



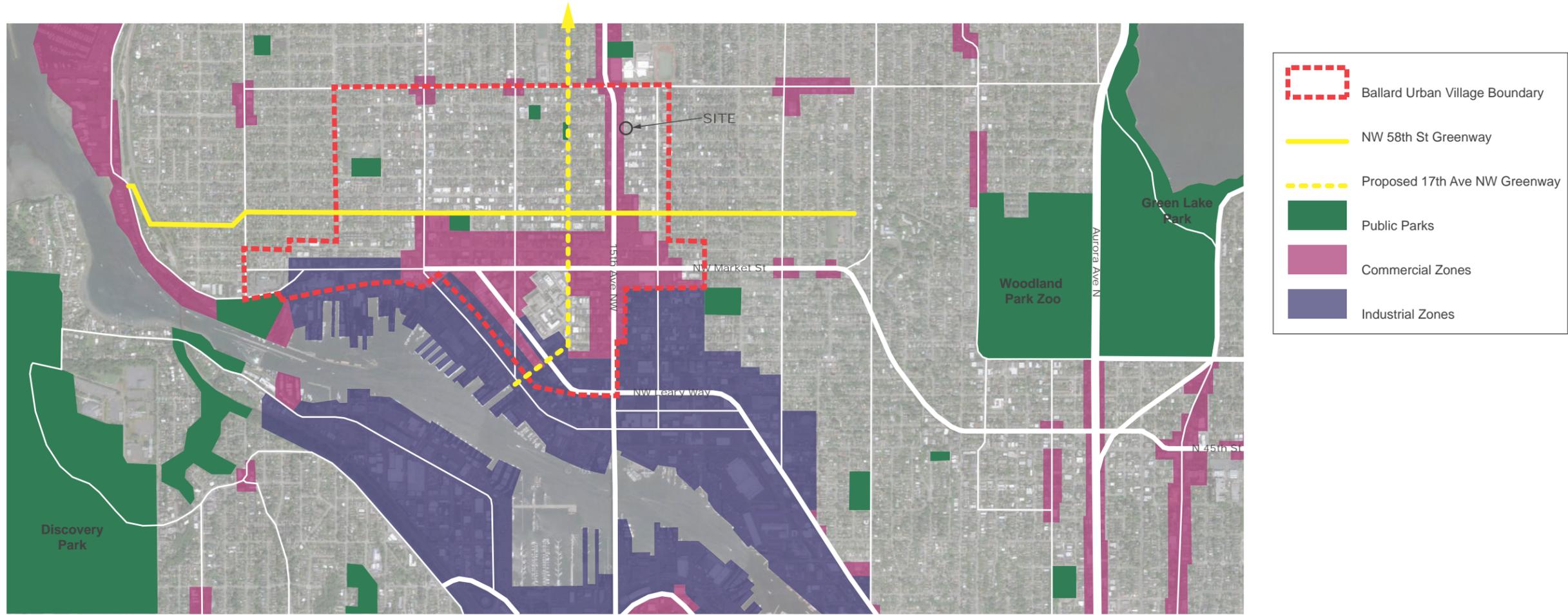
playhouse design group  
1916 23rd Ave S, Seattle WA





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-  Ballard Urban Village Boundary
-  NW 58th St Greenway
-  Proposed 17th Ave NW Greenway
-  Public Parks
-  Commercial Zones
-  Industrial Zones

PROJECT PROGRAM:

BUILDING TYPE:	APARTMENTS
UNIT COUNT:	30
UNIT SIZES:	220 - 350 SF
ABOVE-GROUND STORIES:	4
PARKING STALLS:	0
PROPOSED FAR:	2.0
LOT SIZE:	5,000 SF

DESCRIPTION:

The proposed structure is an apartment building with 4 above-ground stories plus a basement with shared laundry and storage. The intent is to provide affordable studio apartments in the Ballard neighborhood where rents are currently skyrocketing. The project will encourage alternate means of transportation by providing secured, conditioned bicycle storage for every occupant. The intended market will be those who are community and socially oriented, both young and old, who choose to live simply and with minimal possessions.

INFORMATION:

ADDRESS:	1443 NW 63rd St, SEATTLE 98107
DPD#:	3022416
APN:	27677-04215
LEGAL:	LOT 3, BLOCK 86, GILMAN PARK ADD
OWNER:	Vitaliy Afichuck - Green Build Development LLC
APPLICANT:	Playhouse Design Group
CONTACT:	Paul Pierce





ZONING MAP





EXISTING USES





-  COMMERCIAL
-  3 STORY APARTMENT
-  4 STORY APARTMENT
-  TOWNHOMES
-  SINGLE FAMILY HOME



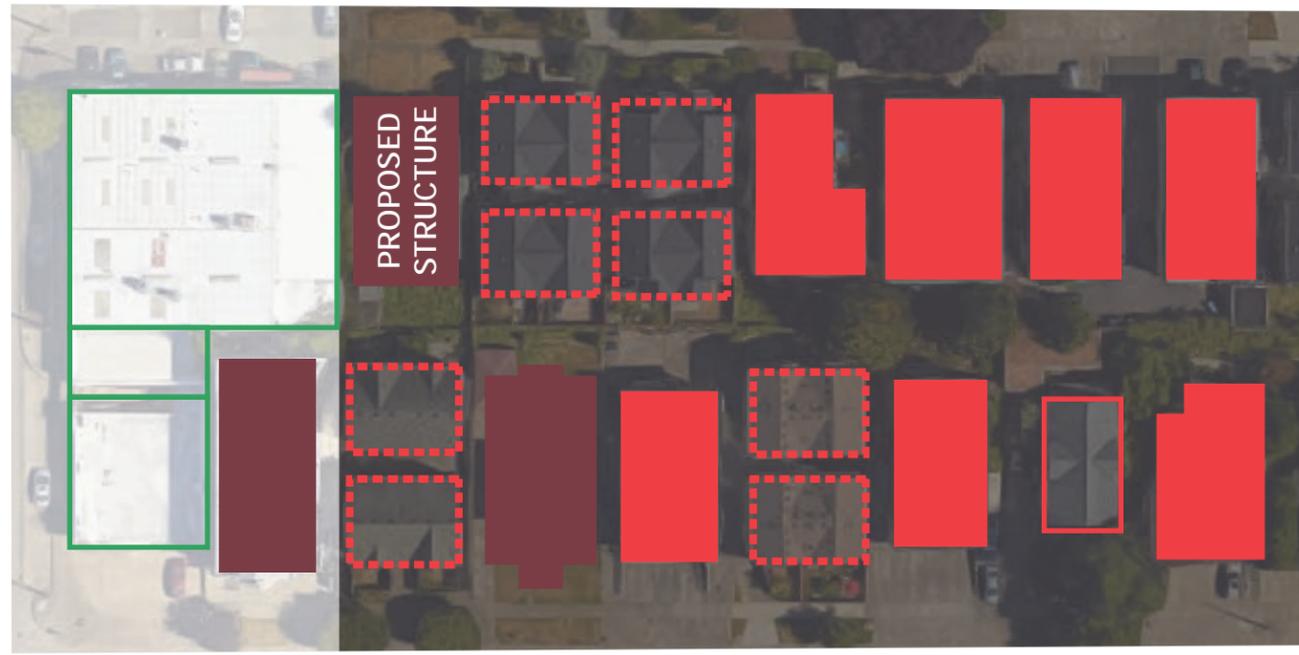
NEIGHBORHOOD COMMERCIAL ZONE



15th Ave NW



NW 63rd St



ADJACENT STRUCTURES



ZONING:

The site is located in an LR3 zone, the west property line abuts a neighborhood commercial zone (NC3P-40) following 15th Ave NW. One block to the east is a single family zone, and two blocks north of the site is an LR2 zone. It is in the Ballard Hub Urban Village and a frequent transit area, therefore no parking is required.

EXISTING USES:

Directly to the west of the site is a pedestrian oriented retail corridor along 15th Ave NW that offers a variety of restaurant options as well as grocery stores, pharmacies, and healthcare services. Ballard High School is 2 blocks to the north, Salmon Bay School is several blocks to the northwest and St. Alphonsus School is to the south. Several small parks are scattered around the neighborhood offering recreational space.

LOCAL TRANSPORTATION:

There are three bus stops located within a few blocks of the site that service bus routes 15 and 994 and the RapidRide D line, offering transportation to Crown Hill, Queen Anne, Downtown and connections to other routes.

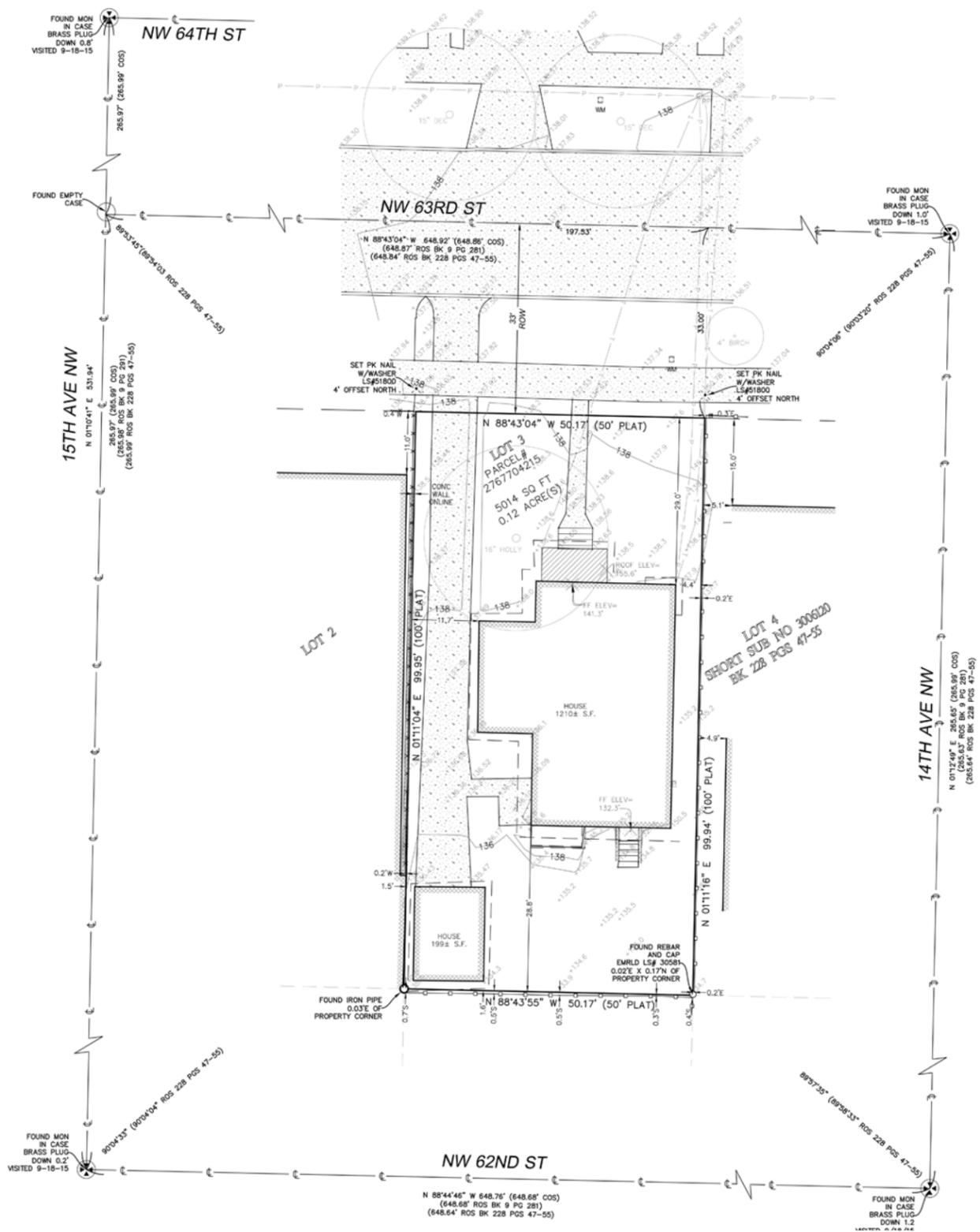
A neighborhood greenway is currently under construction along 17th Ave NW creating a safer route for pedestrians and bicyclist from North Beach to Downtown Ballard, it will also connect to the existing greenway along NW 58th st.

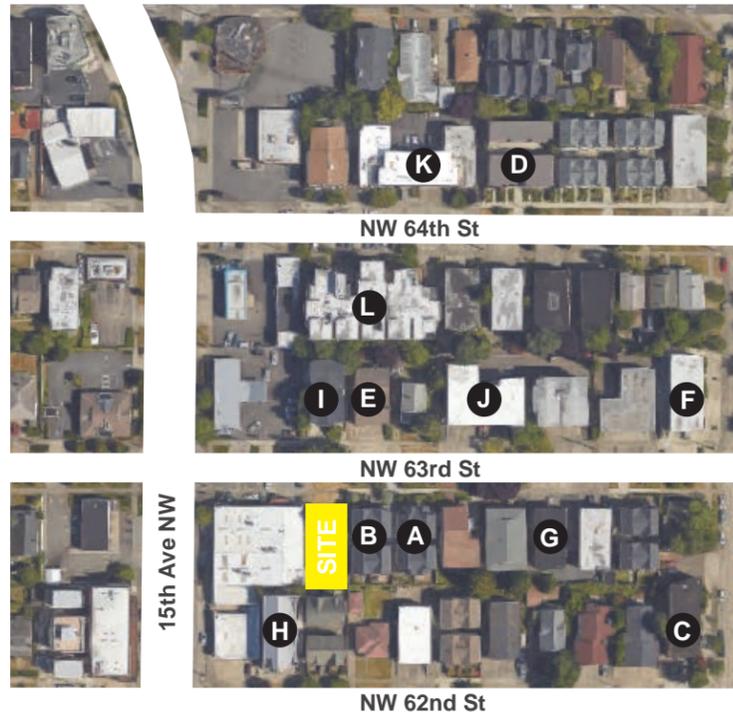
ADJACENT STRUCTURES:

The site fronts on NW 63rd St between 15th Ave NW and 14th Ave NW. The buildings immediately surrounding the site are predominantly multifamily structures including townhouse developments, 3 story apartments and larger 4 story apartments. Height of the proposed structure should not be an issue because of how many 4 story structures already exist in the surrounding area and the site abuts a neighborhood commercial zone with a 40 ft height limit,

SITE:

The 1 story structure to the west of the site extends to the property line, not leaving a lot of room for plantings. Both neighbors are setback relatively far from the street at 11 and 15 ft, this makes siting the structure further back on the lot the best option to fit in with adjacent facades. The site has territorial views to the west above the first floor and to the south above the third floor.





A. TRADITIONAL TOWNHOMES



B. TRADITIONAL TOWNHOMES



C. MODERN TOWNHOMES



D. MODERN TOWNHOMES

LOCAL DESIGN PRECEDENTS

There are 2 styles of townhomes in this area, the traditional duplexes with symmetrical pitched roofs, a simple color scheme with pops of cedar and white trim defining modulation along the facades (A and B) the newer modern townhomes tend to be asymmetrical (C) although they can be symmetrical (D) and typically are a mixture of off-white and dark grey paint and a cedar reveal. Modern structures tend to have a lot of vertical modulation defined by material changes and large window sets.

The smaller apartment buildings (E, F, G) are 2 stories above a carport, creating a floating mass that appears smaller than it actually is. The facades follow a simple formula of asymmetrical modulation with 1/3 of the facade pulled back to allow decks. Their front yards are almost entirely paved for vehicular access and there are very few plantings visible from the street.

2 narrower apartment buildings are adjacent to the site, 4 stories with pitched roofs and decks. (H and I)

The larger apartment designs (J and K) tend to be similar with 3 stories hovering above a carport, Horizontal delineation to break up the verticality and draw attention to the decks, and large window sets. A larger complex on NW 64th St is modulated vertically to break up the mass with asymmetrical decks similar to the smaller apartments.





E. 3 STORY APARTMENTS



H. 4 STORY APARTMENTS



J. 4 STORY APARTMENTS



F. 3 STORY APARTMENTS



K. 4 STORY APARTMENTS



G. 3 STORY APARTMENTS



I. 4 STORY APARTMENTS



L. 4 STORY APARTMENTS





Site Panorama



View from NW 63rd St looking South



View from South



View from East



View from NW 63rd St looking North



View from North



View from West



## BUILDING CODE SUMMARY:

## 23.45.510 FAR LIMITS:

FAR limit for apartments in LR3 zone within residential urban village overlay is 1.5.

FAR limit is increased from 1.5 to 2.0 for LR3 apartments that meet requirements of 23.45.510 C.

E1. Floor area within portions of a structure that are completely underground are exempt from FAR limits.

## 23.45.512 DENSITY LIMITS:

For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR3 zones.

## 23.45.514 STRUCTURE HEIGHT:

A. Apartments in LR3 zones within urban village overlays are permitted 40' above average grade.

J2. Open railings and parapets may extend 4 ft above the maximum height limit.

J4,6. Stair penthouses may extend 10 ft above the height limit and elevator penthouses may extend 16 ft above the height limit if the combined total coverage of all features does not exceed 15 percent of the roof area.

## 23.45.518 SETBACKS AND SEPARATIONS:

A. apartments in all LR zones:

Front: 5 ft min

Rear: 15 ft min

Side: facades greater than 40 ft: 5 ft min; 7 ft avg.

H1. Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

H3. Bay windows may project a maximum of 2 ft into required setbacks if they are: a. no closer than 5 ft to a lot line, b. no more than 10 ft in width, c. make up no more than 30 percent of the area of the facade.

I. Unenclosed decks and balconies may project a maximum of 4 ft into required setbacks if each one is:

1. no closer than 5 ft to a lot line, 2. no more than 20 ft wide, 3. separated from other decks on the same facade by a distance equal to half the projected width.

## 23.45.522 AMENITY AREA

A1. For apartments in LR zones the required amount of amenity area is equal to 25 percent of the lot area.

D5 a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.

D5 b1. At least 50 percent of common amenity area shall be landscaped with grass, ground cover, bushes and/or trees.

D5 b2. Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.

## 23.45.524 LANDSCAPING

A2 a. Landscaping that achieves a Green Factor score of 0.6 or greater is required for any lot within a LR zone if development is proposed that has more than one dwelling unit. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.

B1. Existing street trees shall be retained.

## 23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

A. Built Green 4-star rating compliance must be demonstrated per 23.45.510 C.

## 23.45.526 STRUCTURE WIDTH AND FACADE LENGTH LIMITS

A. Max. structure width for apartments in LR3 zones: 150 ft.

B. Max. combined facade length within 15 feet of property line: 65% depth of lot.

## 23.54.015 PARKING REQUIREMENTS

Table B - II M. No minimum parking requirement for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Table D - D.2. 0.75 bicycle parking spaces required per small efficiency dwelling unit

K2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer's specifications.

K5. Bicycle parking required for small efficiency dwelling units is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits.

## 23.54.040 SOLID WASTE AND RECYCLABLES

Table A. 26-50 dwelling units require a minimum of 375 ft<sup>2</sup>

D1. For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 ft.

D2. The floor of the storage space shall be level and hard-surfaced

D3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

E1. The storage space shall not be located between a street facing facade of the structure and the street

F1. Containers to be manually pulled shall be placed no more than 50 ft from a curb cut or collection location.



## 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.*

All options take advantage of the territorial views to the west above the first floor and to the south above the third floor.

## CS2. URBAN PATTERN AND FORM:

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

Options 2 and 3 have similar front setbacks as the adjacent buildings. All options pull design cues from the surrounding structures. Modulation of the facades is used to decrease the perceived size of the facade and relate it to the scale of adjacent townhomes.

## CS3. ARCHITECTURAL CONTEXT AND CHARACTER:

*Contribute to the architectural character of the neighborhood.*

All options are designed to fit with the current character of the neighborhood while modern materials and simple massing will help the building to relate to any new structures to pop up in the future.

## PL1. CONNECTIVITY:

*Complement and contribute to the network of open spaces around the site and the connections among them.*

Options 2 and 3 are set back further on the site creating a larger amenity area along the street encouraging interaction between residents, neighbors and passersby.

## PL2. WALKABILITY:

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

All options provide landscaped amenity spaces along the street facade and a large pedestrian path to the front door.

A bicycle storage room has been integrated into the basement of the building for all options, providing secure storage for resident's bicycles within the building.

## PL3. STREET-LEVEL INTERACTION:

*Encourage human interaction and activity at the street-level with clear connections to building entries and edges.*

All options incorporate modulation of the front facade that helps to visually locate, providing an easily identifiable entry sequence with a strong connection to the street.

In addition, lighting, hardscape, and landscaping further help to identify these locations. A comprehensive lighting plan for the site will provide enough light to maintain a sense of safety for the residents and pedestrian access. All entry doors have glass insets to provide natural light to public spaces where windows might not be possible.

## PL4. ACTIVE TRANSPORTATION:

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

This apartment complex is designed specifically for professionals looking to live a low-environmental-impact lifestyle. A secure storage facility in the basement is provided for bicycles in lieu of parking, aiming the project toward occupants without cars. Exterior, covered bicycle storage is also offered in all design options.

The site is located in the Ballard Hub Urban Village and frequent transit area so parking is not required. There are three bus stops located within a few blocks that service bus routes 15 and 994 and the RapidRide D line, offering transportation to Queen Anne, Downtown and connections to other routes. The site is also adjacent to a pedestrian oriented neighborhood commercial zone providing a variety of restaurant options as well as grocery stores, pharmacies, and healthcare services.

A neighborhood greenway is currently under construction along 17th Ave NW creating a safer route for pedestrians and bicyclist from North Beach to Downtown Ballard.

## DC1. PROJECT USES AND ACTIVITIES:

*Optimize the arrangement of uses and activities on site.*

An elevator has been incorporated into the designs allowing all floors of the building to be fully accessible as well as the rooftop deck space and the shared laundry room and storage in the basement. Options 1 and 3 have layouts that maximize access to large window sets for lot of natural light in all apartments and decks for some of the apartments.



**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.*

Massing of all options has been organized to demarcate entrances and create open exterior spaces for residents as well as respond to existing building styles in the neighborhood. Option 1 retains a traditional appearance that responds well to the traditional, symmetrical facades of the adjacent townhomes while options 2 and 3 take massing cues from the surrounding buildings but through materiality and details, provide a more modern appearance.

The facade materiality is chosen to accentuate certain modulations and details on the facades. The material selection was informed by the colors and textures existing on adjacent developments to both fit in with the neighborhood and maintain an individual appearance.

**DC3. OPEN SPACE CONCEPT:**

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

Options 2 and 3 are set further back on the site to provide a larger front amenity space along the street encouraging interaction between residents, neighbors and passersby. Option 1 provides a larger rear yard amenity area on the south end of the property which will receive more light but could create noise and privacy issues for the neighbors. Amenity spaces on the ground will be densely planted with a variety of plants chosen based on shape, size, color and texture to reinforce the overall design and provide privacy for units on the first floor throughout the year.

A rooftop deck is proposed for all options with a combination of gathering spaces and planters along the perimeter to help dampen sound and soften the appearance of the building.

**DC4. EXTERIOR ELEMENTS AND FINISHES:**

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

Option 1 uses an off-white primary tone for the facade with white trim accentuating the massing, similar to the adjacent townhomes. The two horizontal eaves surrounding the building are painted dark to accentuate their horizontality and break up the verticality of the facade. Options 2 and 3 use a combination of a light off-white base tone with reveals of cedar siding and dark tones to call attention to specific modulation details. All finishes will be durable and varied, with clean lines and window detailing to add texture and interest.

A selection of pathway lighting, sconces and wall fixtures will all work together to increase safety on site, inform pedestrians of entry locations and increase usability of the outdoor spaces. New trees and plants have been chosen based on shape, size, color and texture to reinforce the overall design and create dense plantings that provide privacy, shade and define spaces.





OPTION 1 - CODE COMPLIANT

## FEATURES:

- Symmetrical, traditional facade
- Setbacks: front min: 6', rear min: 15' 1", sides: 7'
- Building facade length: 65' within 15' of side lot line
- Building mass is set forward on the site, creating a larger amenity area in the rear yard.
- Proposed bicycle parking in front yard

## REQUESTED DEPARTURES:

- None

## PROS:

- Generous common entry lounge has a visual connection with the front amenity space and street
- Location on site provides more distance from townhomes to the south

## CONS:

- Front facade extends closer to the street than both adjacent neighbors
- Amenity area in the rear yard could create noise concerns for neighbors to the south and west
- The front facade's proximity to the street reduces privacy for the units along that facade



OPTION 2

## FEATURES:

- Asymmetrical, modern facade
- Setbacks: front min: 14' 1", rear: 12', sides: 5' 5" and 5' 11" min
- Building facade length: west side - 68' 8", east side - 74'
- Building mass is set back from the street, creating a larger amenity space in front
- Proposed bicycle parking in front yard and east side yard

## REQUESTED DEPARTURES:

- Rear and side setbacks, facade length

## PROS:

- Large amenity space in front yard encourages interaction between residents and neighbors
- Covered parking for bicycles along east facade and open storage on front facade
- Front facade is in line with neighboring buildings
- Most of the units face west to take advantage of views over the adjacent 1 story building

## CONS:

- Common entry lounge faces west and lacks a visual connection to the street
- Units are narrow and therefore have less exterior wall space for window sets
- Building is closer to the south neighbors
- Excavation will be required closer to the property line



OPTION 3 - PREFERRED

## FEATURES:

- Asymmetrical, modern facade
- Setbacks: front min: 15', rear min: 11' 1", sides: 7'
- Building facade length: 65' within 15' of side lot line
- Building mass is set back from the street, creating a larger amenity space in front
- Proposed bicycle parking in front yard

## REQUESTED DEPARTURES:

- Rear yard setbacks

## PROS:

- Generous common entry lounge has a visual connection with the front amenity space and street
- Large amenity space in front yard encourages interaction between residents and neighbors
- Covered parking for bicycles along front facade
- Street-facing facade is in line with adjacent buildings.
- The front facade's greater distance from the street provides more privacy for units along that facade

## CONS:

- Building is closer to south neighbors
- Excavation will be required closer to the property line





#### COMMON DESIGN FEATURES:

- Elevator provides accessibility to all floors and roof
- Basement with shared laundry and secure bike storage
- Exterior covered bike parking
- Rooftop deck with planters along perimeter
- Ground level amenity space with dense plantings

- 30 studio apartments 220 sf - 350 sf
- 9 ft ceilings
- large window sets
- murphy beds for efficient use of space
- built in storage
- compact kitchens
- full bath

Photos from previous Playhouse Design Group project - Pladhaus





Possible Facade Treatment

## DESIGN CONCEPT:

This option is set forward on the site, creating a large back yard and smaller front yard off of the street. The larger back yard allows for a private amenity area to the south of the building but forces the north units closer to the sidewalk with less plantings to provide privacy for the lower floors. Decks help to provide a sense of privacy along the street-facing facade and shade on the south facade.

The symmetrical massing relates to the townhomes to the east and apartment building to the north while the vertical modulation helps to break up the facade and decrease its perceived size. The horizontal delineation of decks also helps to break up the facade and the lack of a third floor eave de-emphasizes the verticality of the building. White trim defines the vertical modulation and relates to the white framing of the townhouses to the east.





A. symmetry, vertical modulation, massing heirarchy, decks



B. horizontal delineation, decks

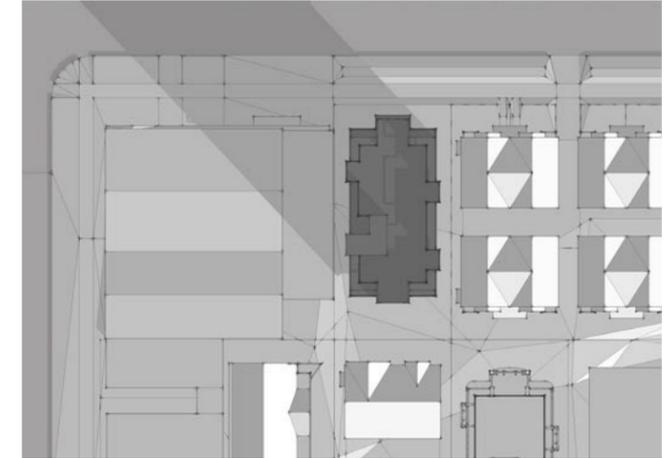
LOCAL DESIGN INSPIRATION



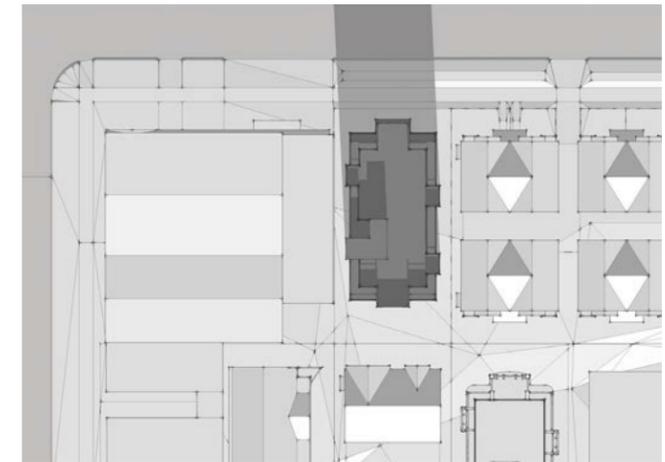
C. symmetry, massing heirarchy, horizontal delineation



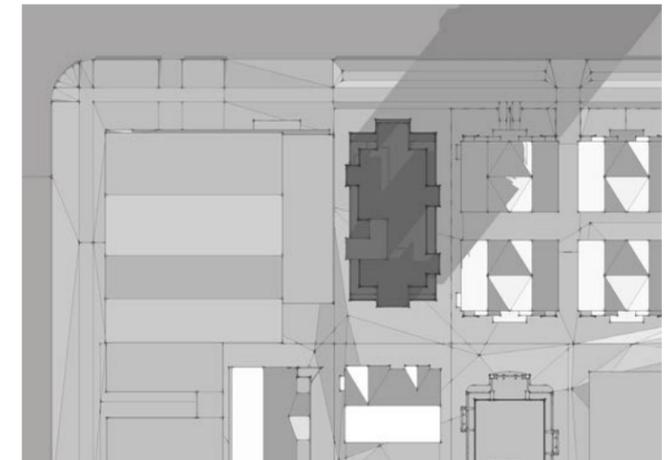
D. modern symmetry



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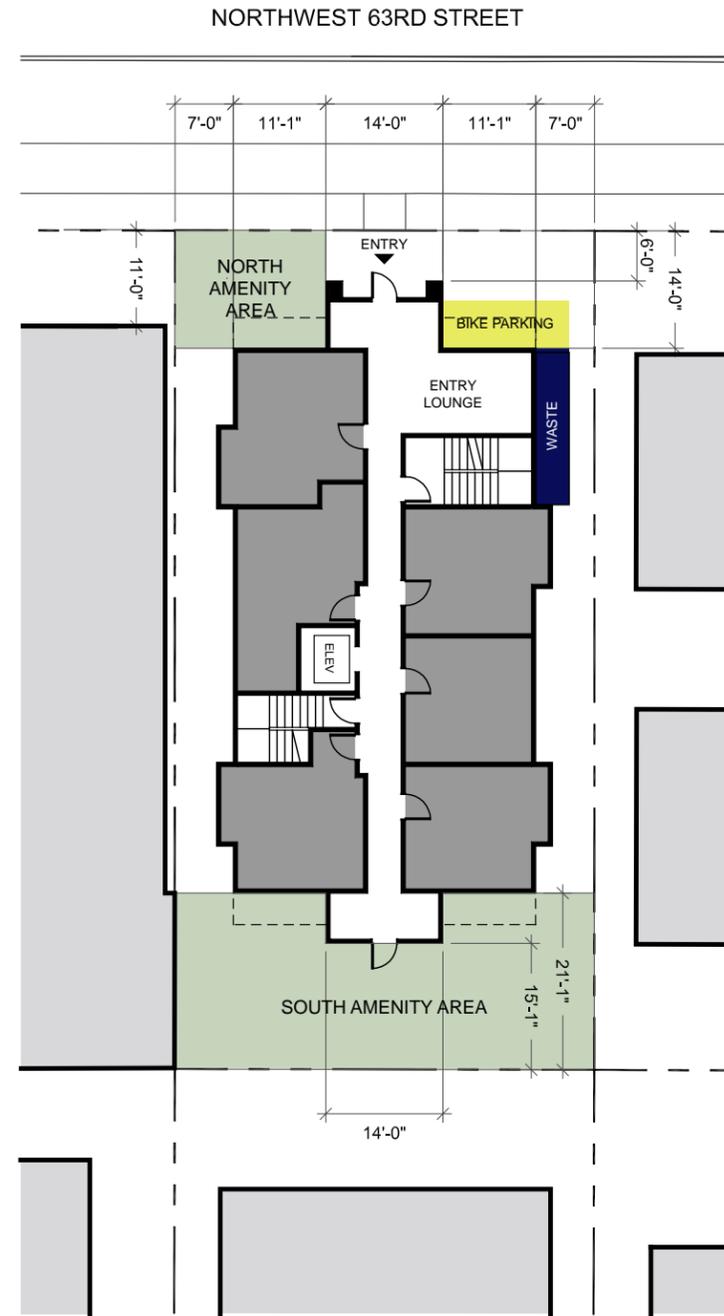
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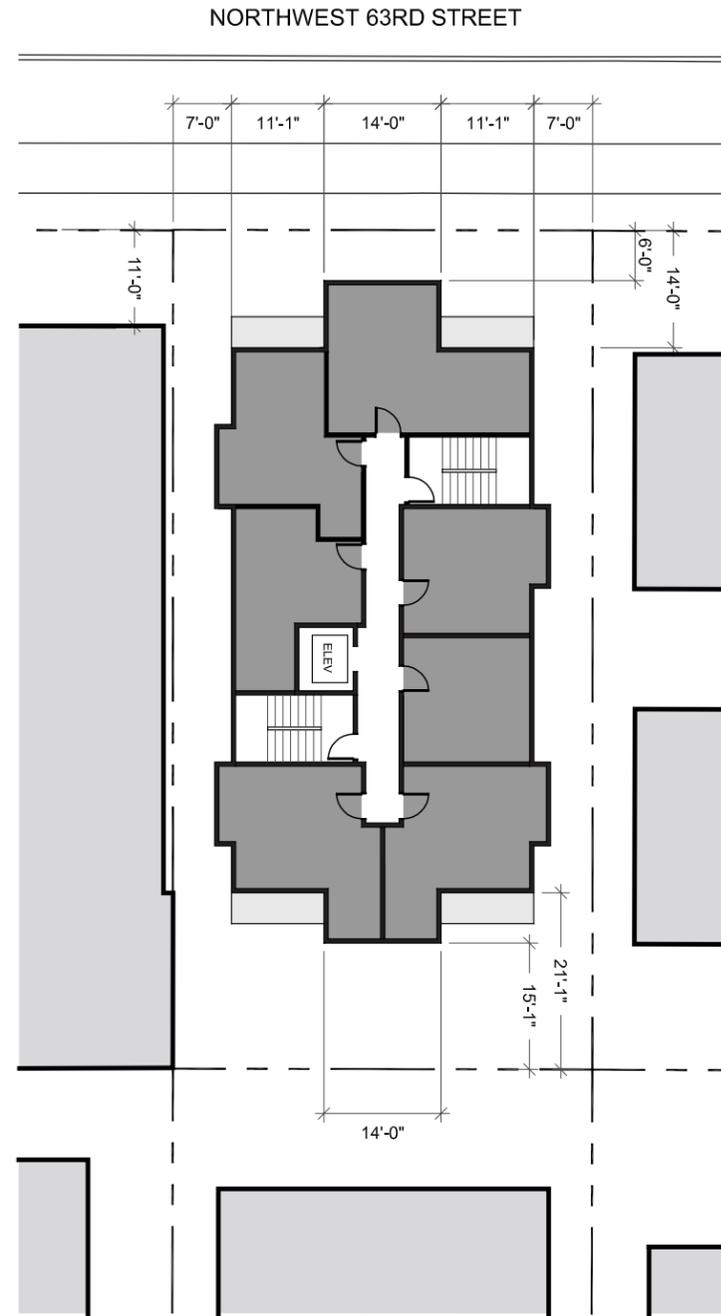
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SHADOW STUDY (DEC. 22)

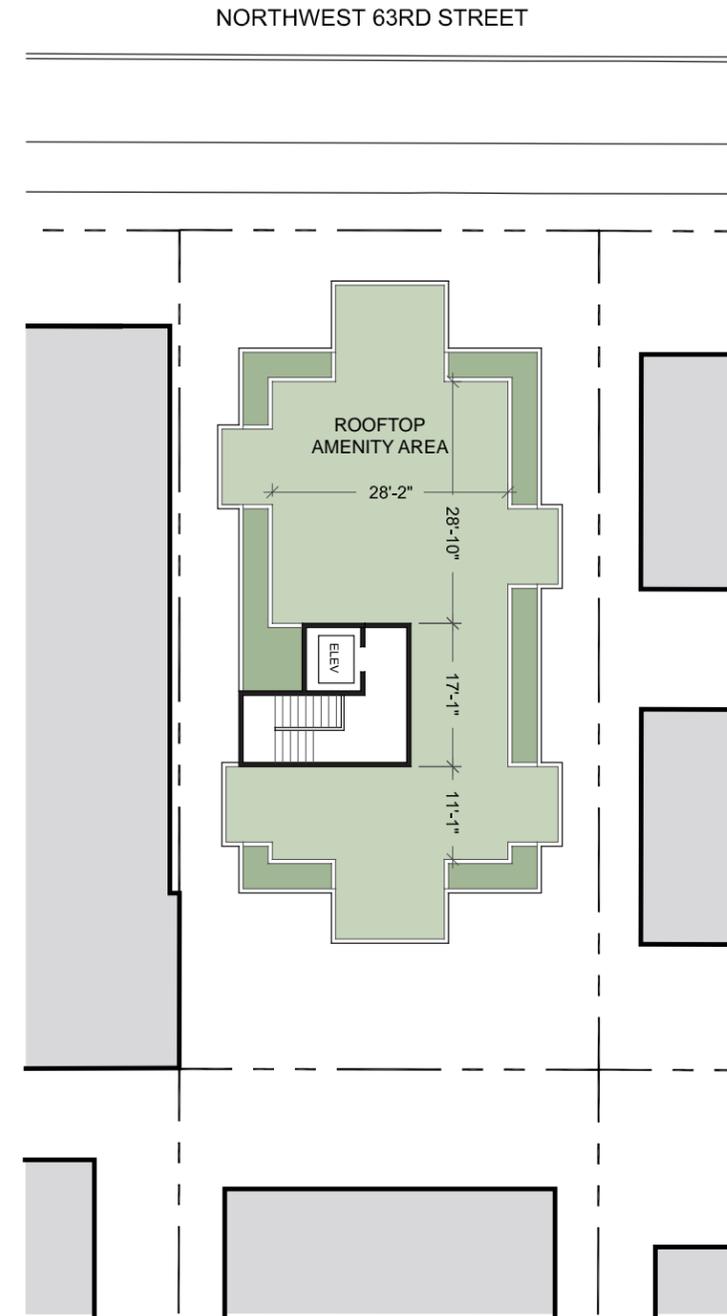




FIRST FLOOR



SECOND - FOURTH FLOORS



ROOF DECK

SETBACKS:  
 Front Yard: 14' main facade, 6' at entry projection  
 Rear Yard: 21' 1" main facade, 15' 1" at vestibule  
 Side Yards: 7' avg, 5' min at bay windows

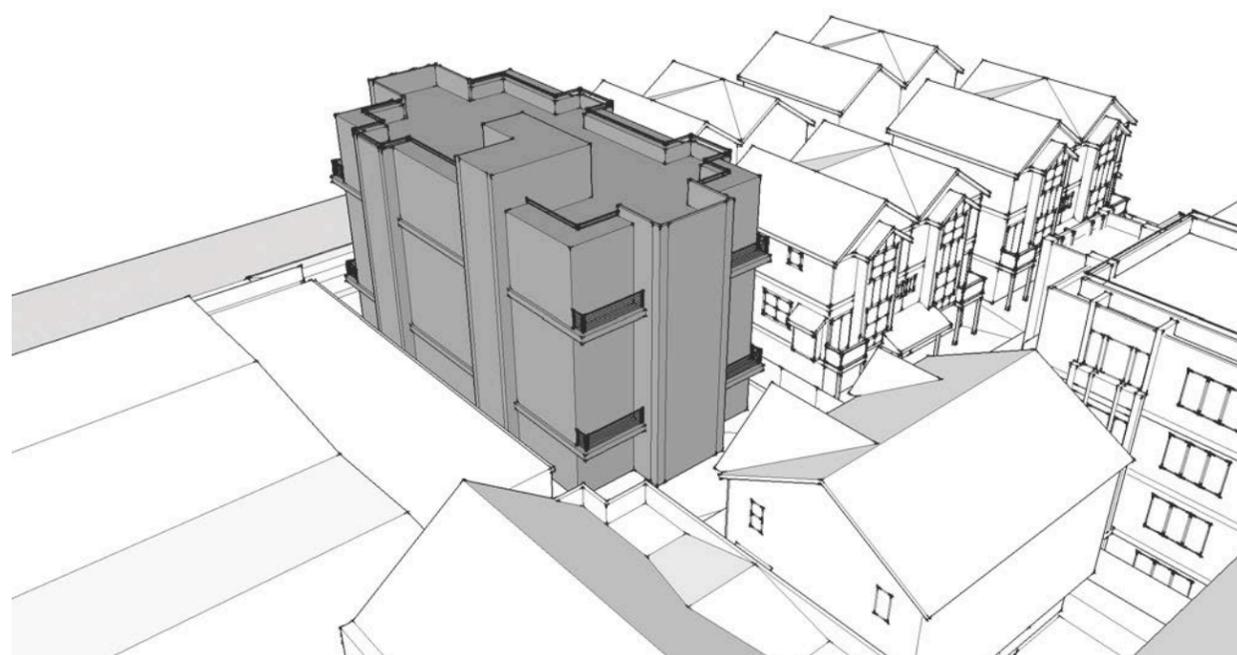




View from NE



View from NW



View from SW



View from SE





Possible Facade Treatment

## DESIGN CONCEPT:

This option is set farther back on the site to align with the adjacent buildings. The larger front yard allows for more plantings to screen units on the lower floors and a larger amenity space encouraging interaction between residents and neighbors.

The vertical modulation of the north facade creates depth and relates to the simplicity of many newer townhome designs nearby. The modulation helps to break up the perceived size of the building. The cedar siding on the north facade relates to accents of cedar throughout the neighborhood. The large north facade provides space for bicycle storage next to the front door along with covered storage along the east side.





A. modern asymmetry, vertical modulation, simplicity



B. asymmetry, vertical modulation

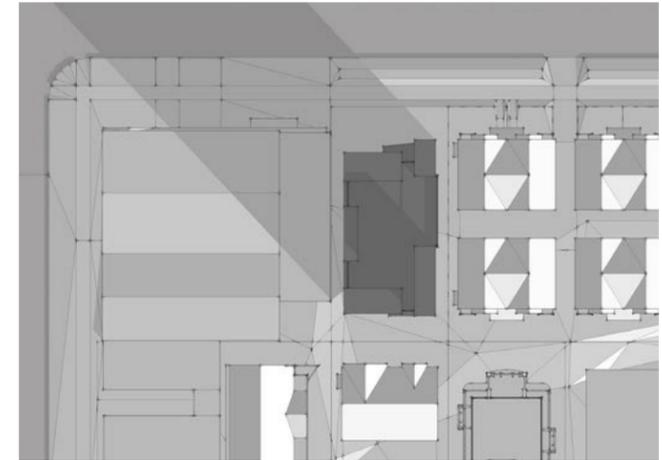
LOCAL DESIGN INSPIRATION



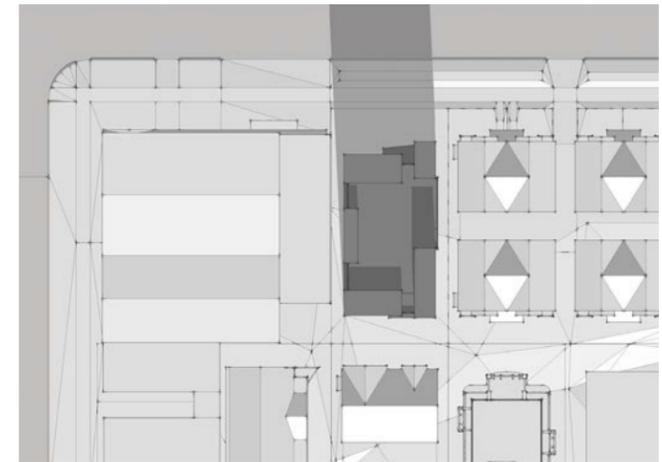
C. modern asymmetry, vertical modulation, simplicity, material heirarchy



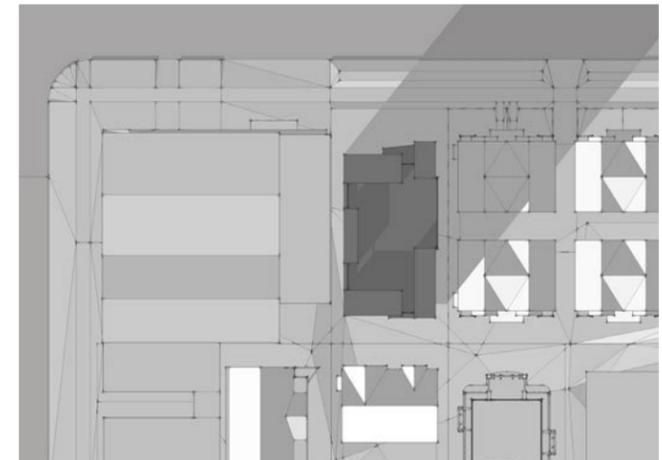
D. asymmetry, simplicity,



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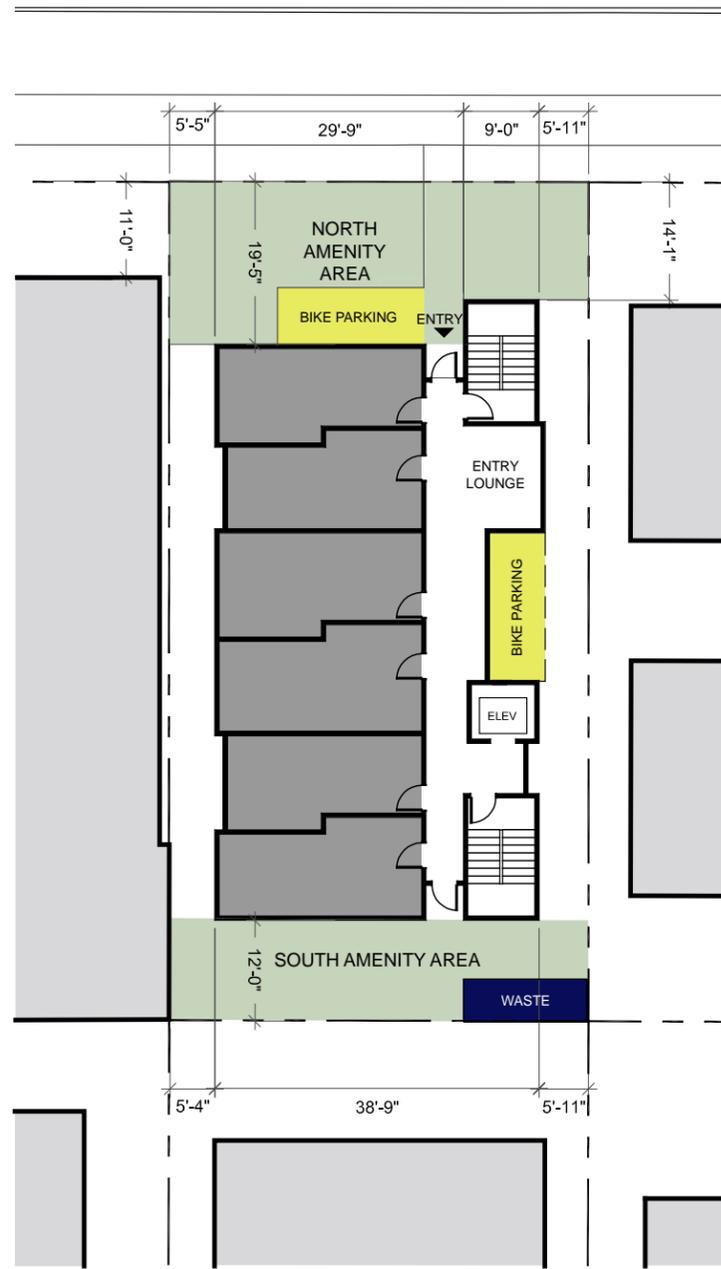


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SHADOW STUDY (DEC. 22)

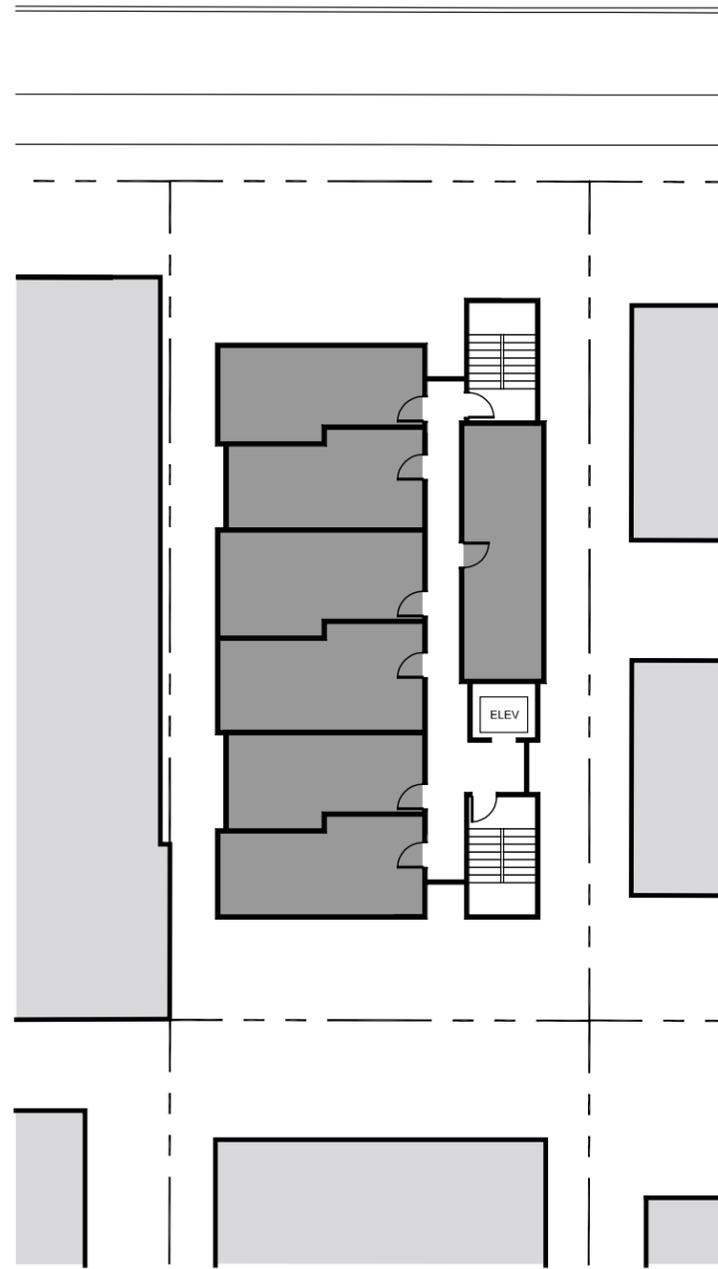


NORTHWEST 63RD STREET



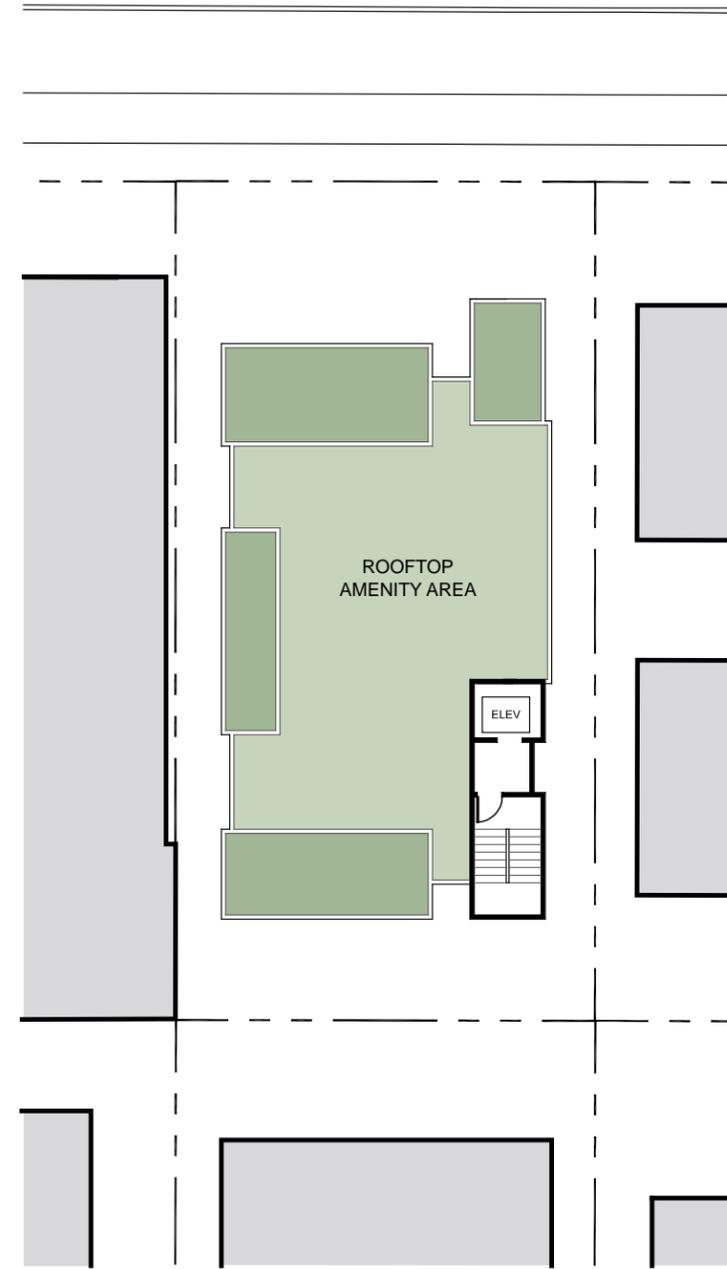
FIRST FLOOR

NORTHWEST 63RD STREET



SECOND - FOURTH FLOORS

NORTHWEST 63RD STREET



ROOF DECK

SETBACKS:  
 Front Yard: 19' 5", 14' 1" at stair projection  
 Rear Yard: 12'  
 West Side Yard: 5' 5" min  
 East Side Yard: 5' 11" min

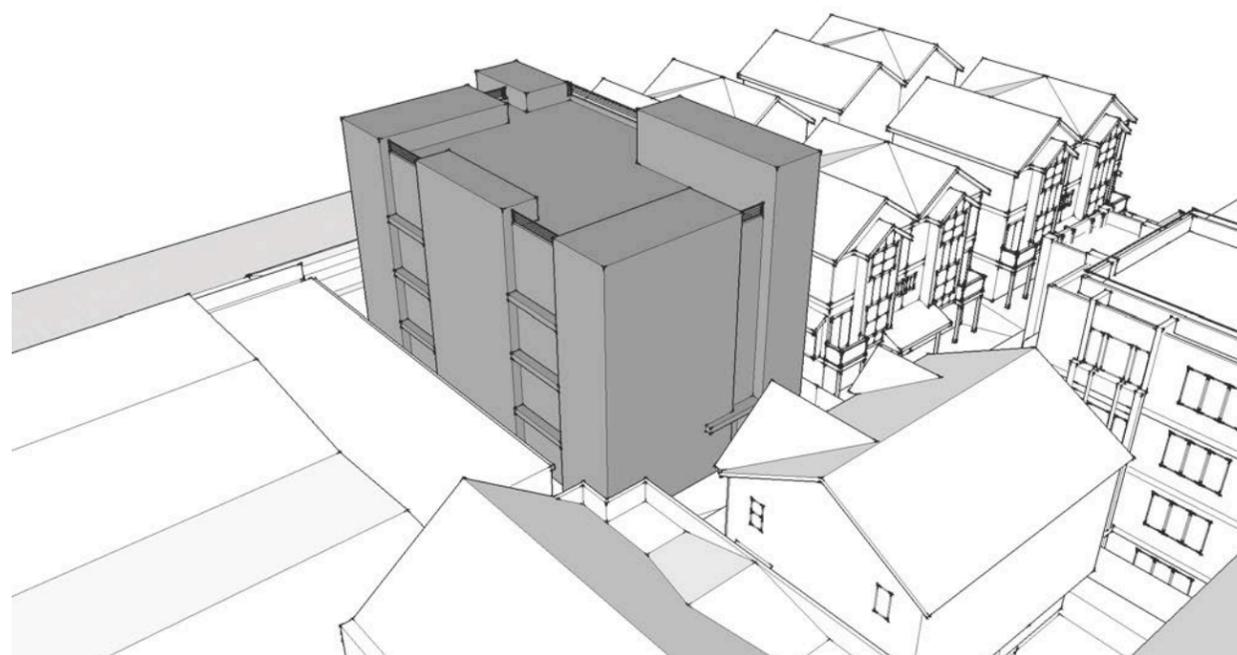




View from NE



View from NW



View from SW



View from SE





Possible Facade Treatment

## DESIGN CONCEPT:

This option is set farther back on the site to align with the adjacent buildings. The larger front yard allows for more plantings to screen units on the lower floors. The decks also help to provide a sense of privacy along the street-facing facade and shade on the south and west facades.

The floating mass of this facade references the carports present in many structures around the neighborhood and decreases the perceived size of the facade. The mass is lifted over the first floor to free up space for a covered bicycle storage area next to the front entry. Materiality further defines the floating mass and helps to delineate the vertical modulation. A cedar reveal on the north facade relates to accents of cedar throughout the neighborhood.





A. modern asymmetry, vertical modulation, material heirarchy, simplicity, cedar accent



B. asymmetry, floating mass, vertical modulation

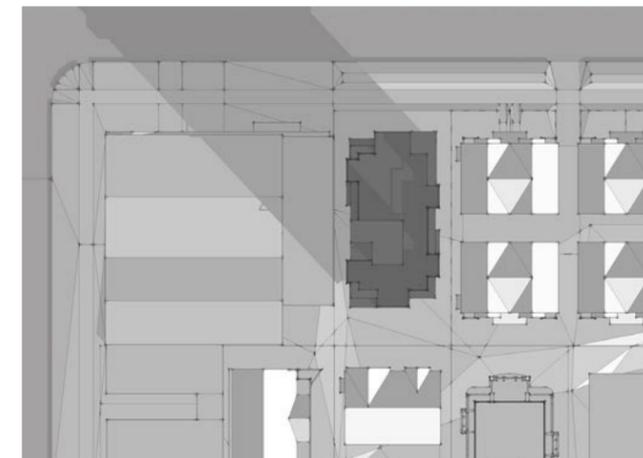
LOCAL DESIGN INSPIRATION



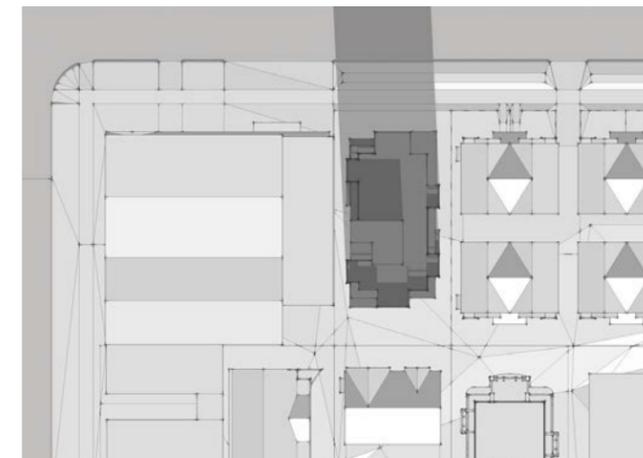
C. asymmetry, floating mass, simplicity



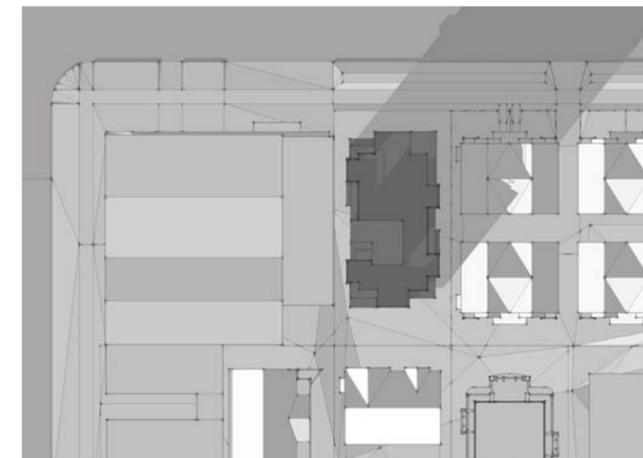
D. vertical modulation, cedar accents



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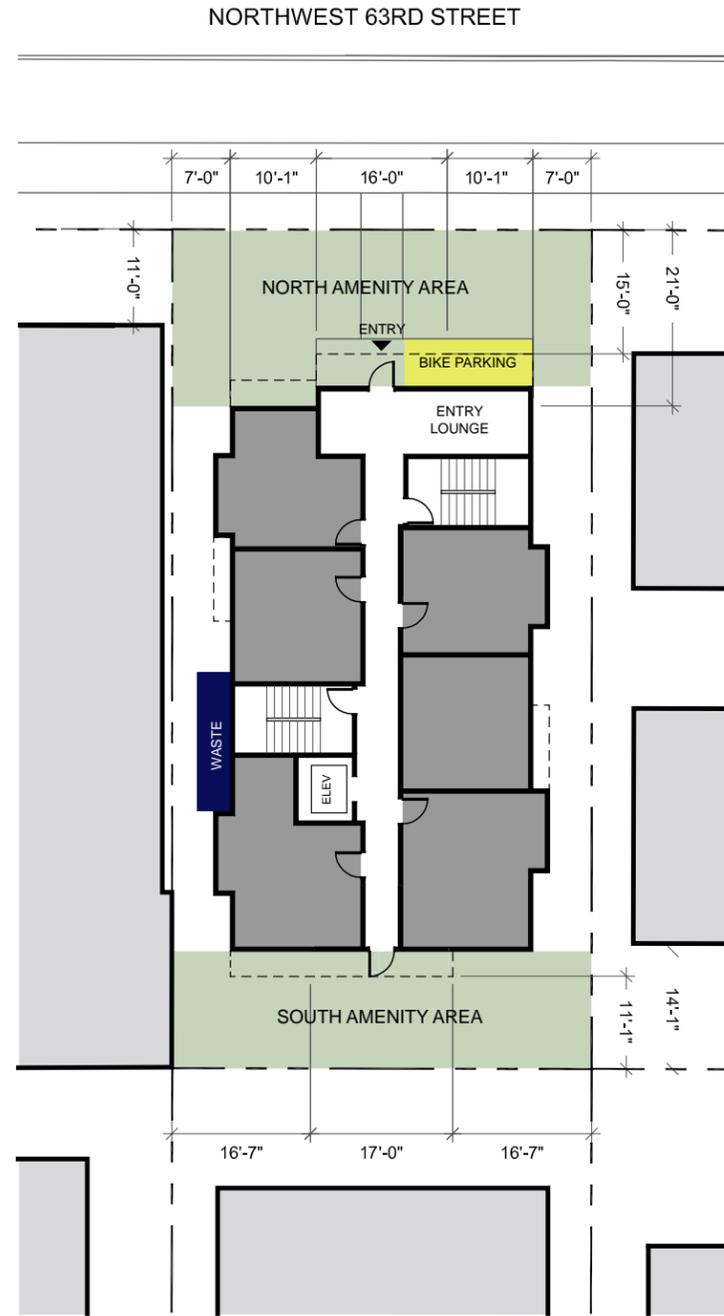
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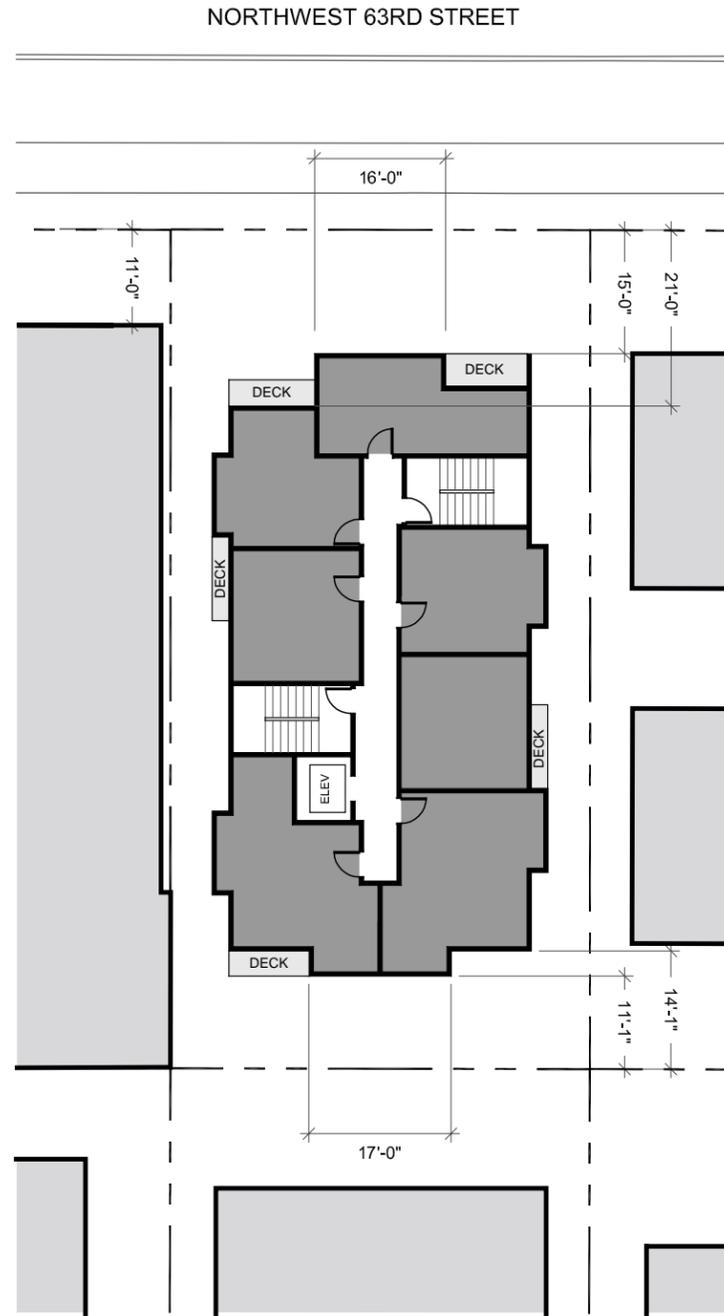
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SHADOW STUDY (DEC. 22)

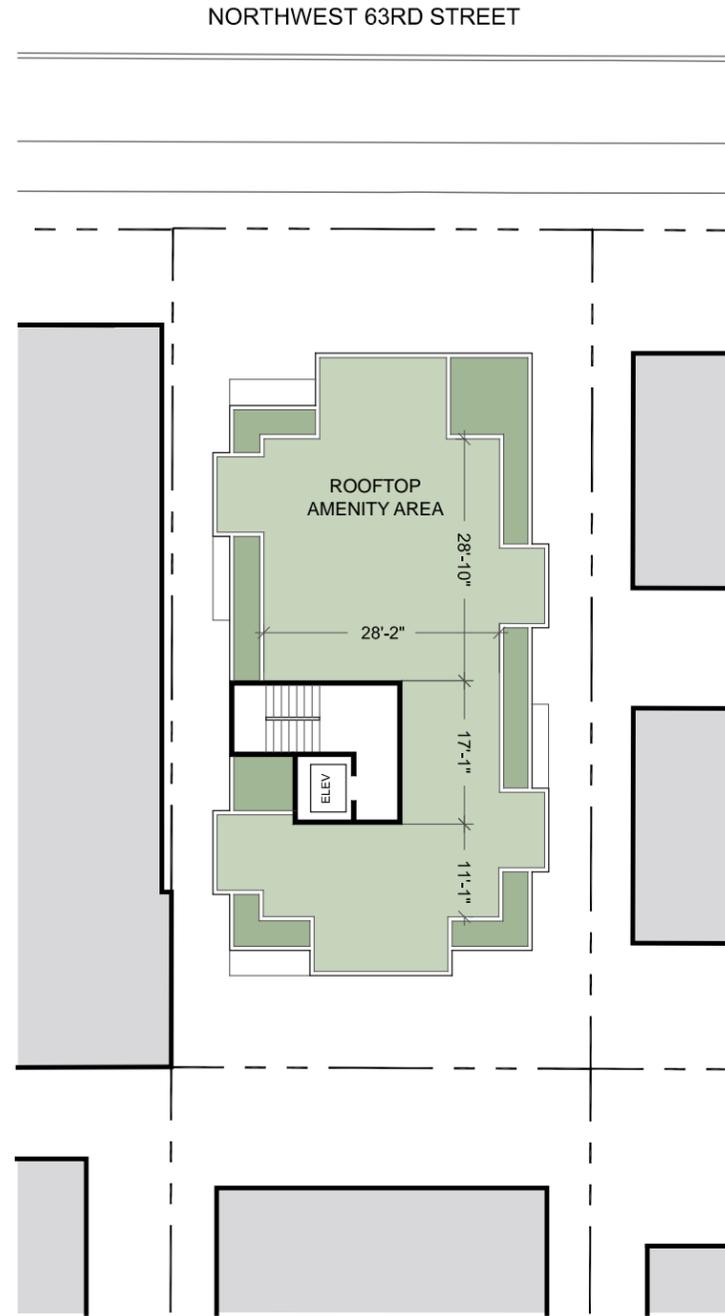




FIRST FLOOR



SECOND - FOURTH FLOORS



ROOF DECK

SETBACKS:  
 Front Yard: 18' at entry, 15' at projected upper floors  
 Rear Yard: 13' 1" at rear entry, 11' 1" at projected upper floors  
 Side Yards: 7' avg, 5' min at bay windows





View from NE



View from NW



View from SW



View from SE





#### GROUND LEVEL AMENITY SPACE:

Options 2 and 3 are set further back on the site to provide a larger front amenity space along the street encouraging interaction between residents, neighbors and passersby. The larger amenity area on the north side of the site helps to allow more sunlight into the space. Option 1 provides a larger rear yard amenity area on the south end of the property which will receive more light but could create noise and privacy issues for the neighbors. The south amenity area will be designed with small outdoor 'rooms' separated by plantings to limit the size of gatherings possible in the area.

All amenity areas will be densely planted with a variety of plants chosen based on shape, size, color and texture to reinforce the overall design and provide privacy for units on the first floor throughout the year. A comprehensive lighting plan for the site will provide enough light to maintain a sense of safety for the residents and pedestrian access. All entry doors have glass insets to provide natural light to public spaces where windows might not be possible.

#### ROOFTOP AMENITY SPACE:

All options propose rooftop decks with a combination of small gathering spaces and planters along the perimeter to help dampen sound and soften the appearance of the building. Small, intimate seating areas at the south end of the deck will discourage larger gatherings and minimize noise impacts on the neighbors. A larger social gathering area with a grill and tables will be located to the north, orienting the louder activities toward the street.





Cherry Tree



Cypress Tree



Red Twig Dogwood



Lavender



Japanese Maple



Smoke Tree



Rosemary



Feather Reed Grass



Ginkgo Tree



Viburnum



Heavenly Bamboo



Blue Oat Grass

PROPOSED VEGETATION



DEPARTURES - OPTION 2

SMC 23.45.518 SETBACKS AND SEPARATIONS:

- A. Apartments in all LR zones:
  - Front: 5 ft min
  - Rear: 15 ft min
  - Side: facades greater than 40 ft: 5 ft min; 7 ft avg

REQUESTED DEPARTURE:

- Allow reduced side and rear setbacks:
  - East side - 5' 9" avg, 5' 2" min
  - West side - 5' 8" avg, 5' 4" min
  - Rear - 12'

RATIONALE:

The reduced rear yard allows a larger amenity space to be provided along the street, which, located to the north of the building, will allow more light to reach the space. In addition, the building siting will allow the front facade to be similarly setback as the adjacent buildings.

SUPPORTED DESIGN GUIDANCE: CS1, CS2, PL1, PL3, DC3

SMC 23.45.527 FACADE LENGTH LIMITS IN LR ZONES:

- B. Max. combined facade length within 15 feet of property line: 65% depth of lot.

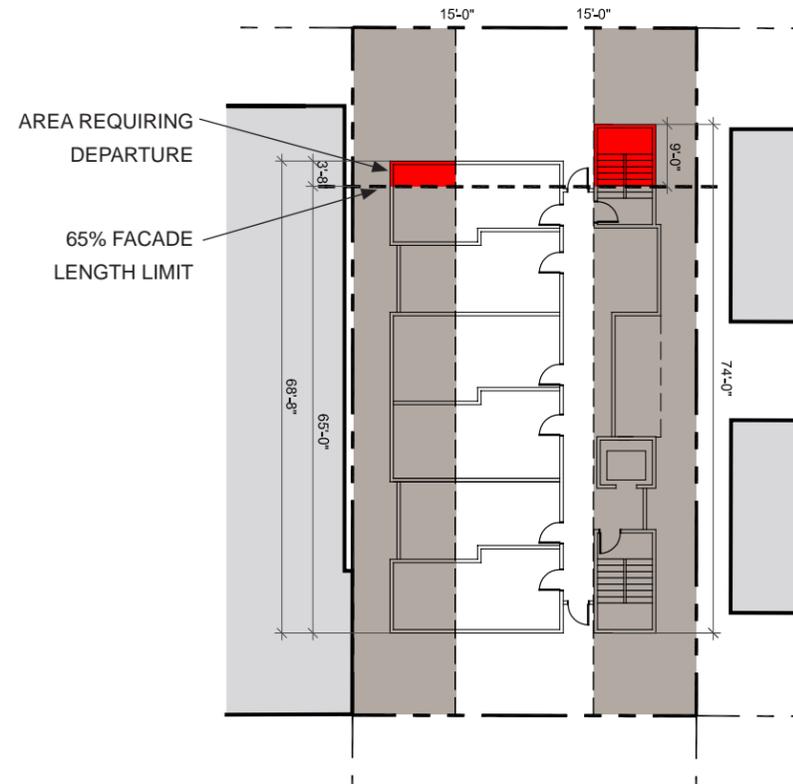
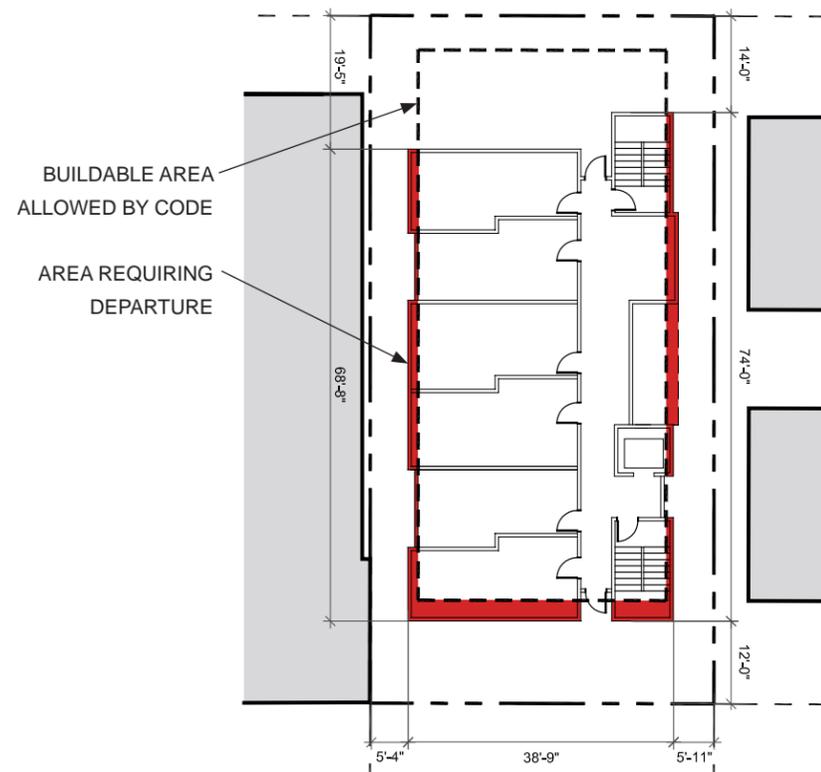
REQUESTED DEPARTURE:

- Allow a greater facade length.
  - 65% lot depth = 65'
  - proposed east side length - 74'
  - proposed west side length - 68' 8"

RATIONALE:

The greater facade length is necessary to allow adequate unit sizes, the single loaded corridor is less efficient than other layouts and so needs more room.

SUPPORTED DESIGN GUIDANCE: CS1, CS3, DC2



DEPARTURES - OPTION 3

SMC 23.45.518 SETBACKS AND SEPARATIONS:

A. Apartments in all LR zones:

- Front: 5 ft min
- Rear: 15 ft min
- Side: facades greater than 40 ft: 5 ft min; 7 ft avg

REQUESTED DEPARTURE:

- Allow reduced rear yard setback:
- Required: 15'
- Proposed: 11' 1" min

RATIONALE:

The reduced rear yard allows a larger amenity space to be provided along the street, which, located to the north of the building, will allow more light to reach the space. In addition, the building siting will allow the front facade to be similarly setback as the adjacent buildings.

SUPPORTED DESIGN GUIDANCE: CS1, CS2, PL1, PL3, DC3

SMC 23.45.527 FACADE LENGTH LIMITS IN LR ZONES:

- B. Max. combined facade length within 15 feet of property line: 65% depth of lot.

REQUESTED DEPARTURE:

- Allow a greater facade length on east side.
- 65% lot depth = 65'
- proposed length - 67'

RATIONALE:

The greater facade length allows for slightly larger units along the north facade, and reduces the depth of the deck for those units. Overframing around the decks on the northeast corner creates a floating modulation on the street facing facade that relates to other asymmetrical facades in the area.

SUPPORTED DESIGN GUIDANCE: CS1, CS3, DC2

