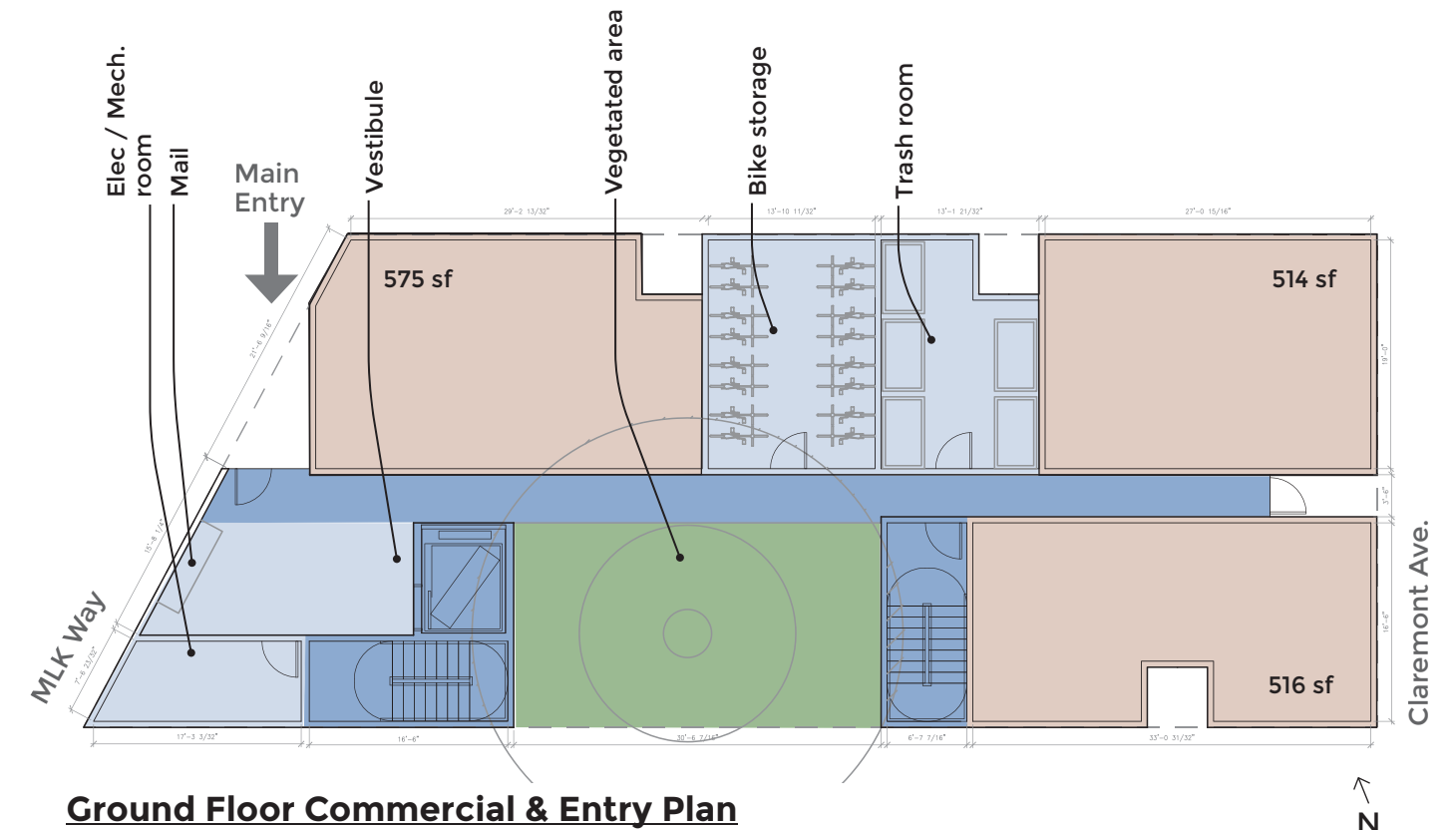
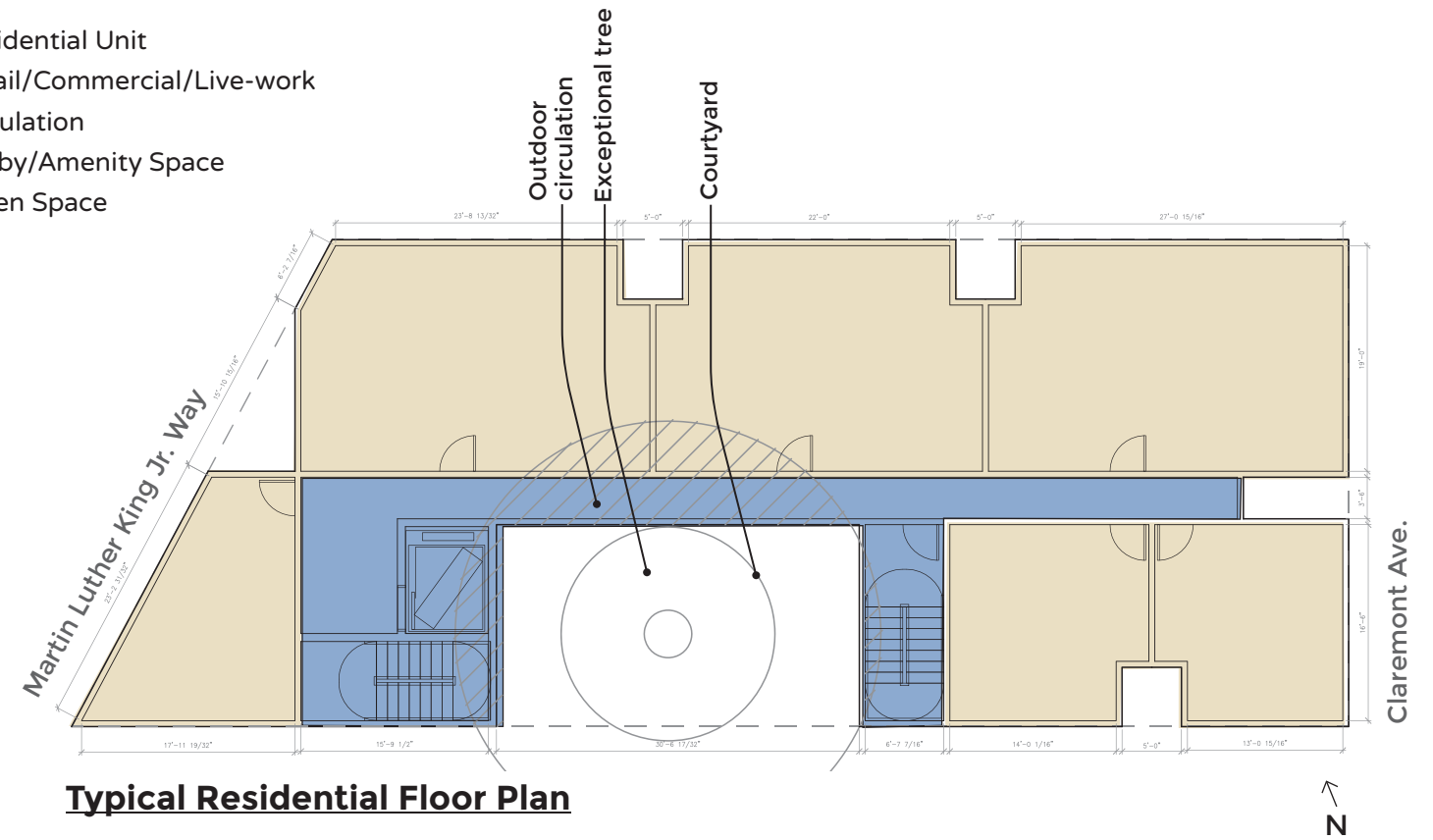
Highlight existing tree with circulation centered around tree

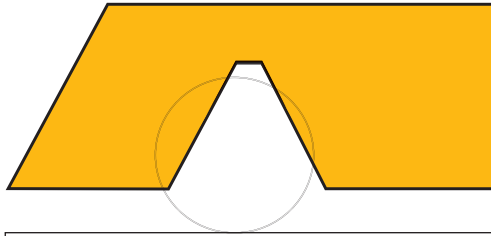
SE Aerial Image

Vertical breaks in massing allow for break down of bulk and scale



- Residential Unit
- Retail/Commercial/Live-work
- Circulation
- Lobby/Amenity Space
- Green Space





Option 2

30 Units (66% SEDU)
1,629 COM. SF
2,536 RES SF
3,306 GSF

Positive

- Very efficient massing
- All retail has views to the courtyard
- Very efficient circulation

Negative

- Long ground floor circulation corridor
- Monolithic facade without relief
- Long units with minimum width
- Perceived height on perimeter of North facade
- Building encroaches on tree on East and West

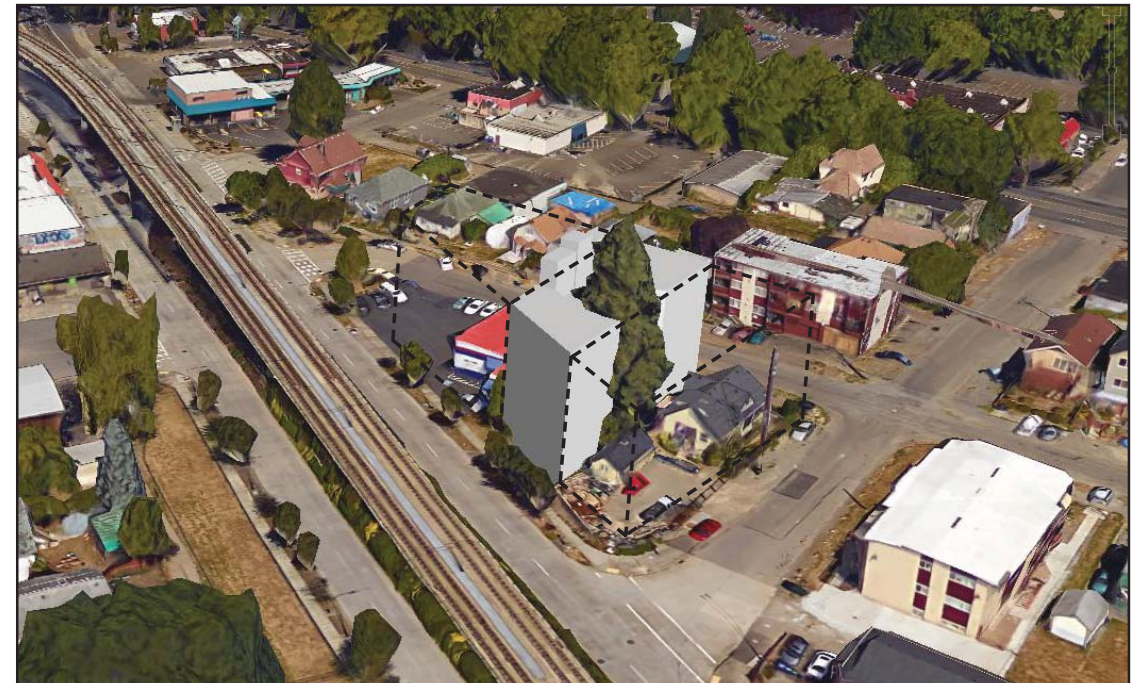
Departures

- No Departures Req - Code Compliant



NE Aerial Image

Divided massing along north facade to allow light and air into project and to allow for external circulation



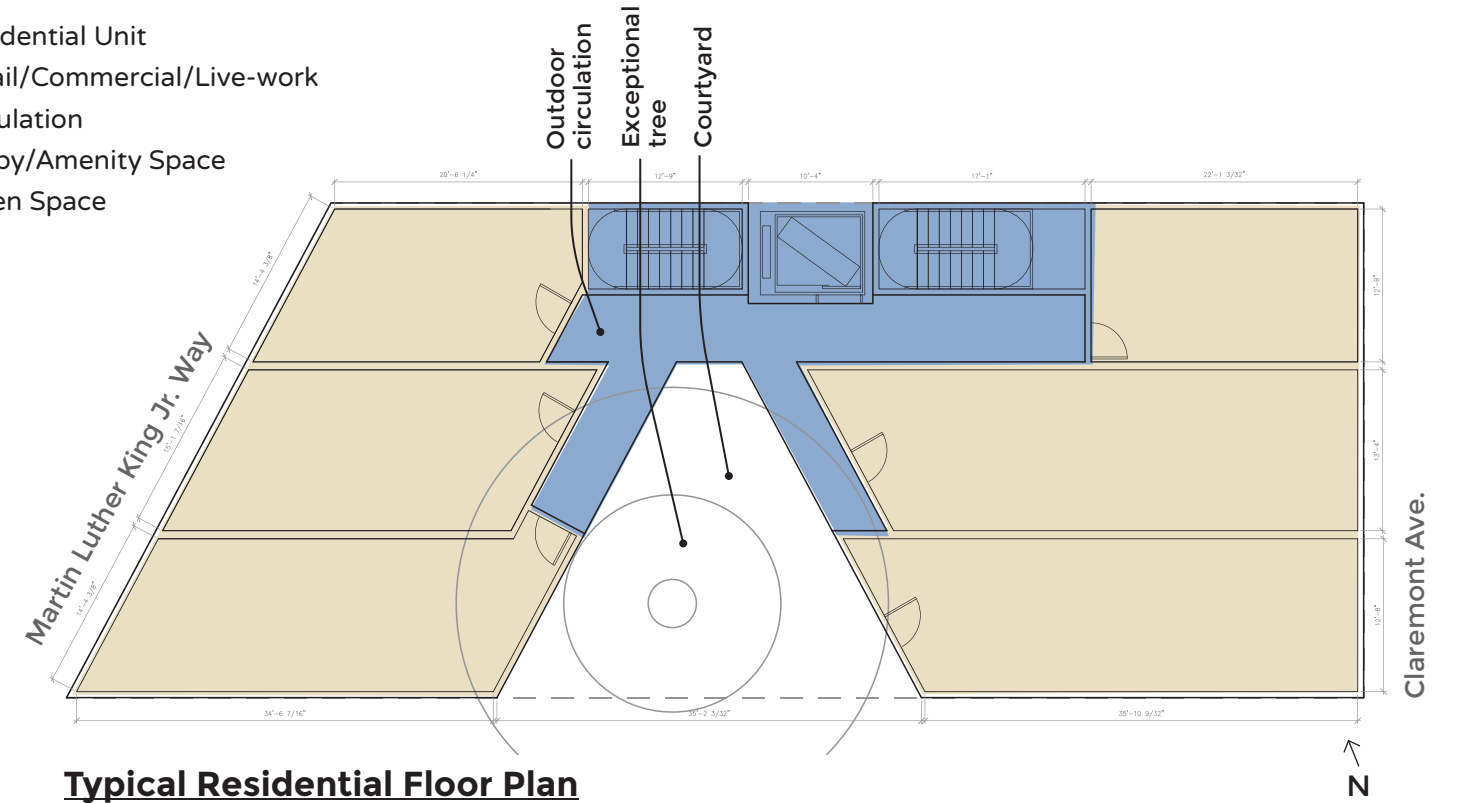
SW Aerial Image

Ample space dedicated to existing tree



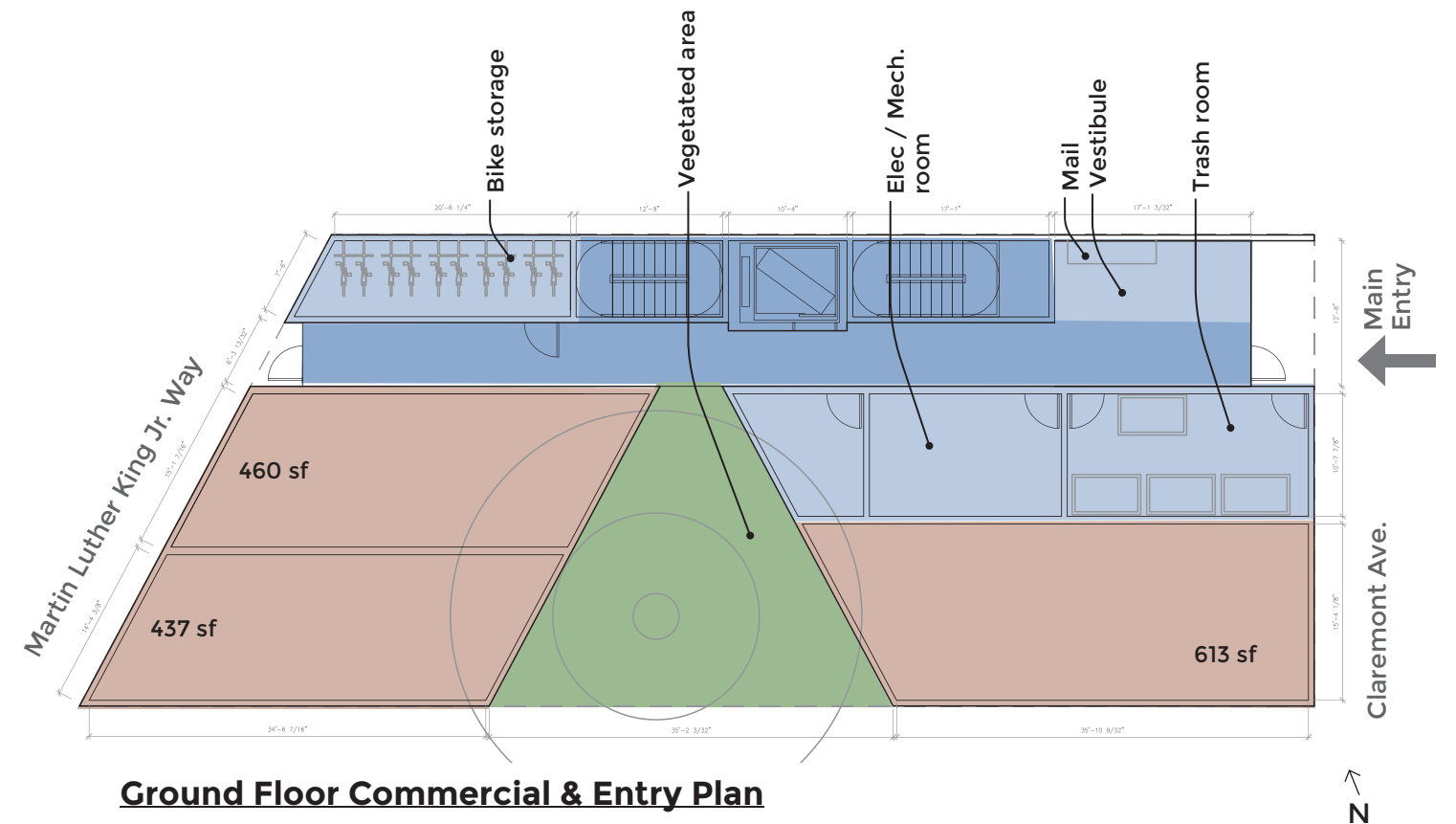
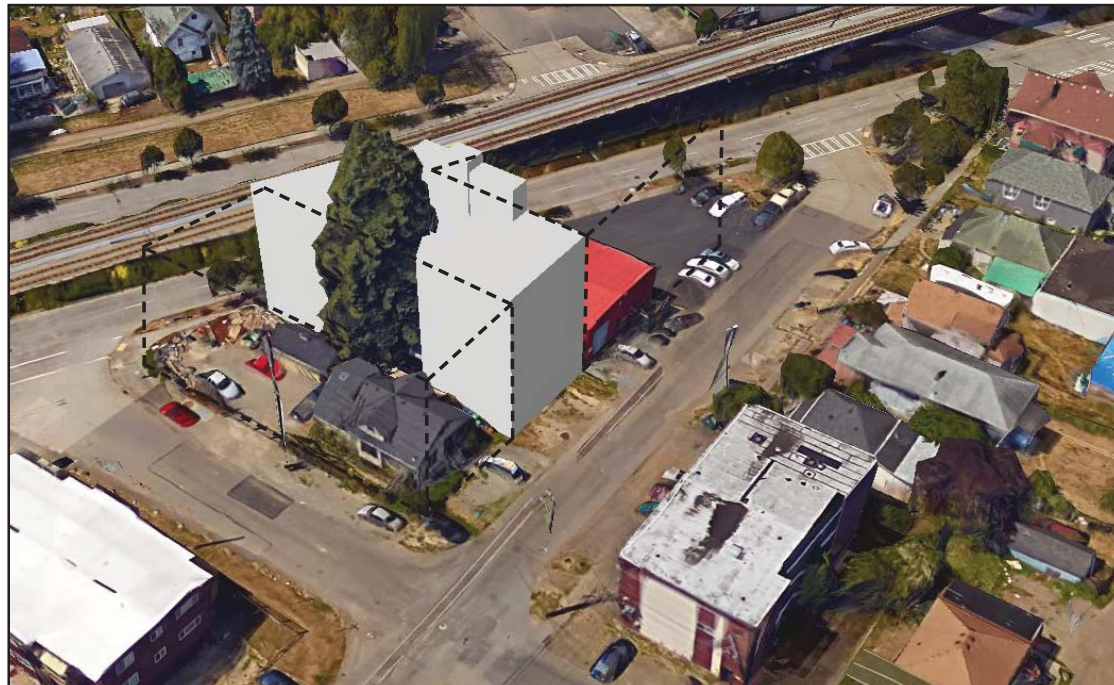
SW Street Image
Highlight existing tree

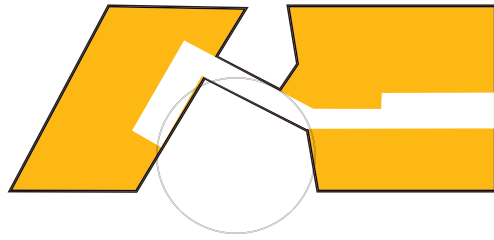
- Residential Unit
- Retail/Commercial/Live-work
- Circulation
- Lobby/Amenity Space
- Green Space



SE Aerial Image

External Circulation allows for opening in massing along east facade





Option 3

35 Units (70% SEDU)
1,592 COM. SF
2,252 RES SF
2,900 GSF

Positive

- Facade offers relief
- Diverse unit forms
- Large retail on MLK
- Dynamic circulation form
- Reduced massing on North facade

Negative

- Blank facade on North and South

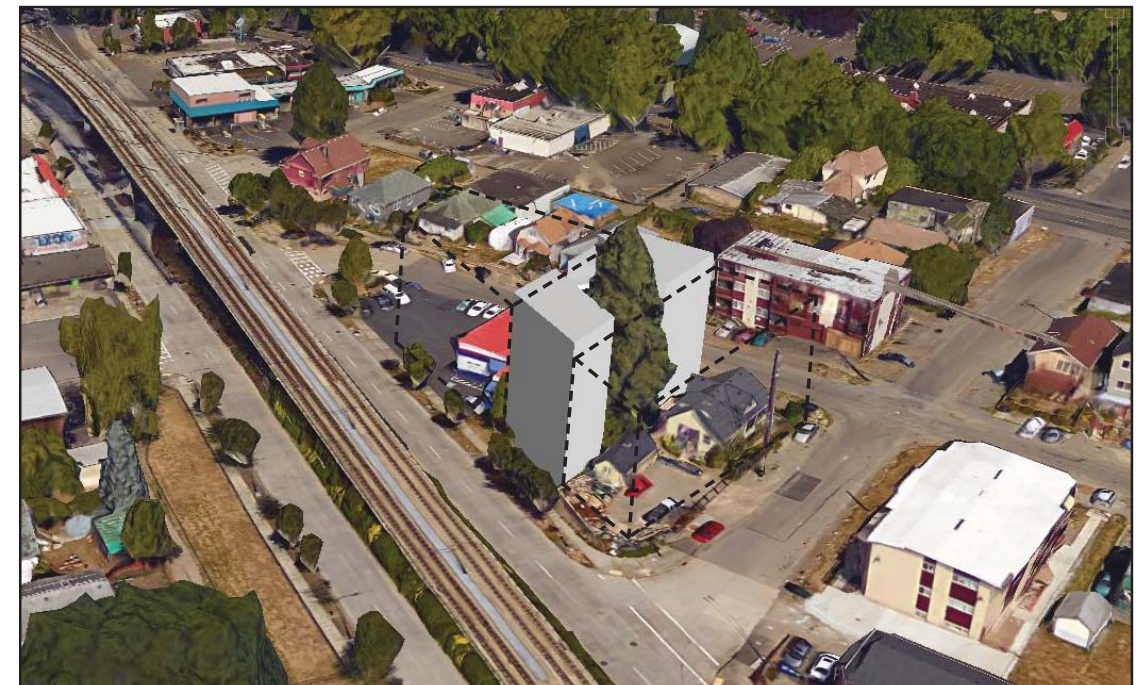
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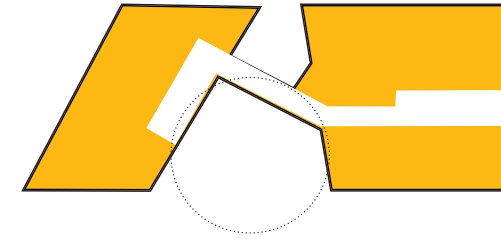
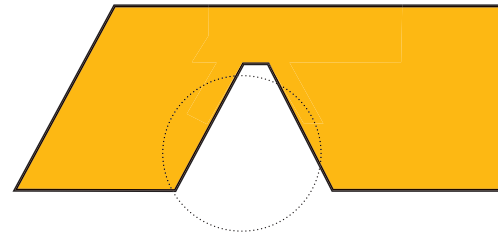
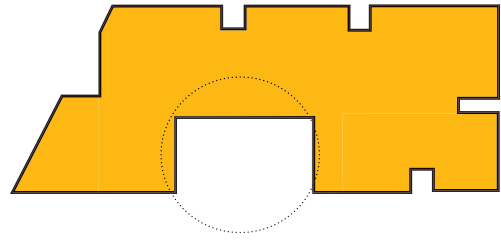
NE Aerial Image

Divided massing along north facade to allow light and air into project and to allow for external circulation



SW Aerial Image

Ample space dedicated to existing tree



Option 1

30 Units (50% SEDU)
1,606 COM. SF
2,370 RES SF
3283 GSF

Positive

- Units do not have views to the tree
- Internal facing units
- Facade offers relief on North and South

Negative

- Retail has no views to the courtyard
- Retail on MLK is limited
- Inefficient circulation
- Long ground floor corridor
- Building encroaches on tree on North
- Small commercial spaces
- Elevation and stairs on perimeter making the building bulkier on the edge

Departures

- No Departures Req - Code Compliant

Option 2

30 Units (66% SEDU)
1,629 COM. SF
2,536 RES SF
3,306 GSF

Positive

- Very efficient massing
- All retail has views to the courtyard
- Very efficient circulation

Negative

- Long ground floor circulation corridor
- Monolithic facade without relief
- Long units with minimum width
- Perceived height on perimeter of North facade
- Building encroaches on tree on East and West

Departures

- No Departures Req - Code Compliant

Option 3 (preferred)

35 Units (70% SEDU)
1,592 COM. SF
2,252 RES SF
2,900 GSF

Positive

- Facade offers relief
- Diverse unit forms
- Large retail on MLK
- Dynamic circulation form
- Reduced massing on North facade

Negative

- Blank facade on North and South

Departures

- No Departures Req - Code Compliant

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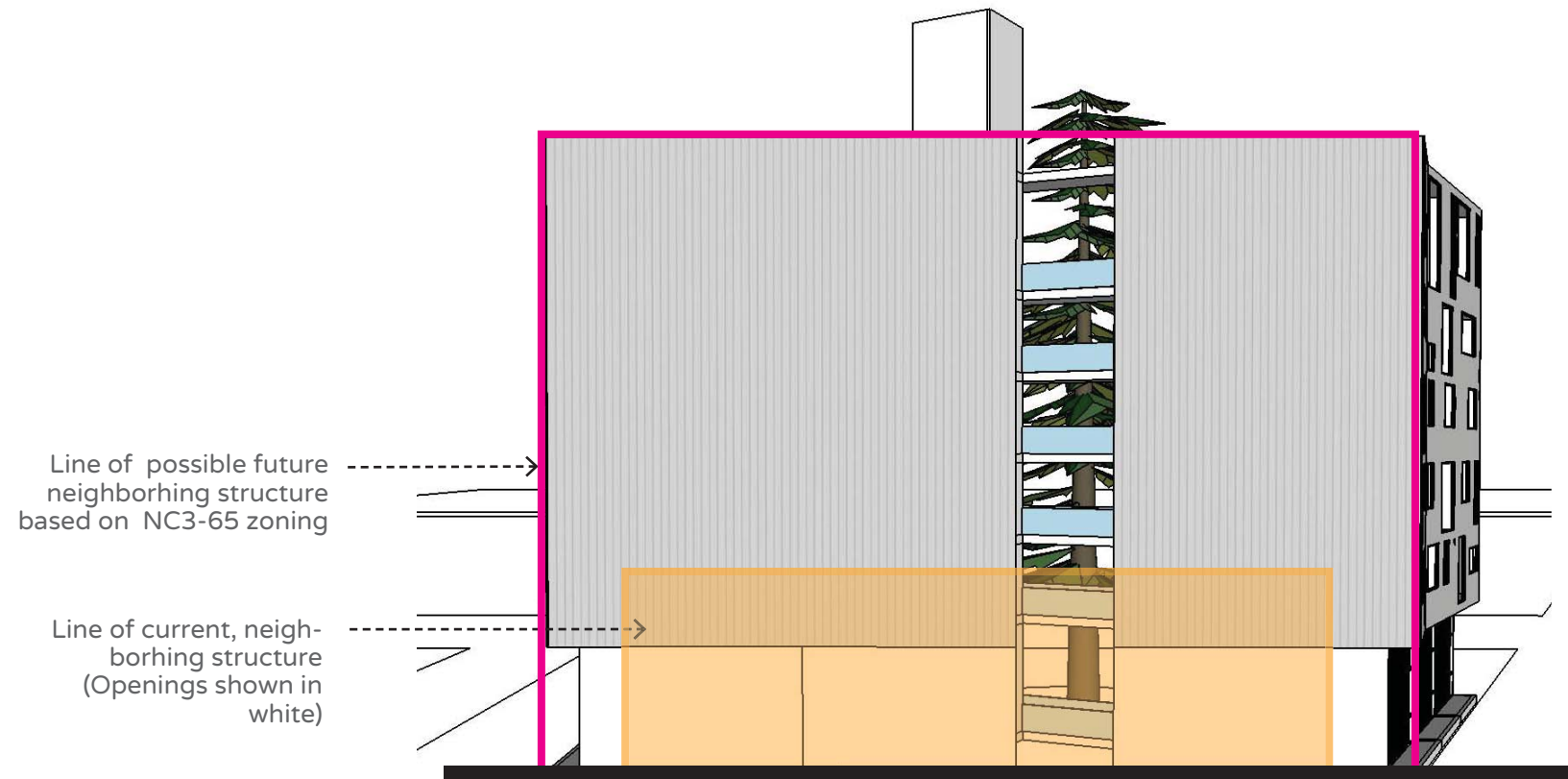
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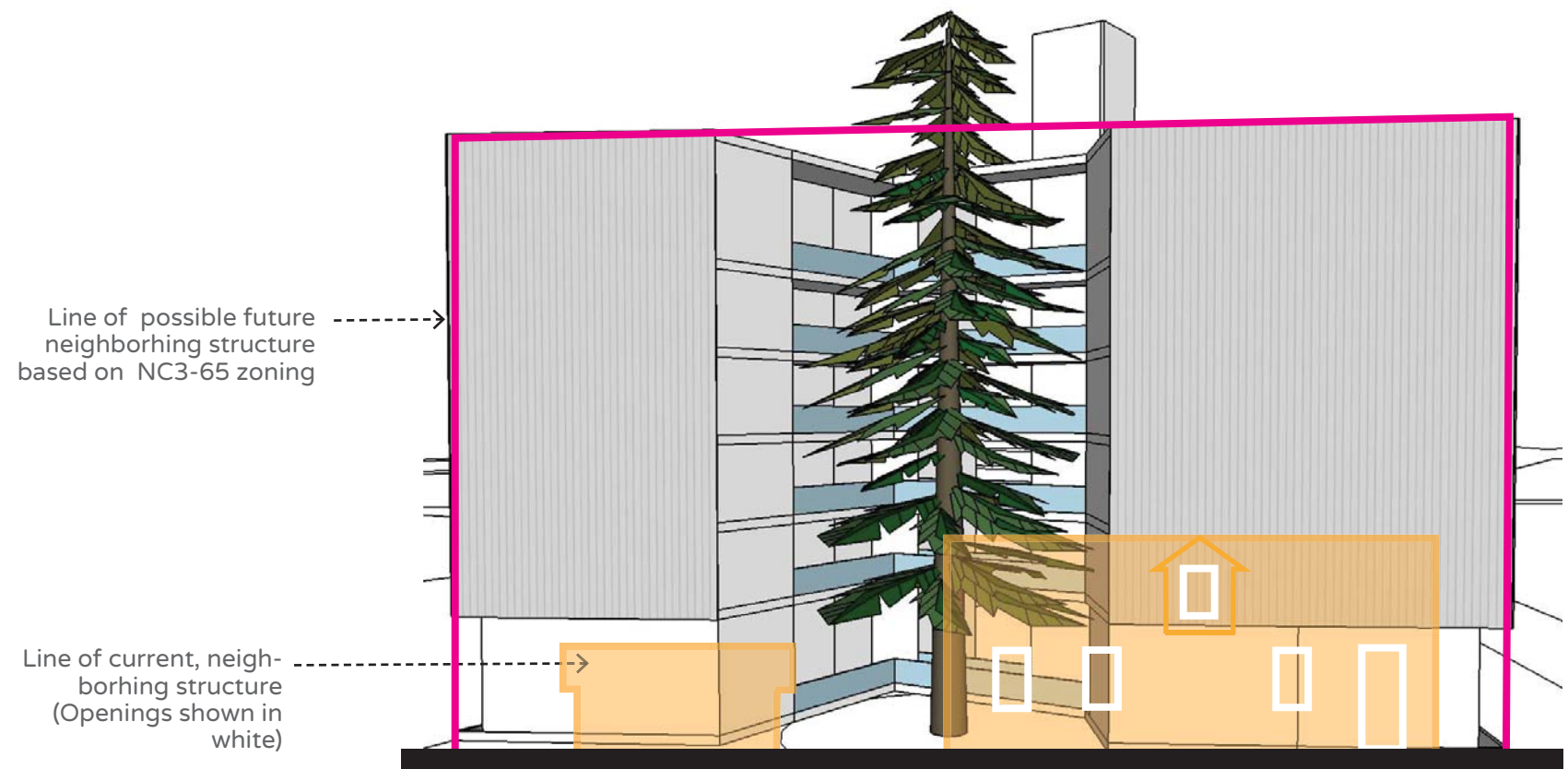
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APPENDIX

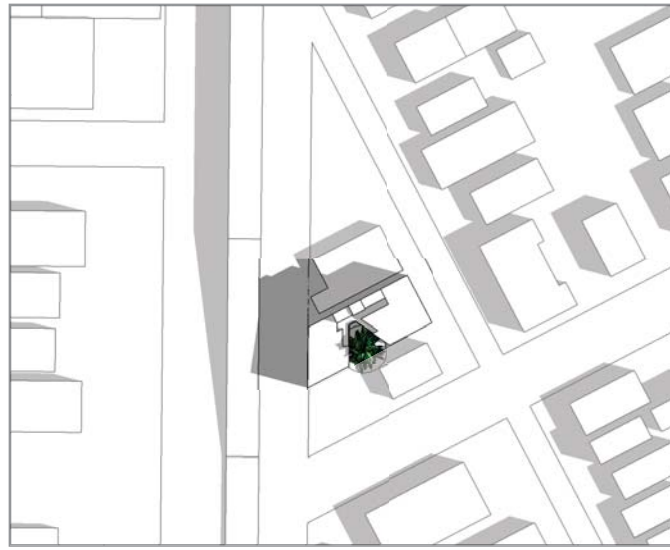


North Elevation - privacy study

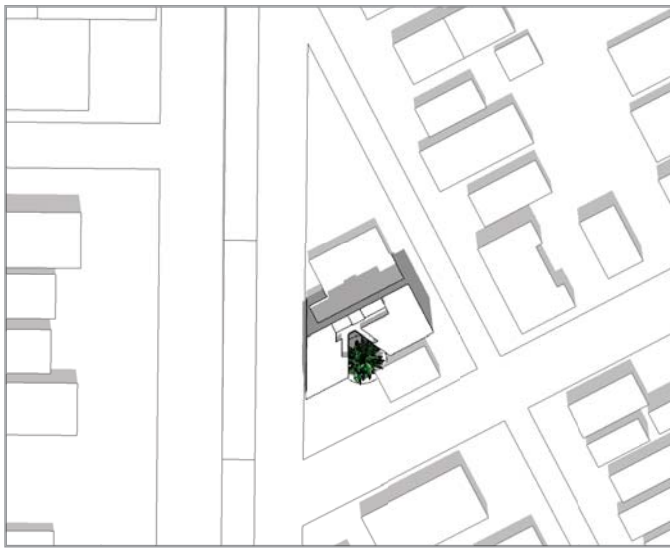


South Elevation - privacy study

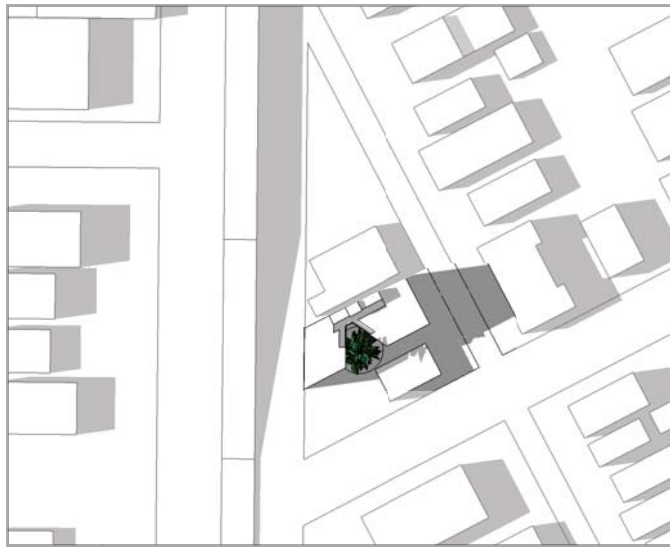
Scheme 1



1: Morning



1: Noon

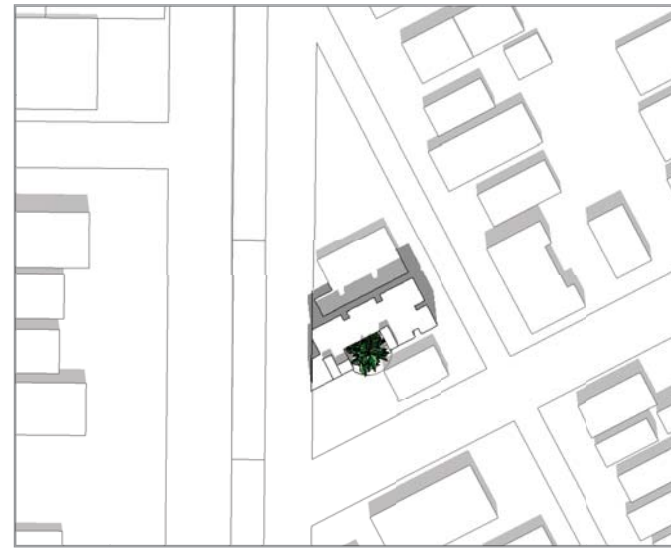


1: Afternoon

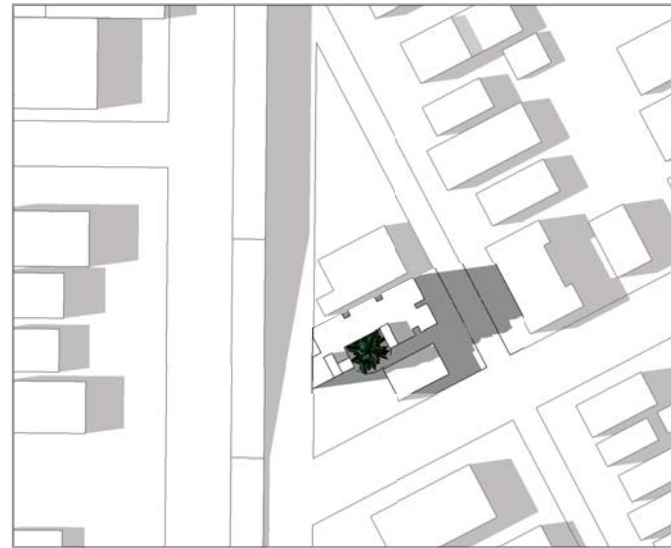
Scheme 2



2: Morning

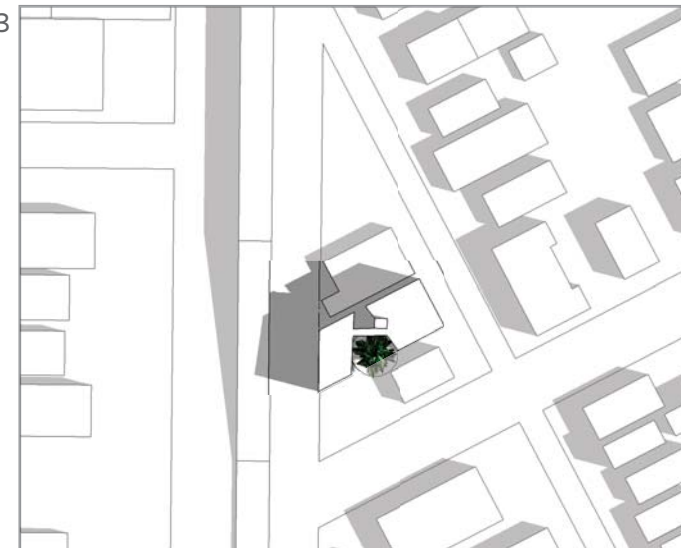


2: Noon



2: Afternoon

Scheme 3



3: Morning



3: Noon

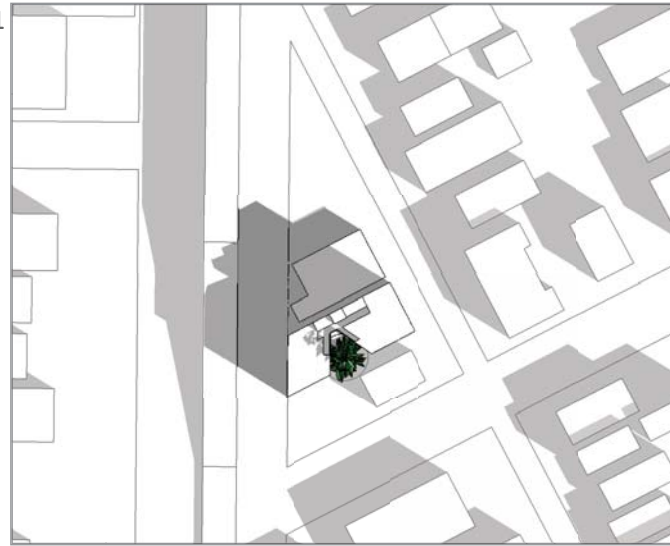


3: Afternoon

Summer solstice

Equinox

Scheme 1



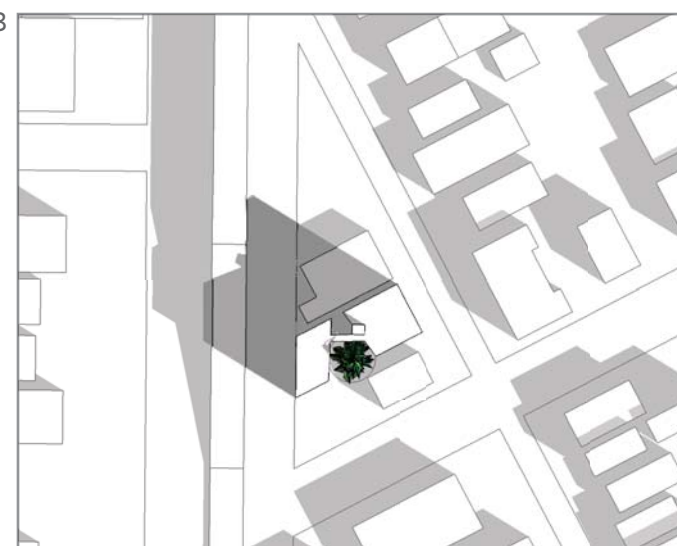
1: Morning

Scheme 2

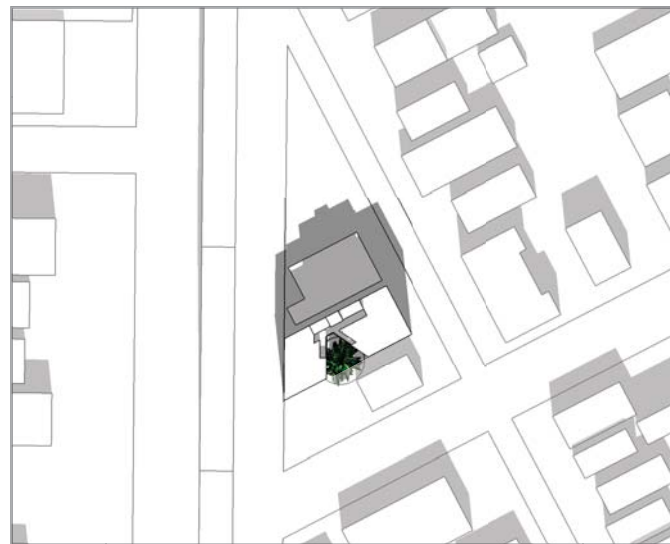


2: Morning

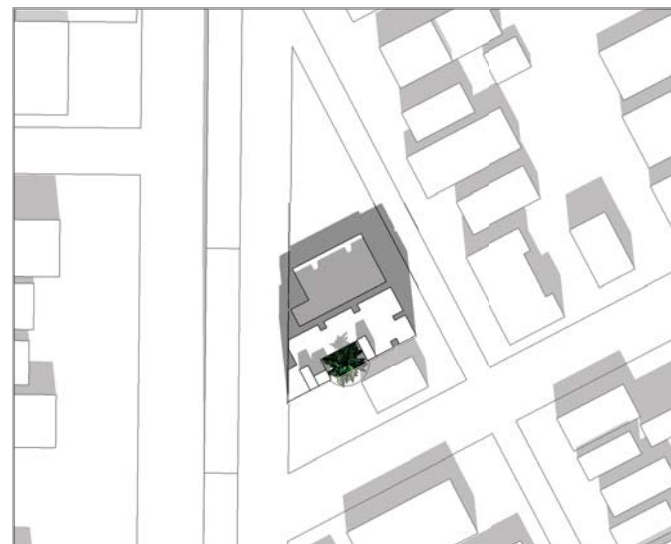
Scheme 3



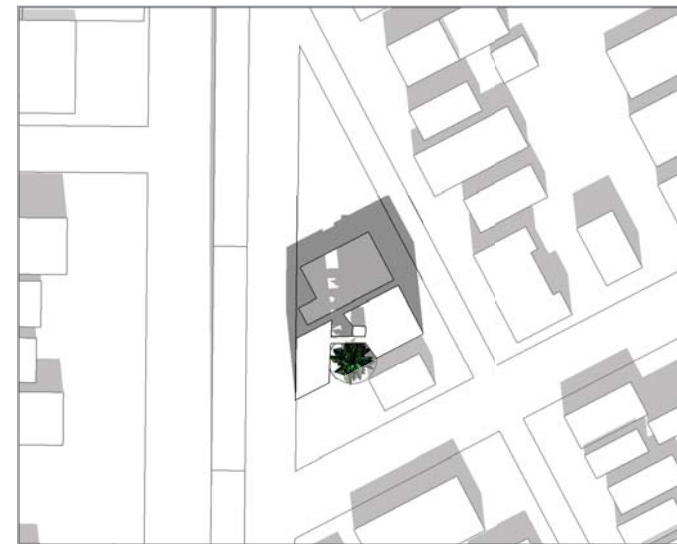
3: Morning



1: Noon



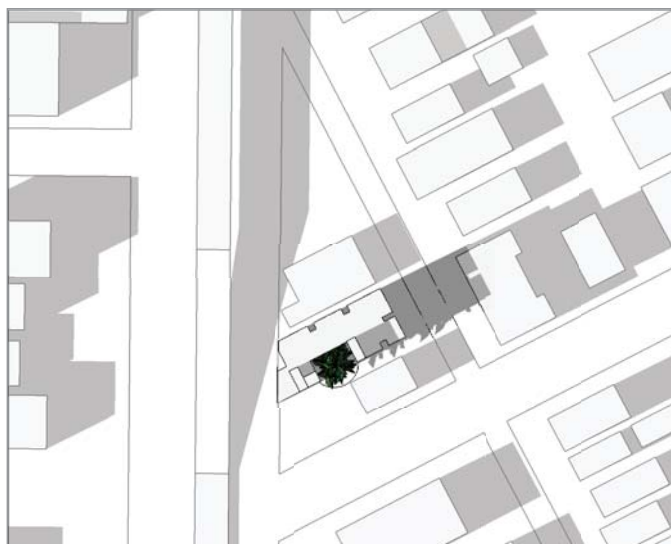
2: Noon



3: Noon



1: Afternoon



2: Afternoon



3: Afternoon

Scheme 1



1: Morning

Scheme 2



2: Morning

Scheme 3



3: Morning



1: Noon



2: Noon



3: Noon



1: Afternoon



2: Afternoon



3: Afternoon

Winter solstice

ZONING CODE PROVISIONS

COMMENT:

PERMITTED AND PROHIBITED USES SMC 23.47A.004	ALL USES ARE PERMITTED OUTRIGHT - R-2 RESIDENTIAL / GROUND FLOOR COMMERCIAL. G.1. LIVE WORK UNITS ARE PERMITTED OUTRIGHT - NO LIVE/WORK UNITS PROPOSED 2. IN PED. ZONE - NO MORE THAN 20% OF STREET FACING FACADE - NOT IN PED ZONE	PROPOSED: RESIDENTIAL - COM. USE PROJECT NOT IN PED ZONE - COMPLIES
STREET LEVEL USES SMC 23.47A.005	COMMERCIAL USE PROVIDED AT STREET LEVEL PROJECT NOT IN PED. ZONE	
CONDITIONAL USES SMC 23.47A.006	DOES NOT APPLY - ALL USES PERMITTED OUTRIGHT	
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.	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 - COMPLIES
	C. DOES NOT APPLY - PROJECT IS NOT WITHIN A PED. ZONE D. DOES NOT APPLY - NO RESIDENTIAL USES LOCATED ALONG STREET LEVEL STREET FACING FACADE E. DOES NOT APPLY - NO LIVE WORK UNIT LOCATED ON A STREET LEVEL STREET FACING FACADE	13'-0" MIN. FLOOR TO FLOOR HEIGHT PROVIDED - COMPLIES
STANDARDS APPL TO SPEC. AREAS SMC 23.47A.009	DOES NOT APPLY	
MAX. SIZE OF NON-RES USE SMC 23.47A.010	NON - RESIDENTIAL USE DOES NOT EXCEED MAX SIZE ALLOWED OF 35,000 SF SEE PLANS	
OUTDOOR ACTIVITIES SMC 23.47A.011	DOES NOT APPLY	
STRUCTURE HEIGHT SMC 23.47A.012	A. NC3-65 =65 FOOT HEIGHT LIMIT C. ROOFTOP FEATURES 2. RAILINGS AND PARAPETS 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 7 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 SCREEED MECH EQUIP. STAIR / ELEV MAY EXTEND UP TO 16 FEET IF ADD HEIGHT IS REQ. TO ACCOMMODATE ENERGY EFFICIENT ELEVATORS. 7. SOLAR COLLECTORS, CLERESTORIES, GREENHOUSES - MUST BE 10 FEET AWAY FROM THE NORTH EDGE UNLESS A SHADOW DIAGRAM IS PROVIDED THAT DEMONSTRATES THAT LOCATING SUCH FEATURES WITHIN 10 FEET OF THE NORTH EDGE WOULD NOT SHADE THE PROP. TO THE NORTH ON 1.21 @ 12PM MORE THAN WOULD A STRUCTURE BUILDING TO MAX PERMITTED HEIGHT AND FAR	PROPOSED: 65' MAX HEIGHT COMPLIES PROPOSED: 16'-0" ELEVATOR PENTHOUSE - COMPLIES
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 65' ZONE = 4.25 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 4.75 IN 65' ZONE	PROPOSED: BASE FAR = 4.25 MAX FAR 4.75 B/C MIX OF RES AND NON-RES USES SITE AREA - 3957 SF 3957 X 4.25 = 16,817 BASE FAR TO RES USE 3957 X 4.75 = 18,796 MAX FAR TO MIX USED (1,979 SF MAX COM SF) COMPLIES
AIRPORT HEIGHT OVERLAY DISTRICT 23.64.006 - DEVELOPMENT STANDARDS	B4 - IN CONICAL AREAS (CA), THE BOUNDARIES OF WHICH ARE SHOWN ON THE OFFICIAL AIRPORT HEIGHT MAP, STRUCTURES AND TREES SHALL NOT EXCEED THE HEIGHT OF THE CONICAL SURFACE. THIS SHALL NOT RESTRICT HEIGHTS IN CONICAL AREAS TO LESS THAN SIXTY-FIVE FEET (65'). C. TREES EXCEEDING THE HEIGHT LIMITS OF THE AIRPORT HEIGHT OVERLAY DISTRICT SHALL NOT BE REQUIRED TO BE CUT OR TRIMMED TO CONFORM TO THE HEIGHT LIMITS OF THE AIRPORT HEIGHT OVERLAY DISTRICT UNLESS THE DIRECTOR IS NOTIFIED BY THE FEDERAL AVIATION ADMINISTRATION (FAA) THAT THE TREES ARE A POTENTIAL HAZARD TO AVIATION.	PROPOSED: 65' MAX HEIGHT TREE NOT TO BE CUT OR TRIMMED COMPLIES

SETBACK REQ. SMC 23.47A.013	NO SETBACKS ARE REQUIRED B. SITE DOES NOT ABUT OR IS ACROSS AN ALLEY FROM A RESIDENTIAL ZONE	NO SETBACKS REQUIRED. - 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: 16,817 SF GFA RES USE X 0.05 = 840 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 NORTH RAINIER HUB URBAN VILLAGE - NO VEH. PARKING REQ 35 SEDU APARTMENTS X 0.75 = 26 BIKE PARKING REQ - COMPLIES
SOLID WASTE AND RECYCLABLE MATERIALS SMC 23.54.040	PER TABLE A - 26-50 UNITS = 375 SF REQ	PROPOSED: TRASH WILL COMPLY WITH SPU STANDARDS PER LIZ KAIN - COMPLIES



Remington Court Townhomes



Clover Lofts



Harvard Avenue Apartments



Killebrew Apartments



Kulle Apartments