

gProjects Y13

townhomes at 2707-2711 east yesler way



workshop AD
Karen Kiest | Landscape Architects

section 3.0 development objectives

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proposal

Y13 is a 13 unit townhouse project located at 2707-2711 East Yesler Way. The development parcels are mid-block on the south side of East Yesler Way. The property totals 10,717 sqft, is zoned LR2, and is located in the 23rd and Union-Jackson Urban Village. The project is situated in a context that is varied in development scale, use, and density. Development in the neighborhood ranges from single family residences built in the last one-hundred years to two and three story walkup apartment buildings and townhouses. The site is situated east of the commercial and civic infrastructure of 23rd Ave South and just west of the Martin Luther King Jr Way South transportation corridor. Garfield High School is four blocks northwest and Leschi Elementary School is five blocks to the east. Seattle Public Libraries Doulgass-Truth Branch is four blocks west. There are several churches / religious organizations positioned throughout the neighborhood.

The adjacent properties to the east are three story townhouses. There are four units with two fronting East Yesler Way and two accessed by the common drive aisle which seperates the units. To the west is a 100 +/- year old single family structure that is proposed to be demolished to make way for a seven unit townhouse development. Across East Yesler Way are two and three story apartments and three story townhouses. Directly to the south are multiple single family homes.

The design proposal responds to four primary considerations.

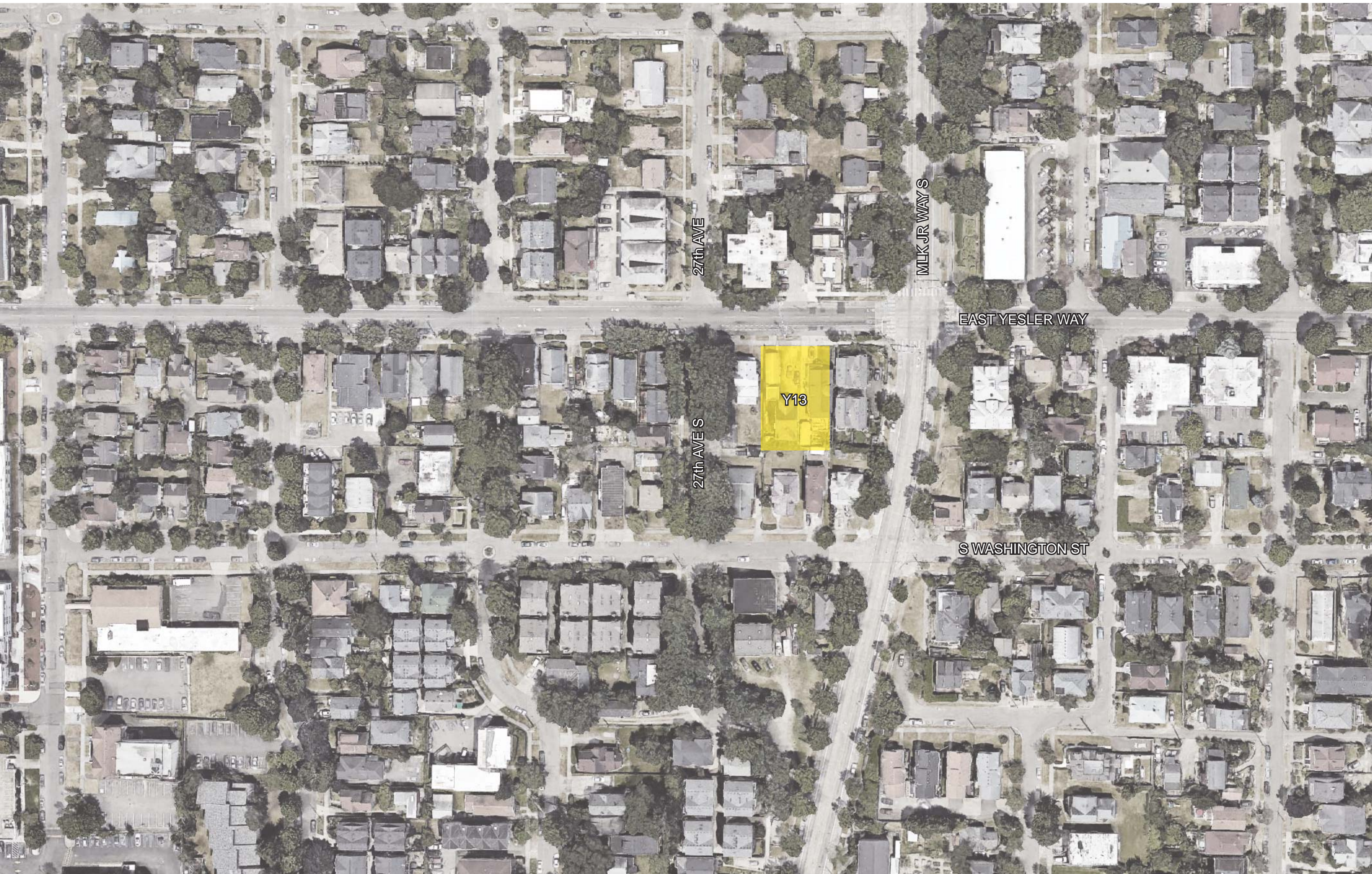
1. Provide building massings that scale to adjacent properties and extend open spaces across properties while maintaining privacy between adjacent structures.
2. Create an interior site environment that supports pedestrian movement, resident interaction, and multi-functional use through a series of linked courtyards.
3. Provide landscaped front yard setbacks that reflect traditional development patterns and strongly integrate the project to the streetscape.
4. Utilize covered porches to create strong entries and façade depth along with regular large window configurations to create simple and refined facades.

Other project features include:

Use of quality materials and detailing.
Designed native landscape.
Pervious paving materials.
Parking is not required due to frequent transit service but the project provides 1 surface stall designed to be shared.
Roof top decks for all units.

Departures requested for both development parcels:

1. **SMC 23.45.518 Setbacks - side & rear.**
 2. **SMC 23.45.527.B. Maximum facade length in Lowrise zones.**
- (see pages 40-43)



27th AVE

MLK JR WAYS

EAST YESLER WAY

Y13

27th AVE S

S WASHINGTON ST

section 4.0 context analysis



Garfield High School



Semiras Grocery Store



Powell Barnett Park



Leschi Elementary School



Frink Park



Fire Station 6



Seattle Vocational Institute



Washington Middle School



Wood Technology Center



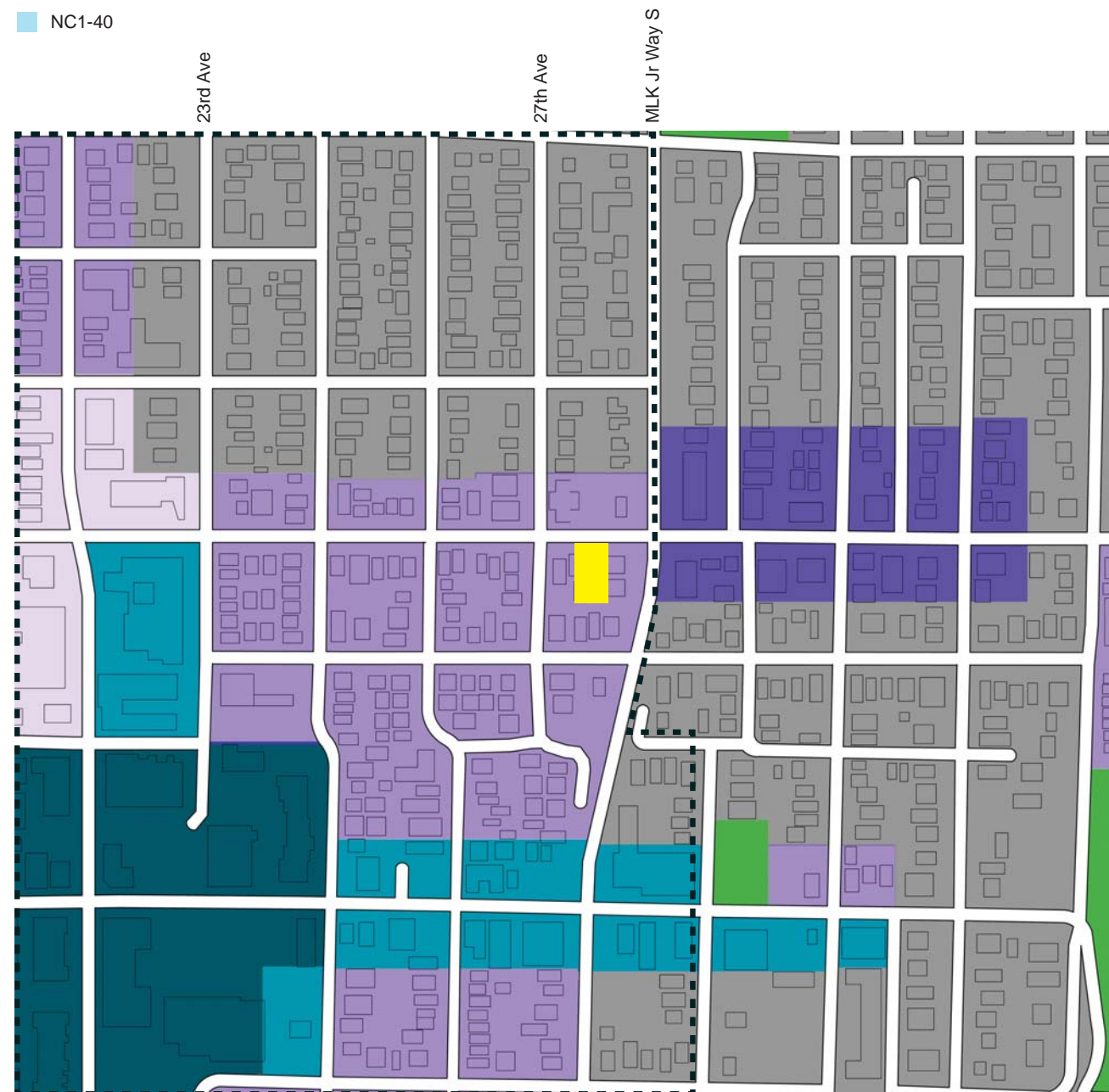
Red Apple Market



Flo Ware Park

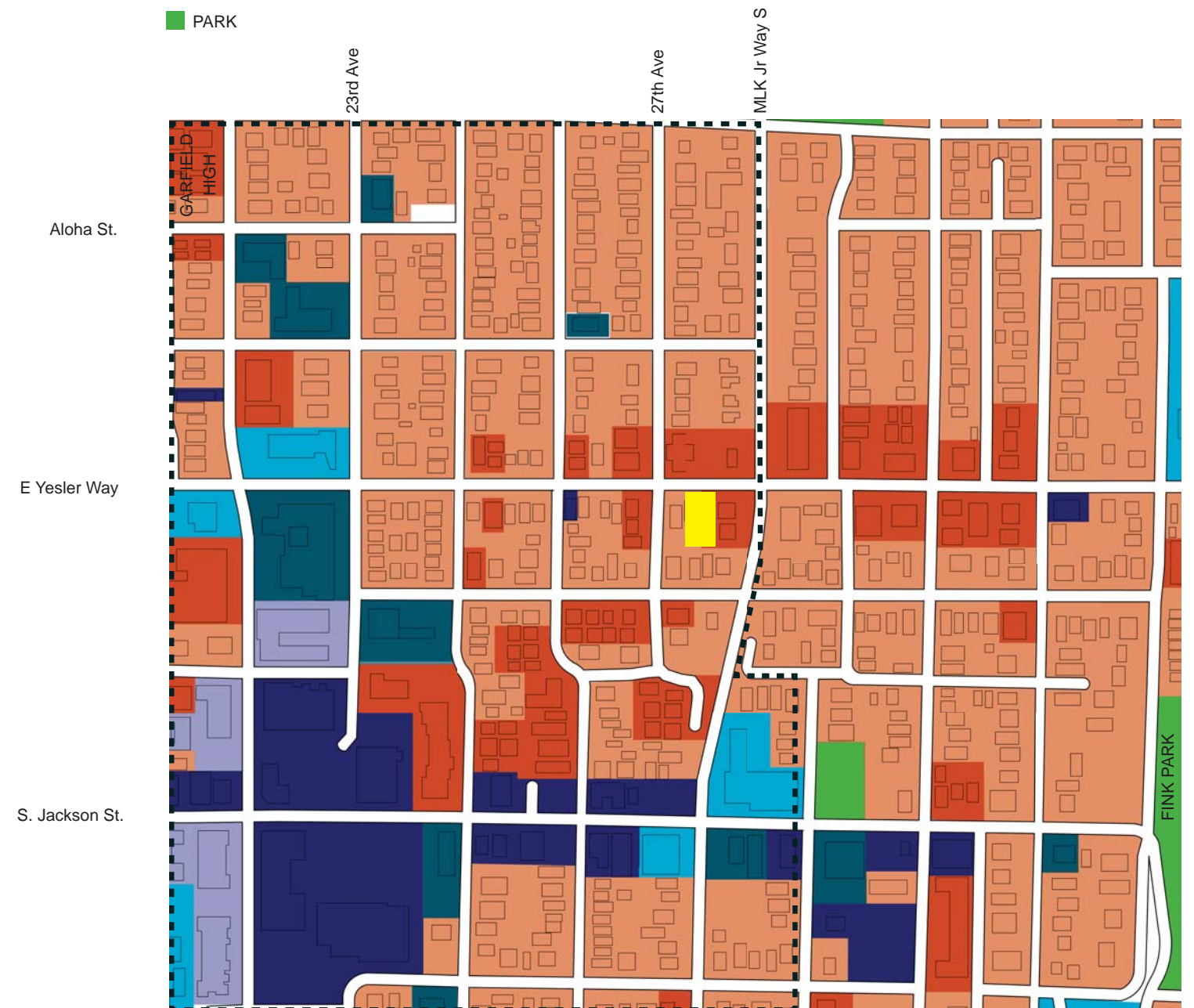
Zoning Map

- SF-5000 SINGLE FAMILY
- LR-1 LOWRISE
- LR-2 LOWRISE
- LR-3 LOWRISE
- NC1-40
- NC2-40
- NC 3P-65
- COMMERCIAL 1
- JACKSON/23RD URBAN VILLAGE



Use Map

- SINGLE FAMILY
- MULTI-FAMILY
- INSTITUTION
- COMMERCIAL
- PARK





NEIGHBORHOOD ANALYSIS

Sidewalk Edges

Front yards in the neighborhood are typically well demarcated establishing private edges. This is accomplished through grade changes, plantings, retaining walls, fences, and gates.

Transitions & Open Space

Side yards are often used as narrow driveways accessing parking. Shared open spaces are often small parking lots along the sidewalk edge or between structures.

Scale

Scale in the neighborhood ranges from small to medium sized single family homes and medium sized 3 story apartment buildings and townhomes. As a transitioning neighborhood and LR zoning the scale is growing.

Materials

Dimensional siding materials and painted or stained wood are prevalent on older structures in this area, with a limited use of other materials including brick, vinyl siding, and fiber cement board mainly on newer structures.



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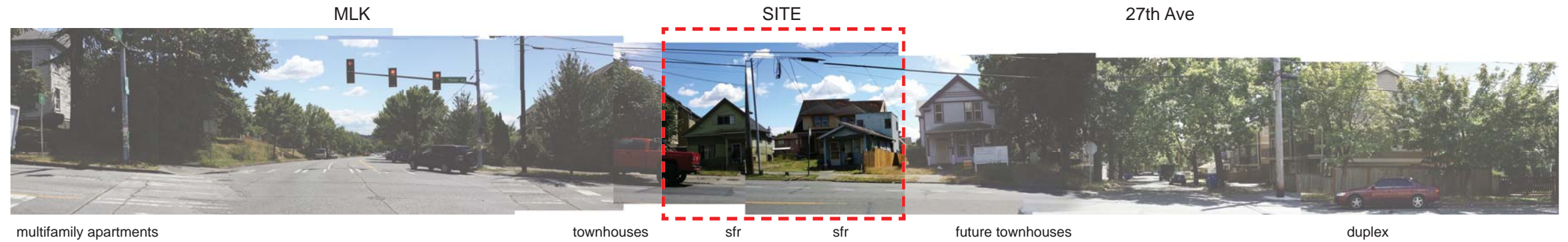
section 5.0 site conditions

STREET VIEWS - E Yesler Way

The south side of E Yesler Way consists of apartment buildings, townhouses, and single family homes. The sites are predominantly flat with minor topographical changes and intermittent driveways.

The predominate scale of buildings on the the north side of E Yesler Way are two and three story apartment buildings and townhouse properties. The lots are predominantly flat with intermittent driveways.

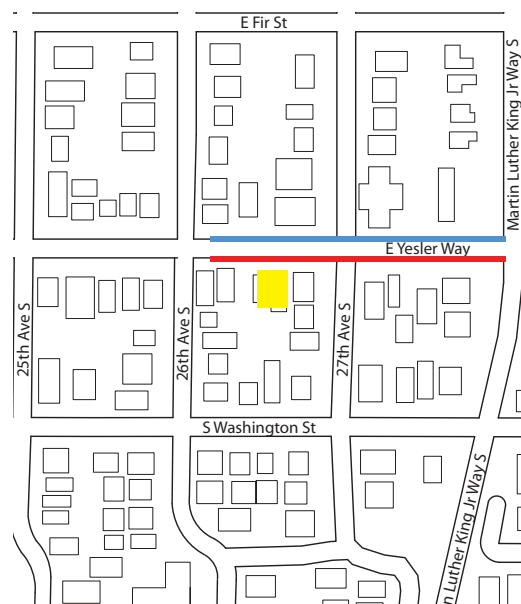
E Yesler Way is a Minor Arterial street with transit and dedicated bicycle lanes. There is a bus transit stop directly in front of the development site and another stop across the street.



■ E. Yesler Way - Looking South



■ E. Yesler Way - Looking North



Neighbor to WEST

Proposed 7 unit townhouse development Two units fronting E. Yesler Way and five units fronting 27th Ave S.

Parking is accessed by a driveway along the eastern property line.

A sixteen foot landscaped open space is situated along much of the rear / shared property line.

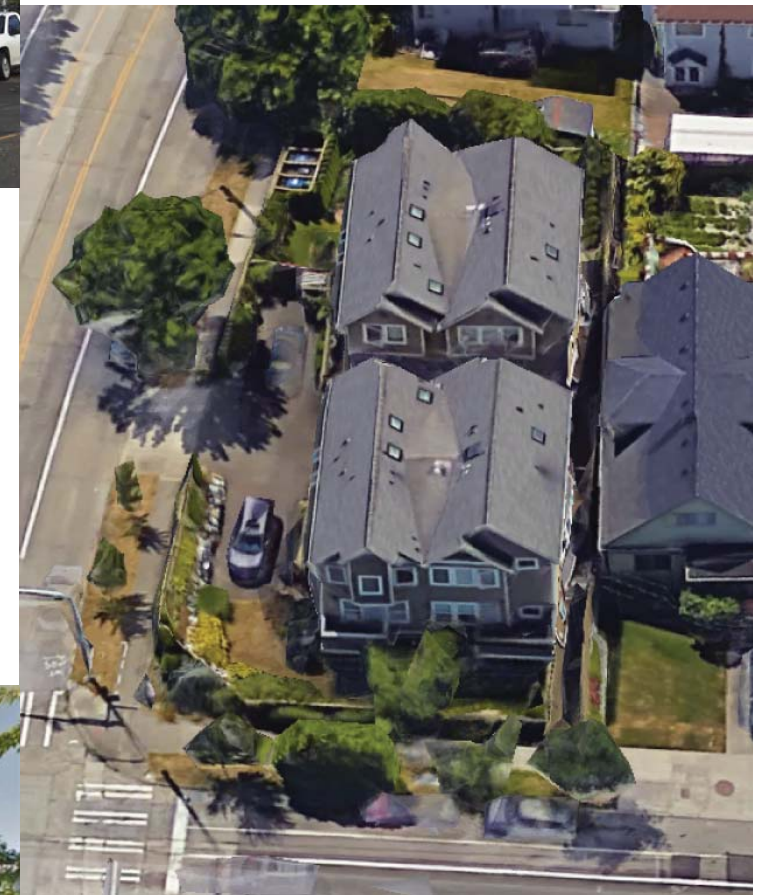
The units are typically 3 stories tall and include roof decks.



Neighbor to NORTH

Four unit townhouse development, two unit structure fronting E Yesler Way with two single family free standing structures on the north half of the site. A driveway along the west edge accesses surface parking at the north side of the development. All units have roof top access.

East of this 4 unit development on the corner of E Yesler Way and MLK is a five unit rowhouse project fronting MLK that is currently under construction.



Neighbors to SOUTH

2708 S Washington St is a one story wood framed structure with gable and hip pitched roof built in 1905 on a 5,000 sqft lot. 1,190 sqft approx footprint. The property was recently sold in November 2016.

2712 S Washington St is a two story wood framed structure with a hip roof built in 1996 on a 3,200 sqft lot.

The footprint of the building is approximately 1,000 sqft.

Both properties are gently sloping northeast high to southwest low and are typical of the residential structures found throughout the neighborhood.



Neighbor to EAST

2717 E. Yesler Way is a 4 unit townhouse development built in 2006. Classic "4-pack" with two duplex units separated by a common drive aisle accessing garages within each unit. Driveway access to the paved parking court is off MLK and a pedestrian walkway to unit entries runs along the west side yard adjacent to the subject site.

Units fronting E. Yesler Way have small private yards behind a fence along the sidewalk. Units along the south half of the development have medium sized rear yards.

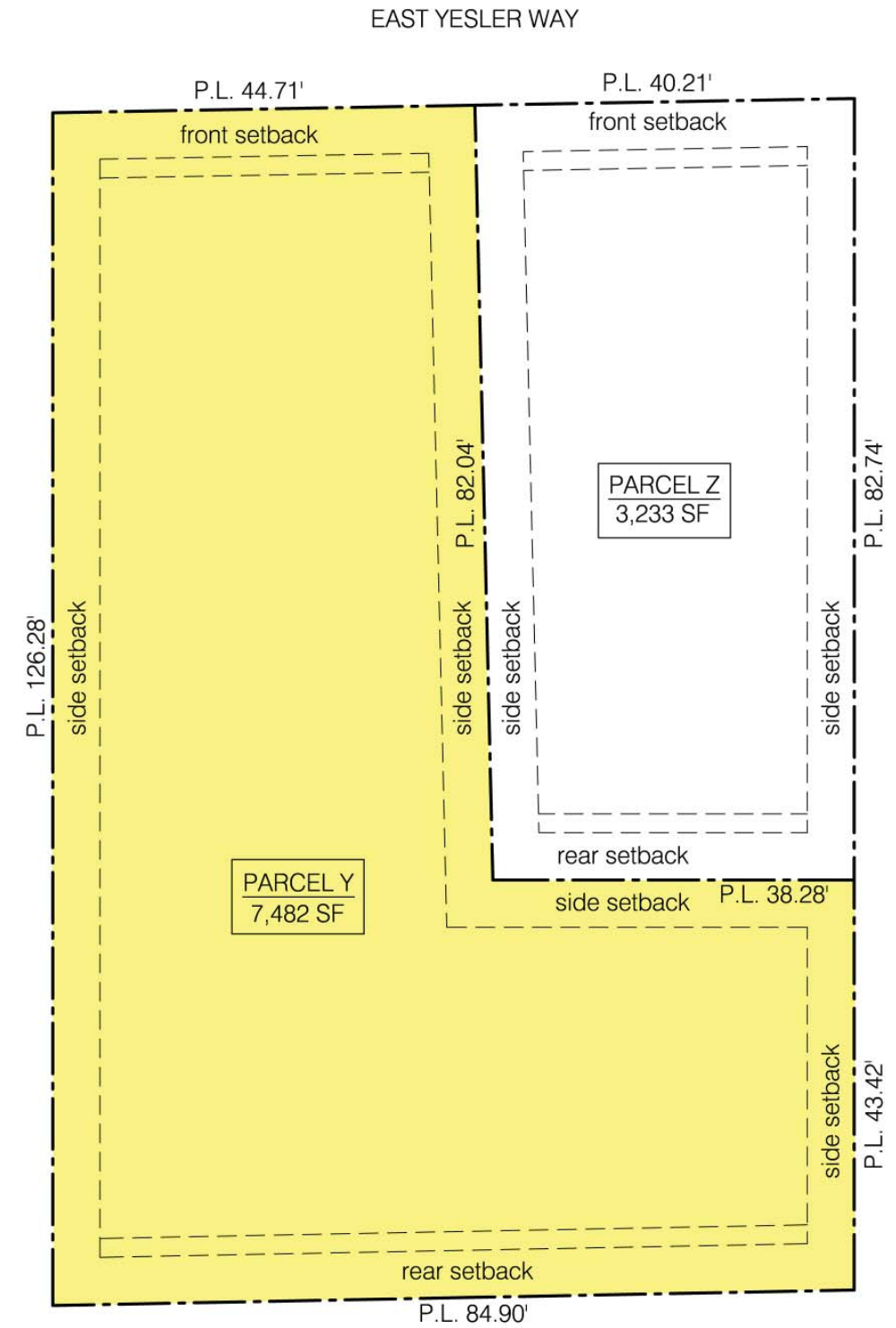
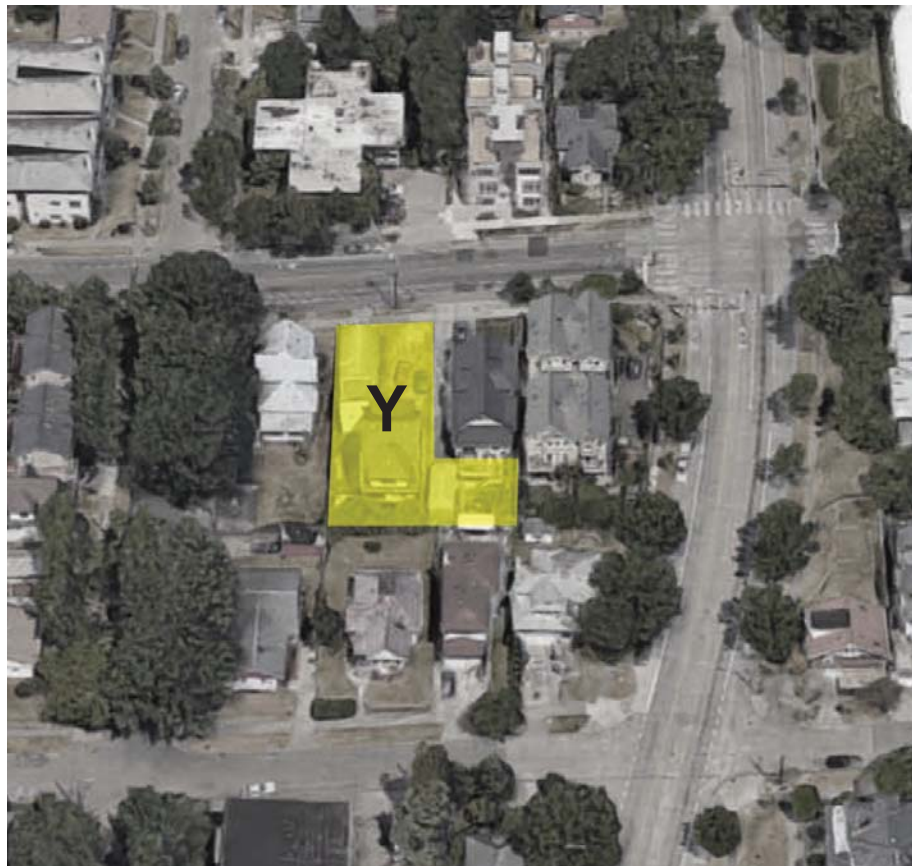
Pitched roof structures without roof top access.

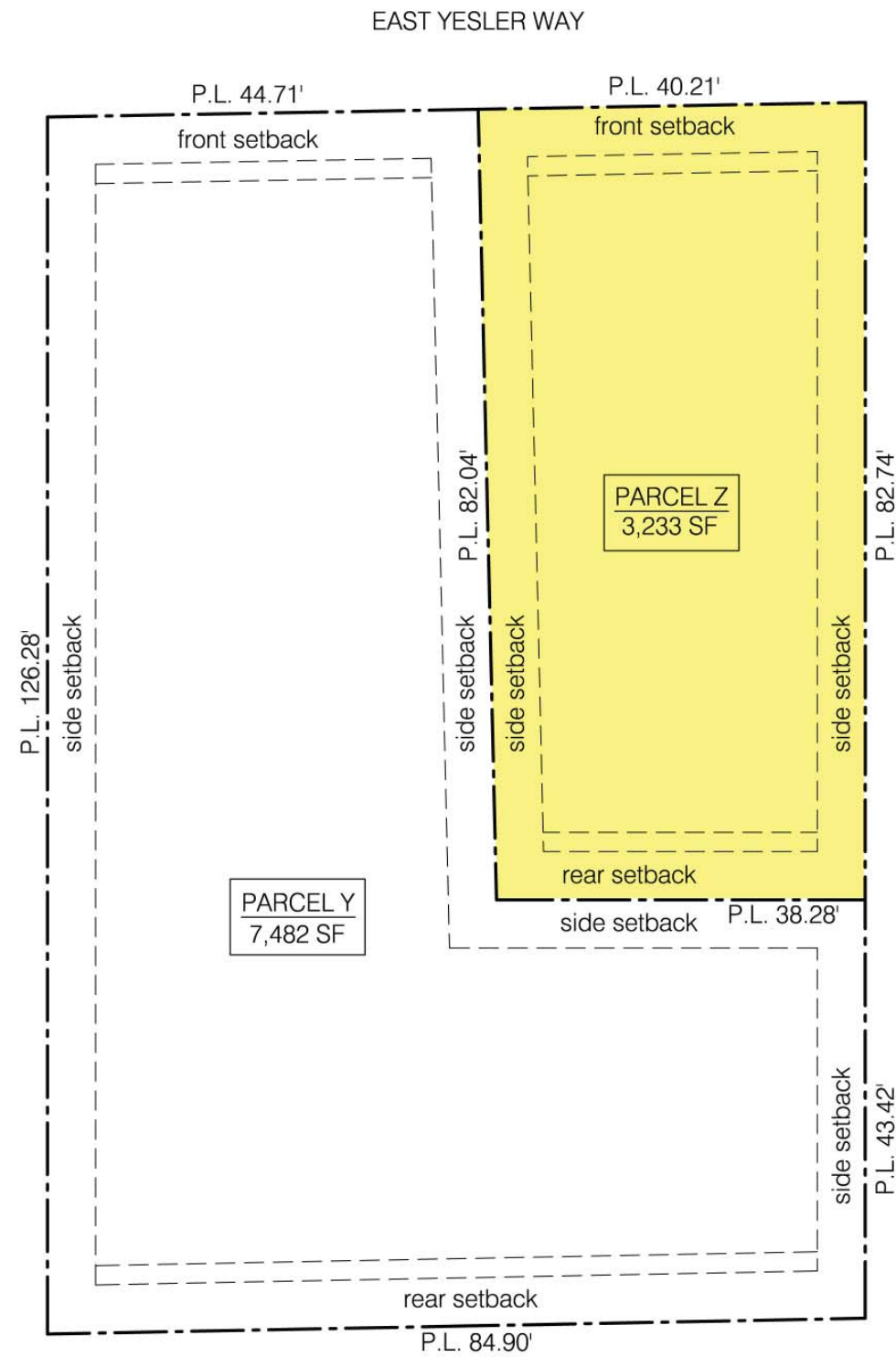
section 6.0 zoning data

PARCEL 'Y' (see appendix for lot boundary adjustment legal descriptions)

#3024790

Lot size:	7,482 SF
Zone:	LR2 23rd & Union-Jackson Residential Urban Village
Max FAR GFA (townhouse x 1.2 per SMC 23.45.510.C.):	8,979 SF
Proposed GFA (9 townhouses):	8,978 SF
Setbacks:	Front: 5 ft min, 7 ft avg Side: 5 ft (facade max 40 ft) Rear: 5 ft min, 7 ft avg
Allowable Height:	30 ft + 4 ft parapets / 10 ft penthouse
Req'd Parking:	none
Proposed Parking:	none





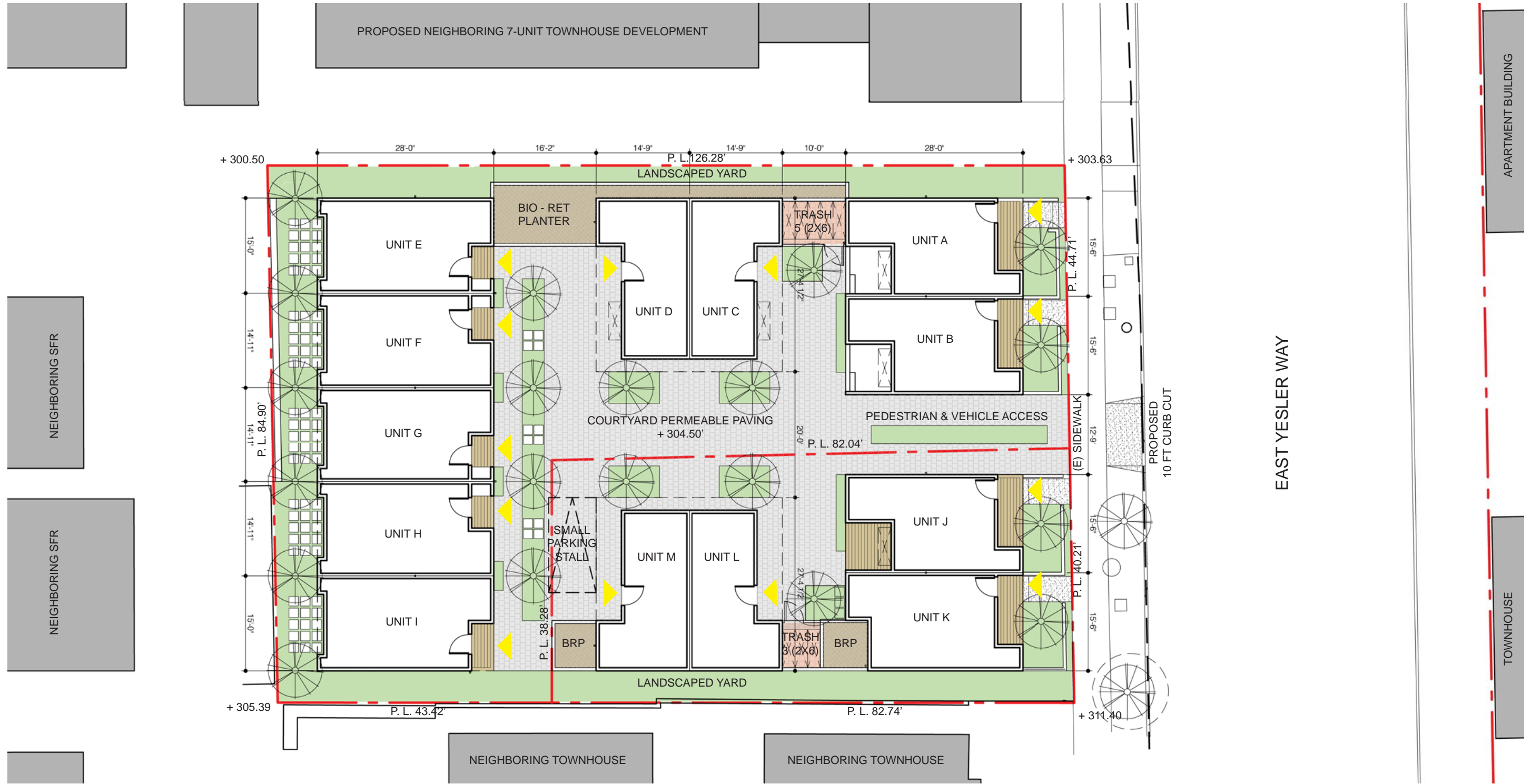
PARCEL 'Z' (see appendix for lot boundary adjustment legal descriptions)

#3025438

Lot size:	3,233 SF
Zone:	LR2 23rd & Union-Jackson Residential Urban Village
Max FAR GFA (townhouse x 1.2 per SMC 23.45.510.C.):	3,880 SF
Proposed GFA (4 townhouses):	3,856 SF
Setbacks:	Front: 5 ft min, 7 ft avg Side: 5 ft (facade max 40 ft) Rear: 5 ft min, 7 ft avg
Allowable Height:	30 ft + 4 ft parapets / 10 ft penthouse
Req'd Parking:	none
Proposed Parking:	(1) one surface stall



section 7.0 site plan



SITE PLAN



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section 8.0 response to edg

Entry

Design Guidelines:

PL2-C Weather Protection
PL3-A Entries
PL3-B Residential Edges
DC4-C Lighting

Recessed and covered entryway that is scaled as porch at the street front units and stoop are the courtyard units.

Transparency at doors connecting interior and exterior.

Lighting at soffit to maintain clean recess and provide functional well lit entry.



Facade

Design Guidelines:

CS1-B Sunlight & Natural Ventilation
CS2-D Height Bulk & Scale
PL2-B Safety & Security
DC2-B Arch & Facade Composition
DC2-E Form & Function

Regular repeating openings at all units.

Large windows connecting main living spaces with neighborhood.

Simple massing.

Stained horizontal wood siding.





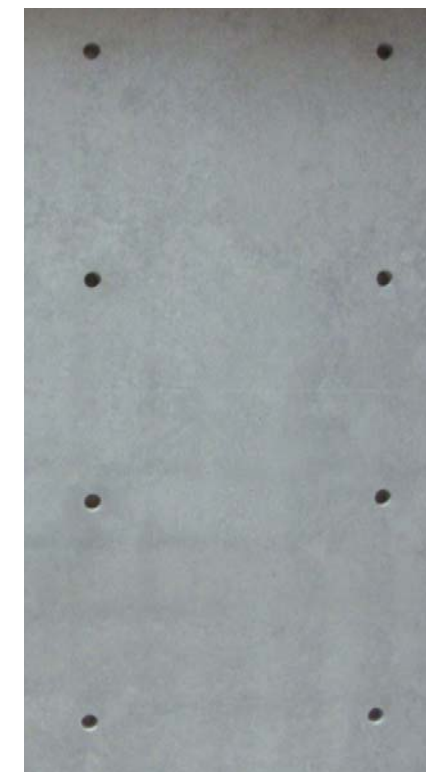
Landscape & courtyard

Design Guidelines:

- CS2-B Adj Sites, Streets, & Open Space
- PL1-A Network of Open Spaces
- PL1-B Walkways & Connections
- PL1-C Outdoor Uses & Activities
- DC3-A Building Open Space Relationship
- DC3-B Open Spaces Uses & Activities

Linked courtyards with permeable paver ground scape and landscaped edges to create a contiguous and multi-functional plaza surface focused on pedestrian activity.

Trees are strategically placed to allow for low impact vehicle movement and screen between units.



Materials

Design Guidelines:

- CS3-A Emphasizing Positive Neighborhood Attributes
- DC2-D Scale & Texture
- DC4-A Building Materials
- DC4-D Trees, Landscape, & Hardscape Materials

Concrete site and foundation walls and small format pavers throughout the linked courtyards.

Stained wood siding and fencing

White smooth panel at recesses, white window frames.

All local materials found throughout the neighborhood and broader region.

Height, Bulk, and Scale

The Board liked elements of Options 1 and 3 and would support further development of either. The most significant issues facing the preferred option are the parking and trash locations.

a. The Board liked the large amount of common open space present in Option 3. (PL1-A)

Response:
 The design team selected Option 3 as the preferred development organization. The project is conceived as an extension of the urban grid, a micro scaled city block with a cluster of buildings organized around a central communal space with axis, intersections, and cross linkage, much like the streetscape of the neighborhood. All units have direct access to the communal open spaces defined by permeable pavers, trees, and landscaped edges. With a single surface parking stall the majority of the contiguous ground plane is dedicated to pedestrian / resident amenity space. A landscape strip has been added in the driveway, which allows a vehicle to straddle and provides paver pathways for pedestrians and bicycles. This accentuates the landscape concept and pedestrian nature of the open spaces.

b. The Board stated that their main concern with Option 1 is the amount of paving dedicated to parking but could be greatly helped if the main aisle was designed as a woonerf-style and treated more like courtyard. (DC1-B)

Response:
 The design team selected Option 3 as the preferred development organization. Of the three options it has the most site area dedicated to pedestrian activity and landscape. The heart of the project with integrated textured ground scape, landscaping including trees, and lighting, is a pedestrian focused woonerf-style courtyard. With the addition of a landscape strip down the middle of the driveway the permeable paving demarcates clear pedestrian walking paths.

c. The Board was supportive of the communal open space offered in Option 3 by the side courtyards but was concerned about the usefulness of the central open space. (DC3-A, DC3-B, DC3-C, PL1-C)

Response:
 The primary outdoor activity area is the central pedestrian route through the site with direct and open connections to the flanking courtyard spaces. Year round activity is encouraged with strategic lighting along edges and projecting floors at the central units to create spaces ideal for kids games and other activities during changing environmental conditions. In response to board discussion and land use code requirements the carport parking spaces have been eliminated. A single surface stall is proposed on the south side of unit M / Bldg 5. This improves the environment at the center of the overall development and prioritizes opportunities for social interaction in the central courtyard.

DC3-A - Building Materials
 DC3 - B - Open Spaces & Activities



PL1 - A - Network of Open Spaces
 PL1 - C - Outdoor Uses & Activities
 DC1- B - Vehicular Access & Circulation



DC3 - C Design

DC1 - B - Vehicular Access & Circulation
 PL1 - C - Outdoor Uses & Activities



Pedestrian / Auto Access

a. The Board wondered if parking should be situated in the front units so paving doesn't have to come so far into the site and the dumpster location could be centralized. (DC1-C)

Response:
 The design team investigated these alternate carport parking locations:
 1. Within the north units accessed from the south side; and
 2. Within the central courtyard units, accessed between the street front units and the courtyard units.

These locations could screen vehicles from the central open space, however these also place vehicle access and parking stalls closer to the neighboring structures within direct view of their side windows. Other disadvantages include:
 - significantly sacrificing functionality of all 4 street facing units including eliminating back doors for direct access to the common open space.
 - increased maneuvering area dedicated to vehicles in the northwest and northeast courtyards, which decreases the open space between the courtyard units and the southern 5 townhouses.
 - reduces landscaping in the side courts.
 - entries to units C & L are pushed farther away from the central courtyard.

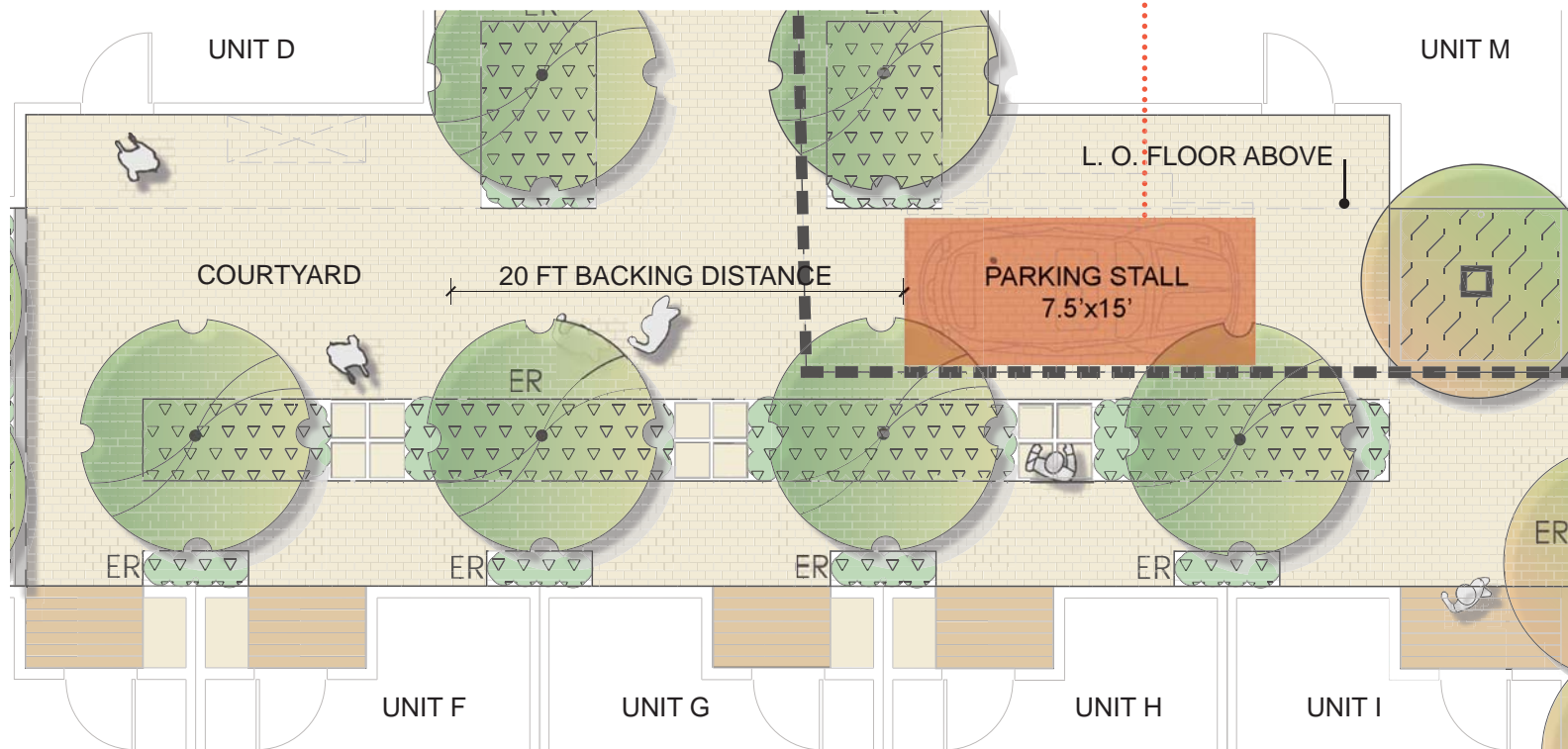
Because of these issues and further staff clarification on "totally enclosed parking" the project now proposes a single surface stall. This maintains the maximum amount of open ground space dedicated to resident amenity area, establishes the safest and most functional access to parking and the entire site, and maintains 4 street facing units with direct access to the north and south. Land use requirements dictate trash & recycling areas must be accommodated on each development parcel so the common dumpster location along the east side yard has been changed to a continuously landscape side yard. Trash and recycle storage is provided in alternate locations, according to the site plan.

b. The Board was concerned about the functionality of the parking due to the width of the carports.

Response:
 The parking is designed for a small stall with code required backing distance and aisle maneuvering clearances. Landscaping, including trees, has been strategically located to clear turning radius maneuvering for the stall. The ground level of the Building 2 and 5 units has been pulled back to increase the overall width and openness of the central courtyard.

c. The Board suggested that it might be better to have a separate dedicated pedestrian access or develop further the central access as a woonerf. (PL1-B)

Response:
 Given the single parking stall the design team has accentuated the pedestrian nature of the central space with additional landscaping and proposes a woonerf environment with permeable paving, landscaping, and architecturally integrated lighting. The central pedestrian movement will create a strong communal identity for the development and reduce impacts on neighboring properties.

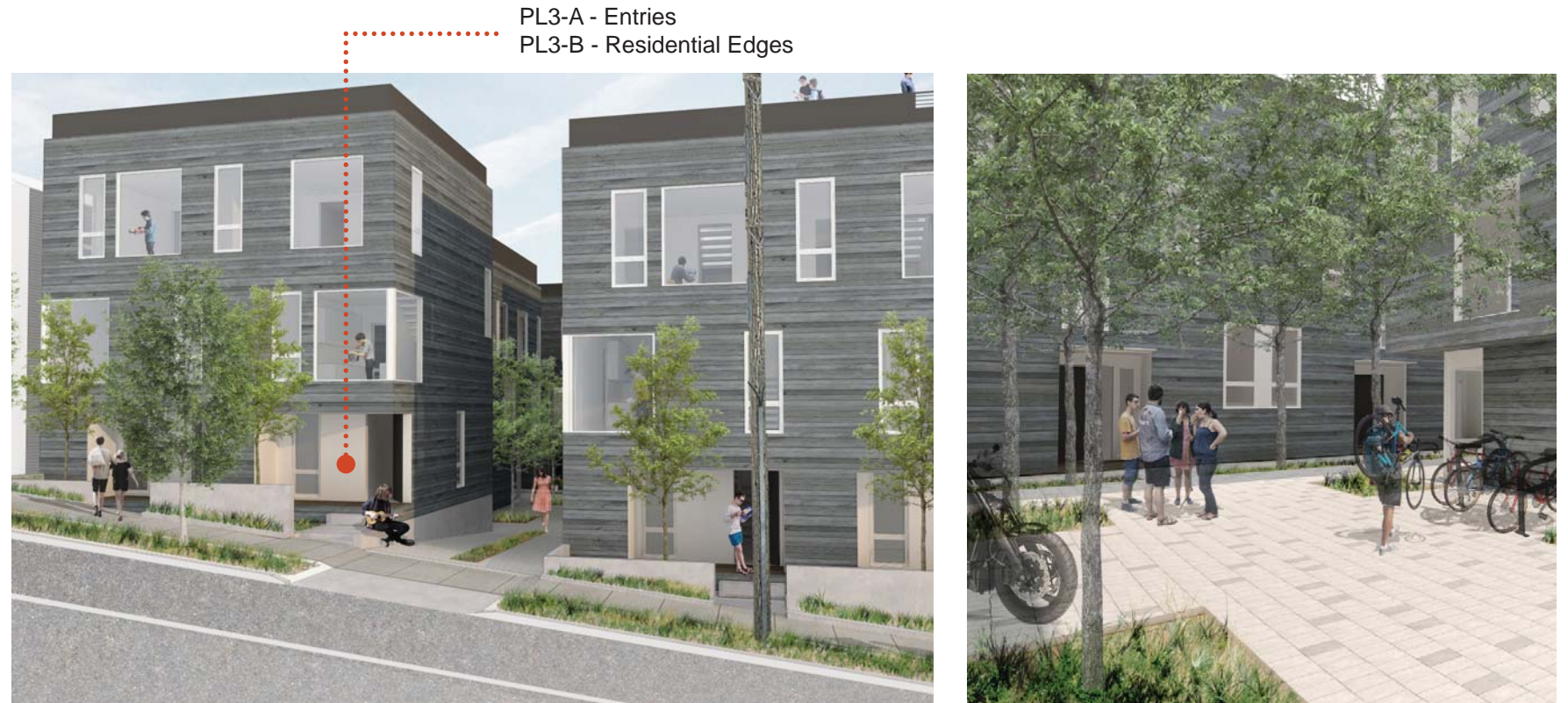


PARKING DIAGRAM
no scale

Streetscape

a. The Board agreed that the stoops, landscaping, and simple façade design presented in the cover rendering of the front elevation were heading in the right design direction. (CS2-C, PL3-A, PL3-B)

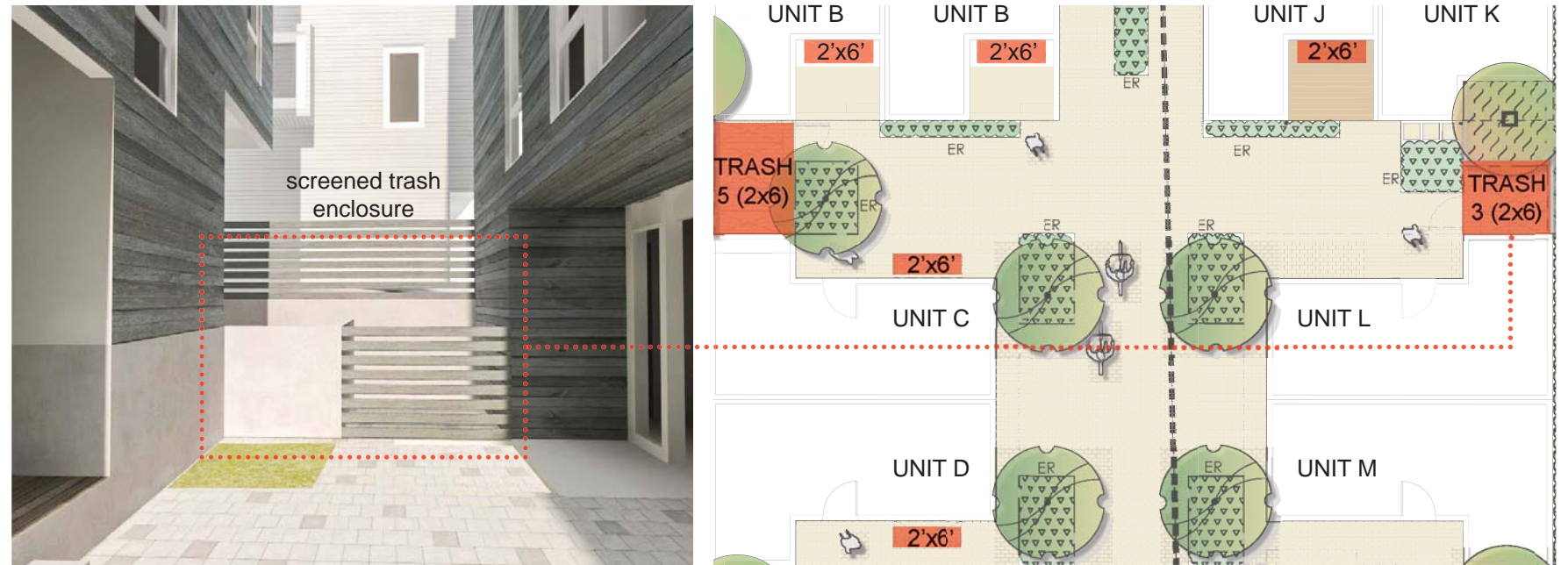
Response:
Entry stoops and landscaping strategies have been developed further to create a layered transition from the public to private realm. All unit entries are recessed for project consistency and weather protection. The landscaped courtyard, complete with trees and permeable paving, is conceived as a hardscaped garden environment. The simple building massings, large windows, and stained wood siding is consistent, elegant, and responsive to the scale of the neighborhood and the broader region.



Trash

a. The Board was concerned about the location of the trash as it was next to the entrance to one of the units and the trash for every unit must be carried to the northeast corner of the site on collection day. (DC1-C)

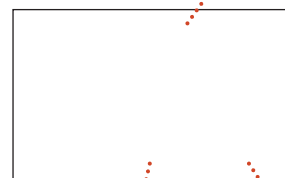
Response:
Due to SDCI and SPU code requirements, the central trash storage area along the east side yard is not permissible. There are two development parcels and each needs to conform to the city's land use code requirements. The larger Parcel Y (western portion) proposes a screened storage area between Building 1 and 2 along with individual storage areas for Units A, B, C, and D at those units per the site plan. Parcel Z (eastern portion) screened storage area is proposed between Building 4 and 5 with individual storage for Unit J at its back door. This provides more landscaping in the east side yard and establishes a greater connection through the center of the development for resident interaction as they move through the site. All on site storage areas are as close to the street as possible while creating the least impact on the courtyard environment and the neighboring properties.



DC1-C4 Service Uses
locate and design trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts on building aesthetics and pedestrian circulation.



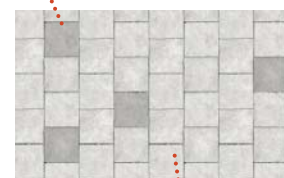
A. HORIZONTAL T&G WOOD SIDING
Blue grey semi-solid stain



B. WHITE
Window and door frames,
painted trim, painted panel
siding, powder coated steel
canopies



C. CHARCOAL
Painted parapet siding,
metal flashings,
scuppers and downspouts



D. 6"x6" PRECAST PAVERS
Natural with 20% Random
Charcoal



E. CONCRETE
Foundation and Retaining
Walls



F. HARDWOOD DECKING
natural finish



Materials

a. The Board like the use of wood as depicted in the cover rendering. (DC4)

Response:
Stained wood siding is proposed for all five buildings in the project.

b. The Board praised the simple design of the facades but cautioned that window and material detailing would be essential for a successful design. (DC2-B)

Response:
Detailing at the recessed entry porches will transition from the stained wood siding of the structure's "body" to light painted panelized wall surfaces that are "carved" into the body. The large repeating windows at each structure, combined with the change in parapet material add scale to each facade. The material palette and detailing are purposefully designed to be restrained and refined.

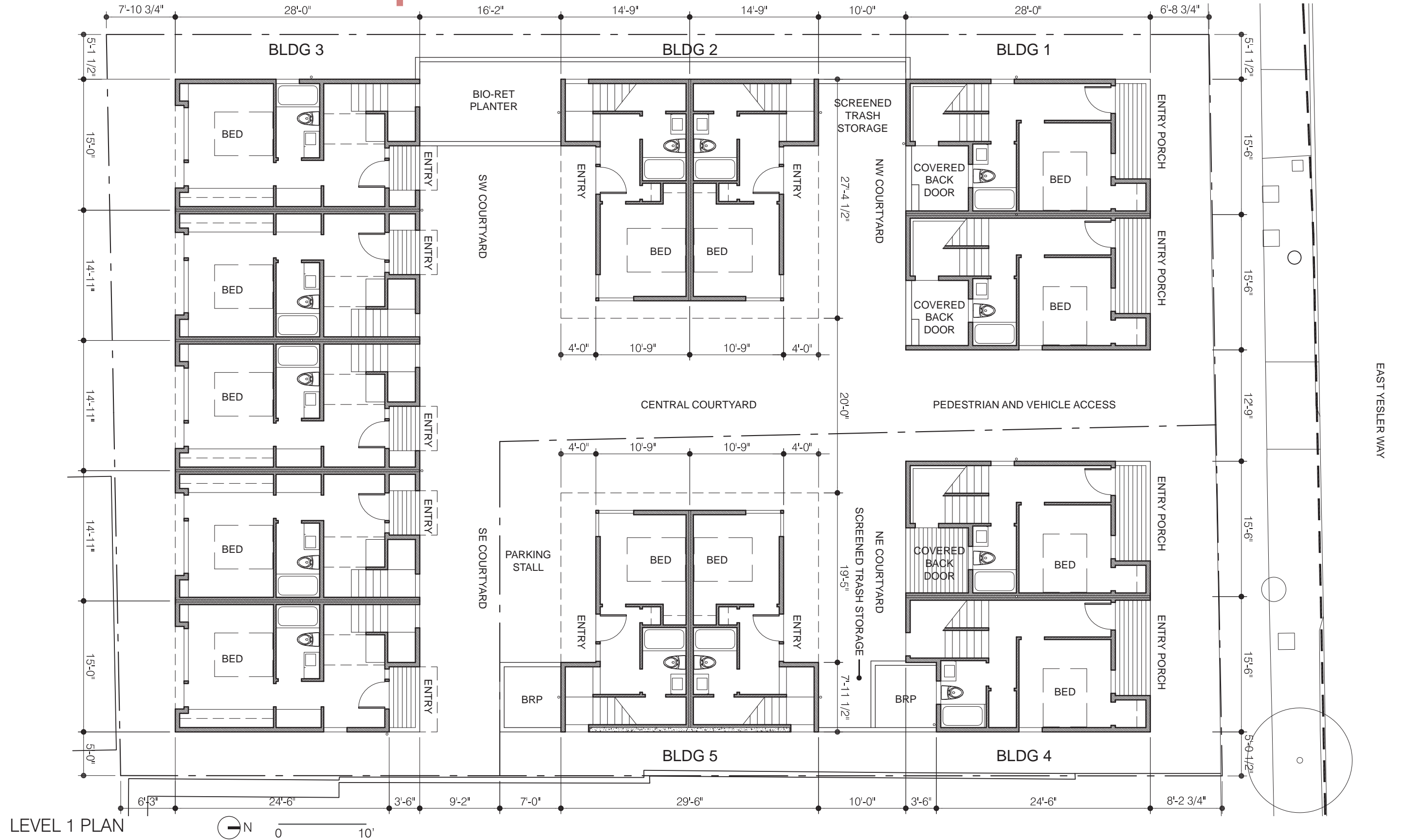
c. The Board wanted landscaping to accent the stem walls of the front façade and support use, wayfinding, and circulation for the woonerf. (PL2-D, DC4-D)

Response:
Landscaping is proposed between the edge of sidewalk and the concrete site walls. A planting strip has been added to the woonerf to accentuate the pedestrian entrance to the project and the central space as the backbone of the linked courtyards. Signage / addressing is proposed adjacent to the pedestrian entry and at each unit entry to support wayfinding.



SIGNAGE ELEVATION (SEE PAGE 37)

section 9.0 floor plans





LEVEL 2 PLAN



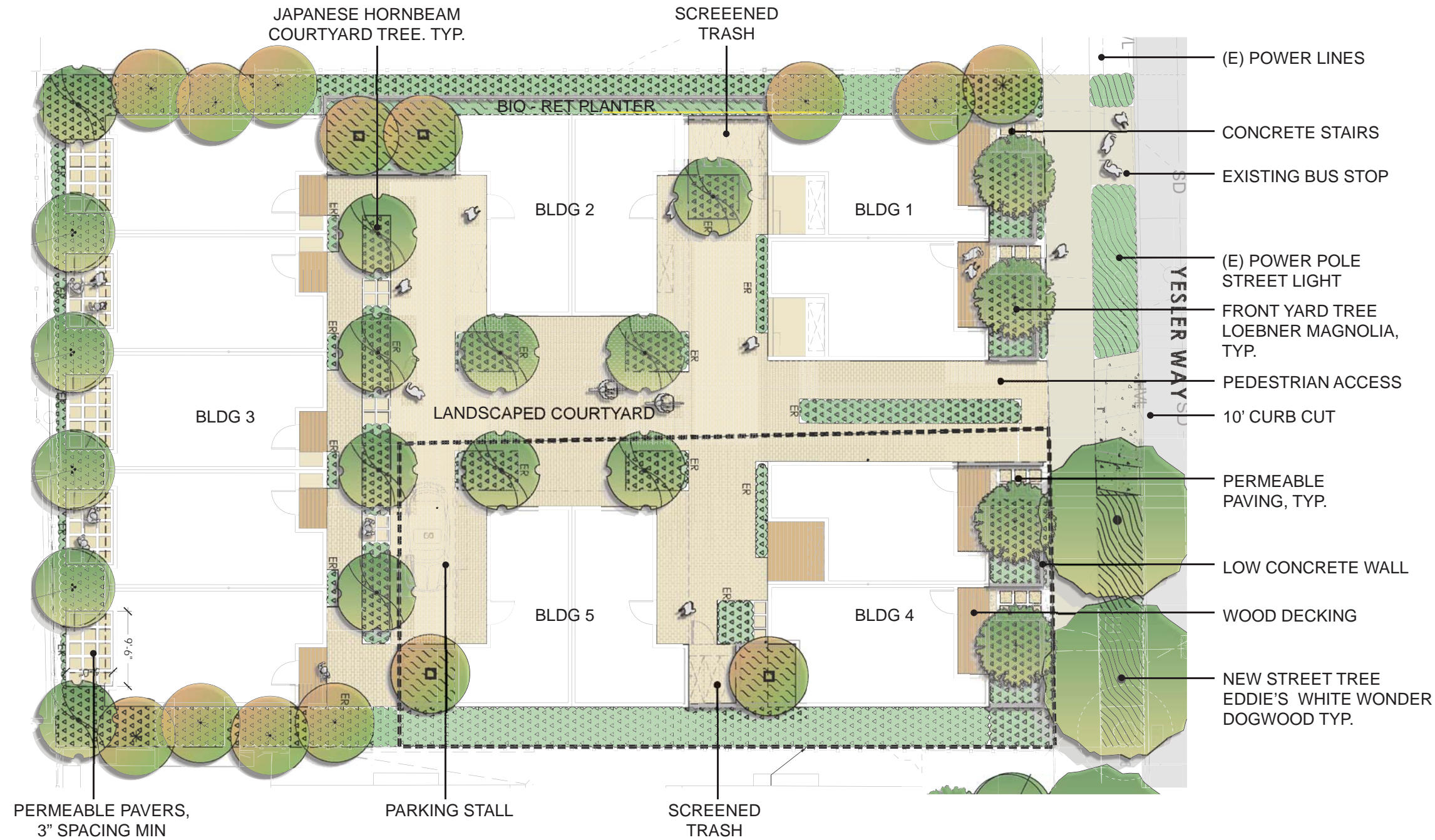
LEVEL 3 PLAN





ROOF PLAN

section 10.0 landscape



street tree strip and shrub edge



trees and permeable pavers

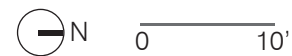


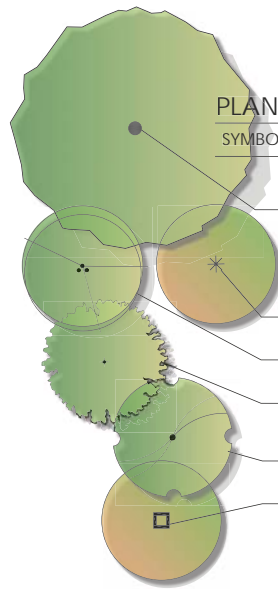
courtyard landscape



bio-retention planter

LANDSCAPE PLAN





* DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST
 ** DROUGHT TOLERANT PLANT REFERENCES:
 - SUNSET WESTERN GARDEN BOOK
 - GREAT PLANT PICKS - ELISABETH C. MILLER BOTANICAL GARDEN

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
R.O.W. TREES - APPROVED BY BEN ROBERT/SDOT URBAN FORESTRY 04.28.2017					
	CORNUS 'EDDIE'S WHITE WONDER' *	'EDDIE'S WHITE WONDER' DOGWOOD	2-1/2" CAL.	B&B	PER PLAN
ON-SITE TREES					
	ACER CIRCINATUM **	VINE MAPLE	8'-10' HT.	B&B,	PER PLAN MULTI.
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8'-10' HT.	B&B,	PER PLAN MULTI.
	MAGNOLIA X LOEBNERI - APPROVED AS STREET TREES BY BEN ROBERT/SDOT URBAN FORESTRY 9.19.2017	LOEBNER MAGNOLIA	2" -2 1/2" CAL.	B&B,	PER PLAN SINGLE
	CARPINUS JAPONICA **	JAPANESE HORNBEAM	8'-10' HT.	B&B,	PER PLAN MULTI
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' *	'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10' HT.	B&B,	PER PLAN MULTI
R.O.W. PLANTING (ALL SHRUBS TO BE 30" MAX. HT, TO BE SELECTED FROM LIST BELOW)					
	CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD	1 GAL.	CONT.	30" O.C.
	ILEX CRENATA**	JAPANESE HOLLY	1 GAL.	CONT.	24" O.C.
	PIERIS JAPONICA 'CAVATINE' **	'CAVATINE' JAPANESE PIERIS	1 GAL.	CONT.	24" O.C.
	ROSA 'SCARLET' FLOWER CARPET	'SCARLET' FLOWER CARPET ROSE	1 GAL.	CONT.	24" O.C.
	EPIMEDIUM ALPINUM **	EPIMEDIUM	1 GAL.	CONT.	24" O.C.
	ASTILBE X ARENDsii 'PEACH BLOSSOM'	'PEACH BLOSSOM' ASTILBE	1 GAL.	CONT.	24" O.C.
	POLYSTICHUM MUNITUM **	SWORD FERN	1 GAL.	CONT.	24" O.C.
ON-SITE PLANTING (ALL SHRUBS AND GROUNDCOVER TO BE SELECTED FROM LIST BELOW)					
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' **	'WINTER GEM' JAPANESE BOXWOOD	1 GAL.	CONT.	30" O.C.
	LONICERA PILEATA**	BOXLEAF HONEYSUCKLE	5 GAL.	CONT.	36" O.C.
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO	1 GAL.	CONT.	24" O.C.
	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE	1 GAL.	CONT.	24" O.C.
	SARCOCOCCA RUSCIFOLIA **	SWEET BOX	2 GAL.	CONT.	30" O.C.
	VIBURNUM DAVIDII	DAVID'S VIBURNUM	5 GAL.	CONT.	36" O.C.
	LIRIOPE SPICATA	CREeping LILYTURF	1 GAL.	CONT.	18" O.C.
BIORETENTION PLANTING (ALL SHRUBS AND GROUNDCOVER TO BE SELECTED FROM LIST BELOW)					
	CORNUS SERICEA 'ISANTI'	'ISANTI' RED-OSIER DOGWOOD	2 GAL.	CONT.	36" O.C.
	EQUISETUM HYMALE	HORSETAIL	1 GAL.	CONT.	18" O.C.
	POLYSTICHUM MUNITUM **	SWORD FERN	1 GAL.	CONT.	18" O.C.

MATERIALS LIST - ON SITE

PERMEABLE PAVERS & EDGE RESTRAINT
 AQUAPAVE PERMEABLE PAVERS,
 COLOR/SIZE: CHARCOAL, STANDARD SERIES
 RUNNING BOND PATTERN SHOWN.
 BY ABBOTSFORD CONCRETE PRODUCTS
 1.866.888.2811

ALT:
 ECO-PRIORIA
 AVAIL. FROM MUTUAL MATERIALS
 425.452.2363

PERMEABLE PAVER
 2'X4", TBD

PERMEABLE PAVER
 18" X 18", TBD

ER CONTINUOUS PVC EDGE RESTRAINT, BY PAVE-TECH INC.
 PROVIDE PAVE EDGE RIGID EDGE RESTRAINT AND ALL ASSOCIATED PARTS, INCLUDING GALVANIZED STEEL SPIKES (10"X3/8"), WHERE PAVERS ARE NOT ADJACENT TO OTHER PAVING. INSTALL PER MFG. RECOMMENDATIONS.

DECKING, SEE ARCH.

TREES



Cornus 'Eddie's White Wonder' Eddie's White Wonder Fl. Dogwood



Acer circinatum Vine Maple

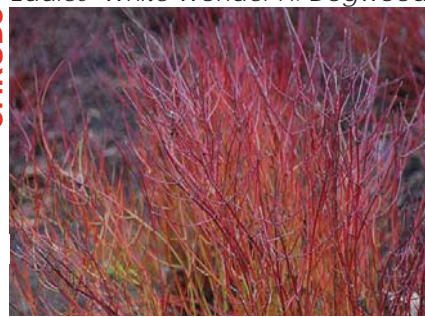


Magnolia x loebneri Loebner Magnolia



Carpinus japonicus Japanese Hornbeam

SHRUBS



Cornus sericea 'Kelsey' Kelsey Redtwig Dogwood



Ilex crenata 'convexa' Convex leaf Japanese Holly



Pieris japonica 'Cavatine' 'Cavatine' Japanese Andromeda



Rosa 'Amber Flower Carpet' 'Amber Flower Carpet' Rose



Buxus japonica 'Winter Gem' 'Winter Gem' Japanese Boxwood



Lonicera pileata Boxleaf Honeysuckle



Nandina 'Gulf Stream' 'Gulf Stream' Heavenly Bamboo



Rosa 'Amber Flower Carpet' 'Amber Flower Carpet' Rose



Sarcococca Ruscifolia Fragrant Sweet Box



Viburnum davidii David's Viburnum



Cornus sericea 'Isanti' 'Isanti' Red-Osier Dogwood



Equisetum hyemale Horsetail

BIORETENTION

section 11.0-12.0 materials & elevations

B. WHITE
Window and door frames, painted trim, painted panel siding, powder coated steel canopies



A. HORIZONTAL T&G WOOD SIDING
Blue grey semi-solid stain



D. CONCRETE
Foundation and Retaining Walls

E. 6" X 6" CONCRETE PAVERS
Natural with 20% Random Charcoal



E. HARDWOOD DECKING
natural finish

C. CHARCOAL
Painted parapet siding, metal flashings, scuppers and downspouts



NORTH ELEVATION



SOUTH ELEVATION

MATERIALS



A. HORIZONTAL T&G WOOD SIDING
Blue grey semi-solid stain



B. WHITE
Window and door frames, painted trim, painted panel siding, powder coated steel canopies



C. CHARCOAL
Painted parapet siding, metal flashings, scuppers and downspouts



D. CONCRETE
Foundation and Retaining Walls



NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION - BUILDING 3



SOUTH ELEVATION - BUILDING 3

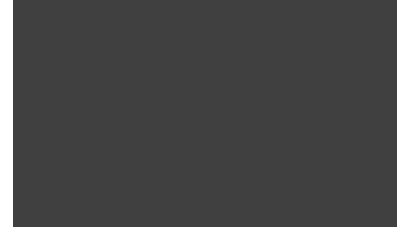
MATERIALS



A. HORIZONTAL T&G WOOD SIDING
Blue grey semi-solid stain



B. WHITE
Window and door frames, painted trim,
painted panel siding, powder coated
steel canopies



C. CHARCOAL
Painted parapet siding, metal flashings,
scuppers and downspouts



D. CONCRETE
Foundation and Retaining Walls



EAST ELEVATION



WEST ELEVATION

NOTE:
RED DASHED LINES
REPRESENT NEIGHBORING
STRUCTURES



WEST ELEVATION - SECTION THROUGH CENTRAL COURTYARD

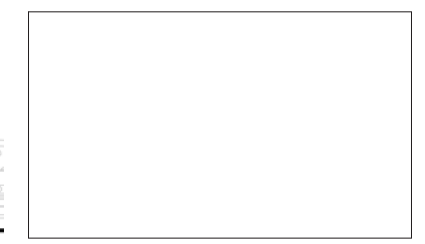


EAST ELEVATION - SECTION THROUGH CENTRAL COURTYARD

MATERIALS



A. HORIZONTAL T&G WOOD SIDING
Blue grey semi-solid stain



B. WHITE
Window and door frames, painted trim,
painted panel siding, powder coated
steel canopies



C. CHARCOAL
Painted parapet siding, metal flashings,
scuppers and downspouts



D. CONCRETE
Foundation and Retaining Walls

section 13.0 renderings



STREET VIEW



COURTYARD LOOKING SOUTH

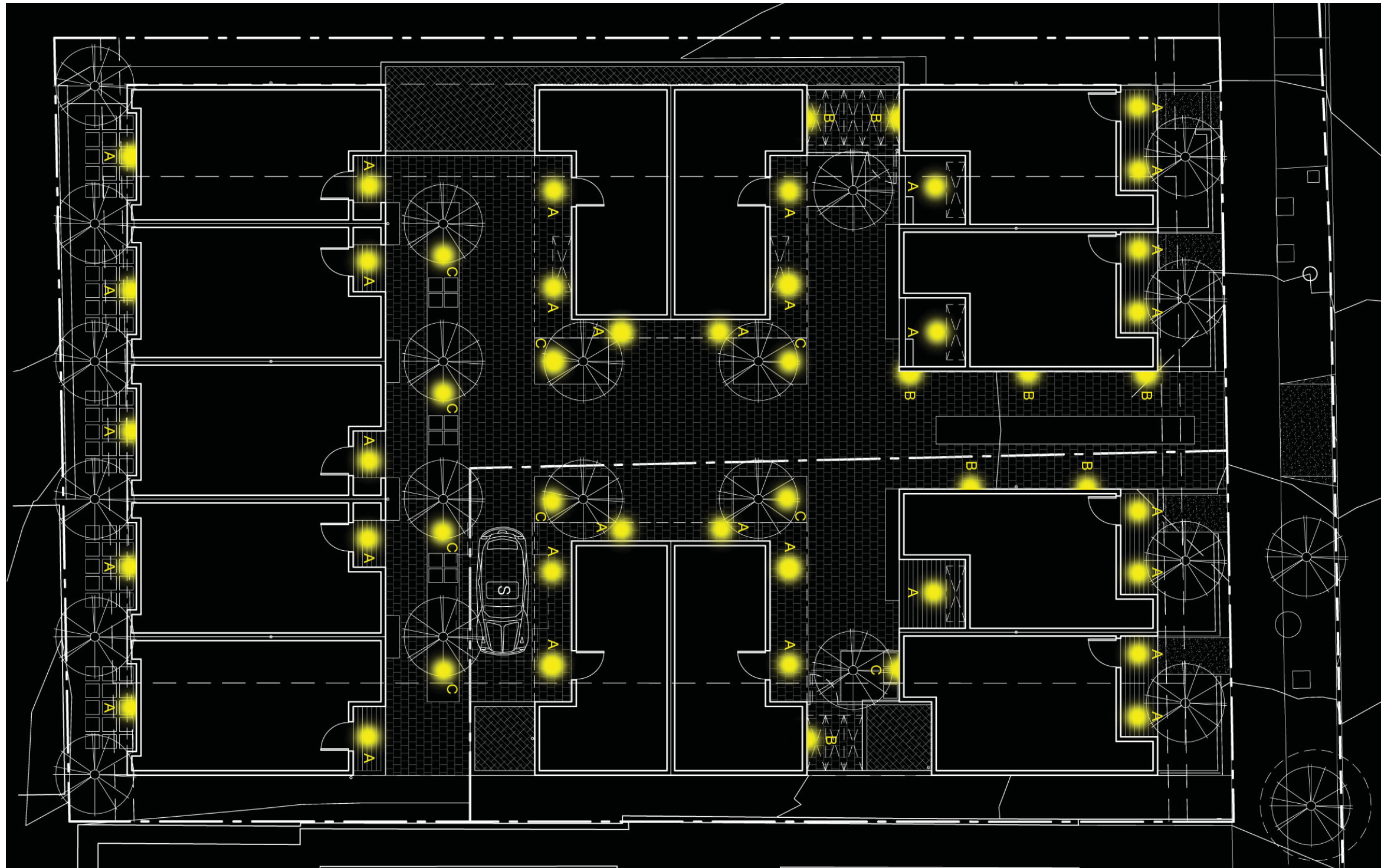


COURTYARD LOOKING NORTH



SOUTHWEST COURTYARD

section 14.0-15.0 lighting & signage



TYPE A - DOWNLIGHT

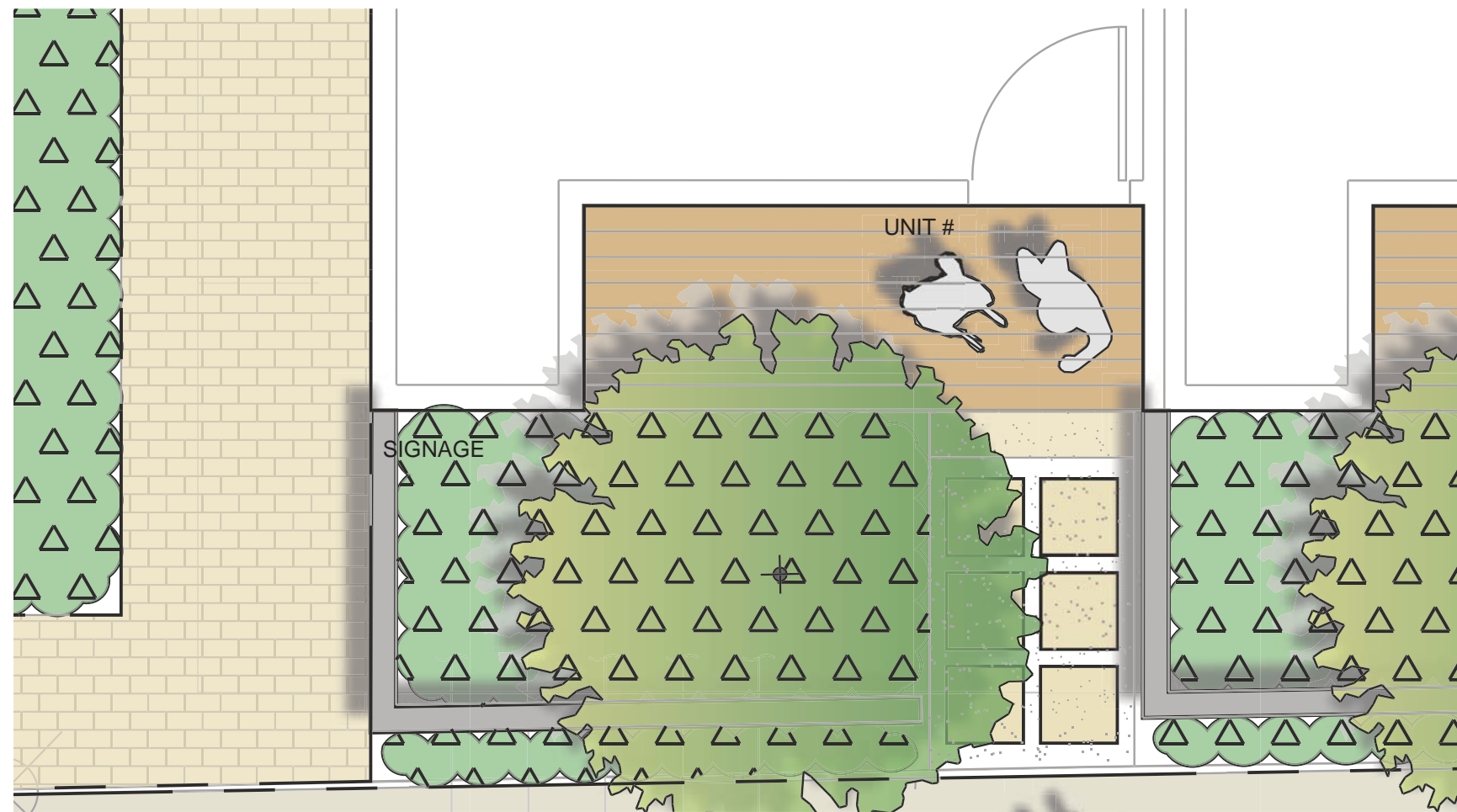


TYPE B - SURFACE

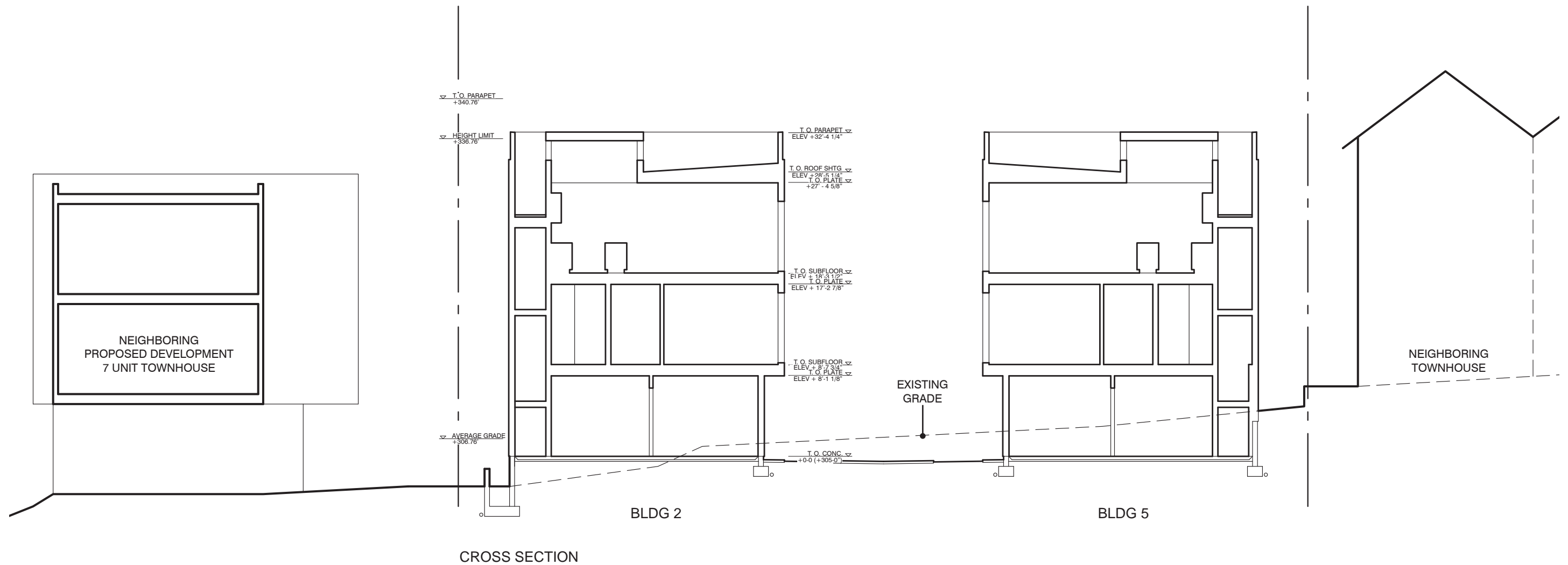


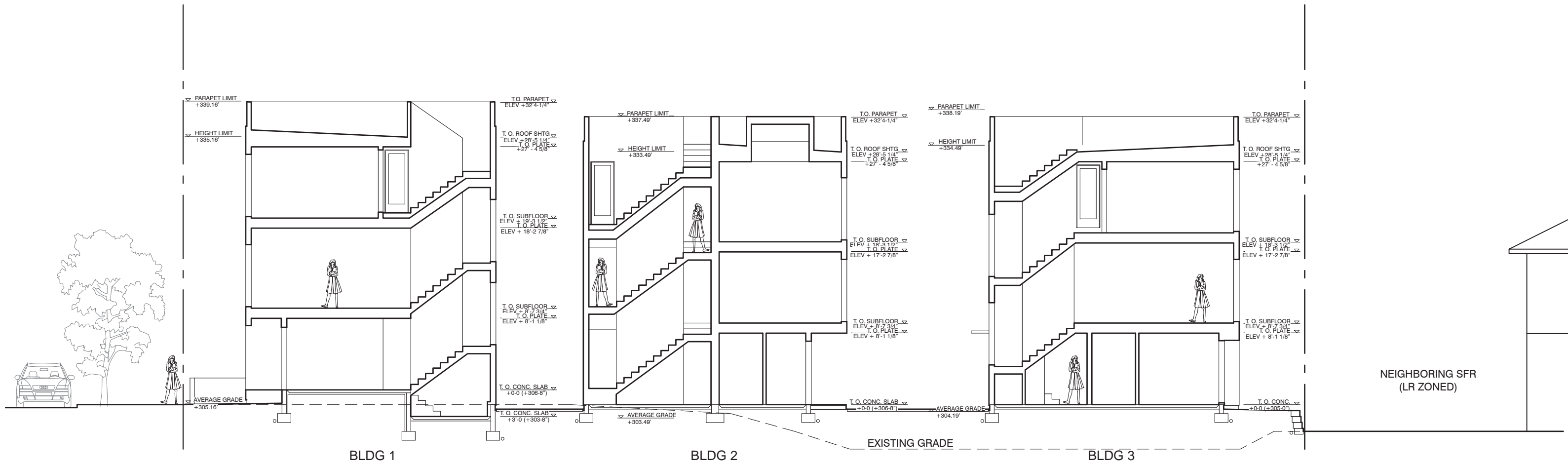
TYPE C - LANDSCAPE





section 16.0 building sections





LONGITUDINAL SECTION

section 17.0 departures

3024790 PARCEL Y

1. The project seeks a departure to maximum facade length at Parcel Y.

Standard: *SMC 23.45.527.B. Maximum facade length in Lowrise zones.*

Requirement: *max facade length in LR zone limits the total length of all facades within fifteen feet of a lot line that is neither a rear lot line nor a street or alley lot line to 65% of that lot line.*

Departure requested for:

Y1. Parcel Y west facade Bldgs 1-3 = $126.28' \times 0.65 = 82.08'$

Proposed = $85.50' = 3.42'$ over allowable = **+2.71%**

Y2. Parcel Y north facade Bldg 3 = $38.28' \times 0.65 = 24.88'$

Proposed = $33.25' = 8.37'$ over allowable = **+21.87%**

Y3. Parcel Y east facade Bldgs 1-2 = $82.04' \times 0.65 = 53.33'$

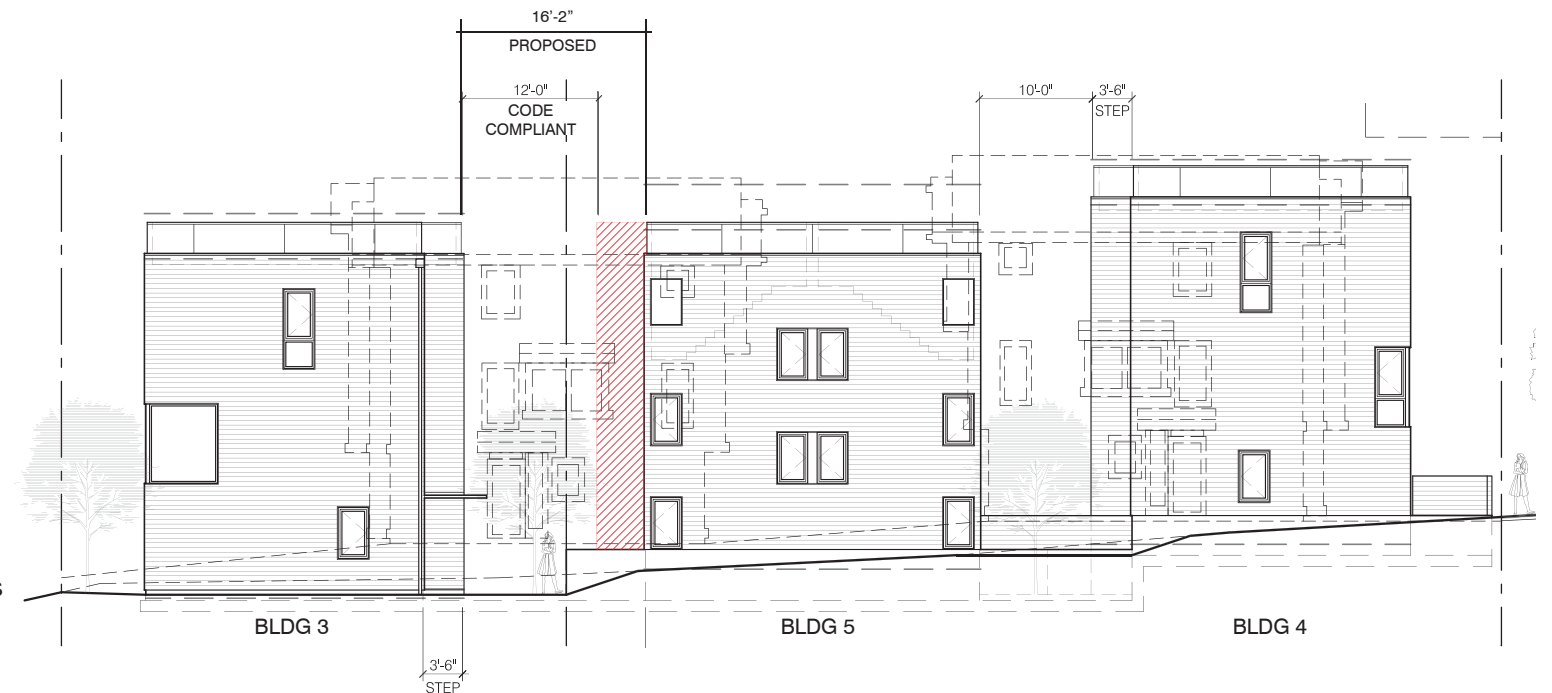
Proposed = $57.50' = 4.17'$ over allowable = **+5.08%**

Justification: Y2 and Y3 are a result of an interior line created through the LBA. As a single project Bldgs 1, 2, and 3 are all conforming or greater than the requirements of 23.45.518.f. separation between multiple structures (see requested departures plan).

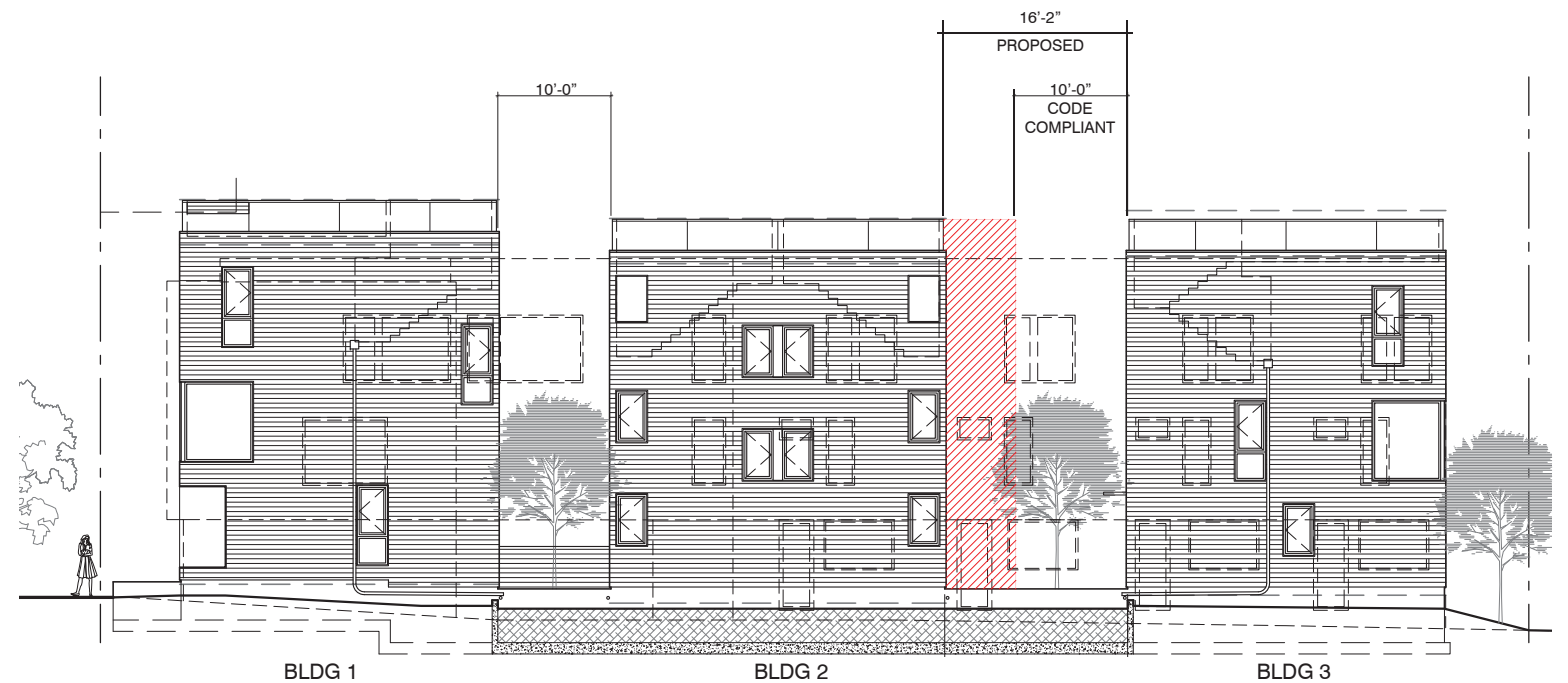
A conforming and functional floor plan would require Bldg 2 to step at the facade length limit, then project to minimum interior separation distance once the facade is greater than fifteen feet from the lot lines. This will create reduced building separations across the project, diminish the quality of open space, create functional layout issues within units, and reduce the width of view corridors for the neighboring properties through the proposed project's open spaces. This is particularly apparent in the case of the neighboring townhome to the southeast (see east elevation window & door areas).

The requested departures seek to transfer a portion of the building area beyond the line fifteen feet from the property line into that area that is considered in the facade length measurement. This transfer of area creates more separation between structures, wider view corridors, and a more unified expression of the design concept. This directly translates to Design Guideline PL1-A (Connectivity) Network of Open Spaces by creating a positive contribution to the broader network of opens spaces throughout the neighborhood. This also supports Design Guideline DC2-A (Architectural Concept) Massing by reducing the overall depth of the central building masses which respects the neighboring structures access to openness through the site.

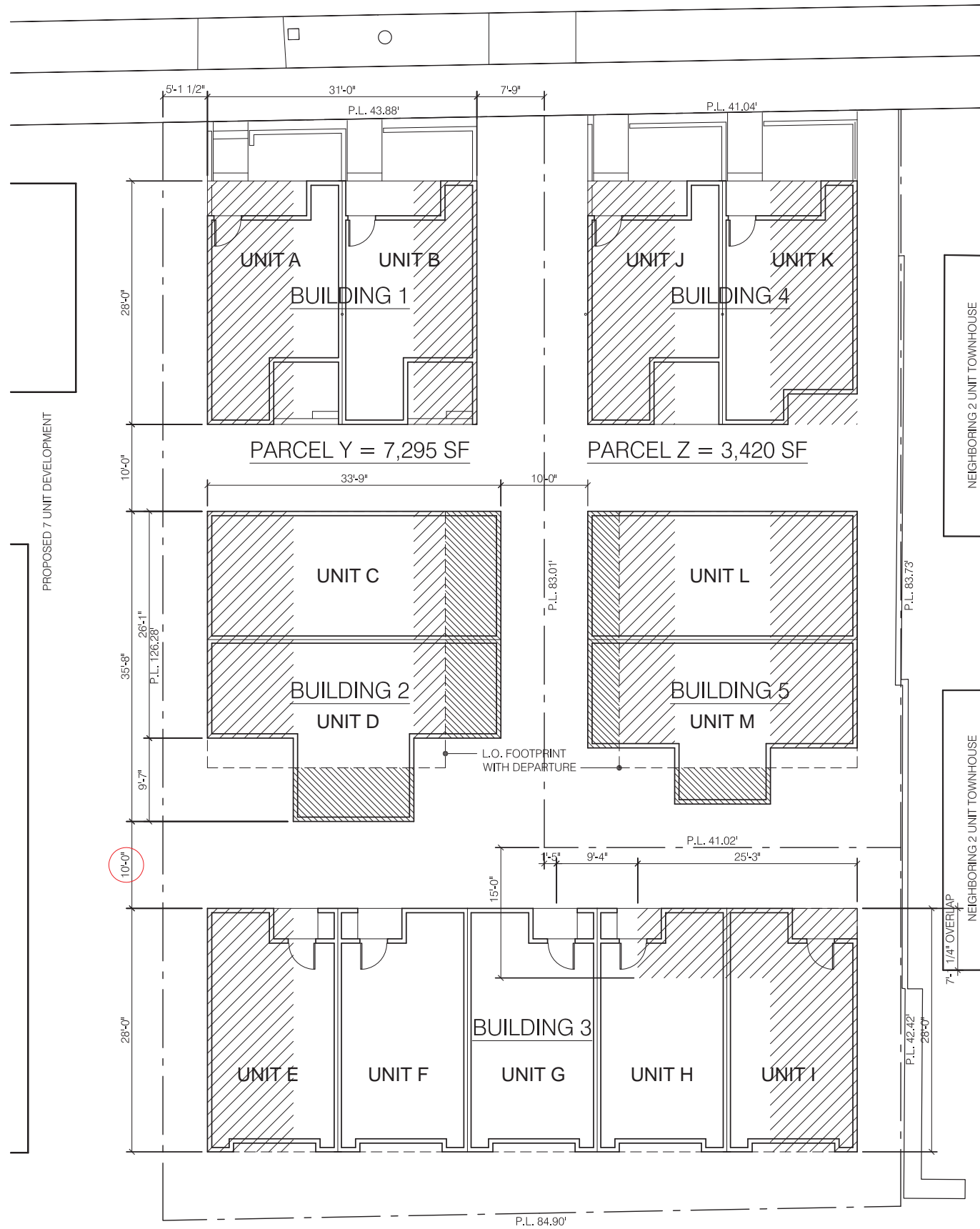
The scale and design of the project's facades are consistent with the design guidelines, specifically DC2-B (Architectural Concept) Architectural & Facade Composition and DC4-D (Exterior Elements & Materials) Trees, Landscape, & Hardscape Materials through the use of varied materials, window size and placement that limits views into adjacent properties, and side yard landscaping.



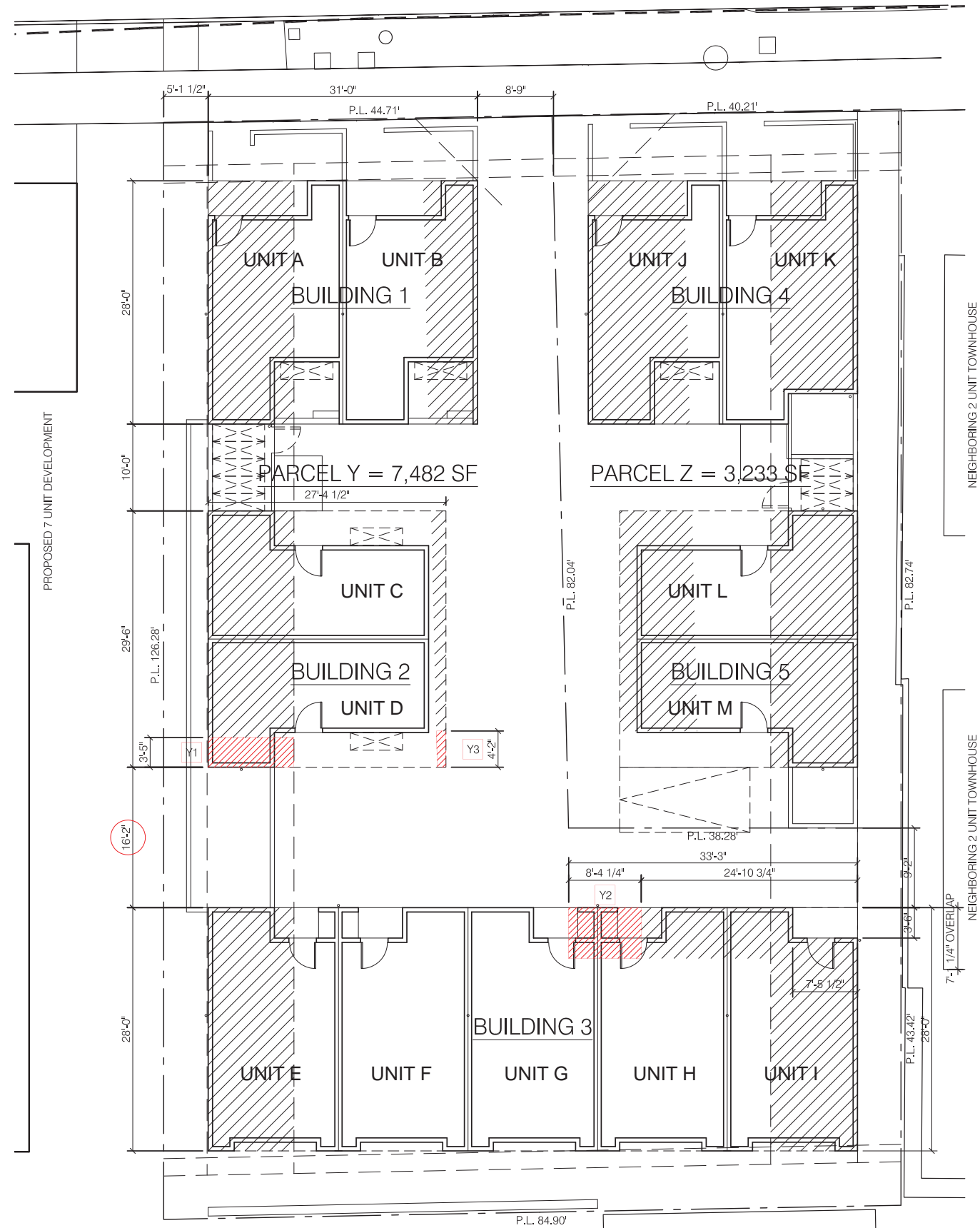
EAST ELEVATION



WEST ELEVATION



PLAN - CODE COMPLIANT



PLAN - PROPOSED

3025438 PARCEL Z

1. The project requests (2) two departures for minimum setbacks at Parcel Z.

Standard: *SMC 23.45.518 Setbacks and separations.*

Requirement: *the req'd side setback for facades less than 40 feet in length = 5 feet*

The required rear setback is 7 feet average / 5 feet minimum.

Departure requested to allow a 3'-4" minimum side setback at Bldg 4 and a 5'-0" average rear setback at Bldg 5

Justification: while constructed as a single project, the development will be permitted as two "functionally related" projects on two separate lots defined through a lot boundary adjustment. For purposes of zoning, land use, and building permit review, the project will be reviewed as distinct projects on two sites. Each site needs to conform to applicable codes. However, for purposes of design review and SEPA the project is reviewed as a single project. As such, there would be no interior separation / setback requirements required and SMC 23.45.518.f. would govern the development. In this case, interior separations are not only met, but exceeded. The location of the proposed interior property lines have no impact on the actual building separation. The property lines are located to create a consistent architectural scale and building articulation across the entire project. The side setback at the west property line of Parcel Z, Bldg 4, is proposed to vary between 3'-4" and 4'-0". The rear setback at the south property line of Parcel Z, Bldg 5, is proposed at 5'-0".

2. The project requests a departure to maximum facade length.

Standard: *SMC 23.45.527.B. Maximum facade length in Lowrise zones.*

Requirement: *max facade length in LR zone limits the total length of all facades within fifteen feet of a lot line that is neither a rear lot line nor a street or alley lot line to 65% of that lot line.*

Departure Requested for:

Z1. Parcel Z west facade Bldg 4-5 = $82.04' \times 0.65 = 53.33'$

Proposed = $57.50' = 4.17' \text{ over allowable} = +5.08\%$

Z2. Parcel Z east facade Bldg 4-5 = $82.74' \times 0.65 = 53.78'$

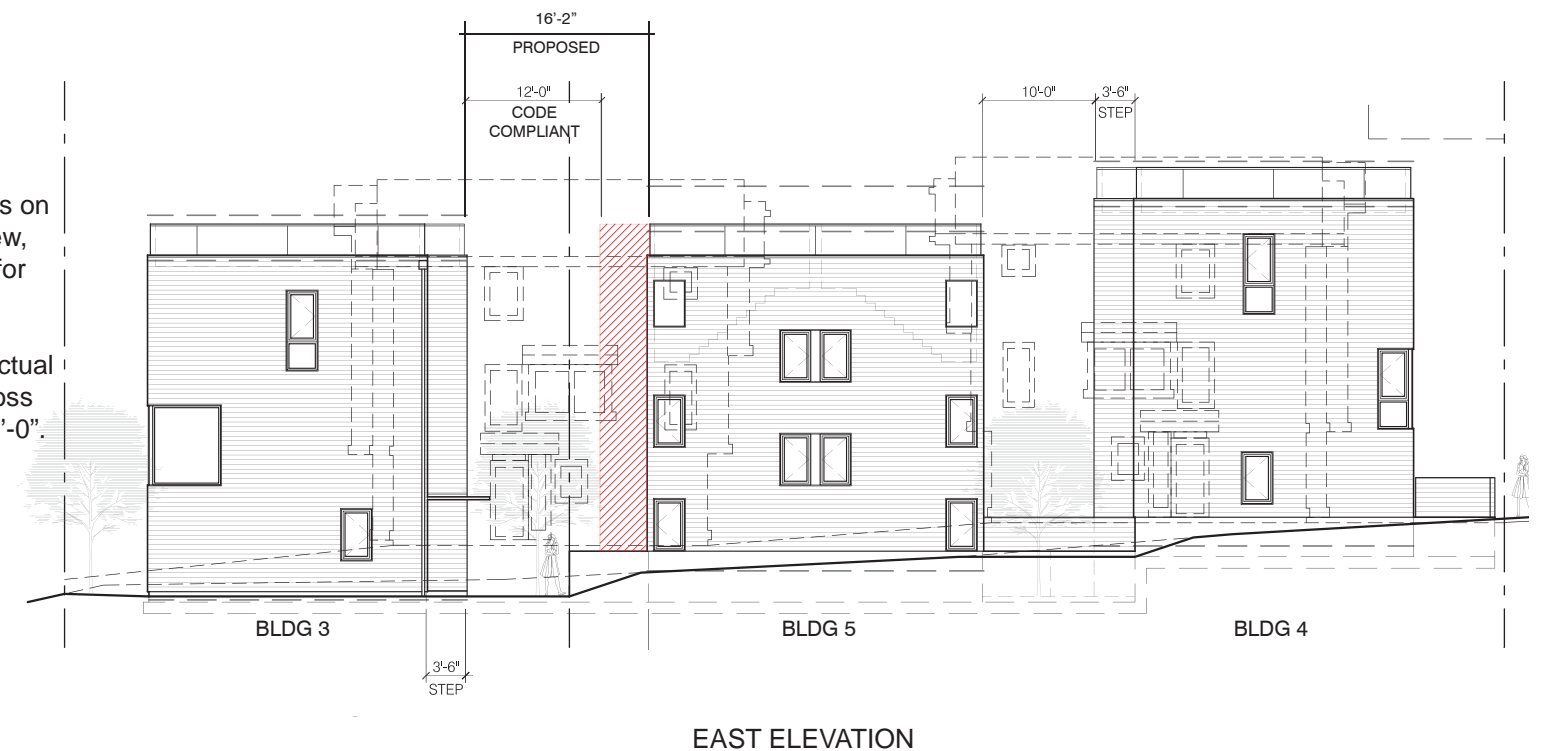
Proposed = $57.50' = 3.72' \text{ over allowable} = +4.51\%$

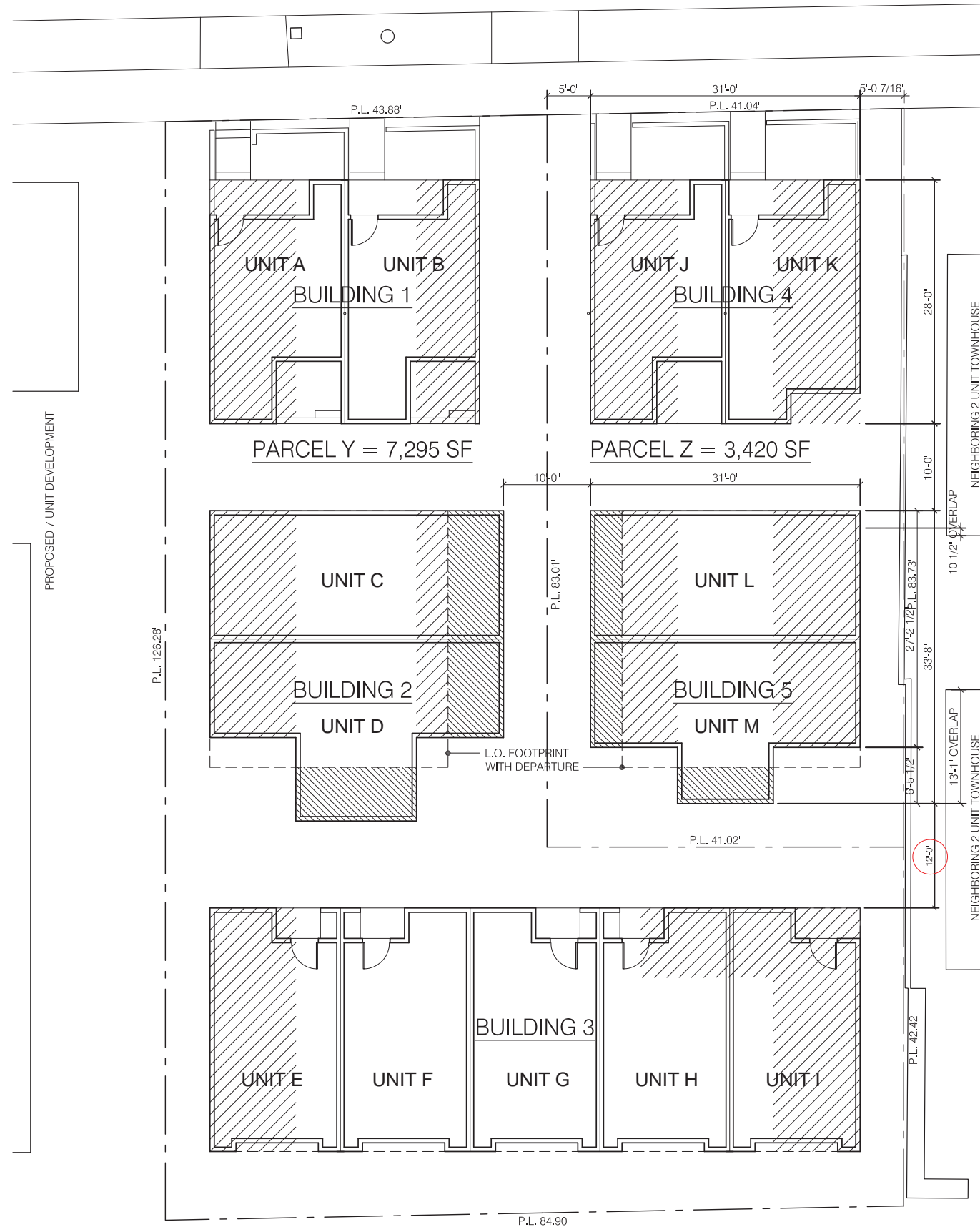
Justification: Z1 is a result of an interior line created through the LBA. As a single project this facade is conforming or greater than the requirements of 23.45.518.f. separation between multiple structures (see proposed plan, page 43).

A conforming and functional floor plan would require Bldg 5 to step at the facade length limit, then project to minimum interior separation distance once the facade is greater than fifteen feet from the lot lines. This will create reduced building separations across the project, diminish the quality of open space, create functional layout issues within units, and reduce the width of view corridors for the neighboring properties through the proposed project's open spaces. This is particularly apparent with the neighboring townhome to the southeast (see east elevation window & door areas).

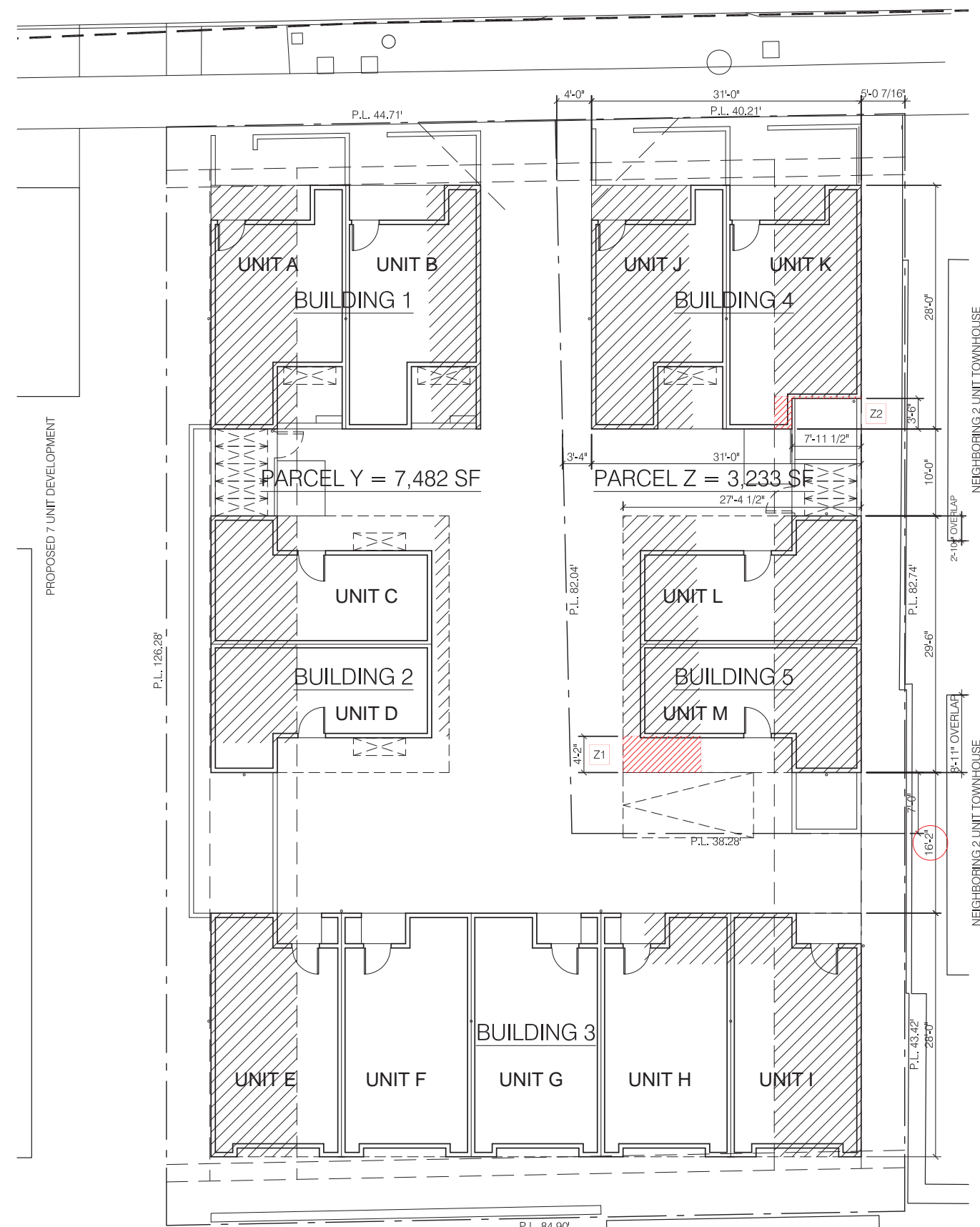
The requested departures seek to transfer a portion of the building area beyond the line fifteen feet from the property line into that area that is considered in the facade length measurement. Along the east side the infringing facade area is a distance of thirteen feet from the property line (refer to Z2 proposed plan, page 43). The total east facade length of Bldgs 3, 4, and 5 that are less than thirteen feet from the property line = $78.5'$. Divide this by the total P.L. length of $126.16' = 62.2\%$. This is well under the 65% code requirement. The notch at Bldg 3 isn't required to comply with the 65% overall max facade length, however the proposed configuration results in more separation between structures, wider view corridors, and a more unified expression of the design concept. This directly translates to Design Guideline PL1-A (Connectivity) Network of Open Spaces by creating a positive contribution to the broader network of opens spaces throughout the neighborhood. This also supports Design Guideline DC2-A (Architectural Concept) Massing by reducing the overall depth of the central building masses which respects the neighboring structures access to openness through the site.

The scale and design of the project's facades are consistent with the design guidelines, specifically DC2-B (Architectural Concept) Architectural & Facade Composition and DC4-D (Exterior Elements & Materials) Trees, Landscape, & Hardscape Materials through the use of varied materials, window size and placement that limits views into adjacent properties, and side yard landscaping.





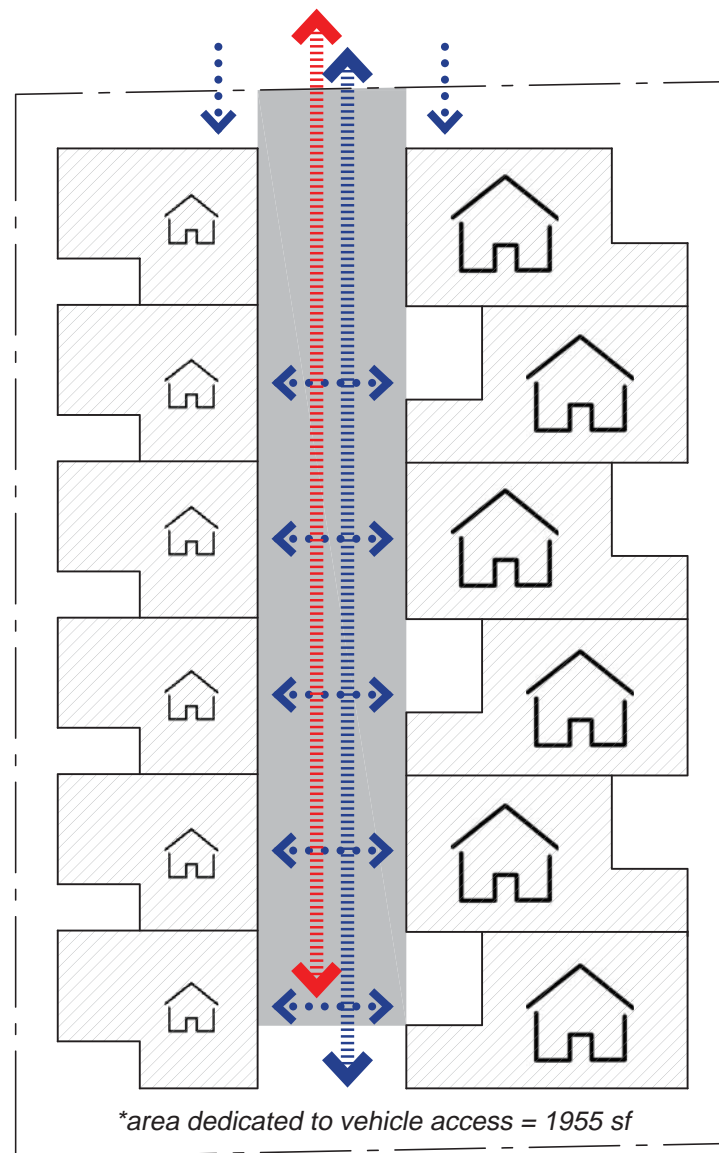
PLAN - CODE COMPLIANT



PLAN - PROPOSED

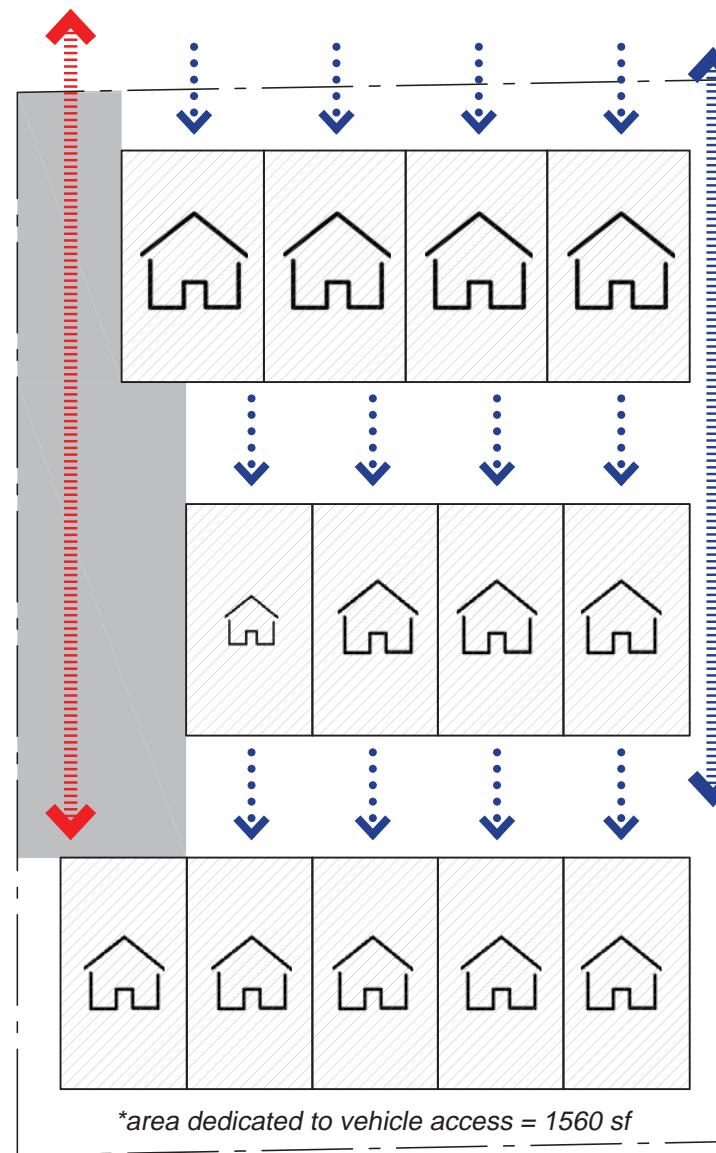
section 18.0 appendix

DESIGN OPPORTUNITIES and UNIT ECONOMICS



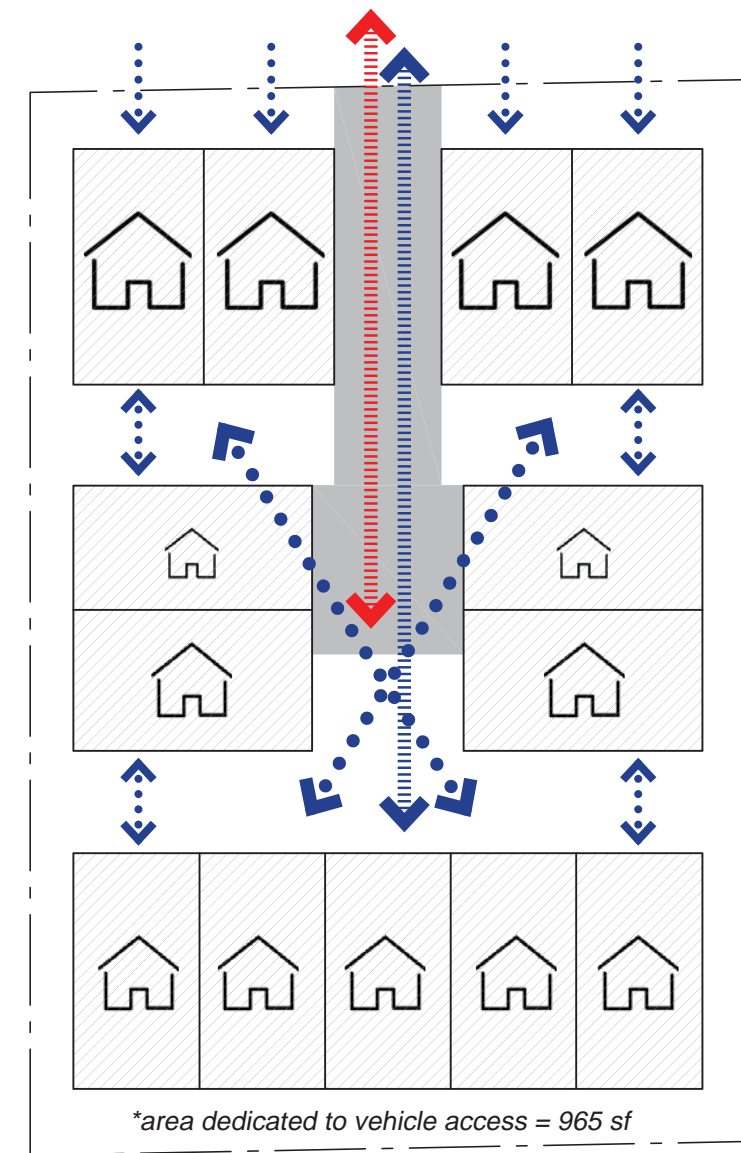
SIDE by SIDE

- central shared pedestrian and vehicular space to access all units
- modulated side yard massing but effectively long facades impacts neighboring properties
- two units front the street
- unit side faces street and lack of privacy with fronts facing fronts or side yards
- most units have two sides of exposure
- parking access flexibility but likely located under small units which is counter to desired market sale configuration of large units
- 6 small units too small
- 6 large units too big



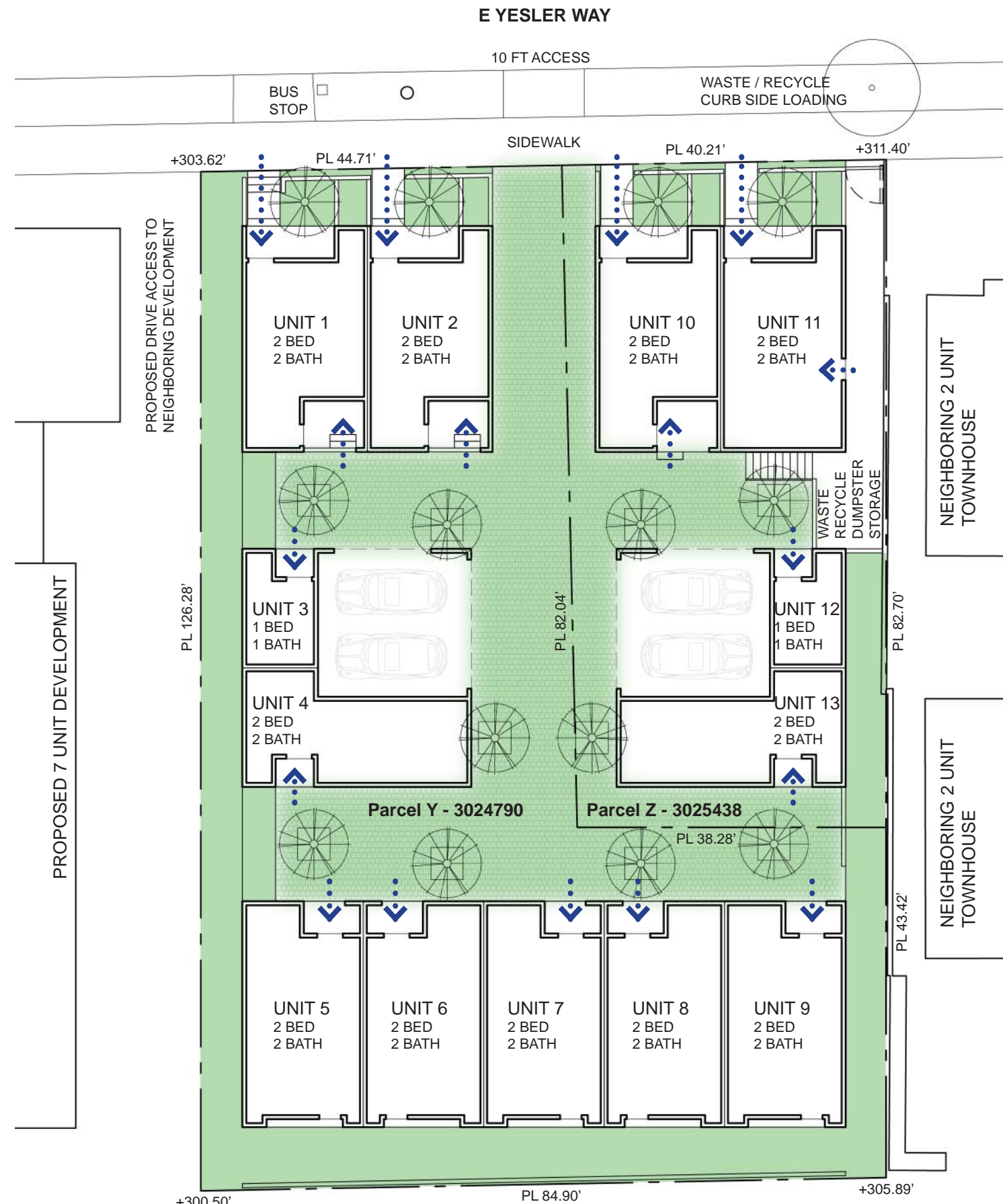
FRONT and BACK

- separated pedestrian and vehicular access with connections through courtyards
- privacy between units is challenging as resident interaction is primarily front to back yard
- most units only have two sides of exposure
- parking restricted to western side of site located in or under three most westerly units
- 4 medium-large units fronting street desirable type for market sale
- 8 medium units at courtyard desirable
- 1 small unit over carport for unit diversity is desirable



LINKED COURTYARDS

- shared pedestrian and vehicular access with connections through courtyards and large contiguous ground plane for maximum space flexibility
- structure scale appropriate to transitioning neighborhood and respectful of neighbors with maximum openness through site for enhanced resident interaction
- most units have three sides of exposure
- parking completely concealed and integrated into communal identity of the development
- 4 medium-large units fronting street desirable type for market sale
- 7 medium units fronting courtyards desirable
- 2 small units over carport for unit diversity is desirable



DEVELOPMENT STRATEGY: LINKED COURTYARDS (preferred)

Lot Boundary Adjustment #3026166

Parcel Y = 7,484 SF
 #3024790 = 9 townhouse units
 (two duplexes & five unit structure)

Parcel Z = 3,233 SF
 #3025438 = 4 townhouse units
 (two duplexes)

Total units = 13
 Parking spaces = 4

Distinguishing Features

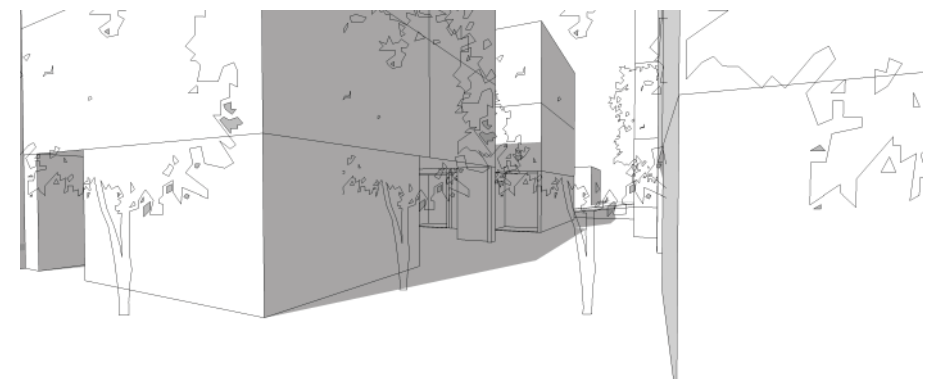
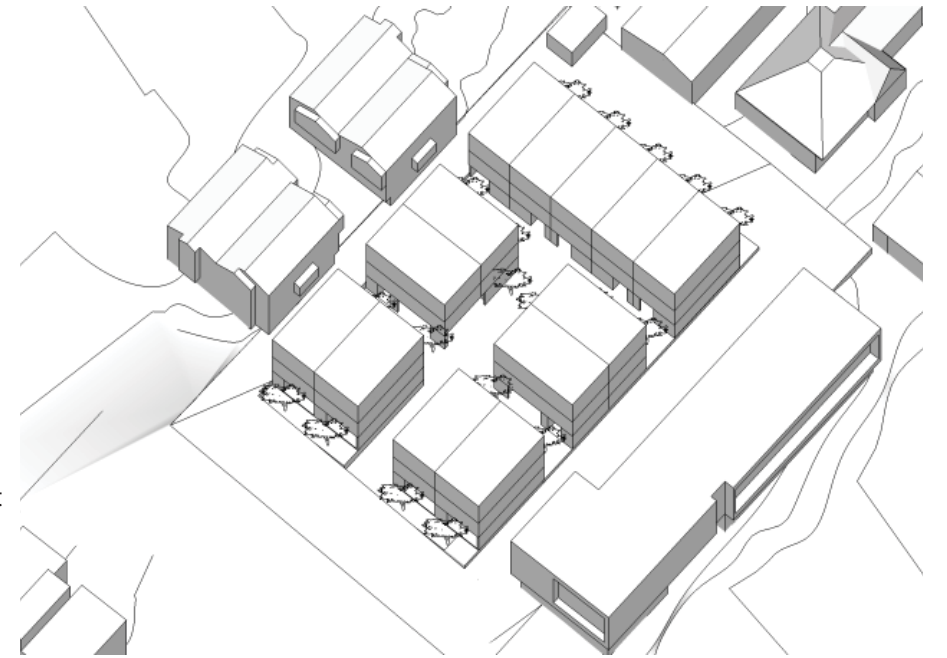
- linked courtyards supporting central pedestrian and vehicular movement with access all units.
- structure scale - 4 duplexes and a 5 unit townhouse structure.
- open unit edges, all with roof top decks.

Advantages

- multi-use environment of the hardscaped permeable paver courtyards promotes community interaction and flexible use of space.
- landscape elements interwoven through courtyards between all units.
- four units front the street and maintain connection to courtyards
- majority of units have three sided exposure as courtyard spaces between structures allow for ample light, ventilation, and visual cross connections through site.
- allows for east-west openness through site which benefits neighboring properties.
- carports increase the size of the contiguous ground plane as a collection of pedestrian scaled spaces.
- waste / recycle area conveniently accessible and screened with direct access to level street loading for SPU.

Disadvantages

- departure request for facade length and interior setbacks.



DEVELOPMENT STRATEGY: SIDE by SIDE

Lot Boundary Adjustment to create 2 lots:

Parcel Y = 4,745 SF
6 townhouse units

Parcel Z = 5,971 SF
6 townhouse units

Total units = 12
Parking spaces = 5

Distinguishing Features

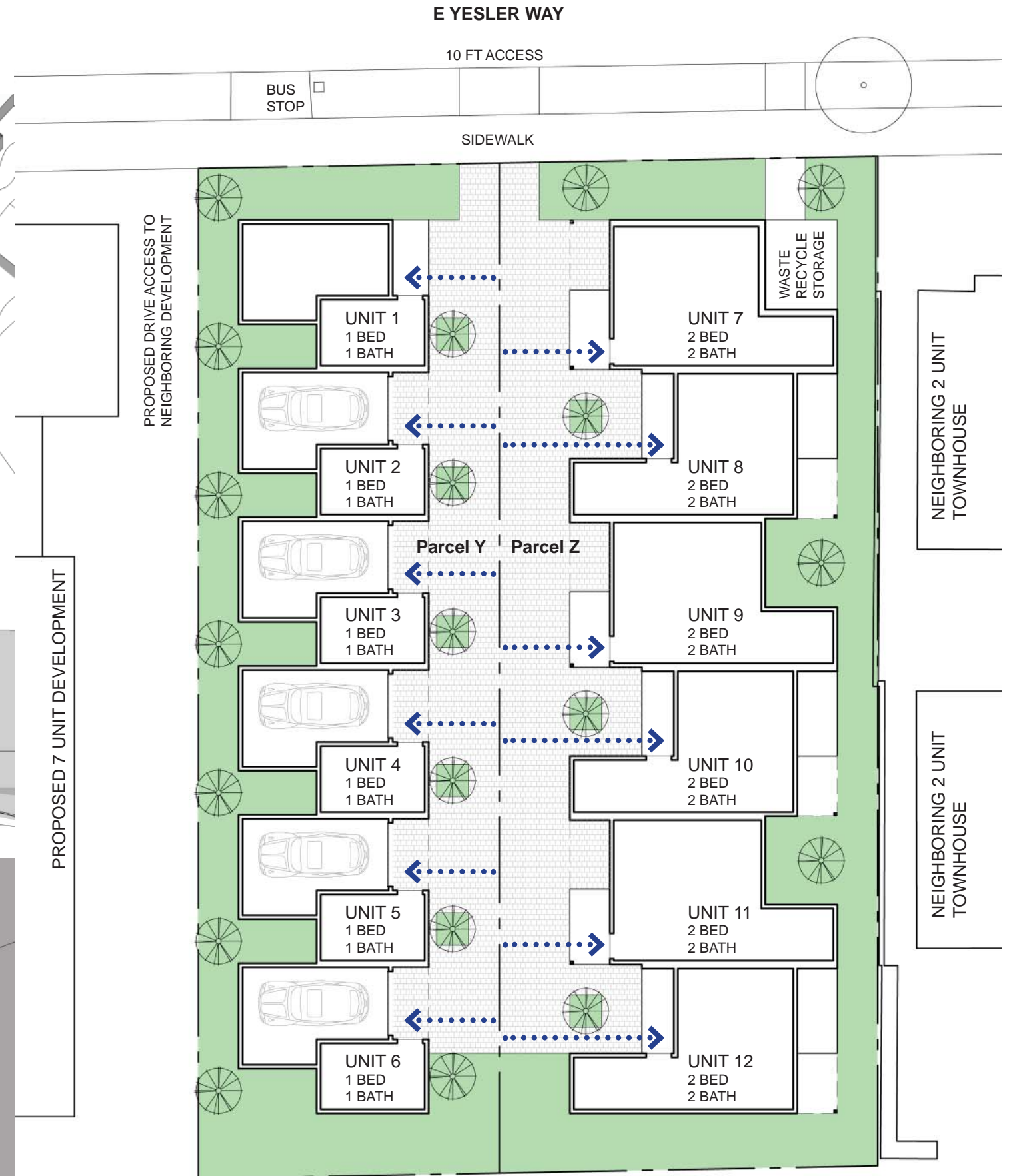
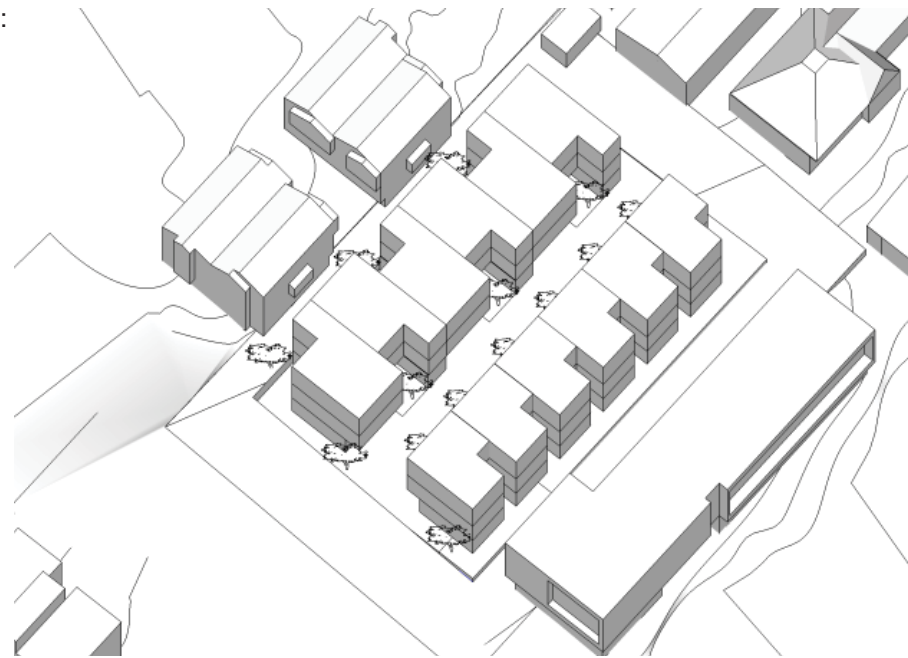
- central pedestrian and vehicular space to access all units.
- 1 bed / 1 bath units at western Lot A and 2 bed / 2 bath units at eastern Lot B, all with roof top decks.
- modulated massing.

Advantages

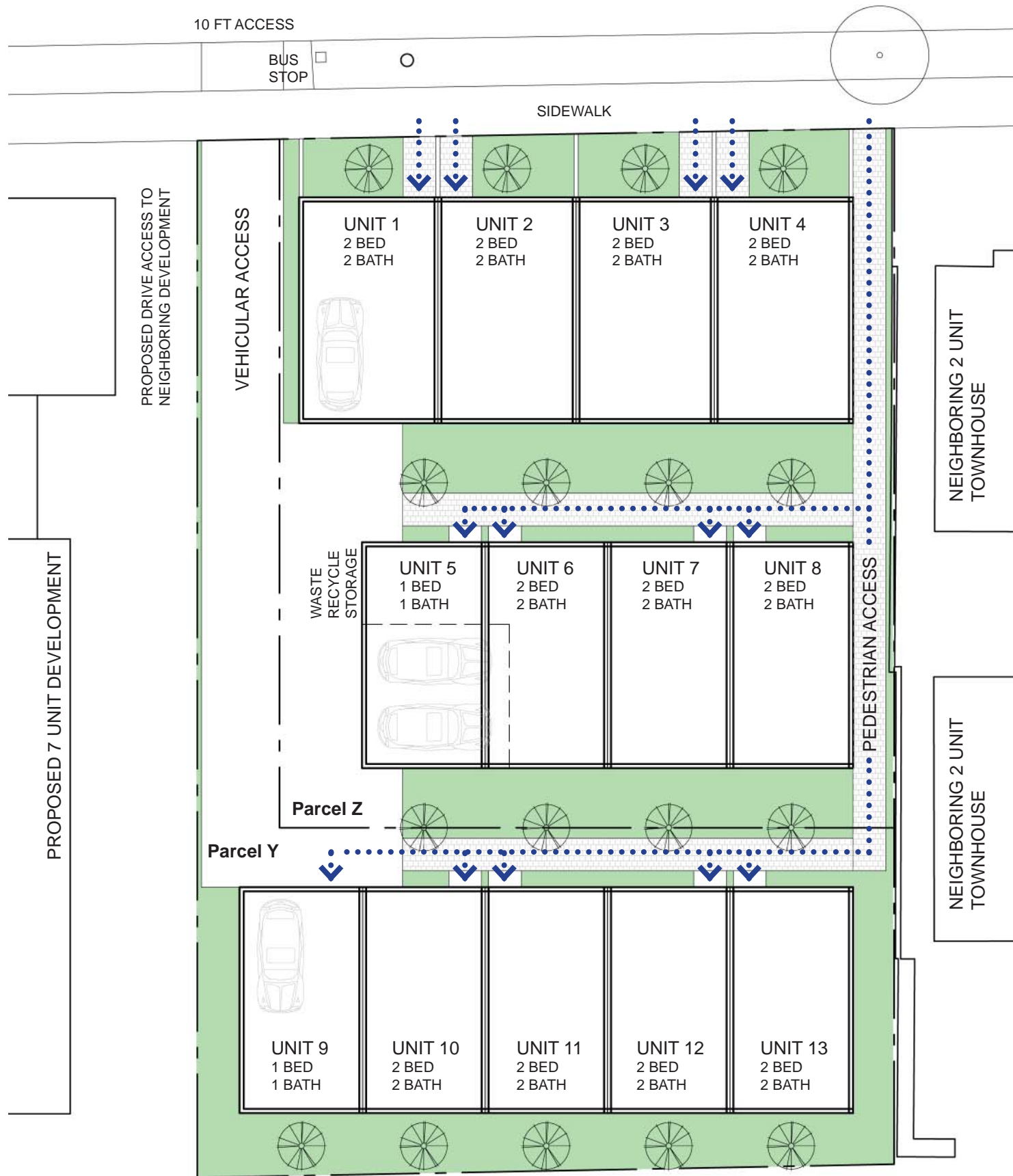
- multi-use hardscaped environment of the hardscaped central spine promotes community interaction and flexible use of space.
- potential for fingers of landscape to interweave between units.
- western units take advantage of neighbors building setback.

Disadvantages

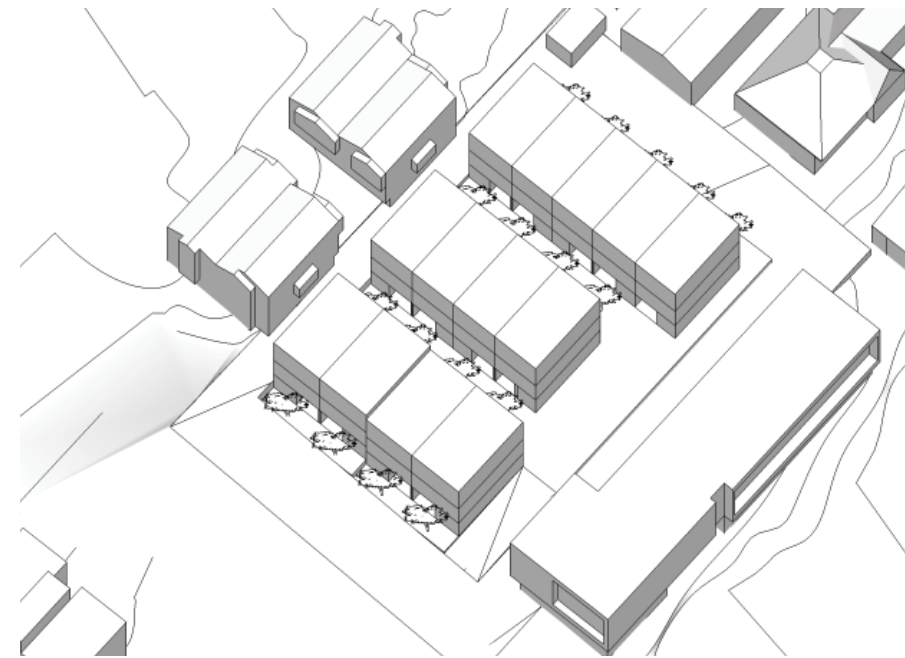
- only two units, presenting sidewalls, front the street.
- majority of units are sandwiched presenting only 2 exposed facades
- unit fronts & backs face each other and neighboring townhouses for undesirable privacy adjacencies.
- even with facade length modulation the effective building length is 112 ft.
- to create desirable 2 bed / 2 bath units on Lot B, individual parking is placed under the smaller units on Lot A which are unlikely to be shared and from a functional market standpoint is undesirable.
- unit access to common waste / recycle area is undesirable.



E YESLER WAY



DEVELOPMENT STRATEGY: FRONT and BACK



Lot Boundary Adjustment to create 2 lots:

Parcel Y = 4,386 SF
5 townhouse units

Parcel Z = 5,971 SF
8 townhouse units

Total units = 13
Parking spaces = 4

Distinguishing Features

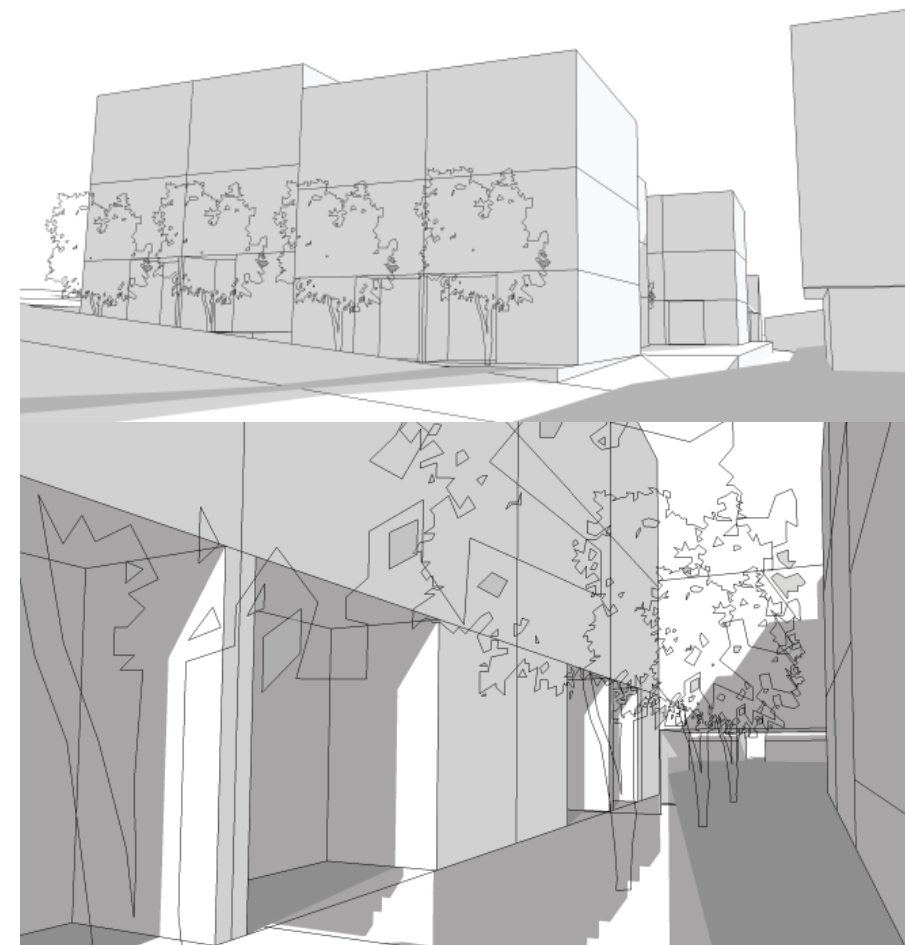
- courtyards between structures create a front and back to all units.
- separation of vehicular and pedestrian movement, with potential for linking through site.
- 2 - four unit and 1 - five unit structures, all with roof top decks.

Advantages

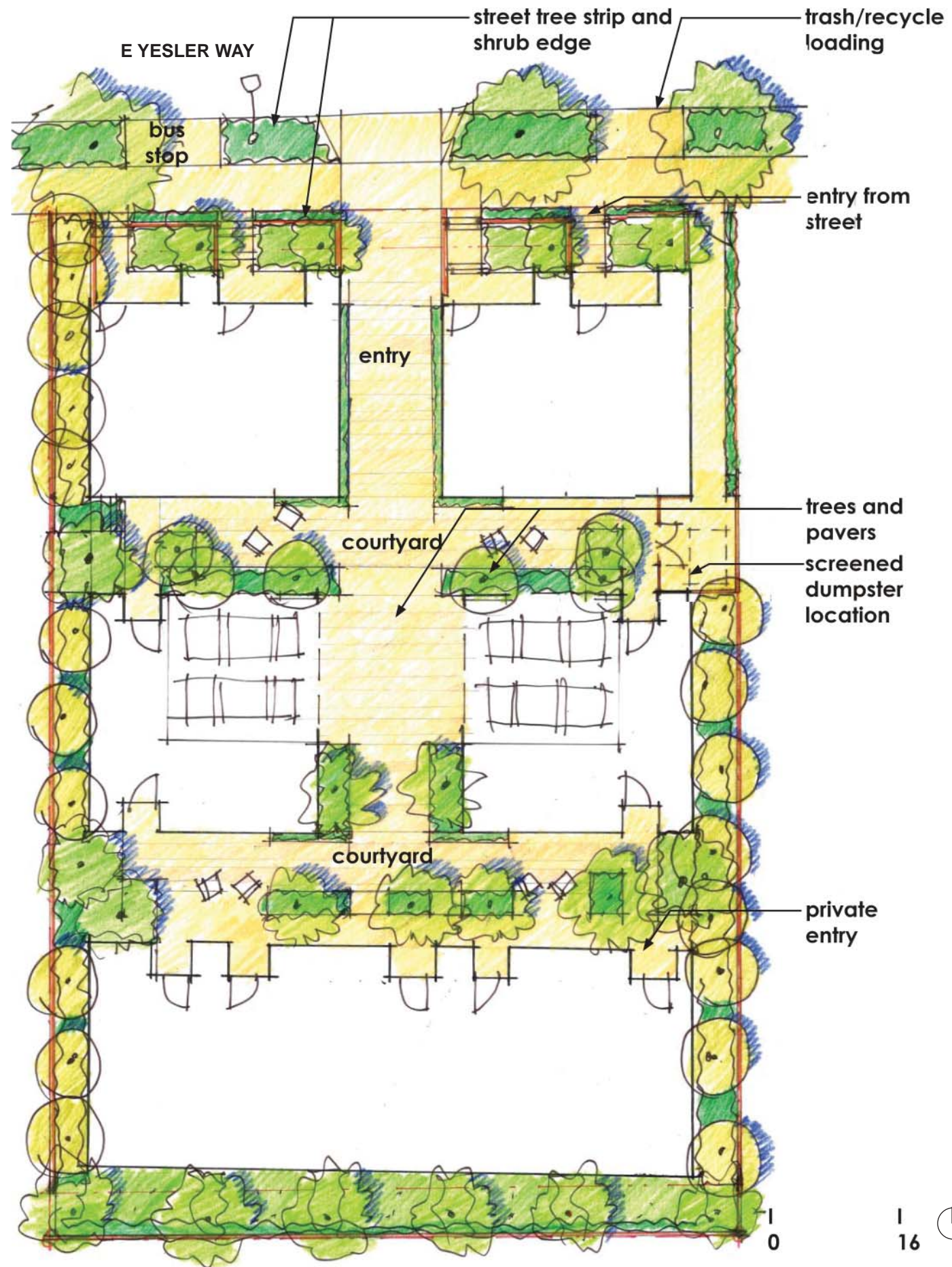
- four units front the street
- courtyard spaces between structures allow for light and ventilation.
- allows for east-west openness through site which benefits neighboring properties.
- pedestrian access adjacent to neighboring townhouse pedestrian access.

Disadvantages

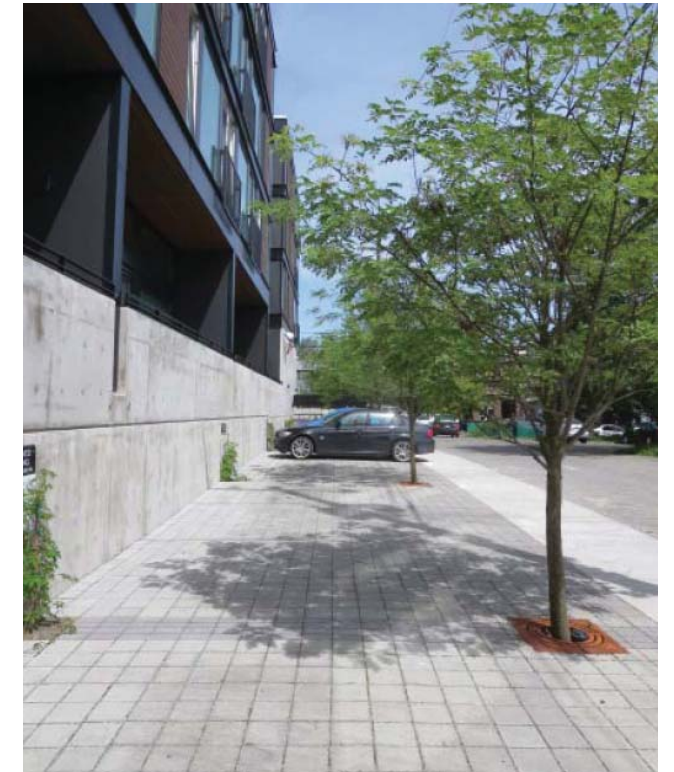
- privacy between unit fronts & backs challenging.
- majority of units are sandwiched presenting only two exposed facades.
- minimal unit diversity.
- vehicular access adjacent to neighboring driveway creates large single curb cut and impact to existing bus stop.
- common waste / recycle location is undesirable.



LANDSCAPE CONCEPT



SIDEWALK EDGE



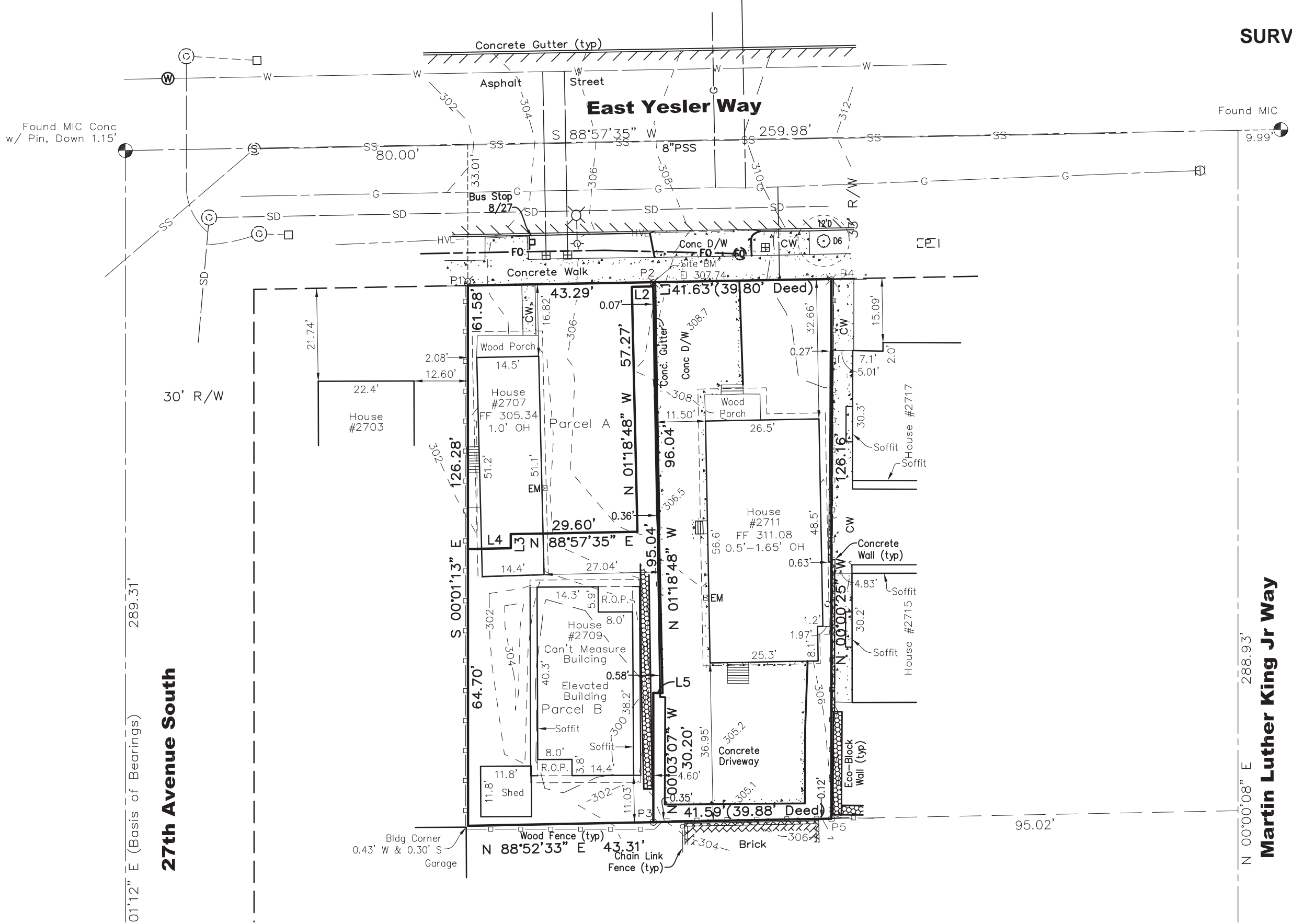
TREES AND PAVERS



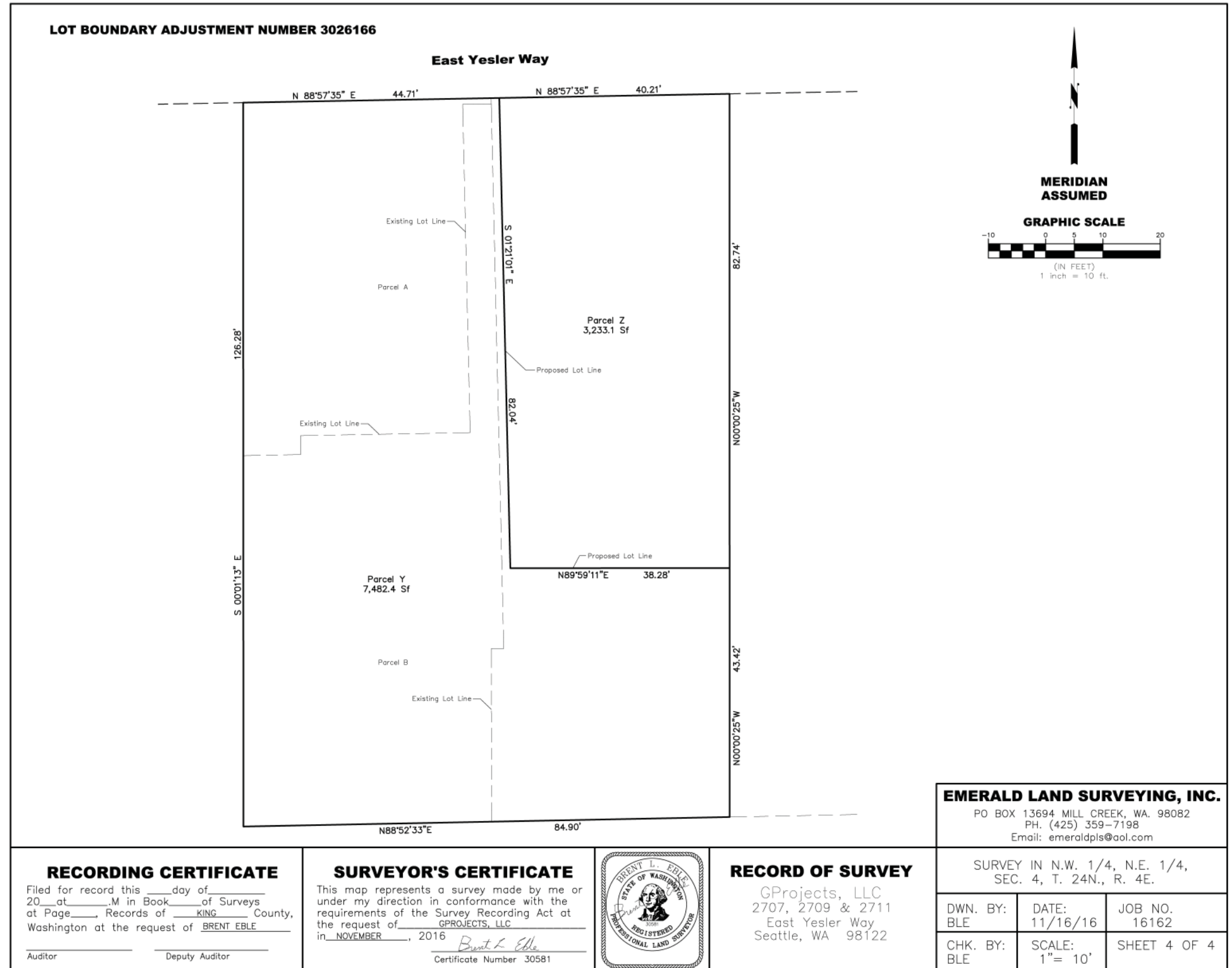
LINKED COURTYARDS



PRIVATE UNIT ENTRY



LOT BOUNDARY ADJUSTMENT



LOT BOUNDARY ADJUSTMENT

LOT BOUNDARY ADJUSTMENT NUMBER 3026166

PARCEL Y (PROPOSED)

THAT PORTION OF PARCELS A AND B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3006470, RECORDED UNDER KING COUNTY RECORDERS OFFICE FILE NUMBER 20080205900003, RECORDS OF KING COUNTY, WASHINGTON, AND THAT PORTION OF HENRY L. YESLER AND SARAH B. YESLER DONATION CLAIM, DESIGNATED AS CLAIM NUMBERS 47 AND 42, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGER 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF TEMPLE STREET (NOW TEMPLE PLACE), AS SHOWN ON THE PLAT OF KAUFMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 221, RECORDS OF KING COUNTY AUDITOR, PRODUCED NORTHERLY TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID DONATION CLAIM; THENCE WEST ALONG SAID SOUTH LINE 95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID CENTERLINE 126 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID YESLER WAY; THENCE N 89°52'16" W ALONG SAID SOUTH LINE 39.80 FEET TO THE WESTERLY EDGE OF EXISTING CONCRETE DRIVEWAY; THENCE S 00°05'19" E ALONG SAID EDGE 95.93 FEET TO A POINT ON THE NORTH EDGE OF THE EAVES OF AN EXISTING GARAGE; THENCE N 88°50'30" W ALONG SAID EAVE LINE 2.13 FEET TO THE WESTERLY EDGE OF SAID EAVES; THENCE S 01°09'30" W ALONG SAID WESTERLY EDGE AND ITS PRODUCTION 30.3 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID DONATION LAND CLAIM WHICH IS 39.88 FEET WESTERLY OF THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LINE 39.88 FEET TO THE TRUE POINT OF BEGINNING, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON, HEREINAFTER KNOWN AS PARCEL C, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N 88°57'35" E ALONG THE NORTH MARGIN OF SAID PARCELS A AND C, 40.21 FEET;
 THENCE S 01°21'01" E, 82.04 FEET;
 THENCE N 89°59'11" E, 38.28 FEET TO THE EAST MARGIN OF SAID PARCEL C THEREOF;
 THENCE S 00°00'25" E ALONG SAID MARGIN, 43.42 FEET TO THE SOUTH MARGIN OF SAID PARCELS B AND C THEREOF;
 THENCE S 88°52'33" W ALONG SAID MARGIN, 84.90 FEET TO THE WEST MARGIN OF SAID PARCELS A AND B THEREOF;
 THENCE N 00°01'13" W ALONG SAID MARGIN, 126.28 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 7,482.4 SQUARE FEET.

PARCEL Z (PROPOSED)

THAT PORTION OF PARCELS A AND B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3006470, RECORDED UNDER KING COUNTY RECORDERS OFFICE FILE NUMBER 20080205900003, RECORDS OF KING COUNTY, WASHINGTON, AND THAT PORTION OF HENRY L. YESLER AND SARAH B. YESLER DONATION CLAIM, DESIGNATED AS CLAIM NUMBERS 47 AND 42, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGER 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF TEMPLE STREET (NOW TEMPLE PLACE), AS SHOWN ON THE PLAT OF KAUFMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 221, RECORDS OF KING COUNTY AUDITOR, PRODUCED NORTHERLY TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID DONATION CLAIM; THENCE WEST ALONG SAID SOUTH LINE 95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID CENTERLINE 126 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID YESLER WAY; THENCE N 89°52'16" W ALONG SAID SOUTH LINE 39.80 FEET TO THE WESTERLY EDGE OF EXISTING CONCRETE DRIVEWAY; THENCE S 00°05'19" E ALONG SAID EDGE 95.93 FEET TO A POINT ON THE NORTH EDGE OF THE EAVES OF AN EXISTING GARAGE; THENCE N 88°50'30" W ALONG SAID EAVE LINE 2.13 FEET TO THE WESTERLY EDGE OF SAID EAVES; THENCE S 01°09'30" W ALONG SAID WESTERLY EDGE AND ITS PRODUCTION 30.3 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID DONATION LAND CLAIM WHICH IS 39.88 FEET WESTERLY OF THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LINE 39.88 FEET TO THE TRUE POINT OF BEGINNING, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON, HEREINAFTER KNOWN AS PARCEL C, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N 88°57'35" E ALONG THE NORTH MARGIN OF SAID PARCELS A AND C, 44.71 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S 01°21'01" E, 82.04 FEET;
 THENCE N 89°59'11" E, 38.28 FEET TO THE EAST MARGIN OF SAID PARCEL C THEREOF;
 THENCE N 00°00'25" W ALONG SAID MARGIN, 82.74 FEET TO THE NORTH MARGIN OF SAID PARCELS A AND C THEREOF;
 THENCE S 88°57'35" W ALONG SAID MARGIN, 40.21 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 3,233.1 SQUARE FEET.

LEGAL DESCRIPTIONS (EXISTING)

PARCEL A, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3006470, RECORDED UNDER KING COUNTY RECORDERS OFFICE FILE NUMBER 20080205900003, RECORDS OF KING COUNTY, WASHINGTON.

AND

PARCEL B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3006470, RECORDED UNDER KING COUNTY RECORDERS OFFICE FILE NUMBER 20080205900003, RECORDS OF KING COUNTY, WASHINGTON.

AND

THAT PORTION OF HENRY L. YESLER AND SARAH B. YESLER DONATION CLAIM, DESIGNATED AS CLAIM NUMBERS 47 AND 42, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGER 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF TEMPLE STREET (NOW TEMPLE PLACE), AS SHOWN ON THE PLAT OF KAUFMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 221, RECORDS OF KING COUNTY AUDITOR, PRODUCED NORTHERLY TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID DONATION CLAIM; THENCE WEST ALONG SAID SOUTH LINE 95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID CENTERLINE 126 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID YESLER WAY; THENCE N 89°52'16" W ALONG SAID SOUTH LINE 39.80 FEET TO THE WESTERLY EDGE OF EXISTING CONCRETE DRIVEWAY; THENCE S 00°05'19" E ALONG SAID EDGE 95.93 FEET TO A POINT ON THE NORTH EDGE OF THE EAVES OF AN EXISTING GARAGE; THENCE N 88°50'30" W ALONG SAID EAVE LINE 2.13 FEET TO THE WESTERLY EDGE OF SAID EAVES; THENCE S 01°09'30" W ALONG SAID WESTERLY EDGE AND ITS PRODUCTION 30.3 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID DONATION LAND CLAIM WHICH IS 39.88 FEET WESTERLY OF THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LINE 39.88 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
 PH. (425) 359-7198
 Email: emeraldpls@aol.com

RECORDING CERTIFICATE

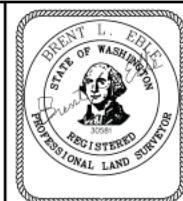
Filed for record this ____ day of _____
 20__ at _____, M in Book _____ of Surveys
 at Page _____, Records of _____ County,
 Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
 under my direction in conformance with the
 requirements of the Survey Recording Act at
 the request of GPROJECTS, LLC
 in _____ NOVEMBER _____, 2016

Brent L. Eble
 Certificate Number 30581



RECORD OF SURVEY

GProjects, LLC
 2707, 2709 & 2711
 East Yesler Way
 Seattle, WA 98122

SURVEY IN N.W. 1/4, N.E. 1/4,
 SEC. 4, T. 24N., R. 4E.

DWN. BY: BLE	DATE: 11/16/16	JOB NO. 16162
CHK. BY: BLE	SCALE: 1" = 20'	SHEET 2 OF 4

PARCEL 'Y' SPECS

#3024790

Lot size: 7,484 SF Zone: LR2 Max FAR GFA (townhouse x1.2): 8,981 SF

Setbacks:
 Front: 5 ft min, 7 ft avg
 Side: 5 ft (facade max 40 ft)
 Rear: 5 ft min, 7 ft avg

Allowable Height: 30 ft + 4 ft parapets / 10 ft penthouse

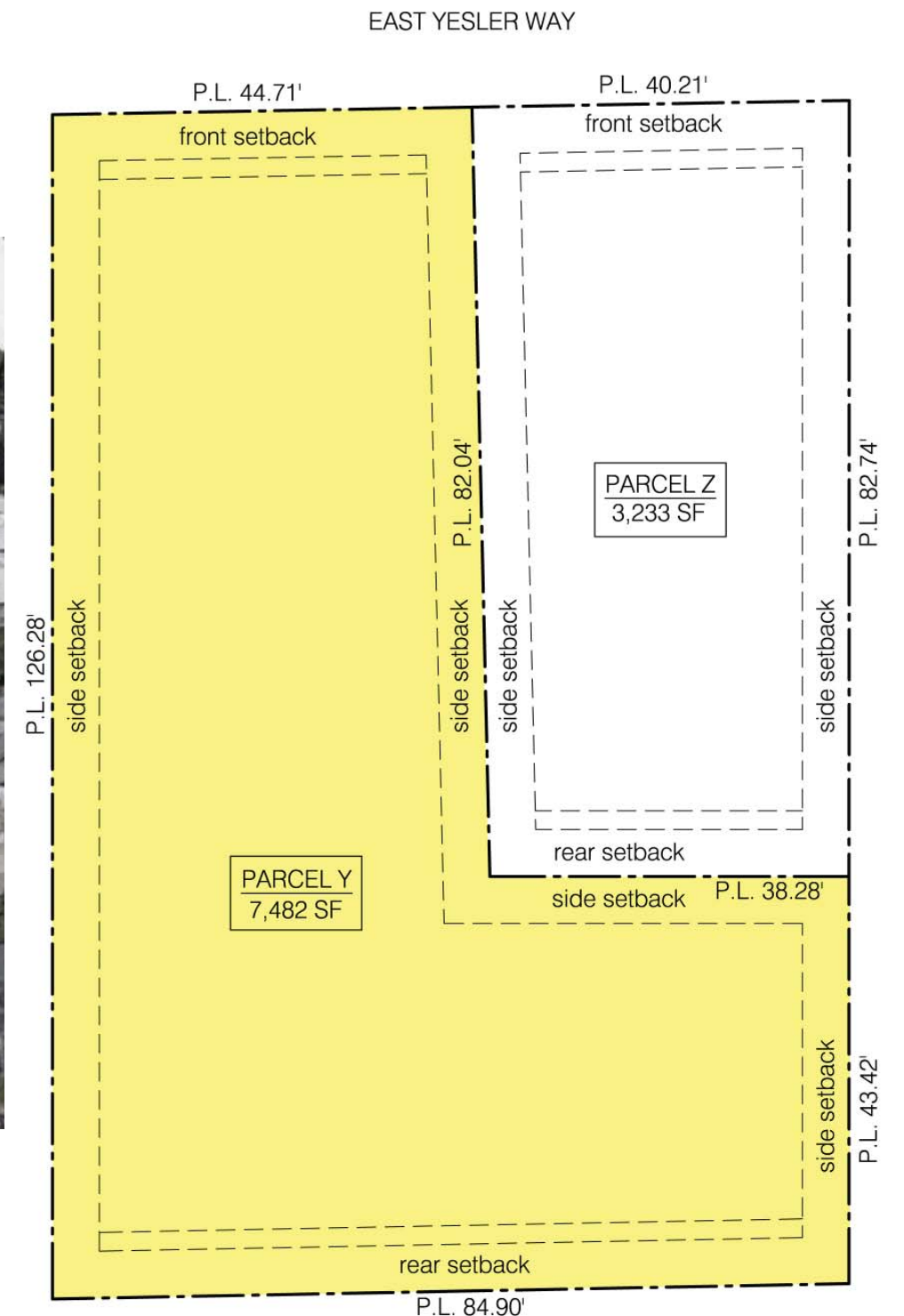
Legal Description:

THAT PORTION OF PARCELS A AND B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3006470, RECORDED UNDER KING COUNTY RECORDERS OFFICE FILE NUMBER 20080205900003, RECORDS OF KING COUNTY, WASHINGTON, AND THAT PORTION OF HENRY L. YESLER AND SARAH B. YESLER DONATION CLAIM, DESIGNATED AS CLAIM NUMBERS 47 AND 42, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGER 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N 88deg57'35" E ALONG THE NORTH MARGIN OF SAID PARCELS A AND C, 40.21 FEET; THENCE S 01deg21'01" E, 82.04 FEET; THENCE N 89deg59'11" E, 38.28 FEET TO THE EAST MARGIN OF SAID PARCEL C THEREOF; THENCE S 00deg00'25" E ALONG SAID MARGIN, 43.42 FEET TO THE SOUTH MARGIN OF SAID PARCELS B AND C THEREOF; THENCE S 88deg52'33" W ALONG SAID MARGIN, 84.90 FEET TO THE WEST MARGIN OF SAID PARCELS A AND B THEREOF; THENCE N 00deg01'13" W ALONG SAID MARGIN, 126.28 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 7,482.4 SQUARE FEET.



PARCEL 'Z' SPECS

#3025438

Lot size: 3,233 SF Zone: LR2 Max FAR GFA (townhouse x1.2): 3,880 SF

Setbacks: Front: 5 ft min, 7 ft avg
 Side: 5 ft (facade max 40 ft)
 Rear: 5 ft min, 7 ft avg

Allowable Height: 30 ft + 4 ft parapets / 10 ft penthouse

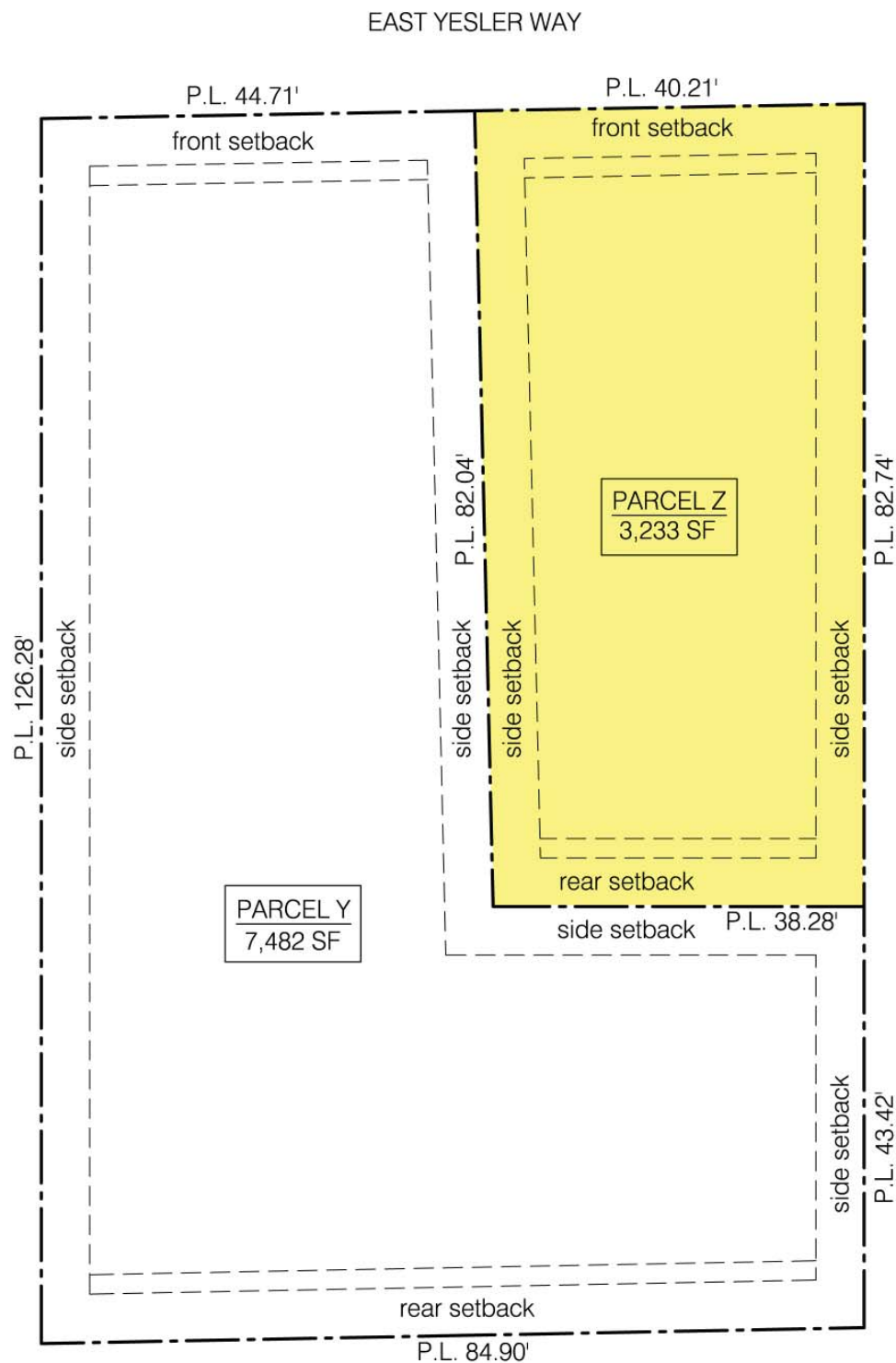
Legal Description:

THAT PORTION OF PARCELS A AND B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3006470, RECORDED UNDER KING COUNTY RECORDERS OFFICE FILE NUMBER 20080205900003, RECORDS OF KING COUNTY, WASHINGTON, AND THAT PORTION OF HENRY L. YESLER AND SARAH B. YESLER DONATION CLAIM, DESIGNATED AS CLAIM NUMBERS 47 AND 42, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGER 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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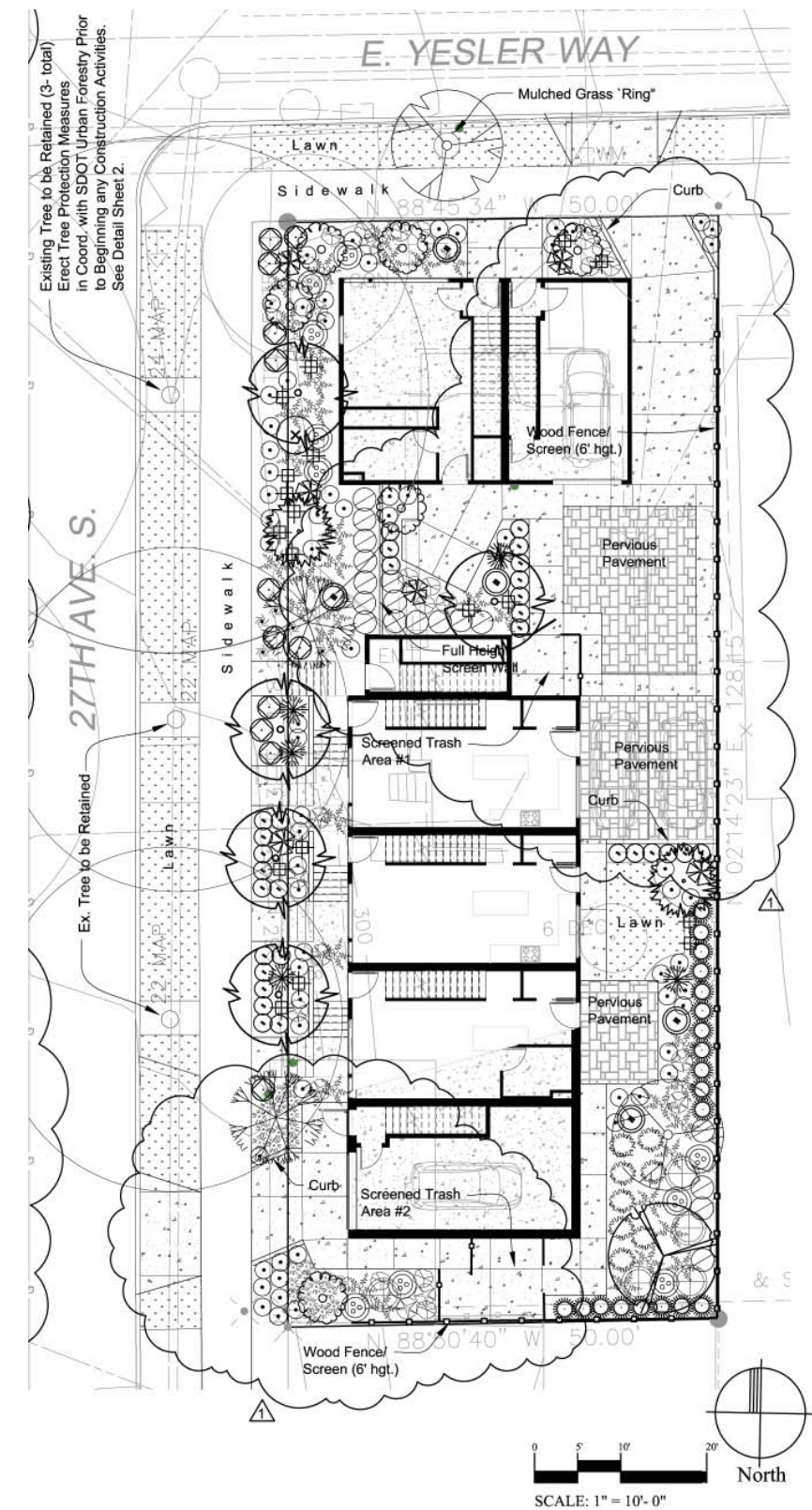
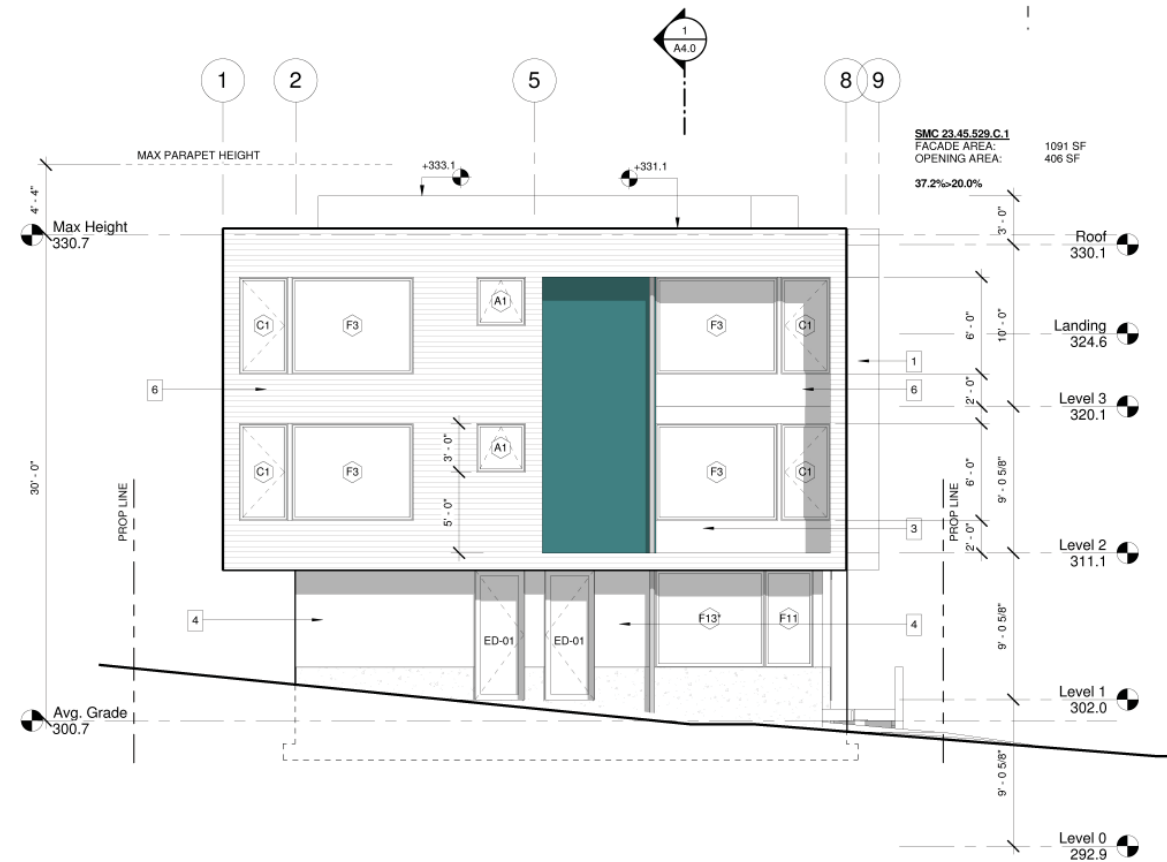
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCELA; THENCE N 88deg57'35" E ALONG THE NORTH MARGIN OF SAID PARCELS A AND C, 44.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 01deg21'01" E, 82.04 FEET; THENCE N 89deg59'11" E, 38.28 FEET TO THE EAST MARGIN OF SAID PARCEL C THEREOF; THENCE N 00deg00'25" W ALONG SAID MARGIN, 82.74 FEET TO THE NORTH MARGIN OF SAID PARCELS A AND C THEREOF; THENCE S 88deg57'35" W ALONG SAID MARGIN, 40.21 FEET TO THE TRUE POINT OF BEINNING;

CONTAINING IN ALL 3,233.1 SQUARE FEET.



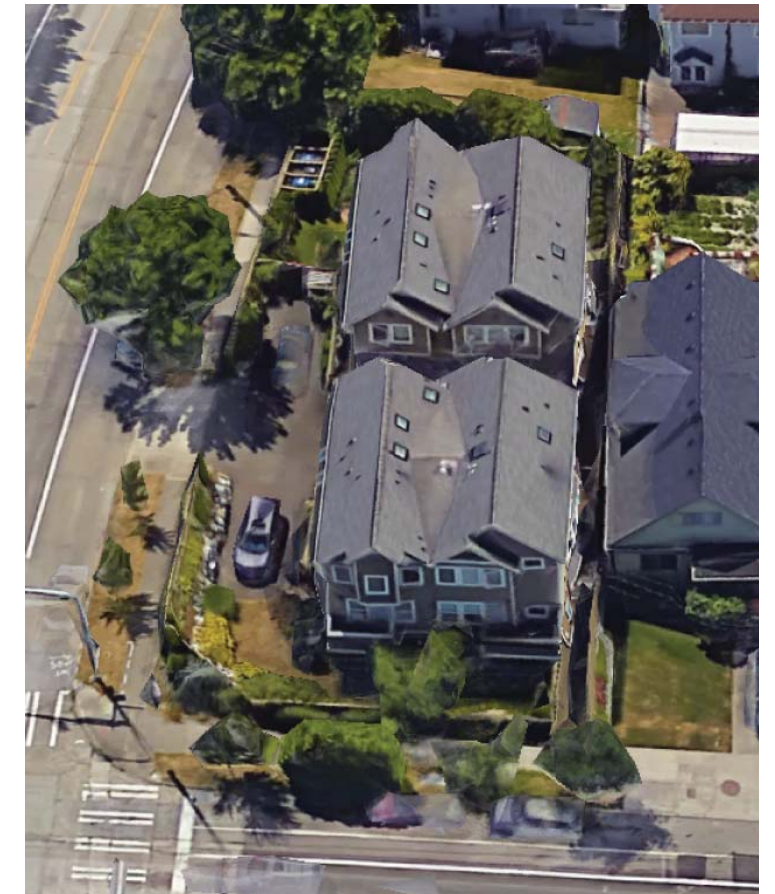
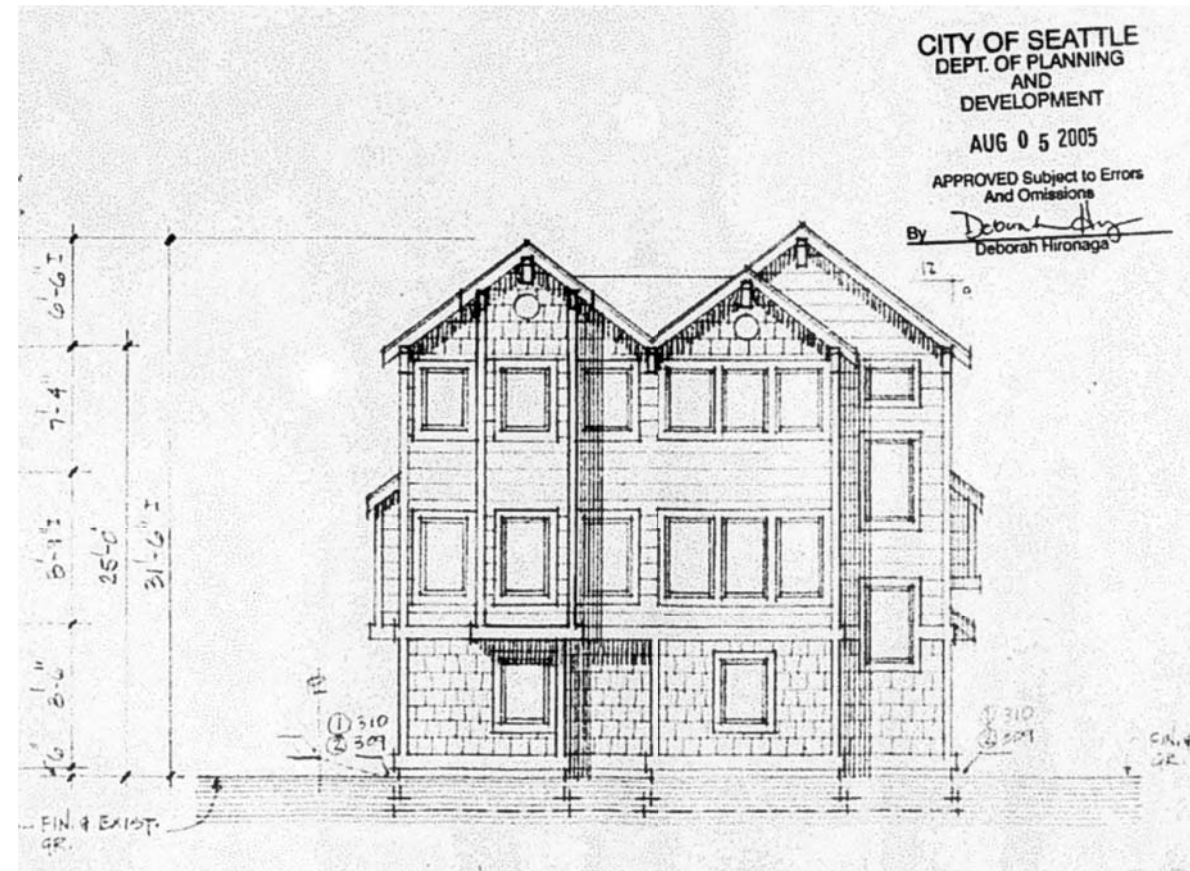
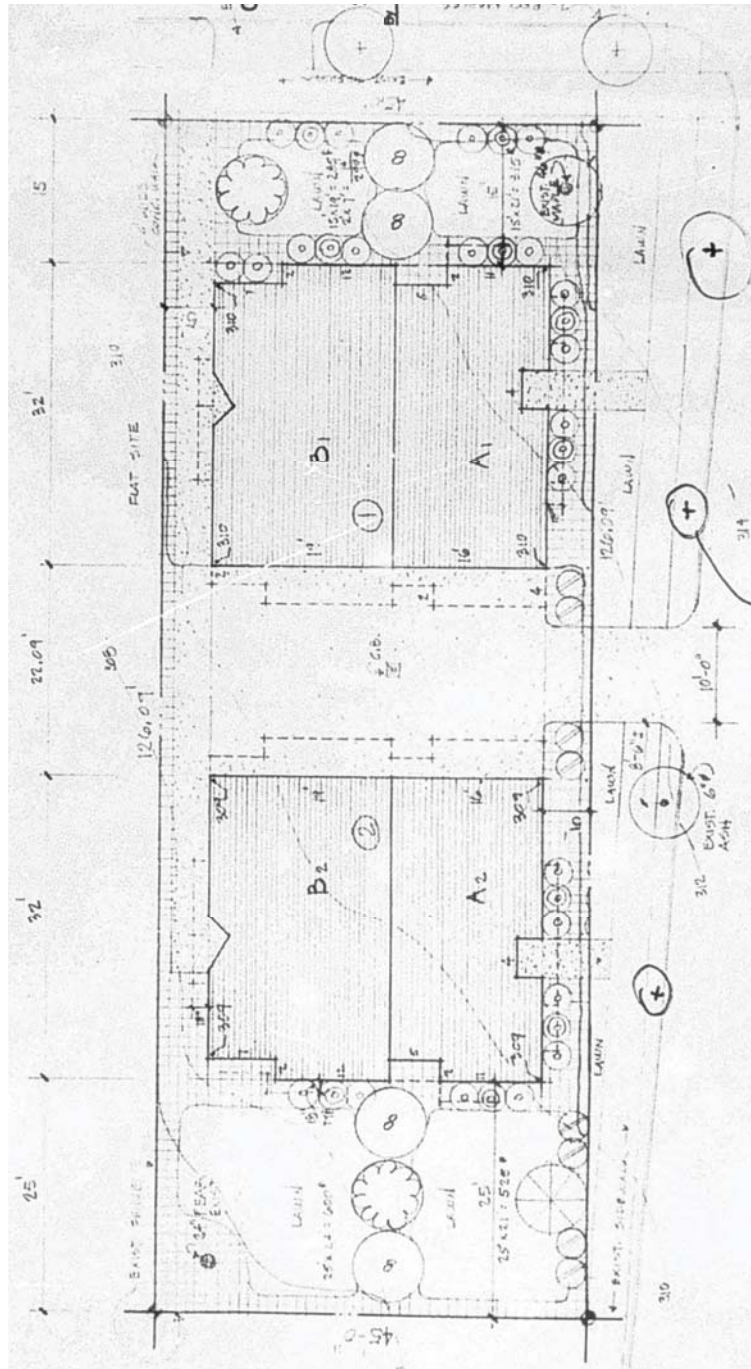
ADJACENT DEVELOPMENT // west

Located immediately west of the subject project site, 2703 E. Yesler Way is a 7 unit rowhouse development designed by Hybrid Architecture. It is currently undergoing permit review. The scale of this project from a height standpoint is similar, but the facade length fronting 27th Ave South is essentially the full depth of the lot minus the code required setbacks. The project has two units fronting E. Yesler Way and five units fronting 27th Ave S. Parking is accessed by a driveway along the eastern property line. A sixteen foot landscaped open space is situated along much of the rear / shared property line. The units are typically 3 stories tall and include roof decks.



ADJACENT DEVELOPMENT // east

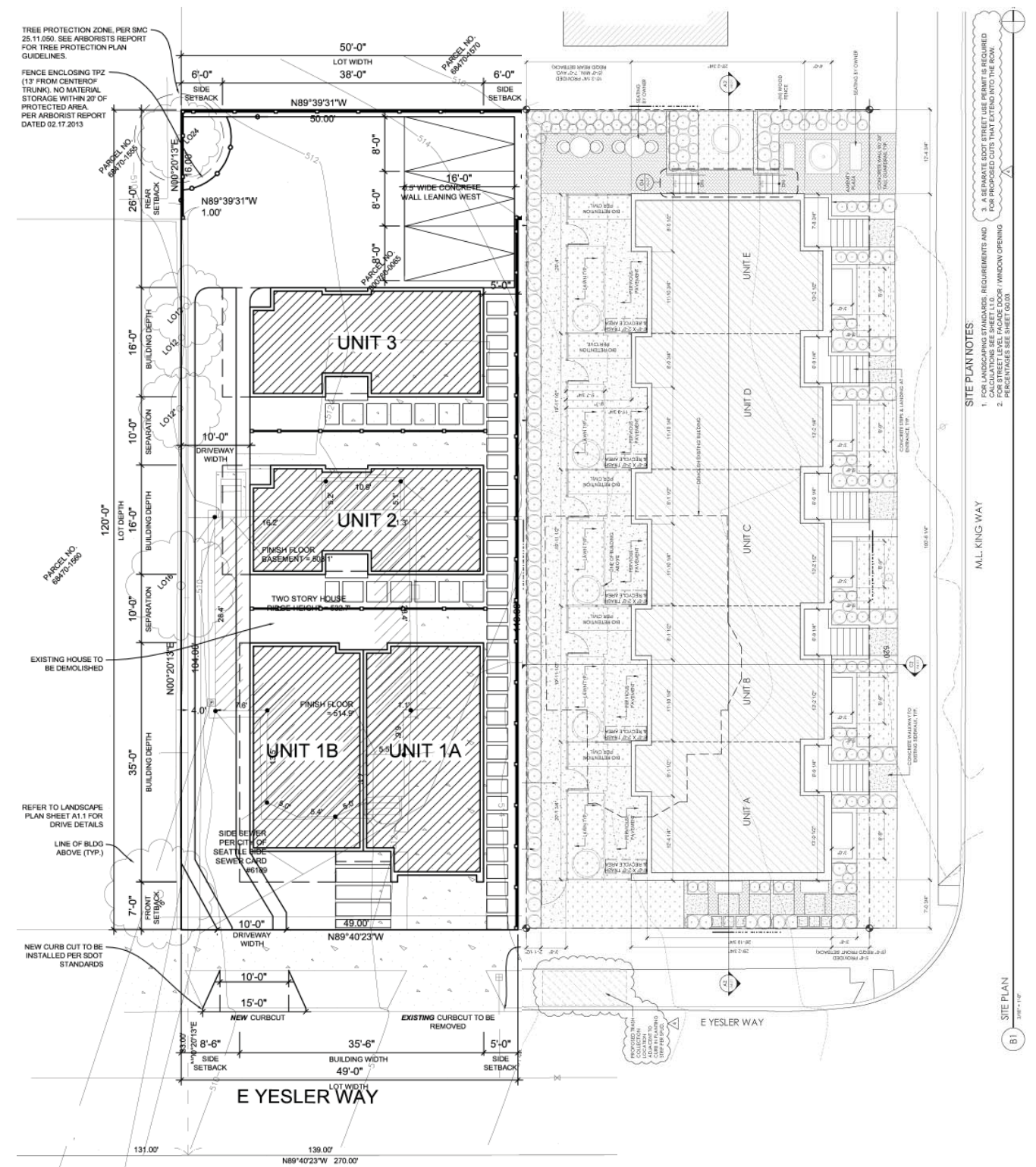
Located immediately east of the subject project site, 2717 E. Yesler Way is a 4 unit townhouse development designed by Barker Architects and built in 2006. This is a classic "4-pack" with two duplex units separated by a common drive aisle accessing garages within each unit. Driveway access to the paved parking court is off MLK and a pedestrian walkway to unit entries runs along the west side yard adjacent to the subject site. Units fronting E. Yesler Way have small private yards behind a fence along the sidewalk. Units along the south half of the development have medium sized rear yards. These are pitched roof structures without roof top access.



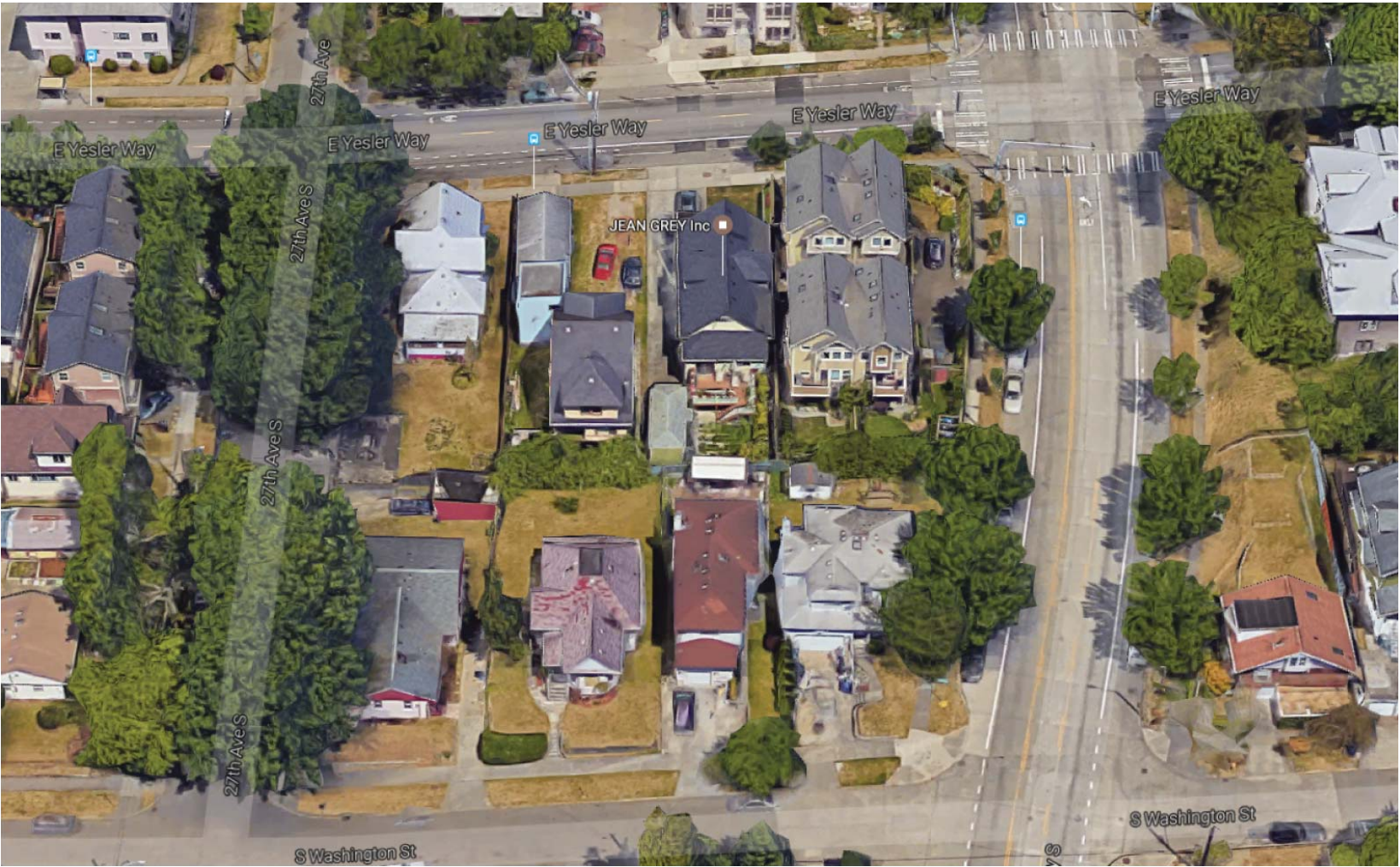
ADJACENT DEVELOPMENT // north

Located immediately north of the subject project site is 2710-2714 E. Yesler Way. This is a four unit townhouse development designed by Elemental Design and is organized as a two unit structure fronting E Yesler Way with two single family free standing structures on the north half of the site. A driveway along the west edge accesses surface parking at the north side of the development. All units have roof top access.

East of this 4 unit development on the corner of E Yesler Way and MLK is a five unit rowhouse project fronting MLK that is currently under construction. Designed by Studio19 Architects this project organizes front and rear access to all units. Main entries front MLK and a long north-south oriented pedestrian landscaped court provides access from E Yesler Way to unit back doors. It appears roof areas are sloped so there is no roof top access.



ADJACENT DEVELOPMENT // south



Located immediately south of the subject project site are two single family residences.

2708 S Washington St is a one story wood framed structure with gable and hip pitched roof built in 1905 on a 5,000 sqft lot. The footprint of the building is approximately 1,190 sqft. The property was recently sold in November 2016.

2712 S Washington St is a two story wood framed structure with a hip roof built in 1996 on a 3,200 sqft lot. The footprint of the building is approximately 1,000 sqft.

Both properties are gently sloping northeast high to southwest low and are typical of the residential structures found throughout the neighborhood.



DEVELOPMENT SITE CONDITIONS



Structure 1 east side



Structure 1 front porch north side



Structure 1 & 2



Structure 2 south side



Structure 2 east side



Sidewalk looking west



Structure 3 rear yard parking



Structure 3 front porch north side



Sidewalk looking east

The development site has moderate topographical change of approximately eleven feet from the northeast corner high point down to the southwest corner low point. Along the sidewalk frontage the property slopes approximately eight feet from the northeast corner high point down to the northwest corner low point.

There are three existing wood framed structures on site:

1. In the northwest corner there is a single story gable roofed house with a covered porch facing the street and a two story flat roofed addition off the back.
2. In the southwest corner there is an uninhabitable two story gable roofed house sitting up on crib blocks that was moved from the adjacent property to the east when that site was developed with four townhouses in 2006.
3. Along the eastern portion of the development site there is a two story gabled roofed house with a front porch facing the street.

A significant portion of the eastern half of the site is paved with driveway and parking areas. Non paved areas are generally minimally maintained grass yards.

DESIGN TEAM REFERENCE PROJECTS



project 339

an 8 unit townhouse development located in the Capitol Hill neighborhood of Seattle. A large courtyard creates a central identity to the project relating to the classic courtyard apartment buildings typical in the area. The project bridges the varied scale and character of the neighboring structures.



colman triplex

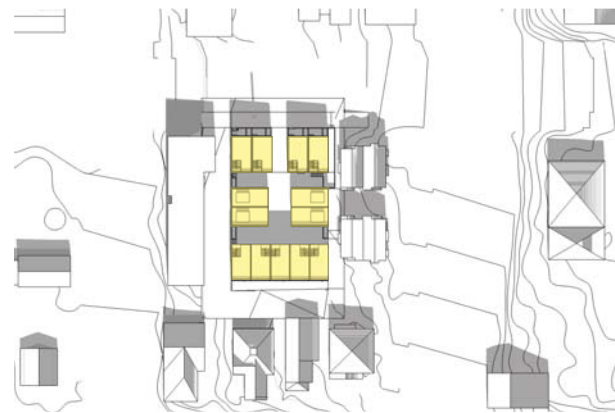
the design of this 3,800 square foot triplex was informed by four primary considerations: economy of space, variations in dwelling program and configuration, direct access to landscape and exterior space, and an exploration of the exterior cladding. Varying program requirements and visual and physical landscape connections that are available at each level of the structure take full advantage of the 4,000 sqft sloping urban infill lot.

SHADOW STUDIES

equinox



march/september 21
9 am

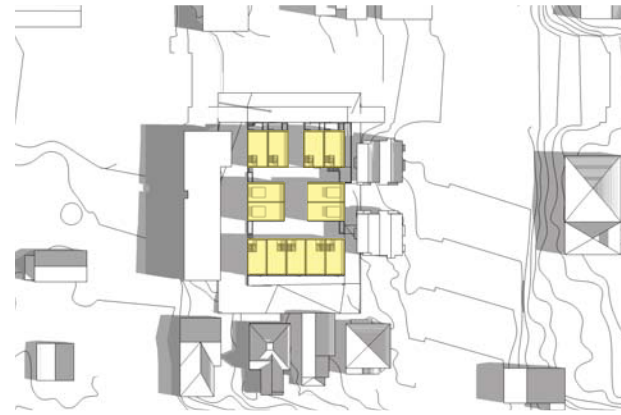


march/september 21
12 pm



march/september 21
3 pm

summer



june 21
9 am



june 21
12 pm

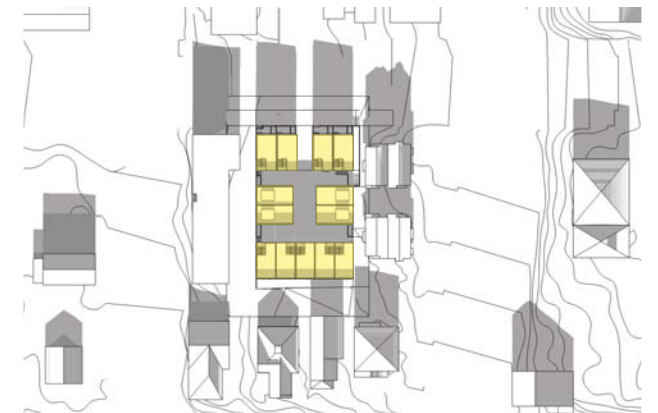


june 21
3 pm

winter



december 21
9 am



december 21
12 pm



december 21
3 pm