

# Administrative Design Review

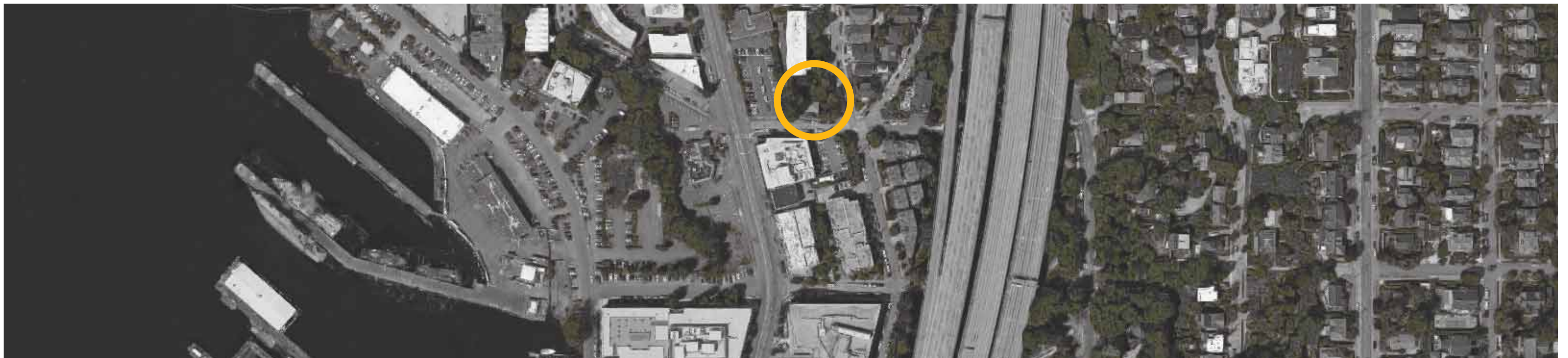
3.17.16

1901 Franklin Ave. E.

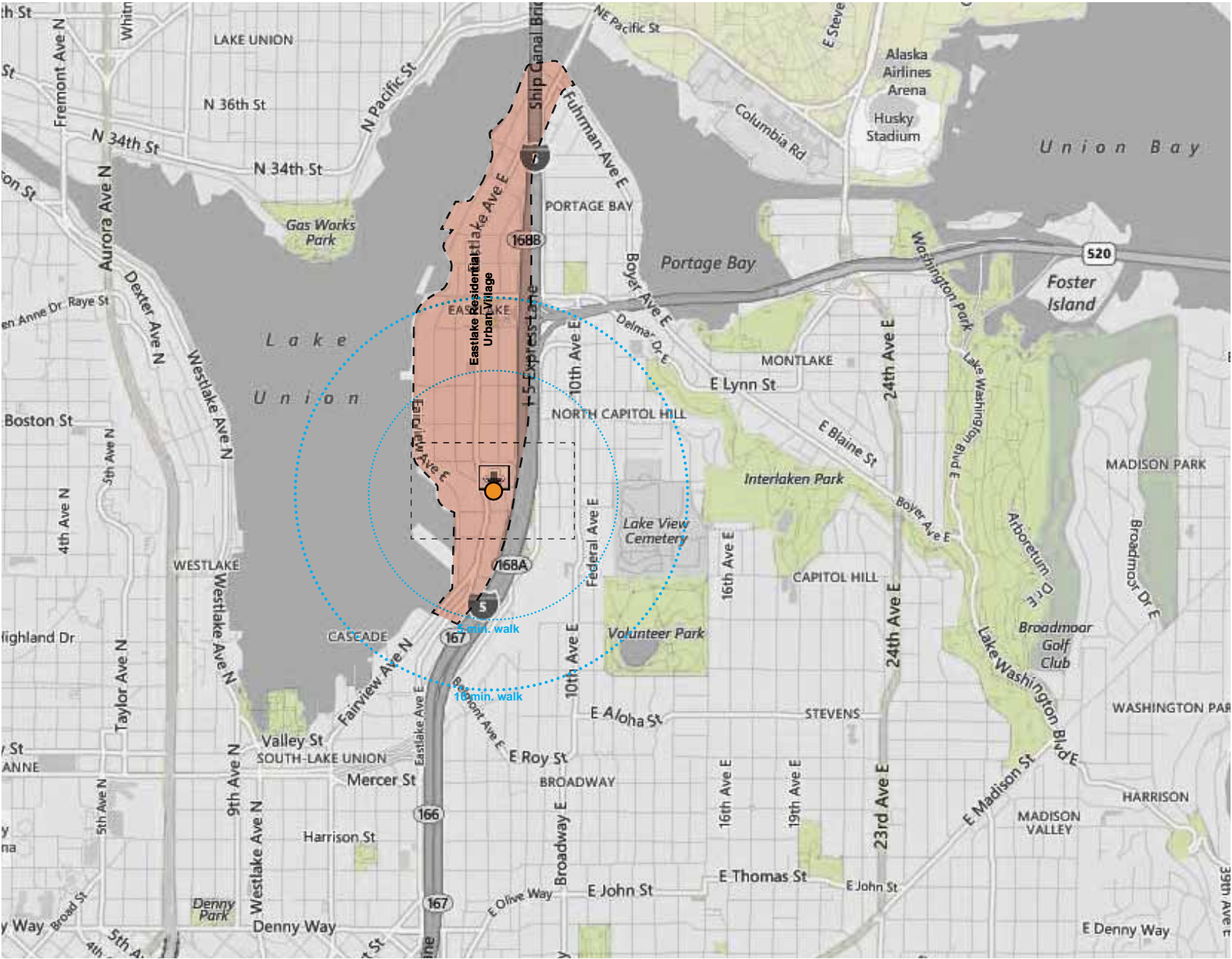
Job No: 3023286

## Development Objectives:

Project proposes construction of new 43 unit SEDU (Small Eff. Dwelling Unit) at 1901 Franklin Ave. E. No vehicular parking provided. Project includes demolition of existing triplex and accessory structures.



# Context Analysis



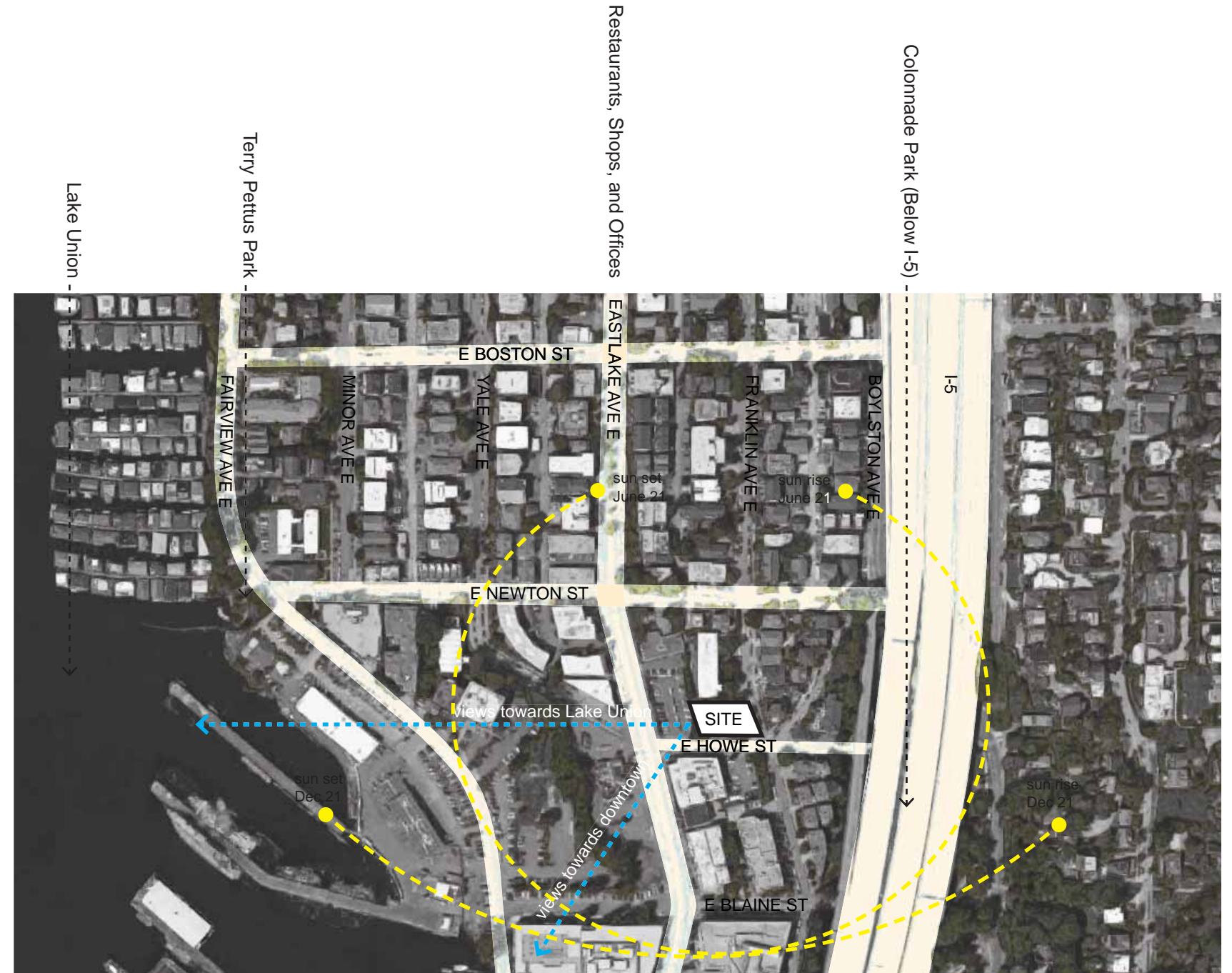
Site Location	1901 Franklin Ave E
Site Zoning	LR2
Residential Units	43 total (Small Eff. Dwelling Units)
Overlay	Eastlake Residential Urban Village
SEPA Review	Yes
Parking Required	(0) Required / (0) Provided
Height	Base Height 30' + 4' for partially below grade story 23.45.514 Max Height 34' - complies
Site Area	8,000 SF
Floor Area Ratio	Apartments 23.45.510 1.3  8,000x 1.3 = 10,400 sf MAX FAR
Floor Area	Gross Floor Area = 14,000 SF (ground floor area per SMC.23.45.510.E.4 and bike storage area per SMC.23.54.015.K.5- Council Bill #118201 are exempt from FAR calculations)
Setbacks	Front setback: 5' min 23.45.518 Rear setback: 15' (req departure) Side setback: 7' ave. 5' min
Amenity area	8000SF x 0.25 = 2000 SF required (req departure) 23.45.522 50% req. as common a.a. @ ground level = 1000 SF



# Administrative Design Review



The site is located at the corner of E Howe St & Franklin Ave E in the Eastlake neighborhood of Seattle on a western slope down to Lake Union. There is a mix of housing types in the immediate vicinity of the site that are mostly multi-family apartments and smaller duplexes / triplexes, along with scattered single family houses.



With Eastlake Ave E to the west and I-5 to the east, the site is adjacent to commercial activity with access to restaurants, shops, and other neighborhood amenities. The site will receive ample solar exposure from the south and west with partial blockage from the east. There are great views southwest and west from the site towards downtown and out towards Lake Union.



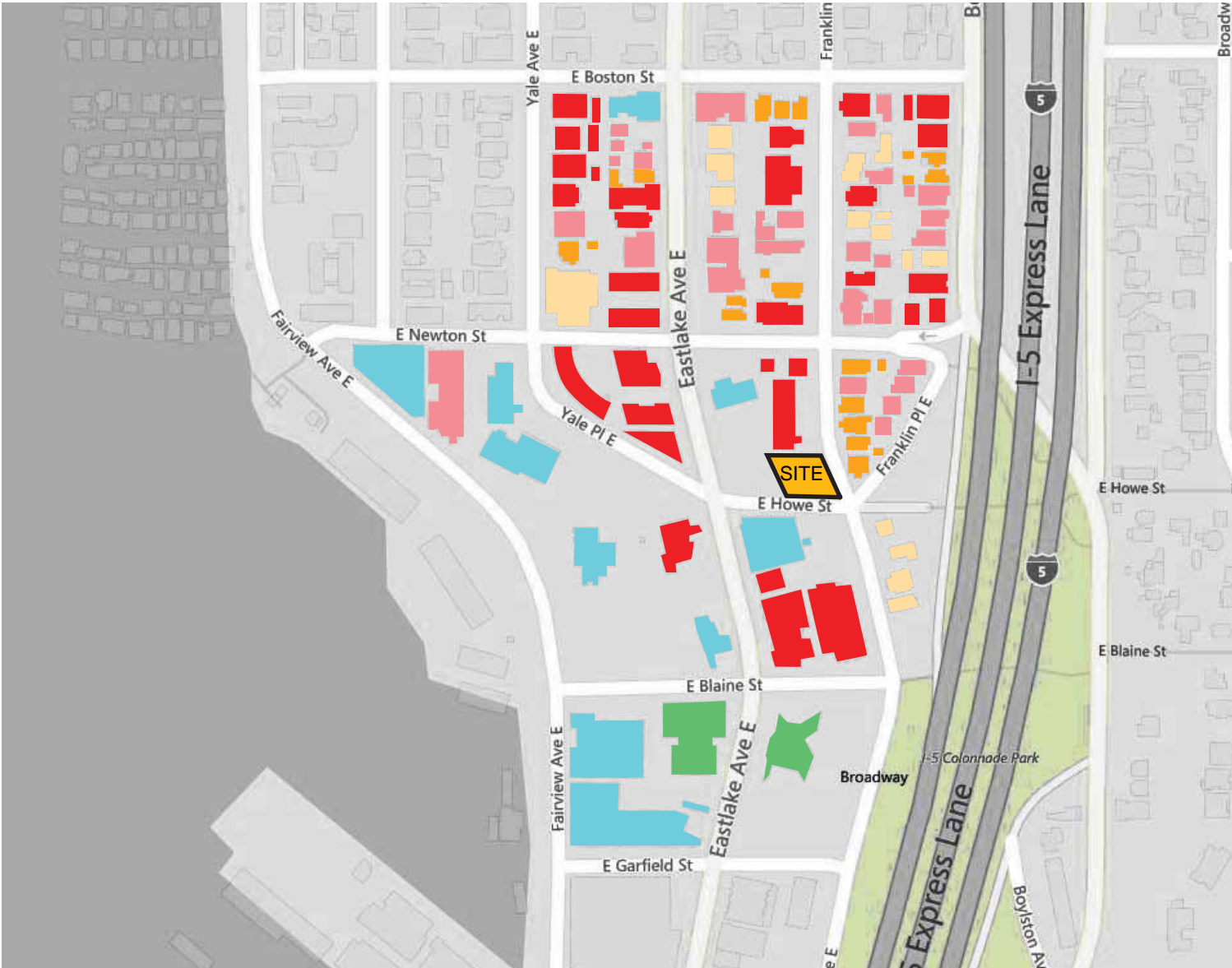
# Context Analysis

## zoning map



This area of Eastlake is composed of a wide variety of zones, with 1901 Franklin Ave. E. at the edge of the lowrise residential and commercial zones. The site is within a residential neighborhood, with commercial facilities to the south and stores and restaurants along Eastlake Ave. to the north. The commercial zone expands directly adjacent the site to the west, which makes it likely that there will be a large commercial development directly adjacent to the site in the future.

## typology / adjacencies

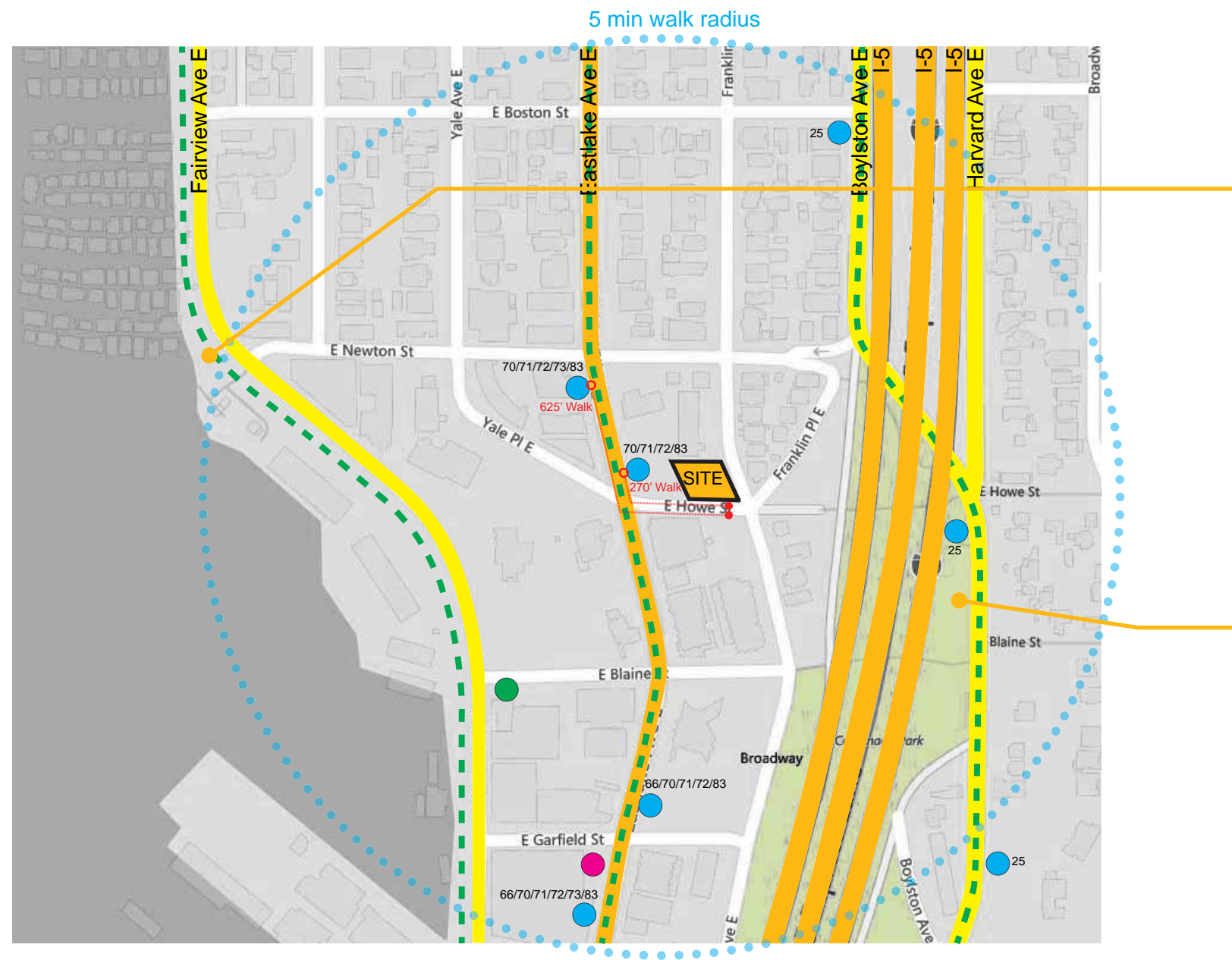


The site is bordered by a 1960s, 20-unit apartment building to the north and a parking lot to the west. Across Franklin Ave are primarily two-story craftsman style residences, and across E Howe St is a two-story office building, built in 1960.

The neighborhood predominantly consists of multi-family structures of 2-3 stories, with commercial buildings along Eastlake Ave E. There is an influx of new construction, mostly to the west of the site along Yale Pl and Eastlake Ave E consisting of multiple 4-story apartment buildings and a new 4-story commercial building.

- Apartments
- Other Multi-Fam
- Single Family
- Town House
- Commercial
- Medical / Dental

## circulation map



### Circulation

The site is located on the corner of E Howe St and Franklin Ave E, in a residential neighborhood adjacent to commercial areas. This intersection does not experience much traffic, however Eastlake Ave E is only one block away, acting as the major artery in the area with bike lanes and a wide variety of bus routes. I-5 is just to the east for easy connection across or out of town. Only a couple blocks to the west, the Lake Union waterfront offers a bike/walking path and access points to the lake.

- Bus Stop
- Zip Car Location
- Pronto Bikeshare
- Major Arterial
- Minor Arterial
- Bike Route



Terry Pettus Park



Colonnade Park



# Architectural Context Analysis:

The surrounding context consists of a variety of architectural styles that are constructed of a wide range of materials and forms.

## Traditional & Modern

Most of the oldest structures on the block are 1-2 story craftsman homes that are commonly seen towards the northern end of 12th Ave. They have lots of outdoor space and a variety of openings.



Single Family Homes on Franklin Ave E



New townhomes on Franklin Ave E in a neo-craftsman style



1926 four-unit brick condo building

## Lowrise Mid-Century

Most buildings in the area were built in the 1950s/1960s. They feature low, linear elevations, often with strip windows, balconies, and emphasized circulation.



Cortina Apartments 1957 on E Newton St and Eastlake Ave E



Bonneville Office Building 1960 across from site on E Howe St



Office building (1959) and Apartments (1961) north of site



Delta Vista Apartments 1965 on Eastlake Ave E and E Howe St

## Contemporary

Built within the last 2 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.



Gilead Sciences Medical/Dental Offices on Eastlake Ave E



Townhouses on E Newton St and Yale Pl E (2014)



Townhouses at 2015 Boylston Ave E (2014)

## Under Construction

There are several projects under construction or nearing construction within a short distance of this site that range from apartment and mixed use buildings to a research laboratory.



New Multifamily / Mixed Use on Eastlake Ave E and E Boston St



New 4-Story Apartments on Eastlake Ave E and Yale Pl E



New 4-Story Research Laboratory at 1818 Fairview Ave E





Eastlake Avenue E - West Elevation  
2-3 story apartments, new development to the south, lite tree coverage



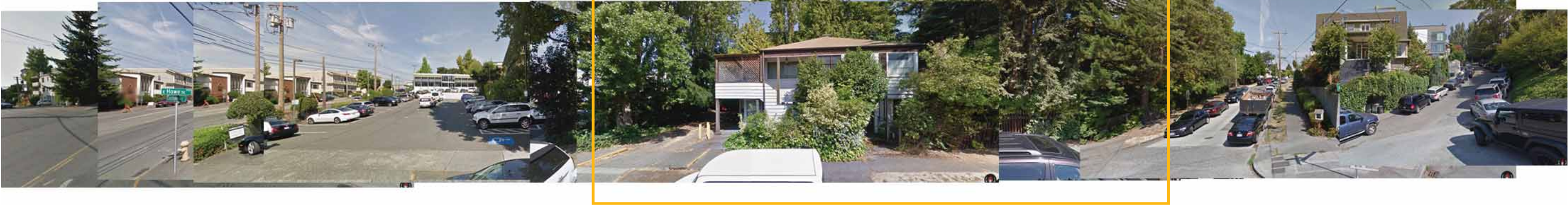
Eastlake Avenue E - East Elevation  
2-3 story apartments and commercial buildings, medium tree coverage



# Initial Site Analysis

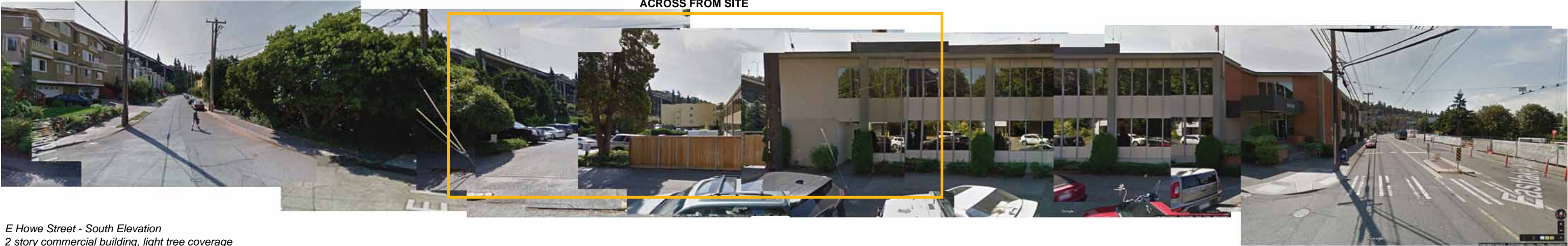
## Adjacent buildings

PROJECT SITE



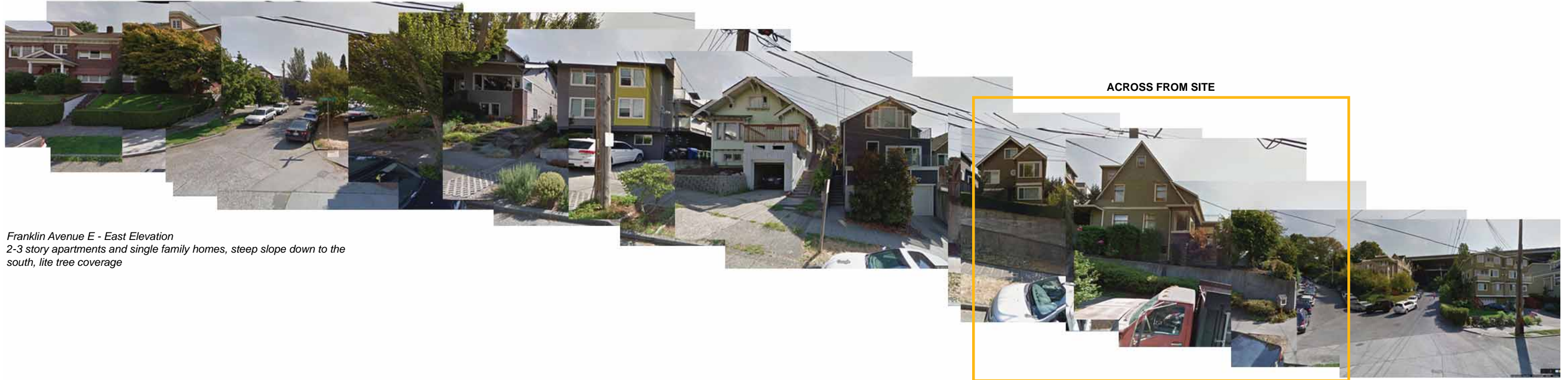
*E Howe Street - North Elevation*  
*2-3 story apartments and commercial buildings, existing triplex to be demolished,*  
*medium-heavy tree coverage*

ACROSS FROM SITE



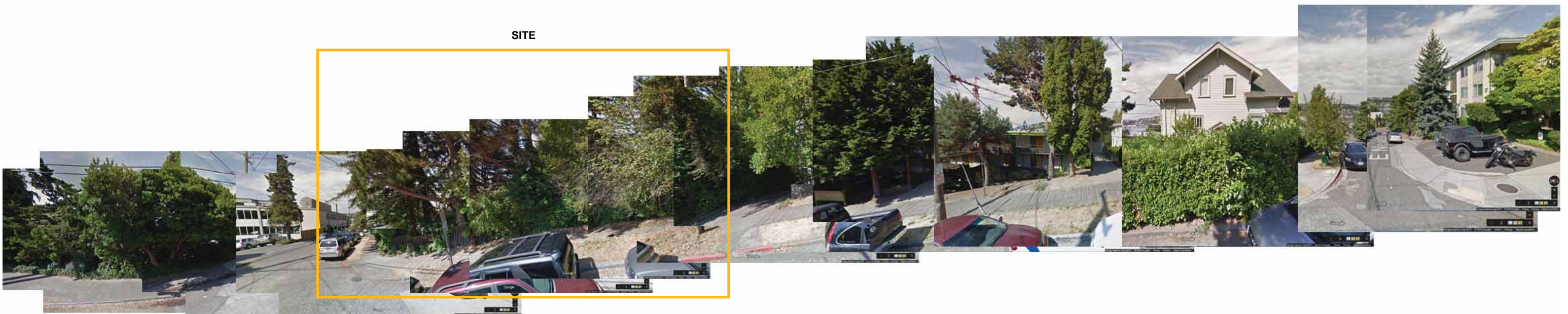
*E Howe Street - South Elevation*  
*2 story commercial building, light tree coverage*





*Franklin Avenue E - East Elevation*  
2-3 story apartments and single family homes, steep slope down to the south, lite tree coverage

ACROSS FROM SITE



SITE

*Franklin Avenue E - West Elevation*  
2-3 story apartments and single family homes, steep slope down to the south, medium-heavy tree coverage



Existing Site Conditions

PROJECT INFORMATION	
SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	CHRIS GURDJIAN 1901 FRANKLIN AVENUE E SEATTLE, WA 98102
TAX PARCEL NUMBER:	408630-0130
PROJECT ADDRESS:	1901 FRANKLIN AVENUE E SEATTLE, WA 98102
ZONING:	LR2
JURISDICTION:	CITY OF SEATTLE
PARCEL ACREAGE:	8,000 S.F.

Existing Site

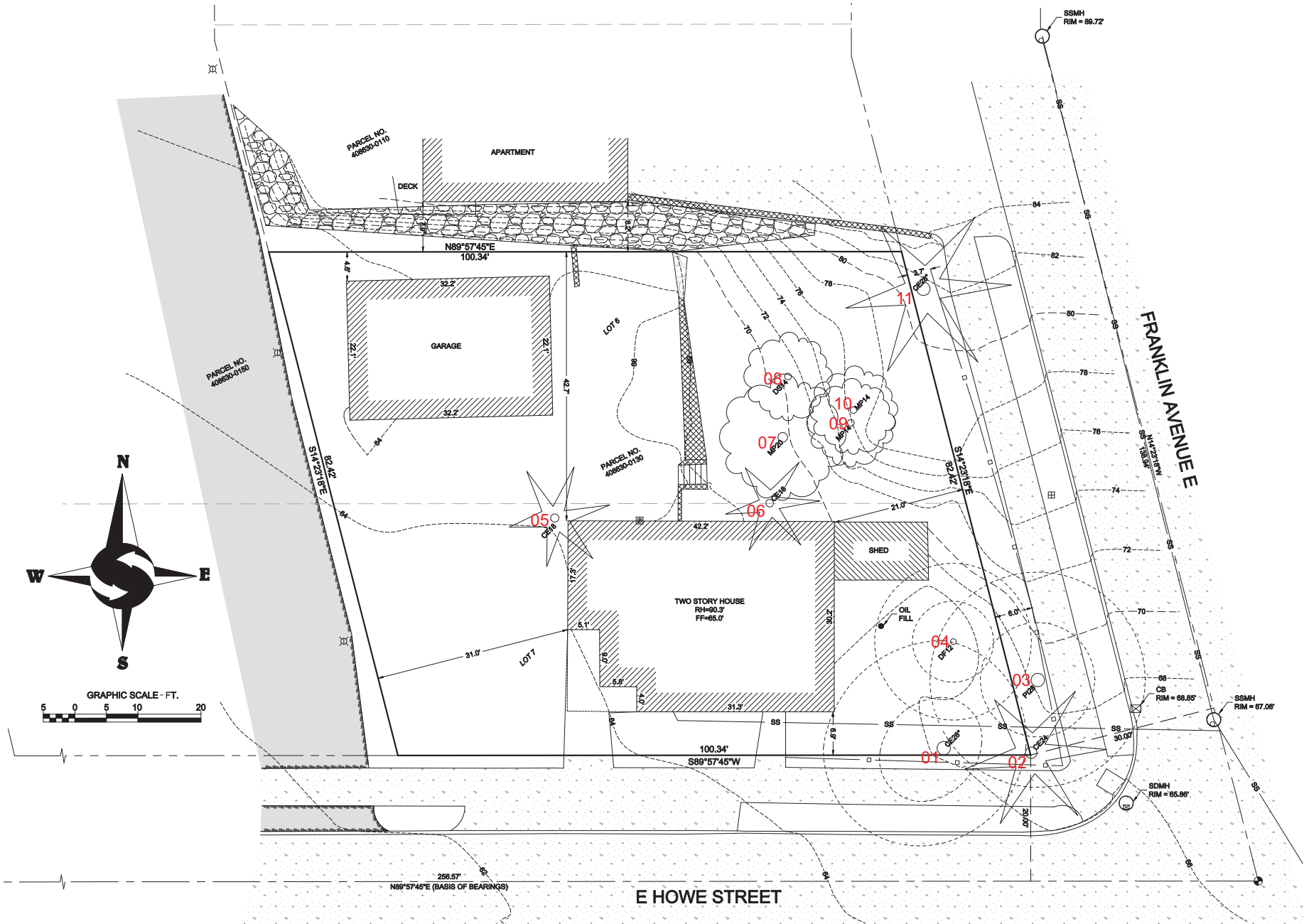
**Uses**  
There are 2 existing structures on the site. 1901 Franklin Ave E is a 2,330 SF,2 story triplex with a basement, attached shed, and a detached garage on a 8,000 sf lot.

**Topography**  
The site has a steep slope from the north eastern corner of the site that reduces in slope towards the south western corner of the site, with the most dramatic slope in the north eastern portion of the site. There is a retaining wall on the north central area of the site.

**Access**  
There is pedestrian access via 2 existing walkways off of E Howe St. Existing vehicular access is also taken off E Howe St via an existing curb cut.

**Views and Solar Access**  
The property will have good views south and west towards downtown as well as Lake Union from the upper floors. Solar access from the east will be partially blocked by existing tree coverage along Franklin Ave E but will otherwise be unencumbered.

**Trees**  
There is a group of trees at the south east corner of the site that are not technically exceptional, however, they include significant redwood trees, which we believe should be protected.



Tree #	Common name	Species	DBH (inches)	Height (feet)	Crown Ratio (%)	Dripline				Defects	Vigor	Seattle Exceptional Tree Threshold	Exceptional N/Y	Recommendations
						N	E	S	W					
1	Redwood	<i>Sequoia sempervirens</i>	23.6/18.2	65	80	16	12	14	18	None	Normal	30	N	Viable
2	Redwood	<i>Sequoia sempervirens</i>	20.1	65	70	6	16	18	8	Mild asymmetry	Normal	30	N	Viable
3	Ponderosa pine	<i>Pinus ponderosa</i>	23	60	70	19	24	14	16	Fork at 20-feet, thin crown	Low	Not Listed	N	marginally viable
4	White fir	<i>Abies concolor</i>	12.4	31	40	8	6	11	12	Multi forks above 8-feet, thin crown	Low	Not Listed	N	Not viable
5	Western red cedar	<i>Thuja plicata</i>	16.5	42	80	15	12	16	13	Crooks	Normal	30	N	Viable
6	Western red cedar	<i>Thuja plicata</i>	15	63	50	6	9	12	14	thin crown	medium	30	N	Viable
7	Bigleaf maple	<i>Acer macrophyllum</i>	16	60	70	10	10	20	22		Normal	30	N	Viable
8	Lombardy poplar	<i>Populus nigra italica</i>	10.1	64	70	10	4	4	10		Normal	Not Listed	N	Viable
9	Bigleaf maple	<i>Acer macrophyllum</i>	11.5	55	60	0	18	24	6		Normal	30	N	Viable
10	Bigleaf maple	<i>Acer macrophyllum</i>	11.6	55	70	24	18	0	12		Normal	30	N	Viable
11	Austrian pine	<i>Pinus nigra</i>	23	52	60	12	16	16	10	Ivy, mulitple codominant trunks	Normal	24	N	Viable

- trees to remain
- trees to be removed



## site photos



1. The southwest corner of the site is seen from the active intersection of Eastlake Ave and E Howe St. The site is exposed to the west due to a large parking lot directly adjacent to the western perimeter of the site. The physical structure on site is blocked by heavy tree coverage which has since been removed.

2. The southeast corner of the site features heavy tree coverage and a steep slope up to the north.

3. The southern edge of the property offers the only unblocked view of the current structure on the site, however, there is still a fair amount of overgrowth.

4. Looking west down E Howe St. from the southern edge of the property, one can get a glimpse of Lake Union. From a higher elevation, one would also be able to see downtown.

5. Looking west from the eastern edge of the property, at the rockery in the NE corner of site. Rockery to be landscaped and made accessible for amenity area.

6. Looking north from E. Howe St. at the topography difference between proposal site and existing apartment building to the north.



1. southwest - corner of site from Eastlake Ave and E Howe St



2. southeast corner of site at E Howe St and Franklin Ave



3. existing structure on site from E Howe St



4. existing structure on site with adjacent office building looking west down E Howe St



5. existing rockery at NE corner of site



6. existing structure on site with adjacent property looking north from E Howe St



# Design Guidelines Priorities

**CS1: Natural Systems And Site Features**  
**Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.**

B. SUNLIGHT AND NATURAL VENTILATION  
1. The project will aim to implement natural ventilation techniques as well as having as many units as possible having access to views, light and air.

**CS2: Urban Pattern And Form**  
**Strengthen The Most Desirable Forms, Characteristics, And Patterns Of The Streets, Block Faces, And Open Spaces In The Surrounding Area.**

B. ADJACENT SITES, STREETS, AND OPEN SPACES  
  
2. Connection to the Street:  
The project will have a strong connection with the street. There will be a main entry with covered exterior space off of E. Howe St. with an accessible ramp connection from Franklin Ave. E. Patios and recessed balconies will be located along E. Howe St. and will encourage public interaction at the street level.

C. RELATIONSHIP TO THE BLOCK  
  
1. Corner Sites:  
The site sits on the edge of a residential neighborhood along Franklin Ave., and a commercial neighborhood just across E. Howe St. To respect the smaller scale residences along Franklin Ave., the site will remain primarily unbuilt and forested. With this northeastern section of the site at a higher elevation, not locating the building here will lower the height of the proposed building in relation to adjacent structures. As the site turns the corner to E. Howe St., the low, linear profile of the proposed building will relate to the mid-century commercial space across the street, while having a new and exciting presence.

D. HEIGHT, BULK, AND SCALE  
  
1. Existing Development and Zoning:  
The building will respect the current height limits imposed on LR2 apartment structures but will also be primarily located on the lower section of the site to respond to the adjacent neighborhood.  
  
5. Respect for Adjacent Sites:  
The proposed building will have a low, linear profile, responding to the mid-century buildings in the neighborhood, while having an unobtrusive presence. Much of the northeastern section of the site will remain landscaped, and therefore will be experienced primarily as a green space along Franklin Ave.

**CS3: Architectural Context And Character**  
**Contribute To The Architectural Character Of The Neighborhood.**

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES  
2. Contemporary Design: The building will respond to the various architectural characteristics of the neighborhood by integrating various contemporary architectural elements (large openings, efficient use of materials and form) BUT will also use natural and durable building elements to help break down the scale of the building and integrate tactile elements. The form will be low and linear, responding to the surrounding buildings in a clean and updated fashion.

**PL1: Connectivity**  
**Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.**

A. NETWORK OF OPEN SPACES  
1. Enhancing Open Space:  
The project was inspired by the garden walk-up apartments of the Seattle area that put a focus on exterior circulation that revolves around landscaping and usable outdoor space.



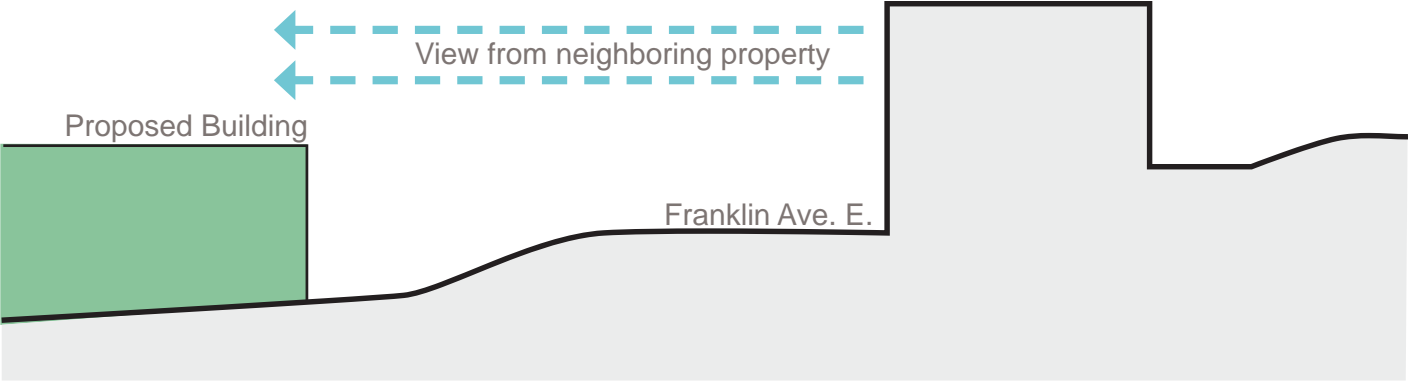
Grand entry stair at adjacent corner on Franklin Ave E + E Howe



1901 Franklin Ave E



Massing and axiality of new development at Eastlake Ave + Yale Pl



Adjacency diagram - retaining views from the east (not to scale)



Exterior stair + massing of adj. bldg.



**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  
1. Locations and Coverage  
The entry plaza space will have a canopy to protect users from weather.

**PL3: Street-Level Interaction**  
**Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.**

A. ENTRIES  
  
1. Design Objectives:  
The main entry to the project will take the form of a highly visible covered plaza set within the building that will be well lit with building signage and feature quality and durable materials.

**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 will be located to maximize convenience, security, and safety.

**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  
  
1. Site Characteristics and Uses:  
Given the parallelogram-like shape of this property and the steep slope upwards toward its northeast corner, the massing of the project was arranged to both respond to those factors while also acknowledging its surrounding neighbors. The building will hug the south and western edges of the site, giving the building a unique plan and a large amount of green space, while also building on the lower section of the site for a lower profile.

B. ARCHITECTURAL AND FAÇADE COMPOSITION  
  
1. Façade Composition:  
All facades have been designed in a similar manner to provide consistency in types and sizes of openings but also differentiated in its usage of materials to break down the scale and massing of the project. Materiality and form will be vertically differentiated to emphasize a base and top.

3. Fit With Neighboring Buildings:  
There are many mid-century buildings in the area with low, linear profiles. These buildings often feature linear fenestration and flat roofs, both of which are incorporated into our design proposal. Much of the existing landscape will also be retained.

**DC3: Open Space Concept**  
**Integrate open space design with the design of the building so that each complements the other.**

C. DESIGN  
1. Reinforce Existing Open Space:  
The heavily planted landscape in the northeastern section of the site will remain, thus retaining green space along Franklin Ave., and a connection to the natural landscape in the region.

**DC4: Exterior Elements and Finishes**  
**Use appropriate and high quality elements and finishes for the building and its open spaces.**

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS  
  
1. Choice of Plant Materials:  
Landscape materials will be chosen to reinforce the overall architectural and open space design concepts. While many existing plants will remain on site, other new plantings that relate/accompany these existing plants will be used. All plants will relate to the regional landscape.



Influential massing and materiality in Eastlake



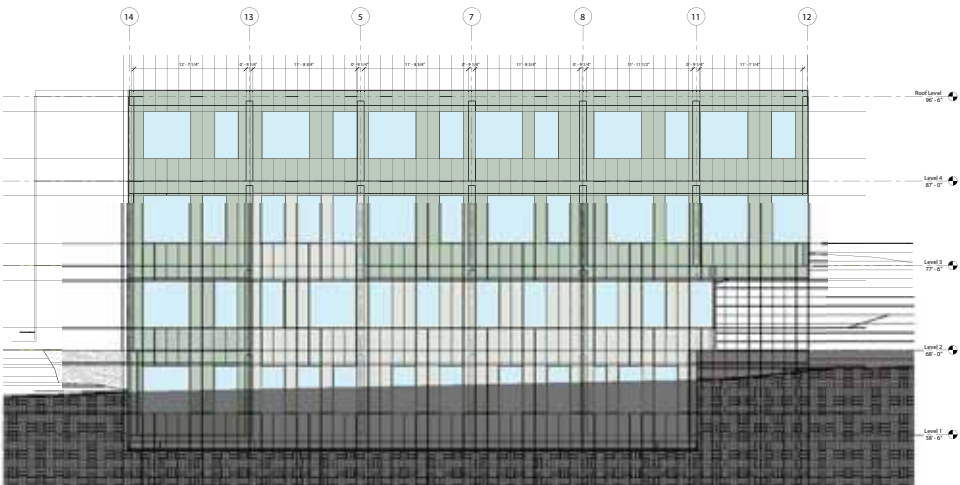
Integrated soft-scaping



Linear fenestration on grid at neighbor across E Howe St



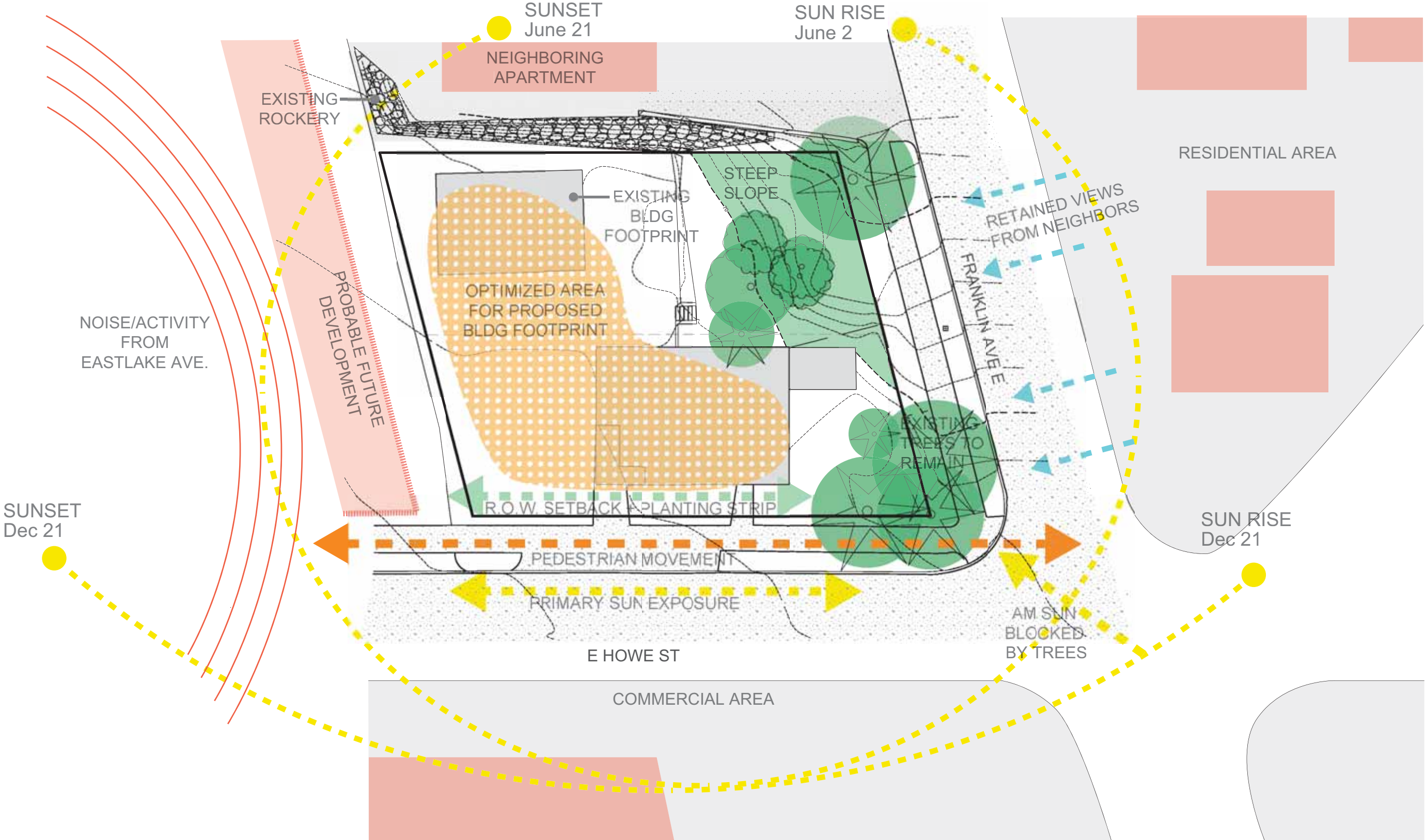
Bike storage and service area



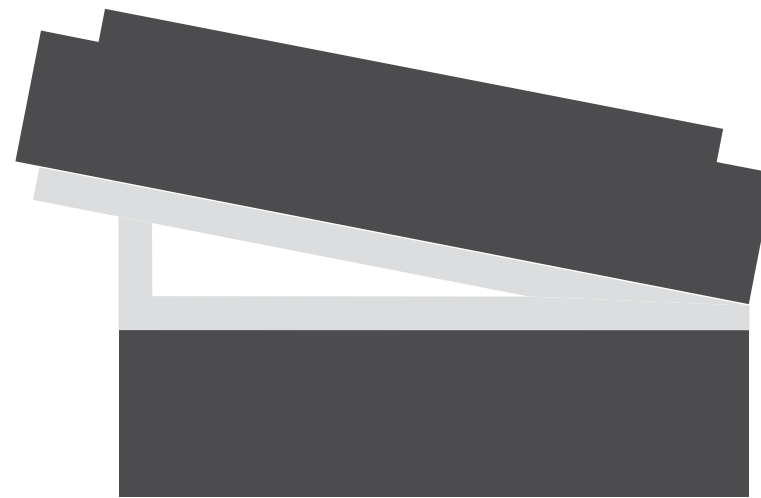
Reinterpreting fenestration grid seen in Eastlake



Site Forces







# Massing Schemes



# Massing Schemes

## Scheme A:

17,610 GSF

40 Units (combination of studios and one bedrooms – over 50% SEDUs)

Proposed FAR: 10,400

Max FAR: 10,400

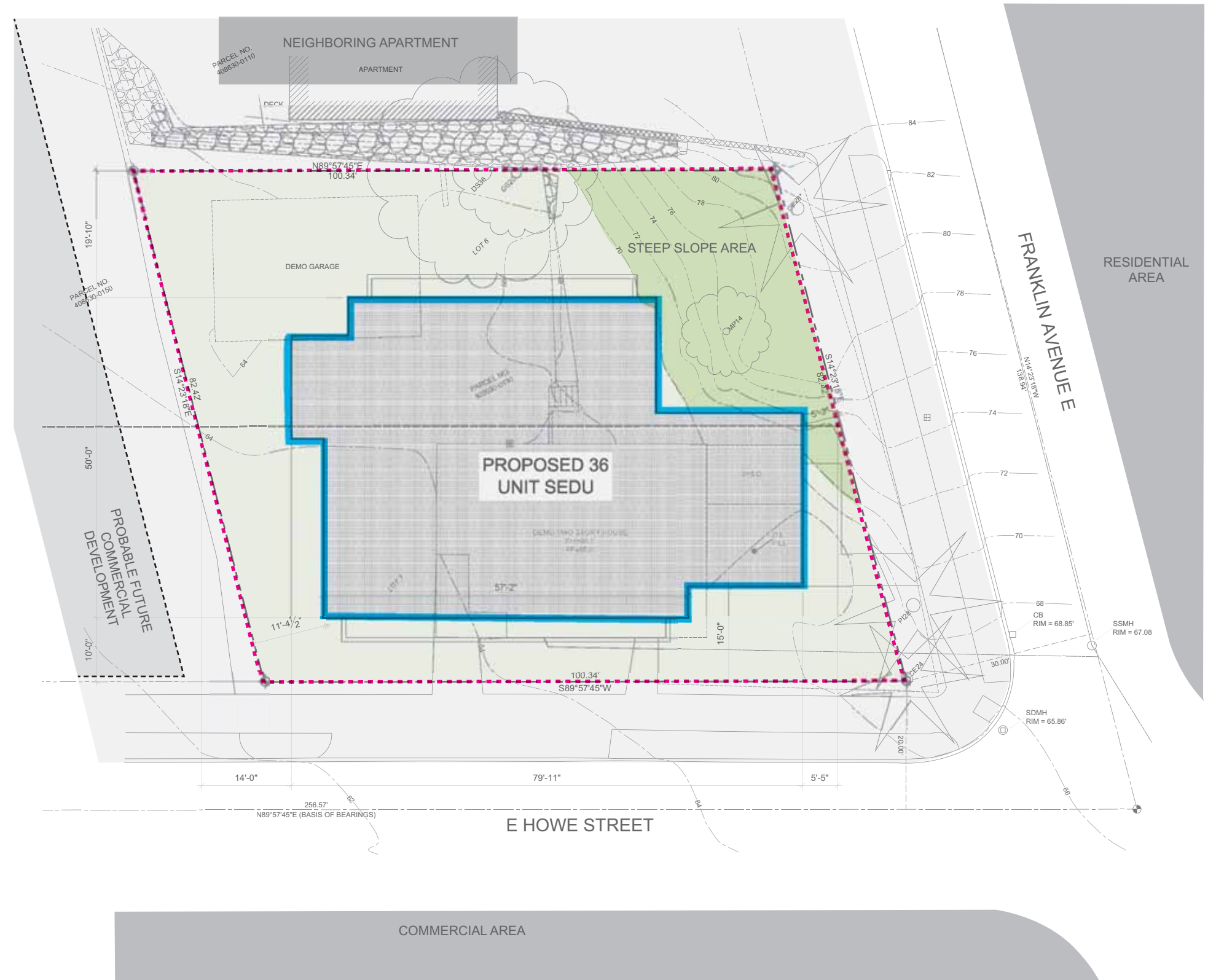
Bike: 30 spaces (40 x 75%)

Positive:

- Small footprint and efficient internal circulation
- Entrance off Franklin Ave. E. (residential street)

Negative:

- Trees removed at SE corner of site
- Blank and tall internal facades create mass and bulk at neighboring properties
- Cuts deep into existing topography and trees
- Does not leave much green space





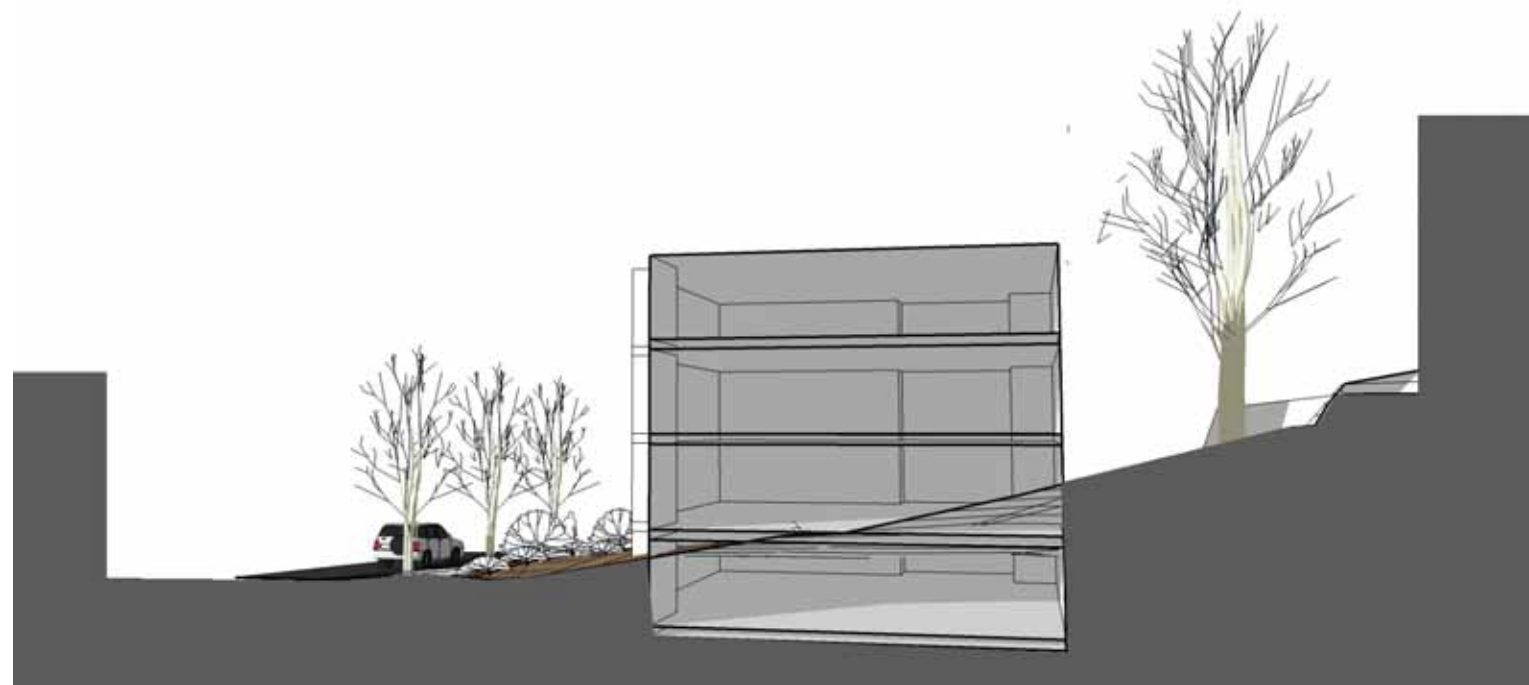
## Scheme A:

Design intent:

- Make building block as solid/efficient as possible
- Develop structure in a orthogonal grid
- Step façade back where appropriate
- Average building setback

Potential departures:

- none





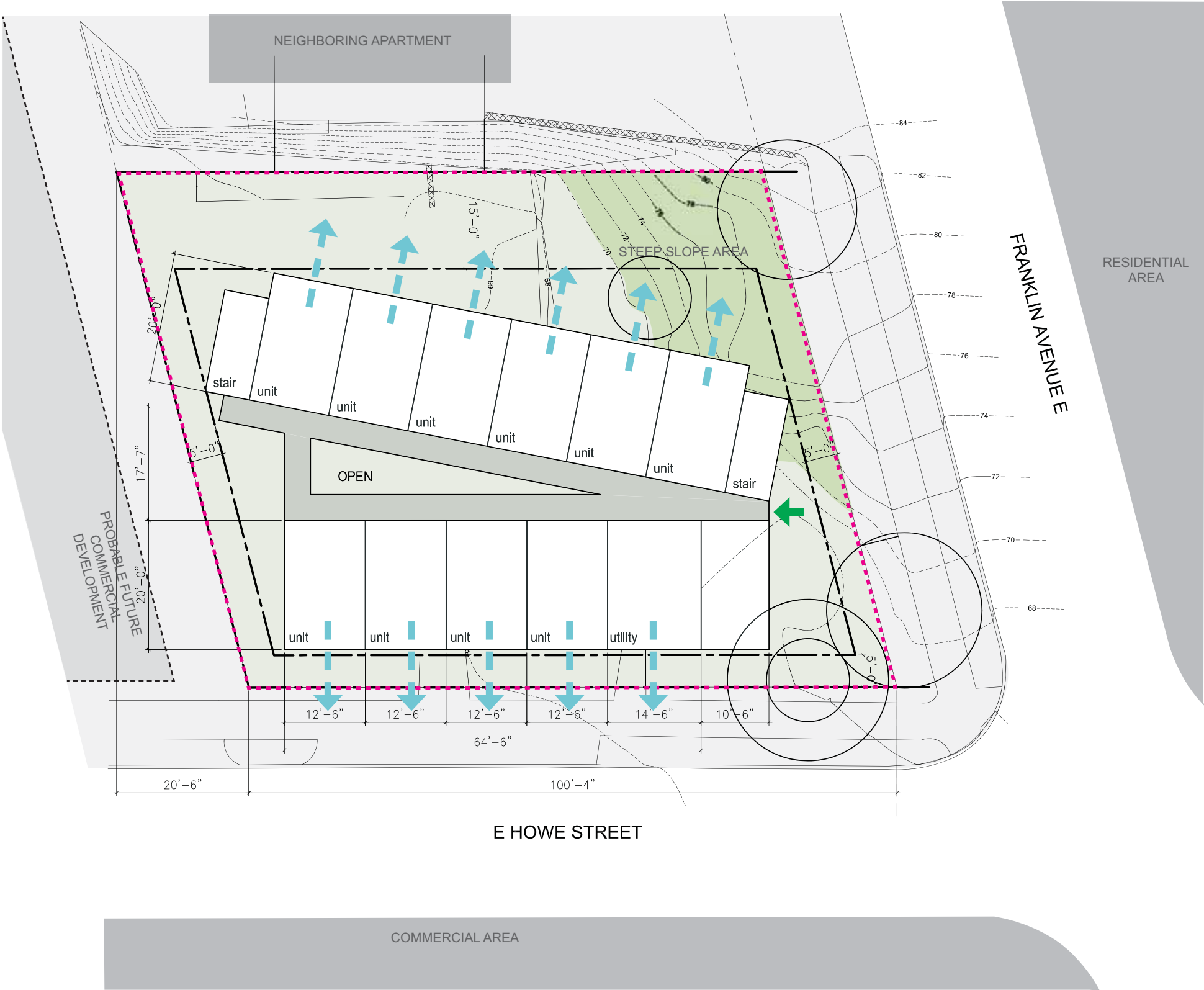
# Massing Schemes

## Scheme B:

14,000 GSF  
43 Units (combination of studios and one bedrooms – over 50% SEDUs)  
Proposed FAR: 10,400  
Max FAR: 10,400  
Bike: 33 spaces (43 x 75%)

- Positive:
- Taking advantage of southern exposure
  - Creating entry plaza at corner of E. Howe St. and Franklin Ave. E.
  - Incorporates semi-private courtyard space
  - Trees retained at SE corner of site

- Negative:
- Large excavation needed in northeast area of site
  - Exterior space split into separate areas





# Administrative Design Review

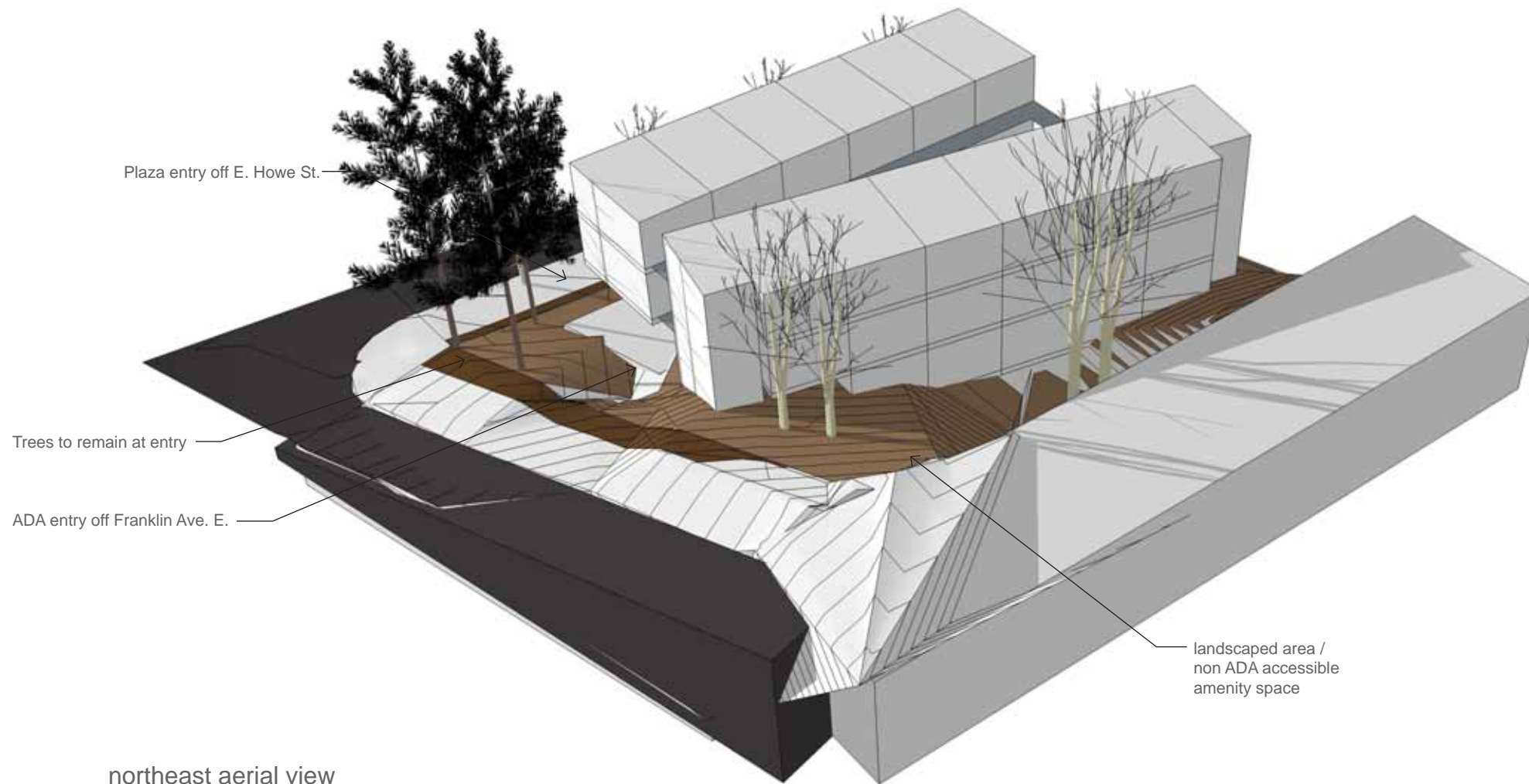
## Scheme B:

Design intent:

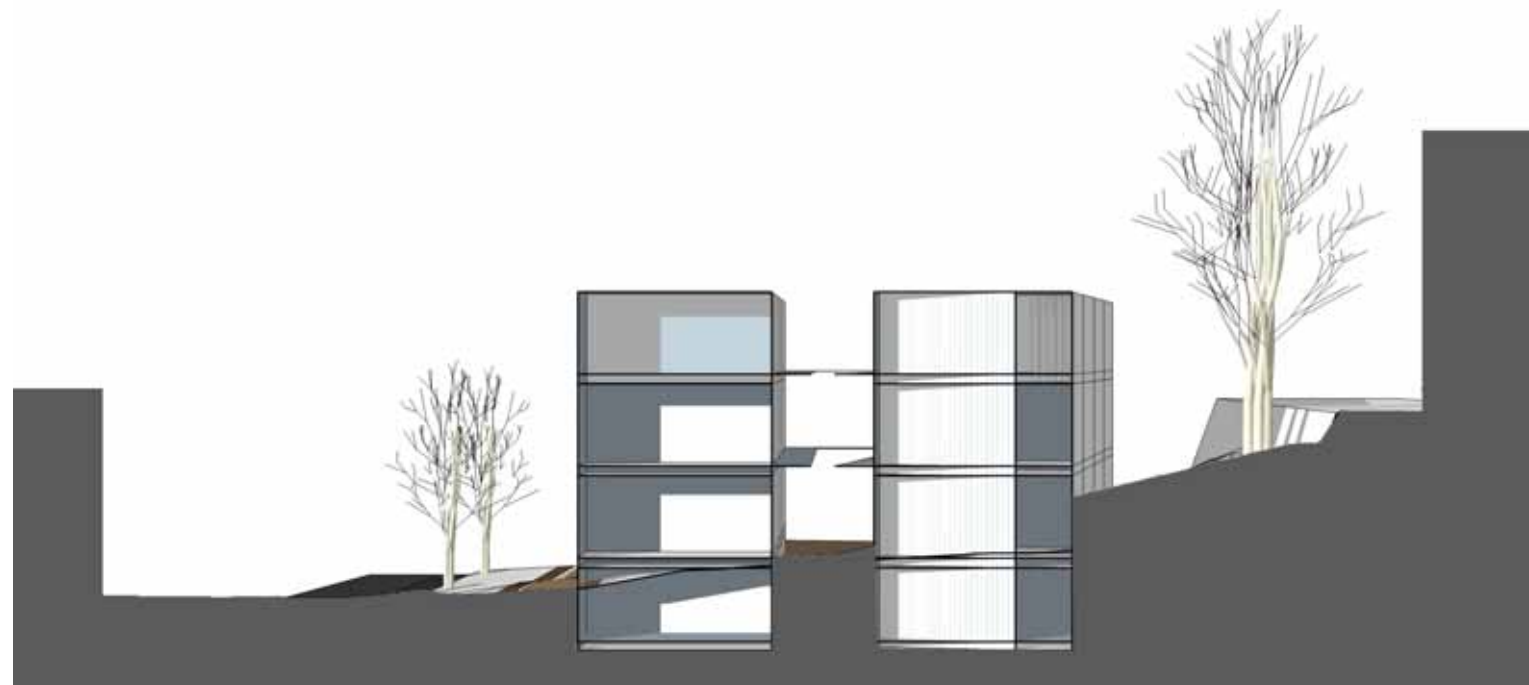
- Create two linear forms to maximize southern exposure
- Create plaza at corner entry
- Create semi-private courtyard for residents

Potential departures:

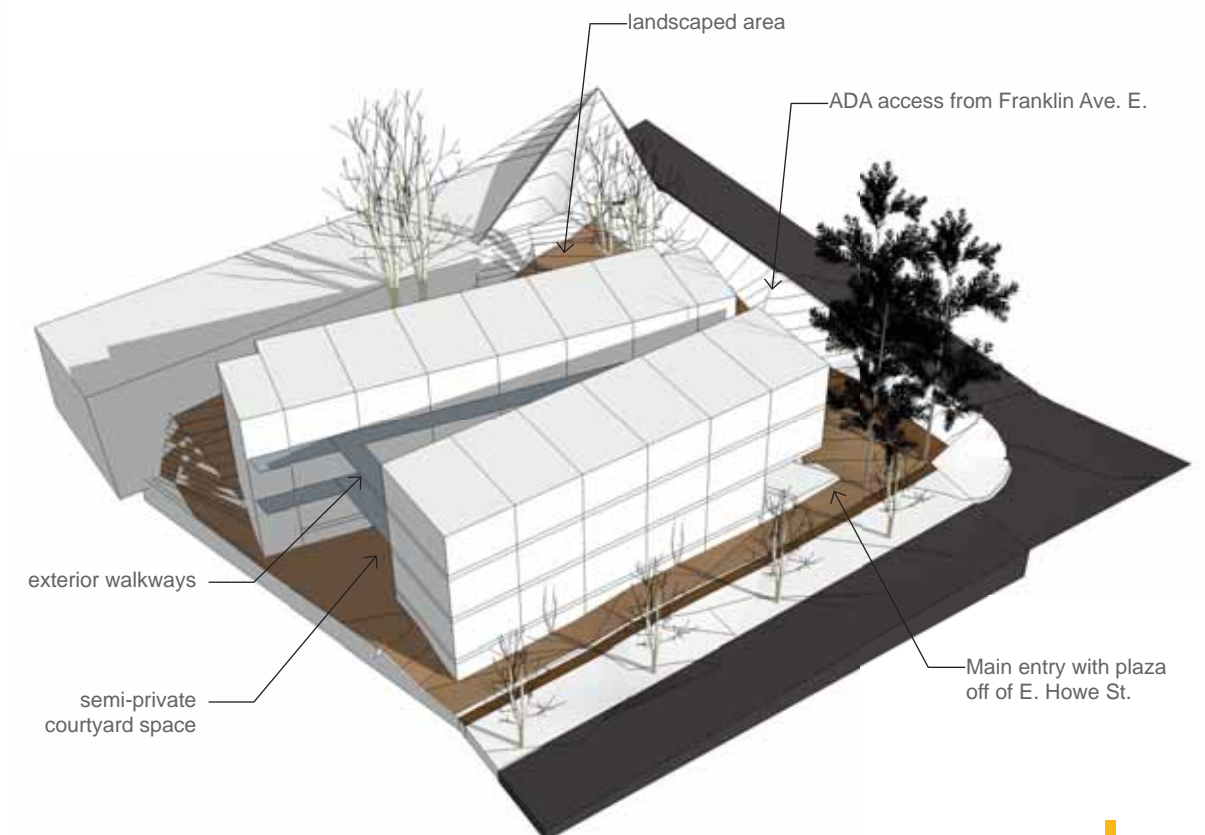
- Amenity area departure due to steep slope



northeast aerial view



section



southwest aerial view

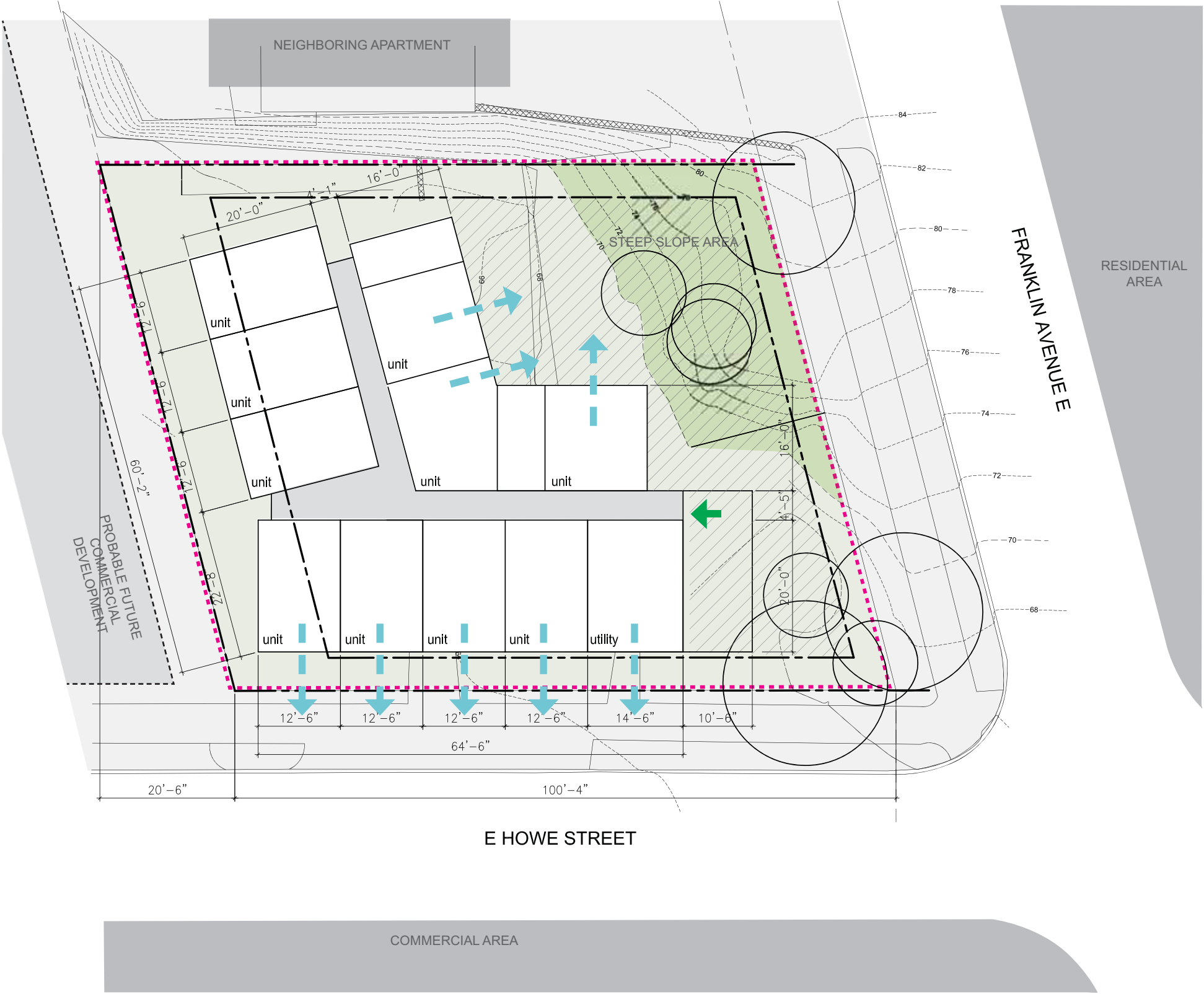


# Massing Schemes

## Scheme C - Preferred:

14,000 GSF  
44 Units (combination of studios and one bedrooms – over 50% SEDUs)  
Proposed FAR: 10,400  
Max FAR: 10,400  
Bike: 33 spaces (44 x 75%)

- Positive:
- Maximizing southern exposure
  - Creating entry plaza at corner of E. Howe St. and Franklin Ave. E.
  - Retaining large landscaped area on site
  - Creating breaks in the facade which bring more interest to the form while bringing more light into the interior circulation space
  - Retaining existing trees
- Negative:
- Surpasses setback at rear of site





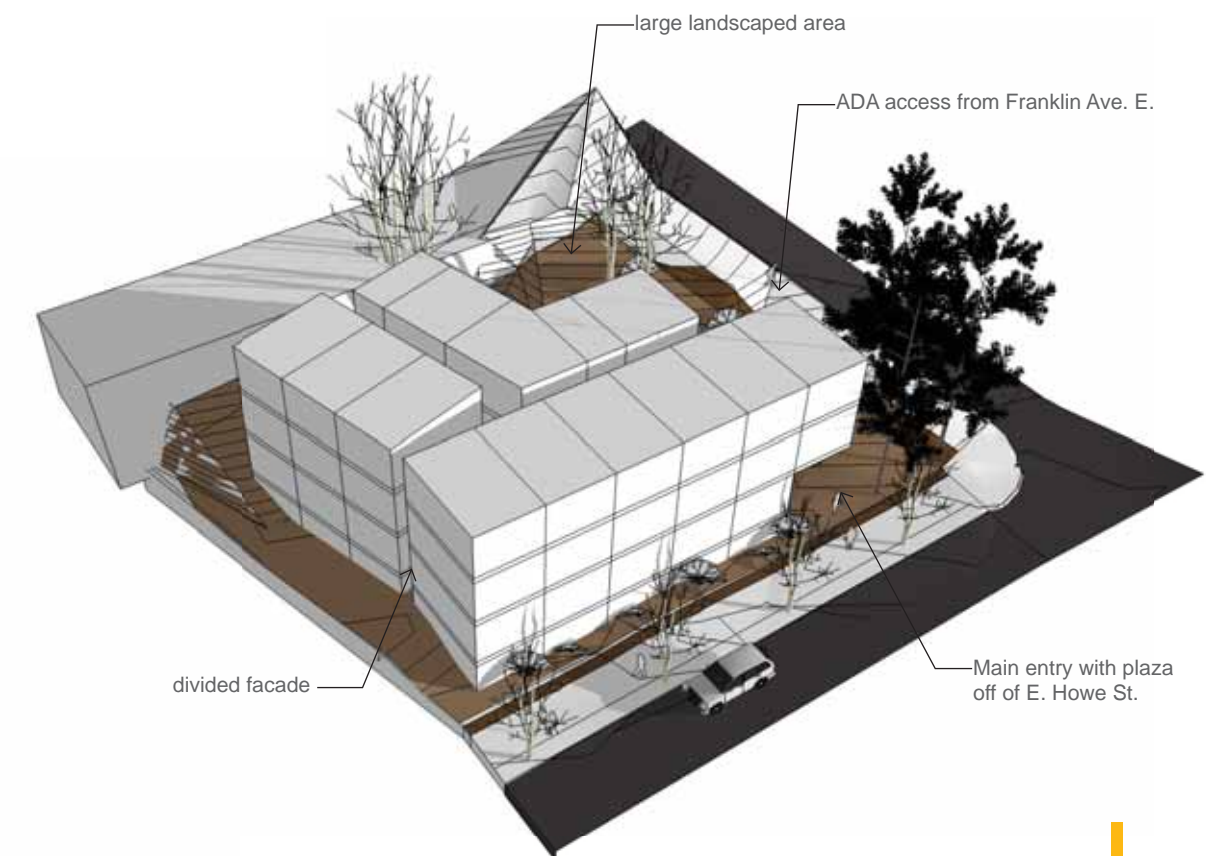
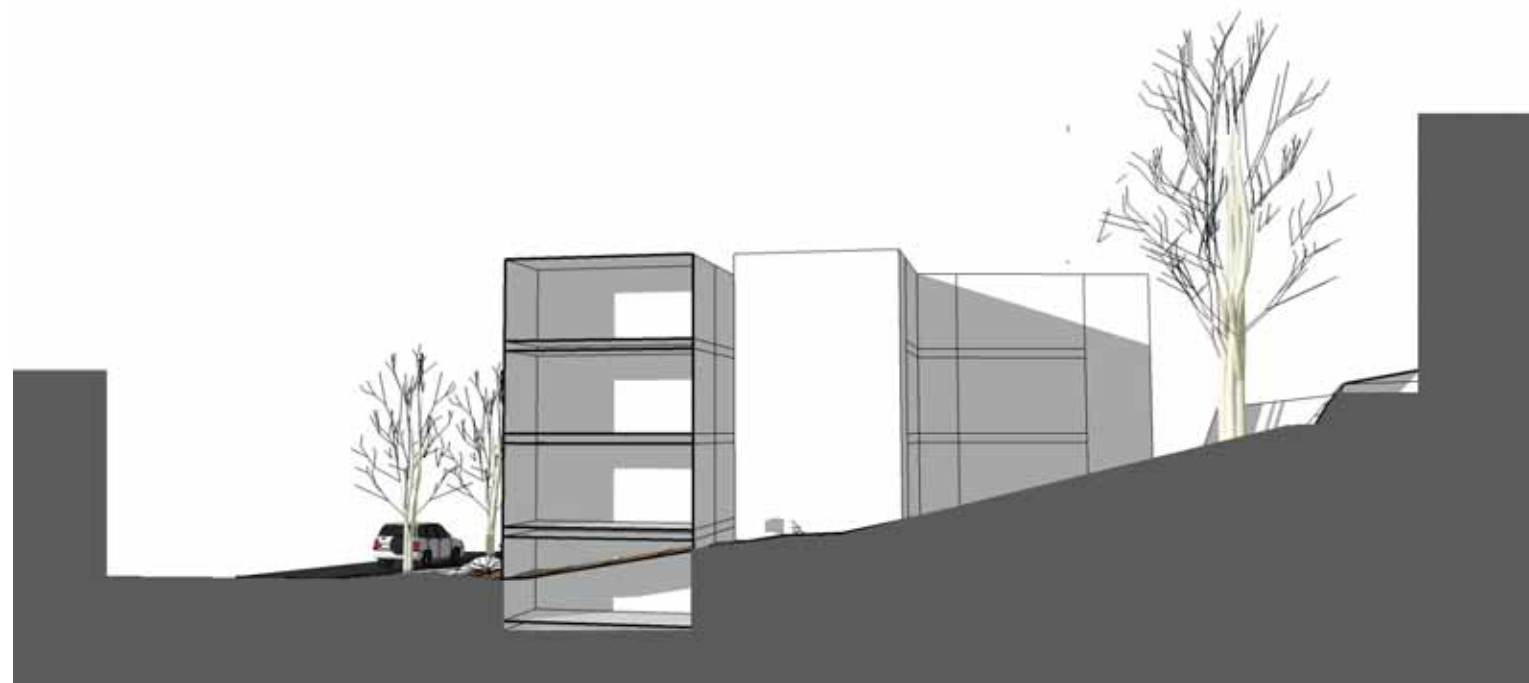
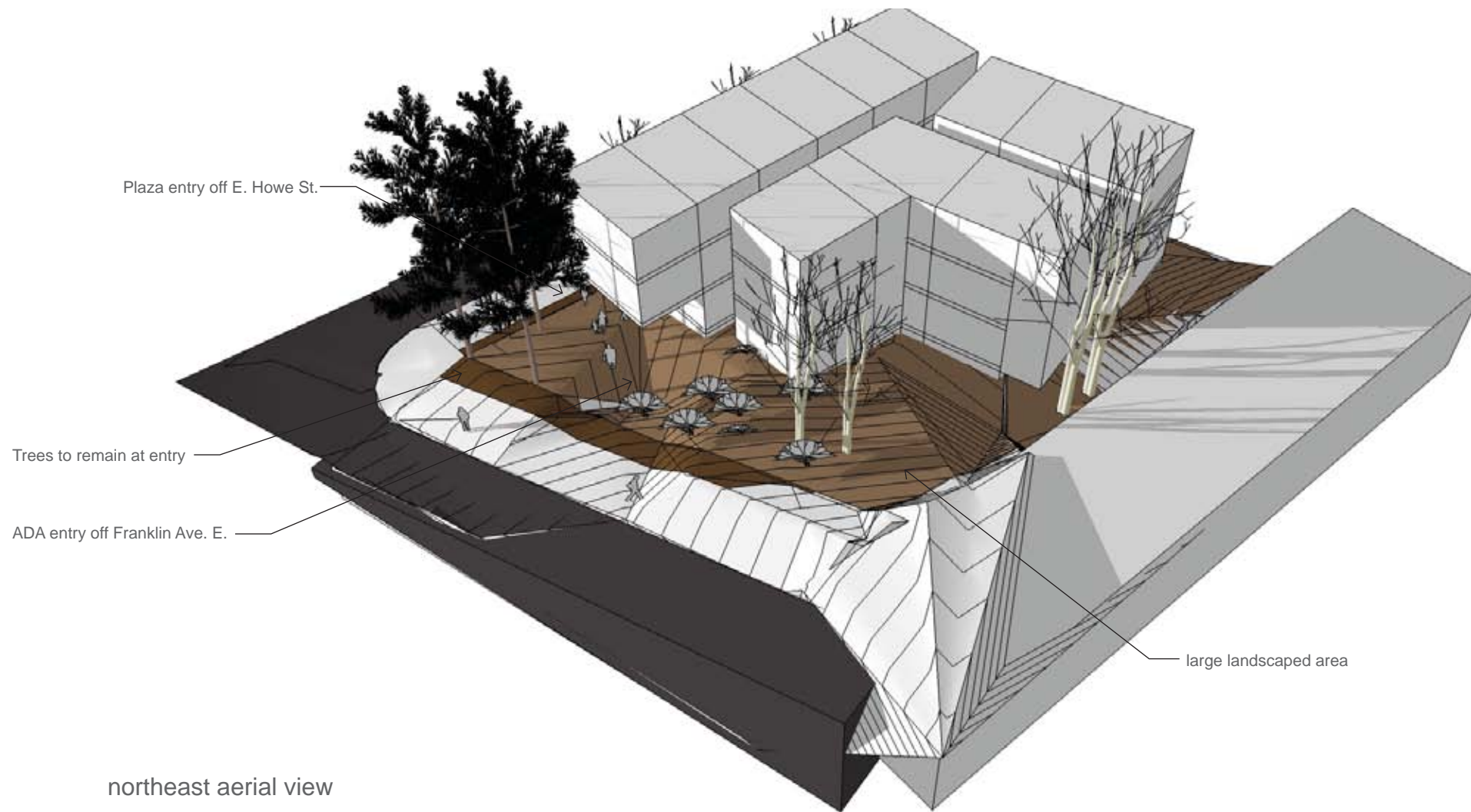
## Scheme C:

### Design intent:

- Hug south and west perimeters of site
- Create plaza at corner entry
- Minimize presence in neighborhood to east
- Retain as many trees as possible
- Divide the building's mass

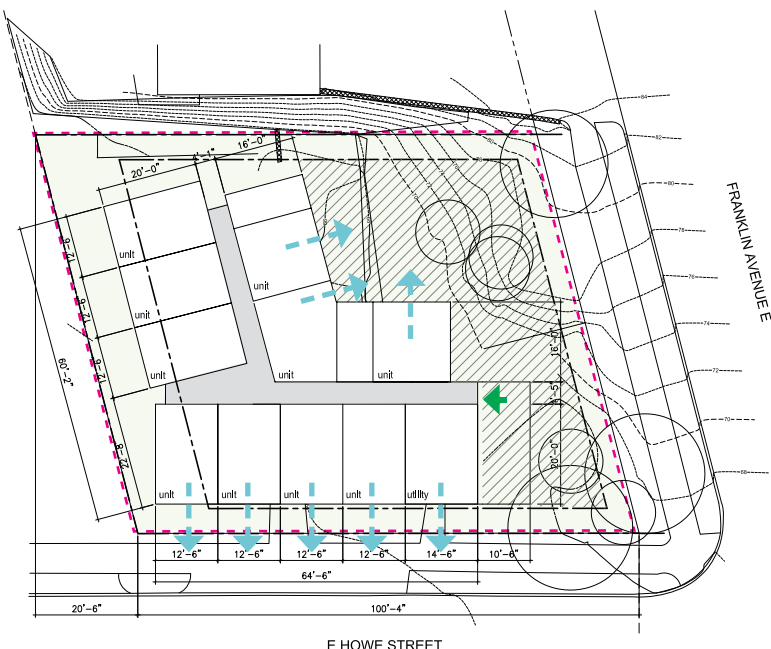
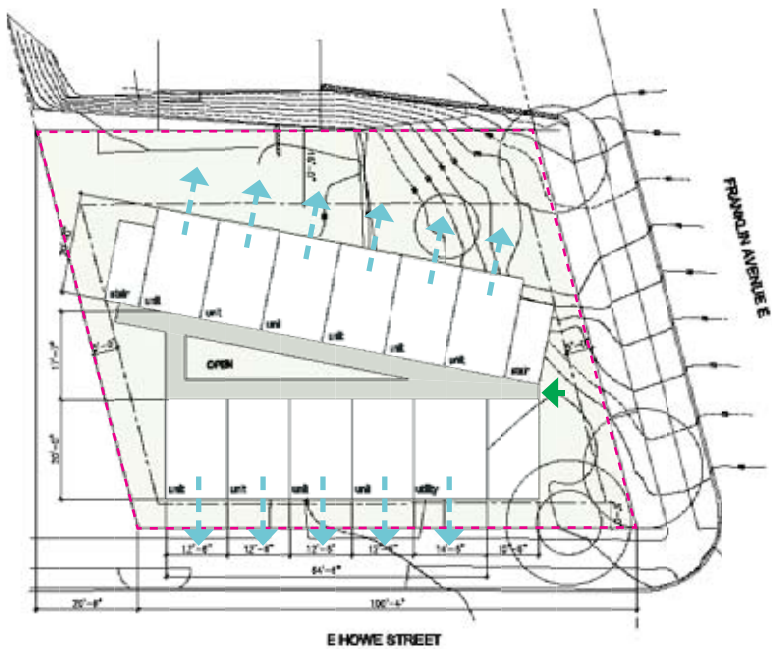
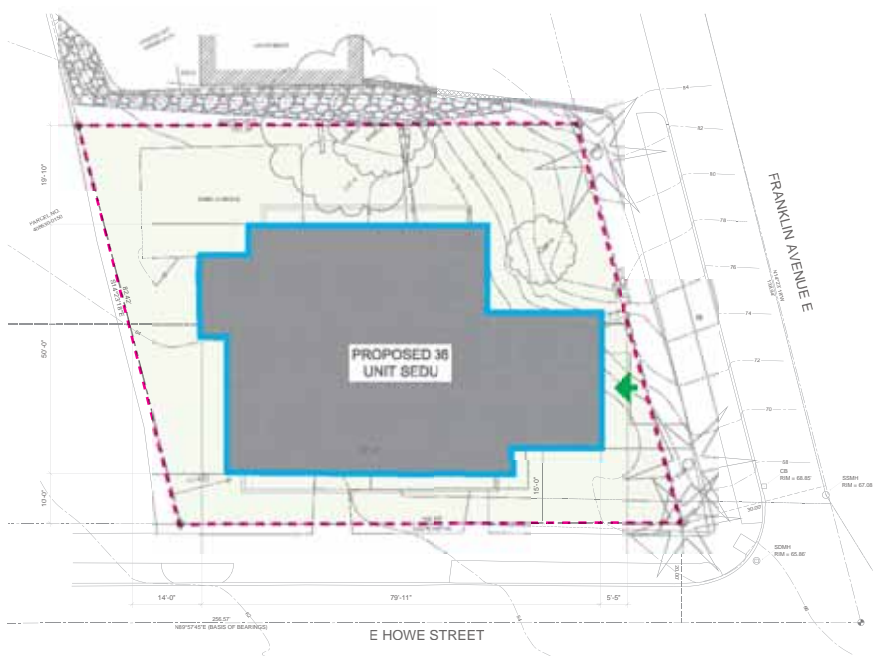
### Potential departures:

- 38% departure at rear setback req. to retain coastal redwood trees at SE corner of site
- 65% departure from amenity area req. due to steep slope at NE corner of site





# Massing Summary



scheme a

14,000 GSF  
36 Units (combination of studios and one bedrooms – over 50% SEDUs)  
Proposed FAR: 10,400  
Max FAR: 10,400  
-Code compliant

scheme b

14,000 GSF  
43 Units (combination of studios and one bedrooms – over 50% SEDUs)  
Proposed FAR: 10,400  
Max FAR: 10,400  
-Reg. amenity area departure

scheme c - preferred

14,000 GSF  
44 Units (combination of studios and one bedrooms – over 50% SEDUs)  
Proposed FAR: 10,400  
Max FAR: 10,400  
Potential departures:  
1. 38% departure at rear setback req. to retain coastal redwood trees at SE corner of site  
2. 65% departure from amenity area req. due to steep slope at NE corner of site





# Scheme C development



Scheme C Development



form/fenestration - shifting volume



form - cantilever + external stair



materiality / atmosphere



perspective from the south west



perspective of entry from the south east



materiality



materiality/form - cantilever



form - entry stair at corner





perspective from the east



entry perspective from the E Howe St



## Scheme C Development



- natural path - not ADA



- benches integrated throughout



- trees integrated into entry plaza with seating





FIBER CEMENT PANEL.  
COLOR: 7570 'EGRET WHITE'



FIBER CEMENT PANEL  
W/ 16" O.C. RIBBING  
COLOR: TBD



VERTICALLY ORIENTED CEDAR  
SHIP LAP WOOD SIDING -  
COLOR: GRAPHITE SOLID STAIN



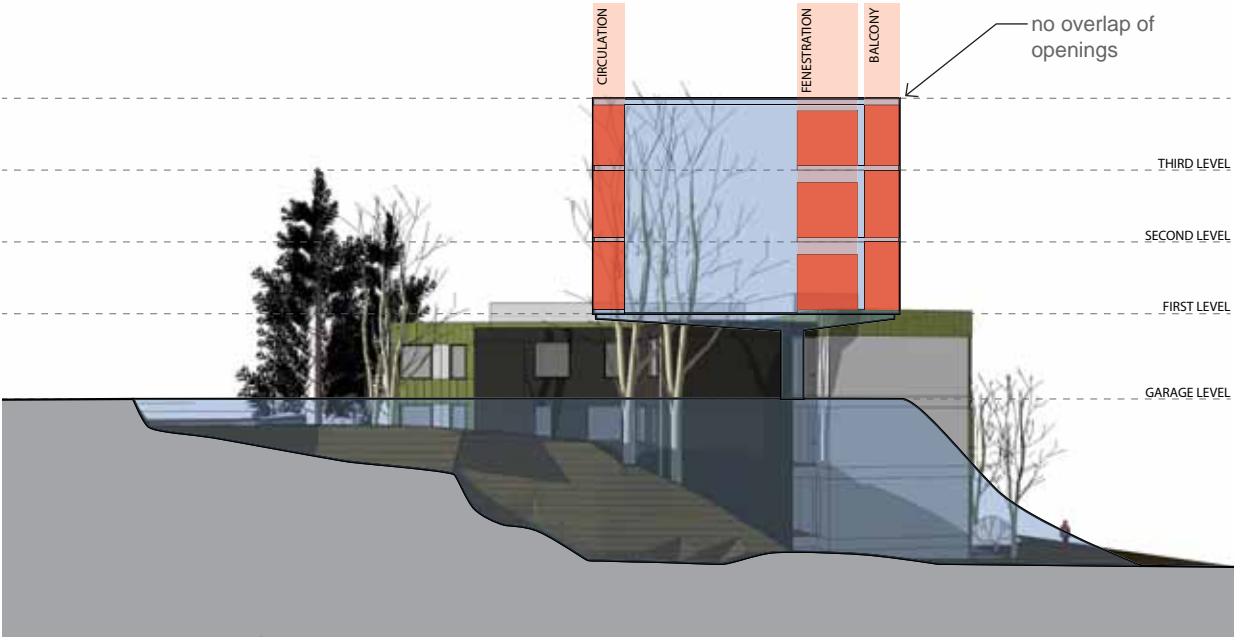
perspective from E Howe St



perspective from Franklin Ave E



Zoning / Privacy Analysis



privacy diagram of adjacent property to the north

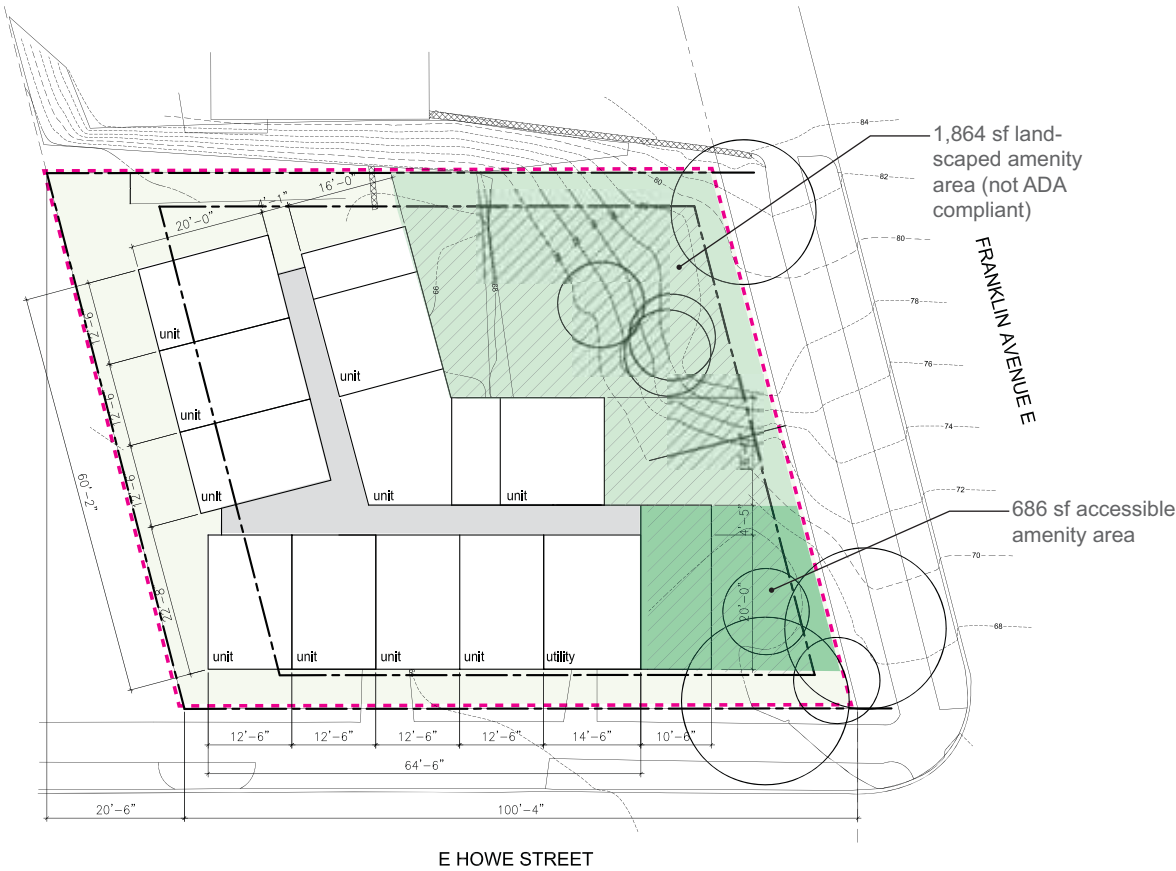


adjacent property to the north

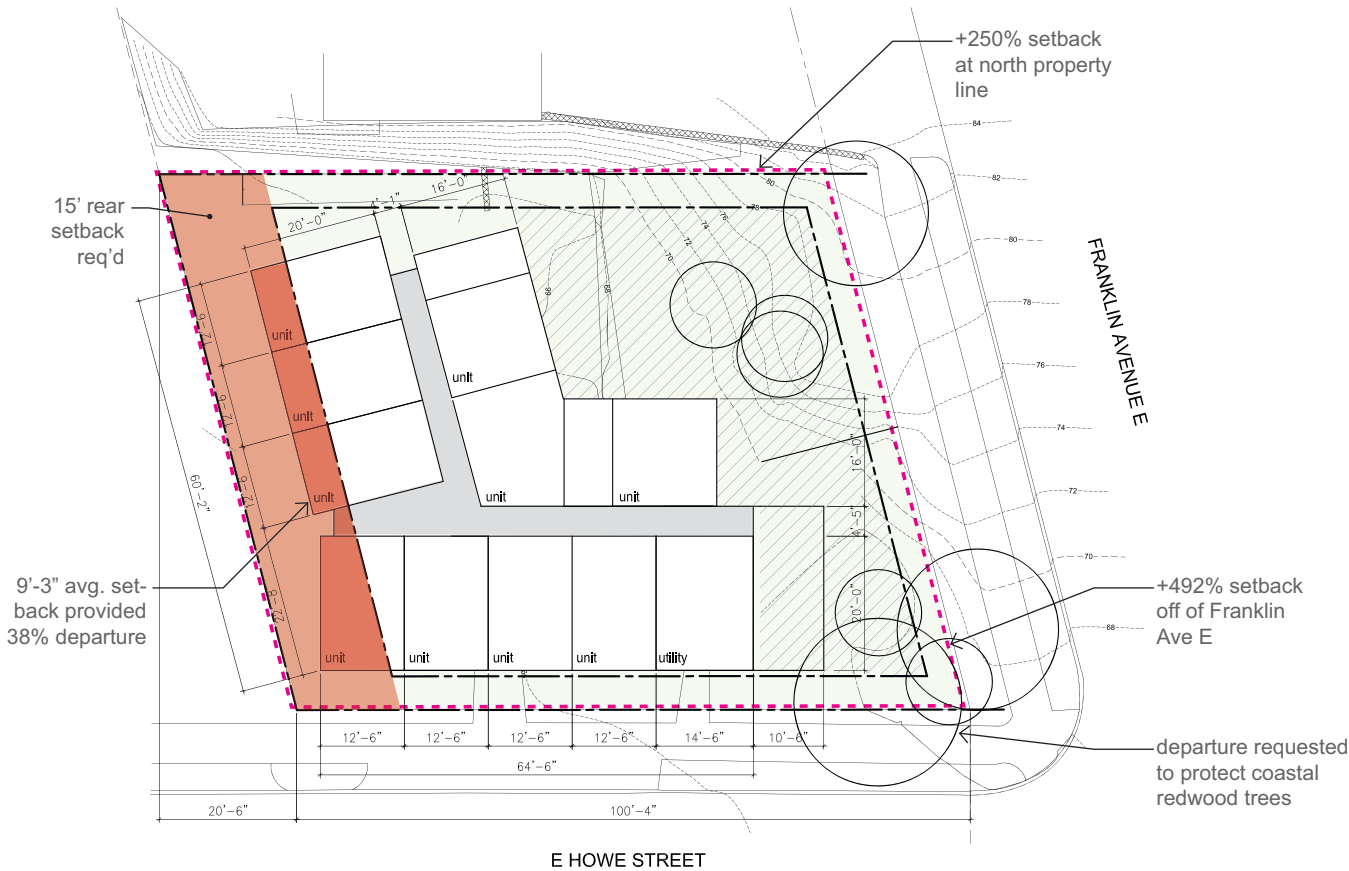
ZONING CODE PROVISIONS

		COMMENT:			COMMENT:
PERMITTED AND PROHIBITED USES SMC 23.45.504	ALL USES ARE PERMITTED OUTRIGHT		23.45.524 - LANDSCAPING STANDARDS	23.45.524 A. LANDSCAPING REQUIREMENTS 2. GREEN FACTOR REQUIREMENT A. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER, DETERMINED AS SET FORTH IN SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITHIN A LR ZONE IF DEVELOPMENT IS PROPOSED THAT HAS MORE THAN ONE DWELLING UNIT, OR A CONGREGATE RESIDENCE. VEGETATED WALLS MAY NOT COUNT TOWARDS MORE THAN 25 PERCENT OF A LOT'S GREEN FACTOR SCORE. B. STREET TREE REQUIREMENTS. STREET TREES ARE REQUIRED IF ANY TYPE OF DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.45.524.B.2 AND B.3 BELOW AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF THE SEATTLE DEPARTMENT OF TRANSPORTATION APPROVES THEIR REMOVAL. MAXIMUM SIZE OF RESIDENTIAL UNITS DOES NOT APPLY.	SEE LANDSCAPE DRAWINGS - COMPLIES
23.45.510 - FLOOR AREA RATIO (FAR) LIMITS	TABLE A FOR 23.45.510 LR2 - APARTMENTS 1.1 OR 1.3 HIGHER F.A.R IF REQUIREMENTS OF 23.45.510.C. ARE MET  C.IN LR ZONES, IN ORDER TO QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510, THE FOLLOWING STANDARDS SHALL BE MET:  1.GREEN BUILDING PERFORMANCE STANDARDS  2.FOR ALL CATEGORIES OF RESIDENTIAL USE, IF THE LOT ABUTS AN ALLEY AND THE ALLEY IS USED FOR ACCESS, IMPROVEMENTS TO THE ALLEY SHALL BE REQUIRED AS PROVIDED IN SUBSECTIONS 23.53.030.E AND 23.53.030.F, EXCEPT THAT THE ALLEY SHALL BE PAVED RATHER THAN IMPROVED WITH CRUSHED ROCK, EVEN FOR LOTS CONTAINING FEWER THAN TEN DWELLING UNITS.  3.PARKING LOCATION IF PARKING IS PROVIDED  4.ACCESS TO PARKING IF PARKING IS PROVIDED   E.THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS:  1.ALL UNDERGROUND STORIES.  4.PORCTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS, (SEE EXHIBIT A FOR 23.45.510), IN THE FOLLOWING CIRCUMSTANCES:  A. APARTMENTS IN LR ZONES THAT QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510;	PROPOSED: RESIDENTIAL - COMPLIES  PROPOSED: FAR 1.3 COMPLIES  PROJECT WILL COMPLY WITH GREEN BUILDING PERFORMANCE STANDARDS COMPLIES  NO PARKING PROVIDED. COMPLIES	23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES	23.45.527.A: TABLE A - MAXIMUM STRUCTURE WIDTH LR2 - 90'  23.45.527.B.1 MAXIMUM FAÇADE LENGTH IN LOWRISE ZONES THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2.	90' REQ' - 74'-8.75" MAX PROVIDED FAÇADE WIDTH - COMPLIES 65.2' MAX FAÇADE LENGTH ALONG N. PROP LINE REQ. - 40'-3" PROVIDED COMPLIES
23.45.512 - DENSITY LIMITS—LOWRISE ZONES	TABLE A FOR 23.45.512: DENSITY LIMITS IN LOWRISE ZONES LR3 - 1/1200 OR NO LIMIT (3) FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C, THERE IS NO DENSITY LIMIT IN LR2 AND LR3 ZONES.33 ZONES.	PROPOSED: NO LIMIT COMPLIES	23.45.534 - LIGHT AND GLARE STANDARDS	23.45.534.A EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	SEE EXTERIOR LIGHTING PLAN
23.45.514 - STRUCTURE HEIGHT	23.45.514 - TABLE A ZONE: LR2 BASE HEIGHT: 30 FT  23.45.514.F FOR APARTMENTS IN LR2 ZONES, AND FOR ALL RESIDENTIAL USES IN LR3 ZONES, THE APPLICABLE HEIGHT LIMIT IS INCREASED 4 FEET ABOVE THE HEIGHT SHOWN ON TABLE A FOR 23.45.514 FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELOW-GRADE, PROVIDED THAT  2. THE NUMBER OF STORIES ABOVE THE PARTIALLY BELOW-GRADE STORY IS LIMITED TO THREE STORIES FOR RESIDENTIAL USES WITH A 30 FOOT HEIGHT LIMIT AND TO FOUR STORIES FOR RESIDENTIAL USES WITH A 40 FOOT HEIGHT LIMIT;  3. ON THE STREET-FACING FAÇADE(S) OF THE STRUCTURE, THE STORY ABOVE THE PARTIALLY BELOW-GRADE STORY IS AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE STREET, EXCEPT THAT THIS REQUIREMENT MAY BE WAIVED TO ACCOMMODATE UNITS ACCESSIBLE TO THE DISABLED OR ELDERLY, CONSISTENT WITH THE SEATTLE RESIDENTIAL CODE, SECTION R322, OR THE SEATTLE BUILDING CODE, CHAPTER 11; AND  4. THE AVERAGE HEIGHT OF THE EXTERIOR FAÇADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LESS.  23.45.514.J.2 OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES NOT DEDICATED TO FOOD PRODUCTION, PARAPETS AND FIREWALLS ON THE ROOFS OF PRINCIPAL STRUCTURES MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT SET IN SUBSECTIONS A, B, E, AND F OF THIS SECTION 23.45.514  23.45.514.J.4 IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT:A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6;	PROPOSED: 30FT BASE HEIGHT + 4FT HEIGHT INCREASE = 34FT MAX. HEIGHT ALLOWED 34'-0" PROVIDED COMPLIES	23.54.015 - PARKING	PER TABLE B - M - ALL RESIDENTIAL USES IN LOWRISE ZONES IN URBAN CENTER VILLAGE- DOES NOT REQUIRE VEHICULAR PARKING.  SMALL EFFICIENCY DWELLING UNIT APARTMENTS REQUIRE 75% OF UNITS TO HAVE PARKING. 43 UNITS X 75% = 33 BIKE PARKING REQUIRED. BIKE PARKING ON LEVEL 2	SEE LEVEL 2 PLAN
23.45.518 - SETBACKS AND SEPARATIONS	23.45.518 - TABLE A FRONT (FRANKLIN AVE E): 5' MINIMUM SIDE (E HOWE ST): 7' AVG. / 5' MINIMUM SIDE (NORTH PROP LINE): 7' AVG. / 5' MINIMUM REAR (WEST PROP. LINE): 15' MINIMUM W/O ALLEY  J.STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS. 2.RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY THAT MEET THE SEATTLE RESIDENTIAL CODE, SECTION R322 OR SEATTLE BUILDING CODE, CHAPTER 11-ACCESSIBILITY, ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 4.UNDERGROUND STRUCTURES ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 8.BULKHEADS AND RETAINING WALLS. A.BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF JANUARY 3, 1997.	PROPOSED: FRONT - 24'-7" MIN COMPLIES  SIDE (E. HOWE) 6'-6" MIN COMPLIES  SIDE (N. PROP) 6'-3.5" MIN COMPLIES  REAR (WEST PROP.) 10'-0" MIN REQ. DEPARTURE	23.42.038 - CONFIGURATION OF DWELLING UNITS	1.Sleeping room net floor area. Each small efficiency dwelling unit shall have a sleeping room that has at least 150 net square feet of floor area. The floor area occupied by bathrooms, cabinets, closets, appliances, and structural features, is not included in calculating the net floor area. - all units comply  2.Total floor area. The total floor area of a small efficiency dwelling unit, inclusive of bathrooms, cabinets, closets, appliances, and structural features shall be at least 220 square feet. - all units comply  3. Food preparation area. Each small efficiency dwelling unit shall contain a food preparation area with a cooking appliance that may be portable, such as a microwave, a refrigerator, a sink, and not less than 4 square feet of contiguous countertop work area. all units comply  4.Bathroom. Each small efficiency dwelling unit shall contain a bathroom with a toilet, sink, and a shower or bathtub. all units comply  In addition to the closet provided within each unit "there shall be 55 cubic feet of storage space provided for each unit. This can be located anywhere within the building" - DR 6-2004 Each Storage Unit conforms with the cubic footage requirements of DR 6-2004) - all units comply	SEE A1 SHEETS - COMPLIES
23.45.522 - AMENITY AREA	23.45.522.A 1. THE REQUIRED AMOUNT OF AMENITY AREA FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA.  2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.  23.45.510.E.5 THE ROOF AREA ABOVE THE EXEMPT FLOOR AREA IS PREDOMINANTLY FLAT, IS USED AS AMENITY AREA, AND MEETS THE STANDARDS FOR AMENITY AREA AT GROUND LEVEL IN SECTION 23.45.522	8000 SF X 0.25 = 2000 SF MIN REQ. AMENITY AREA. REQUIRED -  686 SF GROUND FLOOR A.A. PROVIDED THAT IS ACCESSIBLE - 1864 SF GROUND FLOOR AA PROVIDED - ACCESS VIA STAIRS REQ. DEPARTURE			





amenity area departure diagram



rear setback departure diagram

CODE REF	EXISTING STANDARD	RATIONALE
23.45.522 - AMENITY AREA	8000 SF X 0.25 = 2000 SF MIN REQ. AMENITY AREA. REQUIRED -	<b>The project is requesting a 65% departure in the required ground floor common amenity area due to the steeply sloping nature of the lot. There will be 686 sf of common amenity area provided in the form of a covered entry porch at the southeast corner of the site. Furthermore, there will be 1864 sf of landscaped outdoor space at the northeast corner of the site but due to the steep nature of site at that area (22%) there will be access to that landscaped area via steps but not via an accessible ramp.</b>
	686 SF GROUND FLOOR A.A. PROVIDED THAT IS ACCESSIBLE - 1864 SF GROUND FLOOR AA PROVIDED - ACCESS VIA STAIRS	
	<b>REQ. DEPARTURE</b>	
	PROPOSED DEPARTURE	
	2550 SF TOTAL PROVIDED - COMPLIES HOWEVER - 65% DEPARTURE IN REQUIRED ACCESSIBLE AMENITY AREA	

TITLE 23 - LAND USE CODE DEPARTURE MATRIX			
CODE REF	EXISTING STANDARD		RATIONALE
23.45.518 - SETBACKS AND SEPARATIONS	<b>23.45.518 - TABLE A</b>	SIDE (NORTH PROP LINE): 7' AVG. / 5' MINIMUM	<b>The project is requesting a 38% reduction in the rear yard setback requirements due to the increased setbacks provided alongside the Franklin Ave E - front (+492% increase), north side setback (+250% increase) and E. Howe st. - south side setback (+4% increase). These increased setbacks have been provided in order to preserve the existing coastal redwood trees at the southeast corner of the site as well as to locate the mass of the building further away from the smaller residential structures to the east to help preserve their views and privacy while also reducing the mass and bulk of the building along E. Franklin (more residential scale) and concentrating the volume of the building along E. Howe St where there are larger commercial structures.</b>
	FRONT (FRANKLIN AVE E): 5' MINIMUM REQ. 24'-7" MIN PROV - COMPLIES	6'3.5" MIN PROV - COMPLIES 17'-6" AVG - COMPLIES	
	SIDE (E HOWE ST): 7' AVG. / 5' MINIMUM 6'-6" MIN PROV - COMPLIES 7'-4" AVG - COMPLIES	REAR (WEST PROP. LINE): 15' MINIMUM W/O ALLEY 9'-3" AVG REAR SETBACK - REQ. DEP. 5'-2" MIN / 10'-6" MAX SETBACK	
	PROPOSED DEPARTURE		
	9'-3" AVG REAR SETBACK PROVIDED REQUIRES A 38% DEPARTURE FROM THE 15'-0" REQUIRED REAR YARD SETBACK.		



Previous Projects



Killebrew Apartments



Bellevue Ave Midrise Apartments



Remington Court Townhomes



Harvard Avenue Apartments