2511 E. YESLER APARTMENTS

STREAMLINED DESIGN REVIEW PACKET • APRIL 20, 2017 • SDCI# 3026879

NW INVESTMENTS, LLC | allied8 ASPIRE · CONNECT · DESIGN

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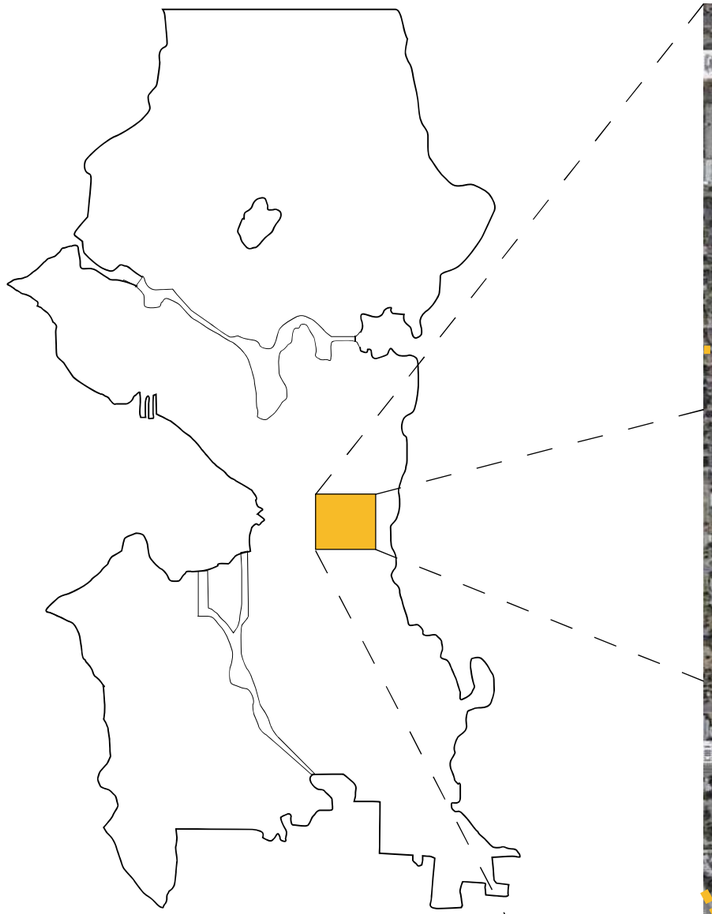
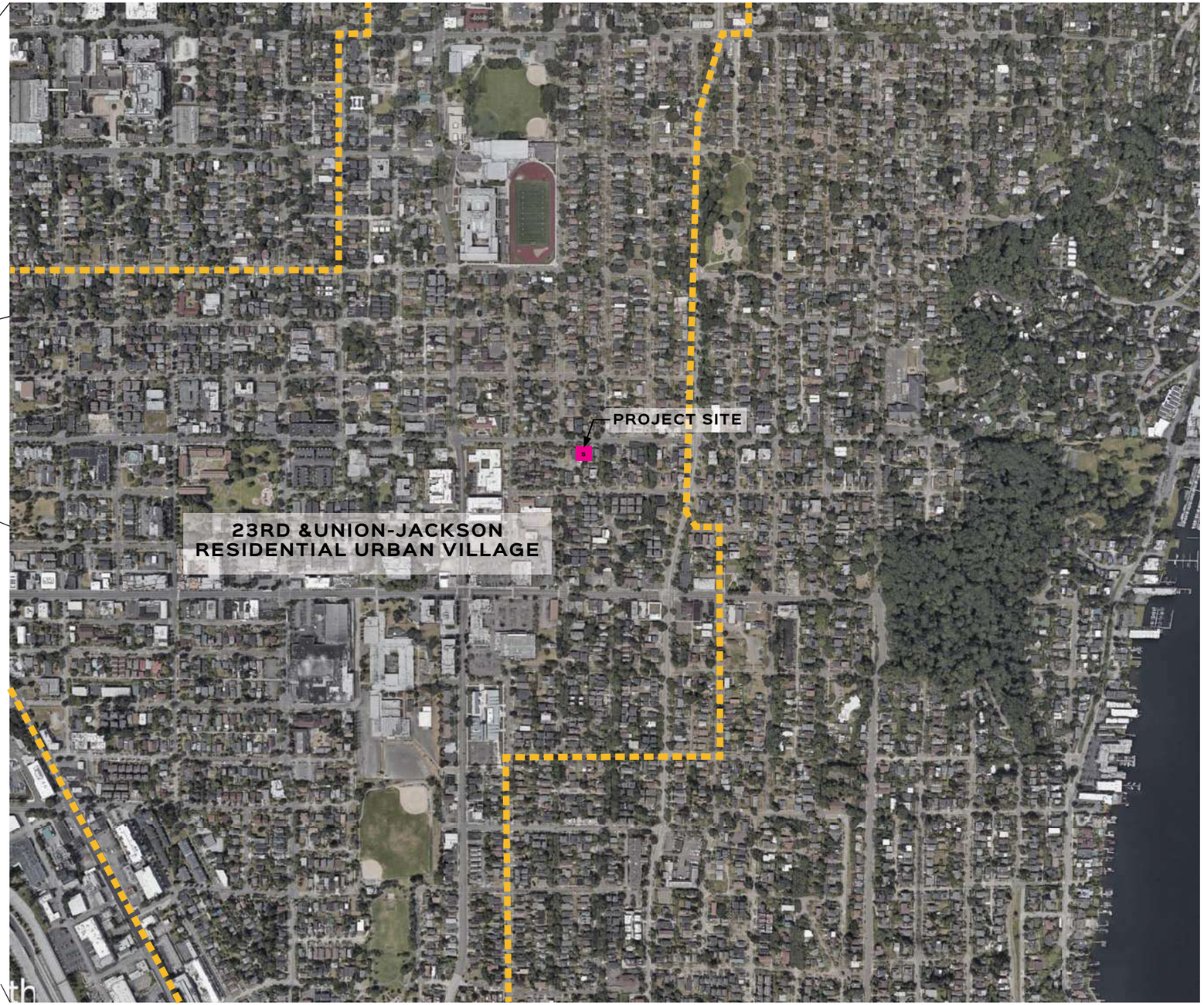
VICINITY MAP / CONTEXT





PROJECT ADDRESS: 2511 E. YESLER, SEATTLE WA, 98122

LEGAL DESCRIPTION: YESLER H L-D C # 42 & 47 W 30 FT OF S 100 FT OF N 133 FT OF TR 6 SARAH B YESLER TRACTS

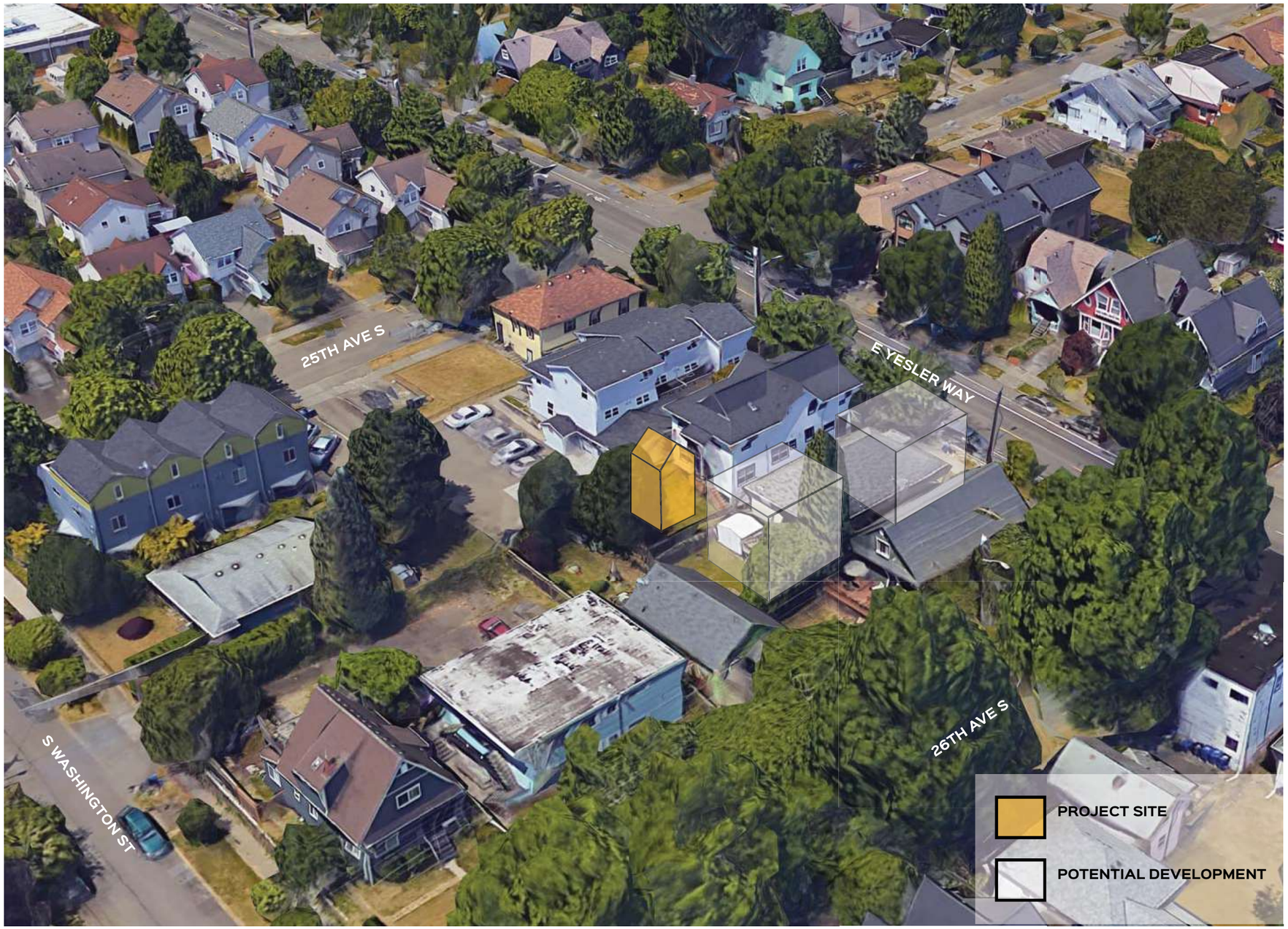
OWNER: NW INVESTMENTS, LLC

ARCHITECT: ALLIED8
1429 12TH AVE, SUITE C,
SEATTLE, WA 98122
206-324-2420

ZONING DATA

PRELIMINARY SEATTLE ZONING DATA	
Parcel Number	**000760-0109**
Lot Area	**3,000 SF**
Zone	**LR2**
	23rd & Union-Jackson Residential Urban Village

DEVELOPMENT STANDARD	COMPLIANCE	ORDINANCE
Permitted and Prohibited Uses	Residential uses permitted outright with no limitations, Congregate residences prohibited with limitations	23.45.504
	Institutions permitted outright with limitations Permitted as an Administrative Conditional Use	
	Ground floor commercial uses Permitted in areas zoned Residential Commercial	
Floor Area Ratio	Max FAR for LR2 zone Apartments: **1.1** or if proposed development will meet the green build standard **1.3**	23.45.510
	All stories or portions of stories that are underground (or that extend no more than 4-ft above grade) are not counted against max FAR.	
	Exterior corridors and stairs are not counted as gross floor area, per the definition of gross floor area, and are not counted against max FAR.	
Density Limits - LR Zones	1/2,000 or No Limit - For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones	23.45.512
Structure Height	**30-ft** is maximum base height allowed for apartments in LR2 Zone	23.45.514
	Pitched roof exception for minimum slope of 6:12 in LR2 zone **+ 5-ft**	
	Shed and Butterfly roof exception for LR zones **+ 3-ft**	
	Apartments in LR2 zones height limit is increased **4 ft** for structure that includes a story that is partially below-grade	
Setbacks	Minimum **5-ft** front setback - Apartments in LR zones	23.45.518
	Minimum 10-ft rear setback with alley and **15-ft** rear setback without alley - Apartments in LR zones	
	Minimum **5-ft** side setback - Apartments in LR zones	
Amenity Area	Total of all amenity areas to equal a minimum of **25% of the total lot area**	23.45.522
	A minimum of 50% of the required amenity shall be provided at ground level	
	Amenity areas to have a minimum horizontal dimension of **10-ft** or greater and not less than **250 SF**	
	Projections into amenity areas that do not provide floor area, such as garden windows, may extend **2-ft** if at least **8-ft** above finished grade	
Landscaping	Achieve a Green Factor score of 0.6 or greater	23.45.524
	Vegetated walls may not count towards more than 25% of a lot's Green Factor score	
	Street trees are required if any type of development is proposed. The director shall determine the number, type, and placement	
Structure Width and Façade Length	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.	23.45.527
Parking Location , Access, and Screening	No car parking required within urban villages where site is served by a minimum frequent transit service (per Table B)	23.54.015
Bicycle Parking requirements	Multi-family structures **1 per 4 dwelling units** (per Table D)	23.54.015.K
Solid waste & recycling	**2-8 dwelling units require a minimum of 84 SF** for shared storage	23.54.040
	8 or fewer dwelling units, the minimum horizontal dimension (width and depth) storage space is 7 feet	23.54.040.D.1
	Containers shall not be located between a street-facing facade of the structure and the street	23.54.040.E.1
	Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location	23.54.040.F.1.a



Project Summary:

This project proposes to retain the existing structure and to build an approximate 1,135 GSF three-story duplex building on the 3,000 SF site. The site is located in an Low Rise (LR2) zone and intends on maintaining the character of the neighborhood, while adding density. The ground floor will house one 275 SF SEDU unit, while the upper floors will have a 730 SF apartment. Amenity space will be provided to livability and sociability of the site. The front yard amenity is intended to create a sense of arrival for the tenants and to improve the appearance to the rest of the neighborhood. The central amenity space is intended as a social space for the tenants in interact. By placing this between the two structures the space is more equitably shared by all the tenants.

The new structure will occupy a portion of the underutilized rear yard. This improvement will require the removal of a single non exceptional tree. The project strives to create a structure that has a minimal visual impact allowing the existing structure to maintain the neighborhood character . The intent is to create a more dense neighborhood therefore activating the streets and adding to the vibrancy. The specific design of all street-level amenities and landscaping will be developed in conjunction with a landscape architect, SDOT and SDCI.

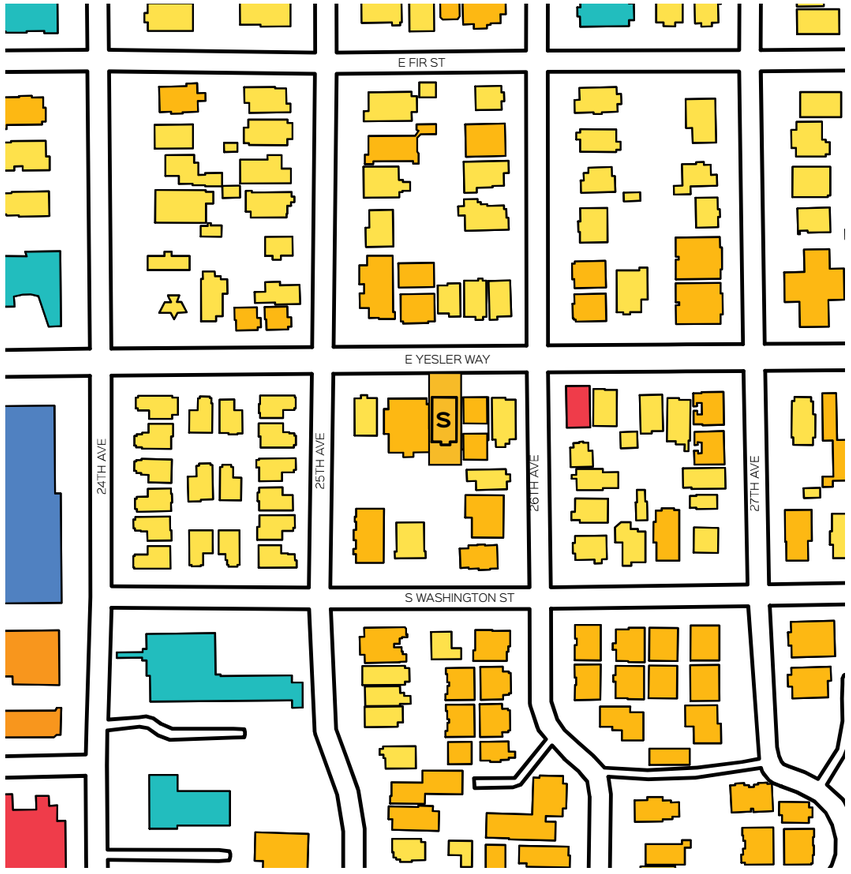
Unit Count: 2 units
Unit Sizes: 275 and 730 SF (approx.)

CONTEXT ANALYSIS: LAND USE & ZONING

Uses
The immediate surrounding area is currently transitioning from single family residents to small scale multi-family and townhouses.

23rd Ave is a short walk to the west and here you will find Retail, Public, and Office use.

Zoning
Zoning along E Yesler Way is LR2 and along 23rd Ave is NC2-40 and NC3-65



USES

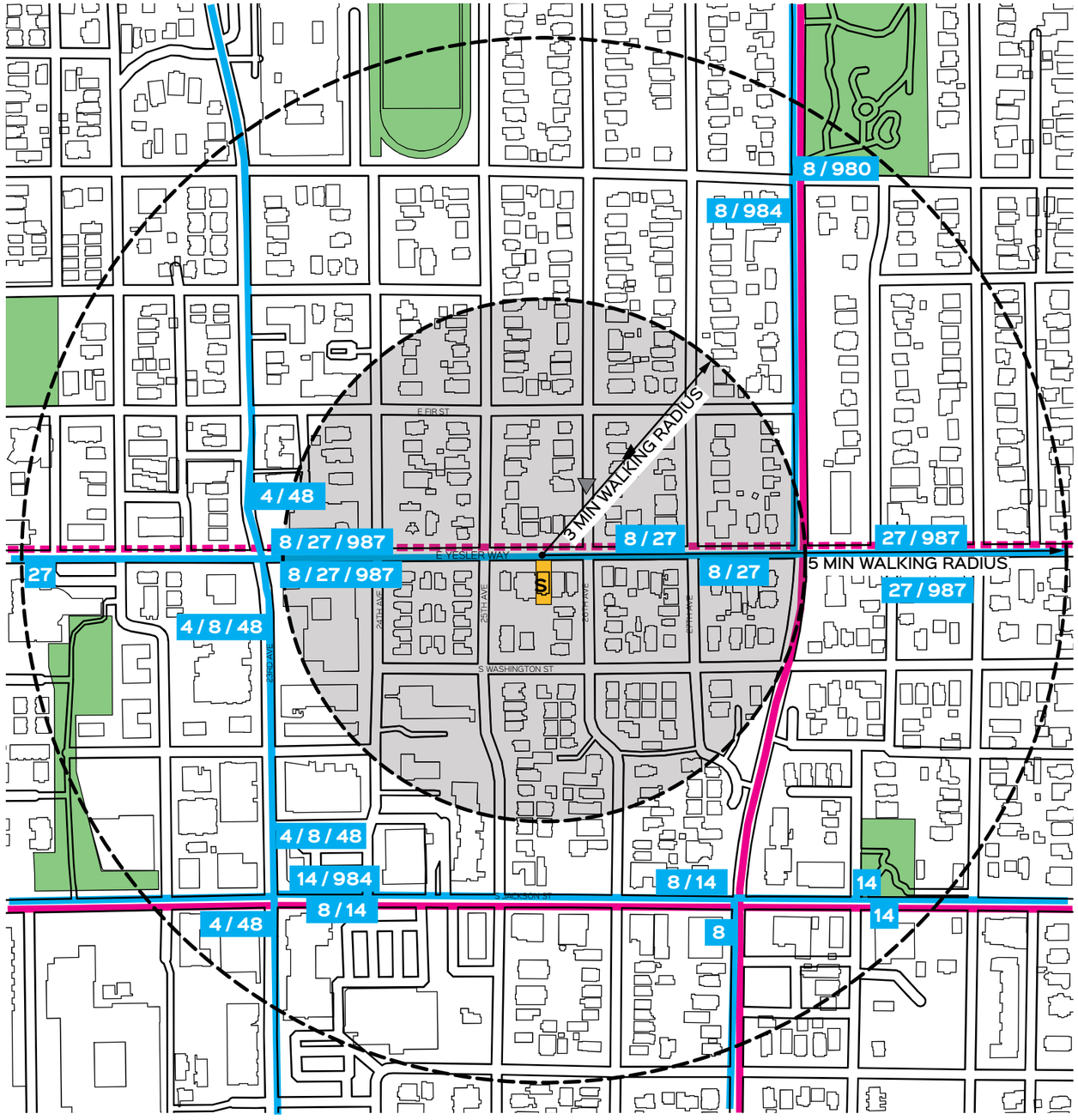
- SINGLE FAMILY
- MULTI FAMILY
- MULTI FAMILY / MIXED USE
- RETAIL / COMMERCIAL
- INDUSTRIAL
- OFFICE
- SCHOOL / RELIGIOUS

ZONING

- ZONE C1 DMC85/65-150
- ZONE IC-65
- ZONE NC3-65
- ZONE NC2-40
- ZONE LR3
- ZONE LR2
- ZONE SF 5000

N

CONTEXT ANALYSIS: TRANSIT MODES



TRANSIT

- BUS STOP
- BUS ROUTE
- BIKE PATH
- PARTIAL BIKE PATH/SHARROW
- WALKING RADIUS

Transit

The project is located on a partial bike path / sharrow connecting to downtown and other bike paths. This provides accessible bike commuting and recreational use. The number 48 bus line is located a few blocks away on 23rd Ave providing frequent transit. This is one of many bus routes making public transportation simple for the residents.

Future residents will be able to enjoy close proximity to multiple green spaces including Flo Ware Park, Powell Barnett Park, Dr. Blanche Lavizzo Park and Frink Park to name a few.

23RD AVE & E YESLER WAY
STOP # 12560 NORTH BOUND - **SUNDAY**
48 - UNIVERSITY DISTRICT CENTRAL DISTRICT

AM	6:	07	37	52	
	7:	07	22	37	52
	8:	07	22	38	53
	9:	08	23	38	53
	10:	08	23	38	53
	11:	08	23	38	53
PM	12:	08	23	38	53
	1:	08	23	38	53
	2:	08	23	38	53
	3:	08	23	38	53
	4:	08	23	38	53
	5:	08	23	38	53
	6:	08	23	38	53
	7:	07	22	37	52
	8:	07	22	36	51
	9:	06	21	36	51
	10:	06	36		
	11:	06	36		
AM	12:	06	36		

23RD AVE & E YESLER WAY
STOP # 12560 NORTH BOUND - **WEEKDAY**
48 - UNIVERSITY DISTRICT CENTRAL DISTRICT

AM	5:	26	58				
	6:	14	24	34	44	54	
	7:	04	14	24	34	43	51 59
	8:	08	18	28	38	48	58
	9:	08	18	28	38	48	58
	10:	08	18	28	38	48	58
	11:	08	18	28	38	48	58
PM	12:	08	18	28	38	48	58
	1:	08	18	28	38	48	58
	2:	08	18	28	38	48	58
	3:	08	18	28	38	48	58
	4:	08	18	27	38	48	58
	5:	10	22	37	52		
	6:	07	22	37	52		
	7:	07	21	36	51		
	8:	06	21	36	51		
	9:	06	21	36	51		
	10:	20	50				
	11:	19	49				
AM	12:	19					

23RD AVE & E YESLER WAY
STOP # 12560 NORTH BOUND - **SATURDAY**
48 - UNIVERSITY DISTRICT CENTRAL DISTRICT

AM	6:	05	35	50			
	7:	05	20	35	50		
	8:	05	15	25	35	46	56
	9:	08	18	28	38	48	58
	10:	08	18	28	38	48	58
	11:	08	18	28	38	48	58
PM	12:	08	18	28	38	48	58
	1:	08	18	28	38	48	58
	2:	08	18	28	38	48	58
	3:	08	18	28	38	48	58
	4:	08	18	28	38	48	58
	5:	08	18	28	38	48	58
	6:	07	22	37	52		
	7:	07	22	37	52		
	8:	07	21	35	50		
	9:	05	20	35	50		
	10:	05	35				
	11:	05	35				
AM	12:	05	35				

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CONTEXT ANALYSIS: COMMUNITY NODES

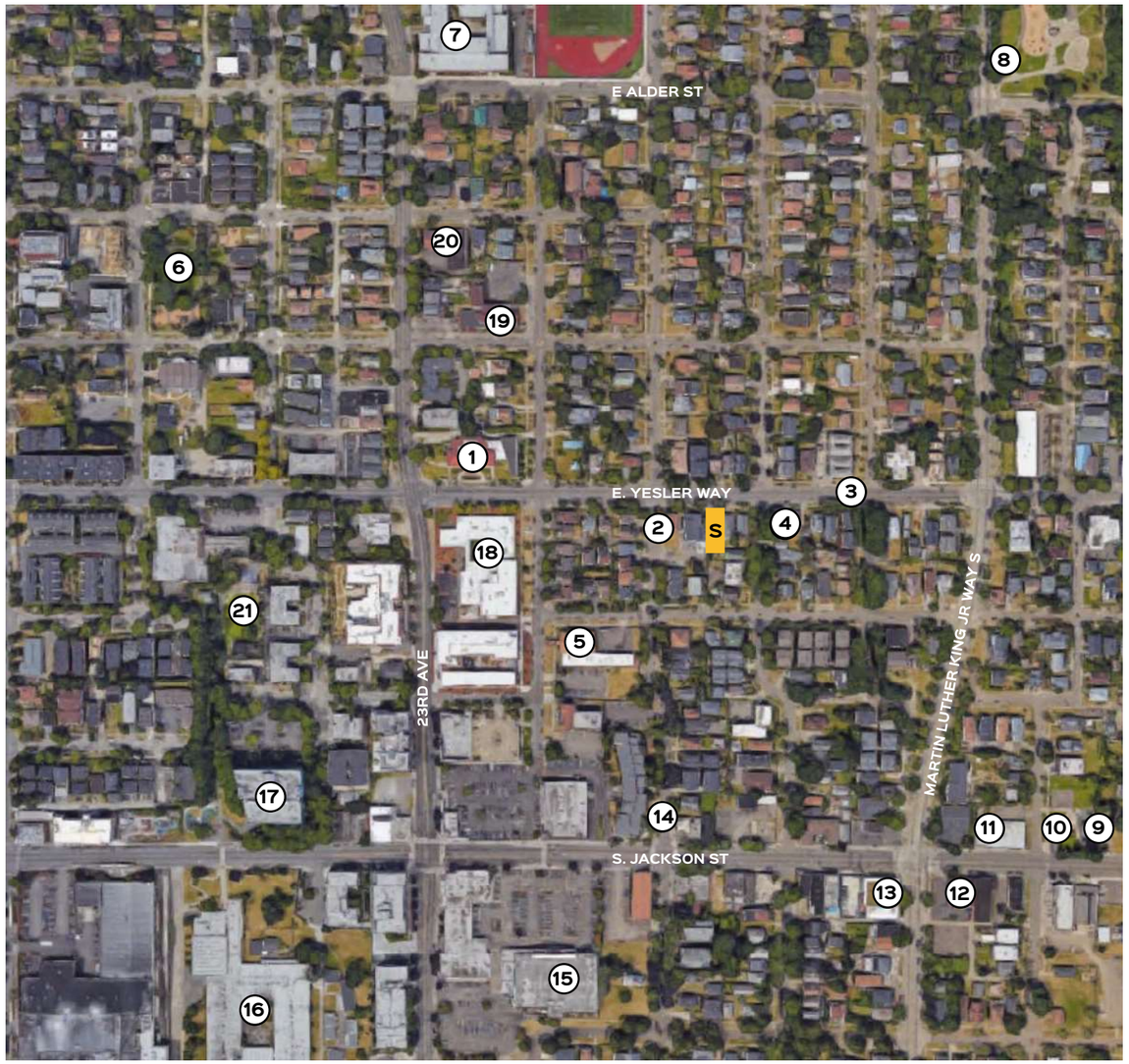
COMMUNITY NODES AND LANDMARKS

The project is located at 2511 E. Yesler Way, between 23rd and Martin Luther King Jr Way in the 23rd & Union-Jackson Residential Urban Village.

S. Jackson Street Commercial & Retail
S. Jackson Street is a key neighborhood retail and commercial street, providing nearby residents with everyday conveniences. Along this corridor you can find a library, grocery store, coffee shop, schools, places of worship, a fire station and even a brewery. This corridor will continue to grow with the neighborhood as it is zoned NC3-65, allowing it to meet the demands the developing area.

Neighborhood Greenway
25th Ave Neighborhood Greenway is located a half block from the project site. This greenway is the result of a neighborhood coalition that advocates for safe and comfortable streets for all.

Walkable Community
With the convenience of public transportation, amount of neighborhood amenities and safety of the neighborhood greenway the project is well situated to enjoy the benefits of this community. Adding density to this neighborhood will only improve the viability of the commercial and retail that make this neighborhood desirable.



1. DOUGLASS-TRUTH LIBRARY
2. NEIGHBORHOOD GREENWAY - 25TH AVE
3. BIKE PATH - YESLER
4. SEMIRAS GROCERY STORE
5. BETHEL CHRISTIAN CHURCH
6. SPRUCE STREET MINI PARK
7. GARFIELD HIGH SCHOOL
8. POWELL BARNETT PARK
9. DORTHEA COFFEE
10. FLO WARE PARK
11. SEATTLE GIRLS SCHOOL
12. EVANGELISTIC CENTER CHURCH OF GOD
13. SEATTLE FIRE STATION 6
14. STANDARD BREWING
15. RED APPLE MARKET
16. WASHINGTON MIDDLE SCHOOL
17. SEATTLE VOCATIONAL SCHOOL
18. PEOPLES INSTITUTIONAL BAPTIST
19 CURRY TEMPLE CME CHURCH
20. CATHOLIC COMMUNITY SERVICES
21. DR. BLANCHE LAVIZZO PARK

1. DOUGLASS-TRITH L;LIBRARY

2. FIRE STATION 6


9. DORTHEA COFFEE


7. GARFIELD HIGH SCHOOL

11. SEATTLE GIRL'S SCHOOL

14. STANDARD BREWING


16. WASHINGTON MIDDLE SCHOOL

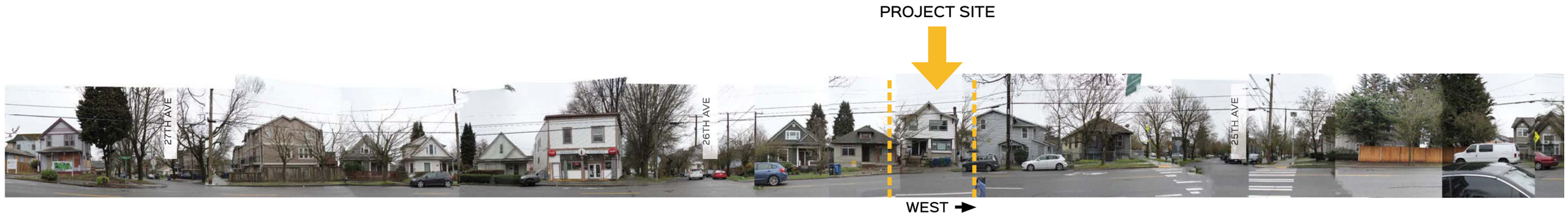

12. EVANGELICAL CENTER CHURCH


3. BIKE PATH- YESLER

2. NEIGHBORHOOD GREENWAY

10. FLO WARE PARK

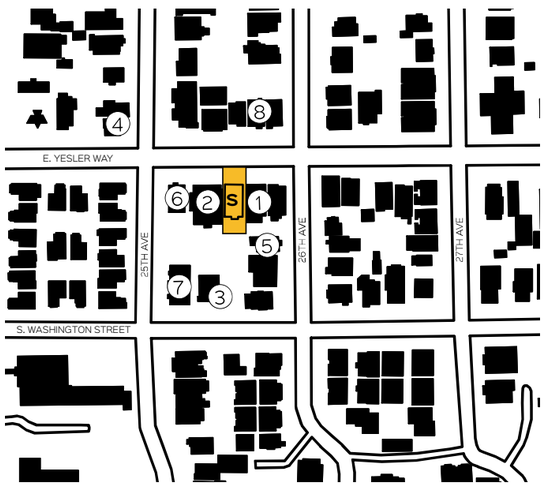
CONTEXT ANALYSIS: STREET SECTIONS

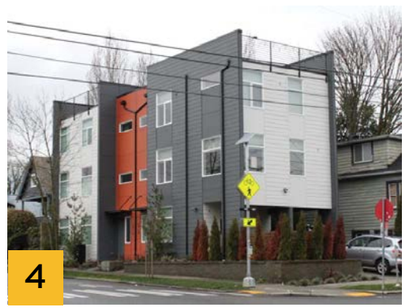


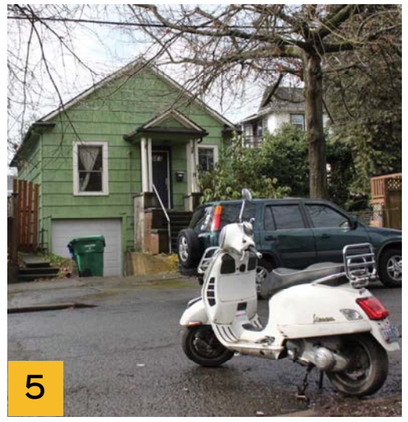
1 - E. YESLER WAY LOOKING SOUTH

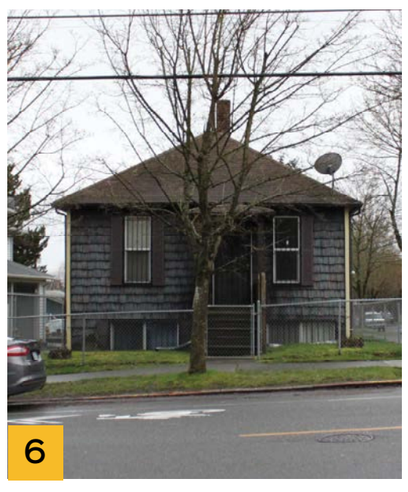
2 - E. YESLER WAY LOOKING NORTH

CONTEXT ANALYSIS: NEIGHBORING BUILDINGS









CONTEXT ANALYSIS: NOTABLE ARCHITECTURAL PATTERNS

Notable Architectural Patterns:

The neighborhood is slowly transitioning from single family houses to small multi-family and townhouses. This mix of new and old structures is creating an eclectic feel to the surroundings. This proposal strives to strike a balance between the two by maintaining a traditional massing and a minimalist contemporary facade treatment.

Pitched Roofs
Traditionally the neighborhood comprised of single family houses with steeply pitched roofs and 2 1/2 - 3 story structures.
The pitched roofs help to visually bring down the height, bulk and scale of the structure.

Defined Entry
Contemporary structures in the neighborhood define the entry through material change and weather protecting canopies.
The materials surrounding the entries tend to be natural materials with texture creating a more welcoming feel

Contrasting Fenestration
The neighborhood has multiple examples both new and old of highly saturated facades with contrasting fenestration details.

SITE PLAN

The existing triplex was built in 1914. It sits on the north side of the site. The south portion of the lot is an underutilized rear yard. This is a mid block development with a multi-family structure to the west and a single family house to the east. The east lot is currently under review for a 4 unit townhouse development occupying the majority of the site. (#3025259)

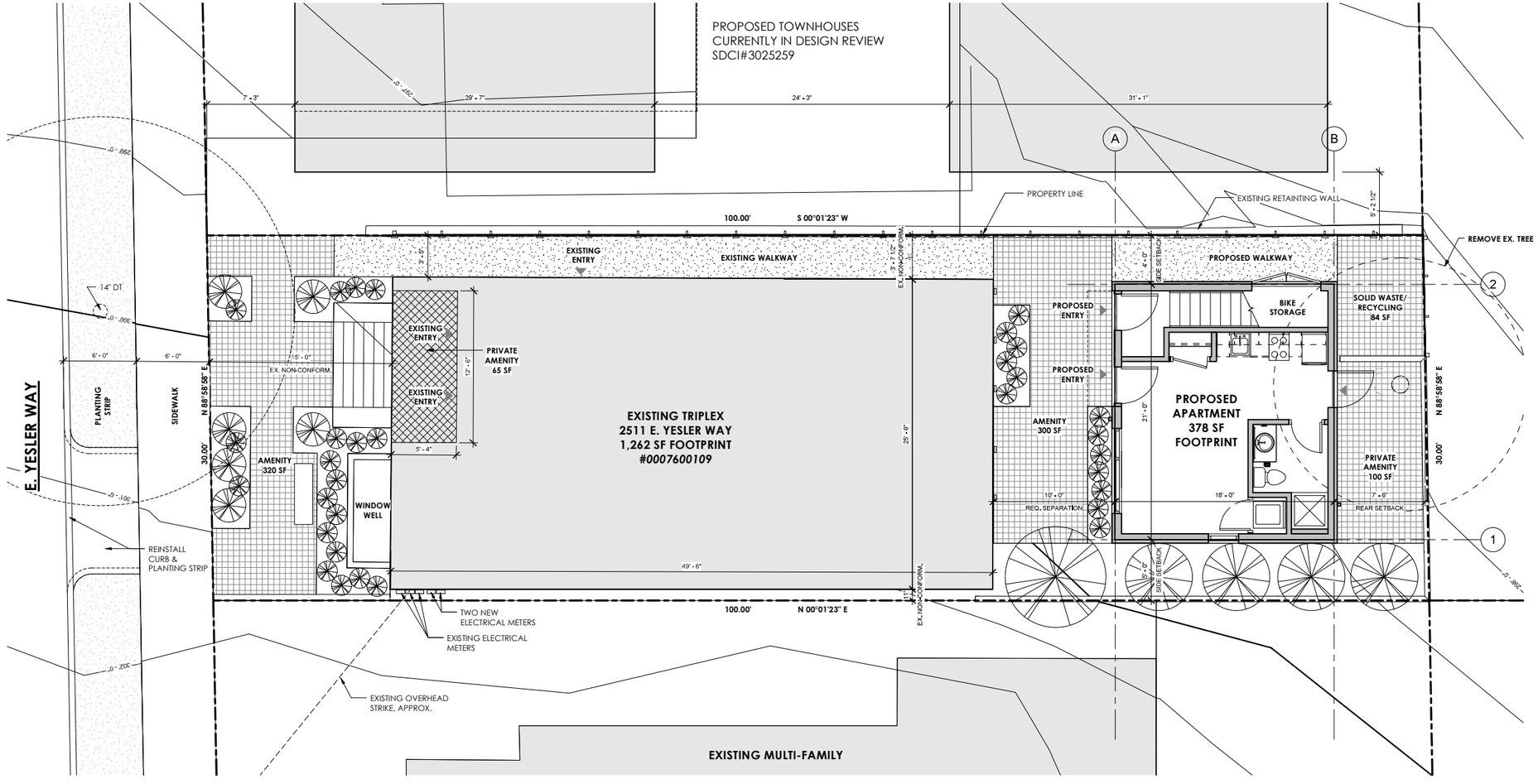
This proposal intends to retain the existing triplex and architectural character that it contains. The new development proposes a minimal structure to occupy a portion of the rear yard.

The E. Yesler Way frontage is nearly 30' long with just over 1' of grade change. There is an existing 6' wide sidewalk adjacent to the property line with a 6' planting strip between the sidewalk and street. The interior lot lines are 100' long and the grade is fairly flat due to a existing retaining wall on the east property line.

The proposal requests the removal of a not exceptional tree in the rear yard due to impact on development potential.

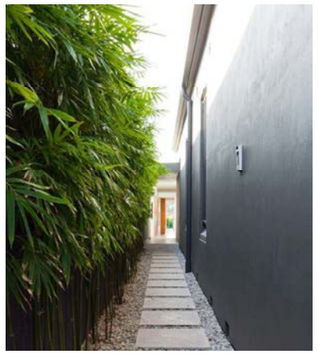
The site has an existing curb cut that is no longer utilized. The curb and planting strip will be reinstalled to maintain the continuity of the street.

The existing street tree will remain in minimize the disturbance of the current street character.



PRIORITY DESIGN GUIDELINES

8.0 DESIGN GUIDELINES	
CS1 Natural Systems and Site Features	B*. SUNLIGHT AND NATURAL VENTILATION 1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible. 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and / or design of structures on the site. **Response: The small scale of this project allows for most occupiable space to have multiple exposures allowing for cross ventilation and direct sunlight throughout the day.**
CS2 Urban Pattern and Form	D*. HEIGHT, BULK, AND SCALE 1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies. 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings. **Response: The project is in an evolving neighborhood. This development continues the trend of increasing density on these small lots. The majority of the new developments are maxing out the site with 3 story townhomes. This proposal tried to minimize the 3 story feel by having a gabled roof that visually brings the roof line down. This strategy combined with the retention of the existing structure keeps the overall impact to the neighborhood low.**
CS3 Architectural Context and Character	A*. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES 1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and / or the use of complementary materials. 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future **Response: This building will be a good example for high quality design through contemporary materials and a roof form compatible with the surrounding structures. The building will serve as an example for future development.**
PL2 Walkability	B. SAFETY AND SECURITY 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and / or security lights. **Response: The pathway to the new structure will be well lit and amenity area lighting will provide a nice entry into the new units.**
	D*. Wayfinding 1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed. **Response: Through the use of quality lighting and linear screening on the east property line the entry sequence to the new units will be well defined.**
DC2 Architectural Concept	A*. MASSING 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries. **Response: The proposed structure will have a gabled roof allowing for the roofline to visually be lower than a similar project with a flat roof & stair penthouses.**
	B*. ARCHITECTURAL AND FAÇADE COMPOSITION 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building. **Response: The facades are well composed with particular attention being payed to the west facade which is most visible from 25th ave and the north facade that is the arrival point for residents.**



8.0 DESIGN GUIDELINES	
DC2 Architectural Concept	C*. SECONDARY ARCHITECTURAL FEATURES 1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes. 2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while als offering weather protection. Where these elements are prominent design features, the quality of the materials is critical. 3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context. **Response: Considering the relatively small scale of the building, architectural features are found in the simplicity of the structure. The use of canopies marking entrances, rainscreen for perceived window recesses and contemporary siding will make this structure desirable.**
	D*. SCALE AND TEXTURE 1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestr and enable an active and vibrant street front. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly **Response: The contemporary facade material will mimic the scale of the typical lap siding in the neighborhood but will be oriented vertically giving it a contemporary feel.**
DC3 Open Space Concept	B. OPEN SPACE USES AND ACTIVITIES 4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some example include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies. **Response: The proposed building is sited to create a social amenity space between the existing and new structures. This space will be enhanced with seating opportunities and beautiful landscaping to encourage social interaction.**
DC4 Exterior Elements and Materials	A*. EXTERIOR ELEMENTS AND FINISHES 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. 2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites. **Response: The finish materials will be commensurate with the neighborhood with quality detailing that adds texture and richness to the facade.**
	D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions. 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the us of distinctive and durable paving materials. Use permeable materials wherever possible. **Response: The hardscape and softscape of the landscape design will enhance the current conditions of the site and set a good example for future developmer**

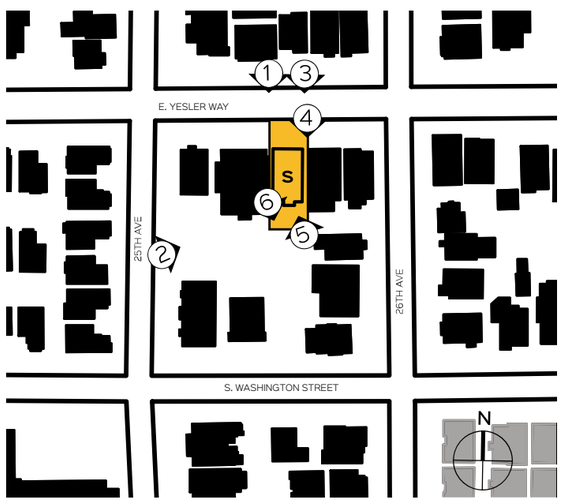
EXISTING SITE: PHOTOS

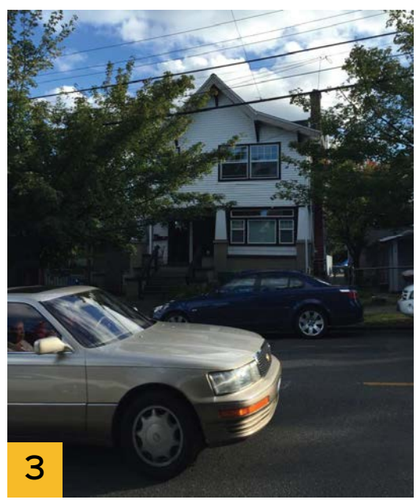

1


2

Site Characteristics that Inform Design:

- Underutilized rear yard
- Access from Yesler
- Visibility from 25th ave
- Access to Light and Air

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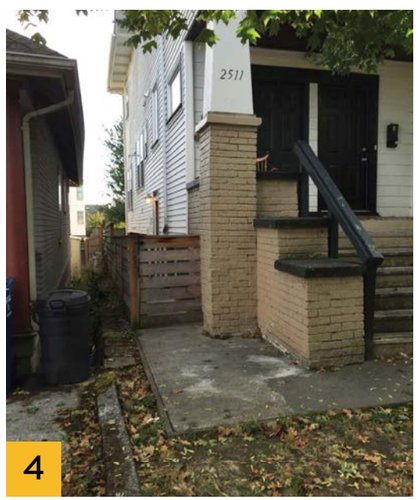

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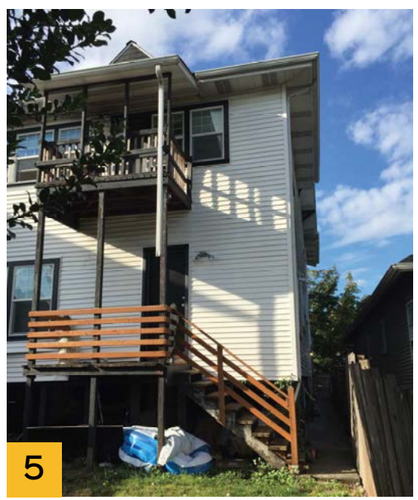
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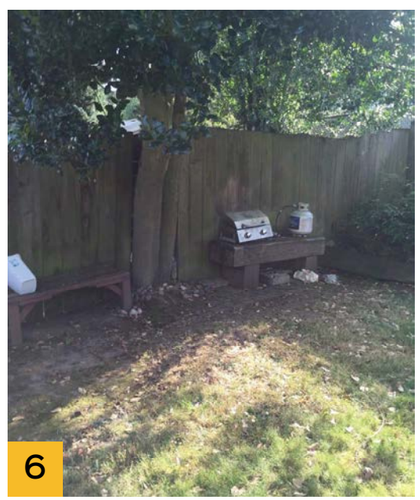
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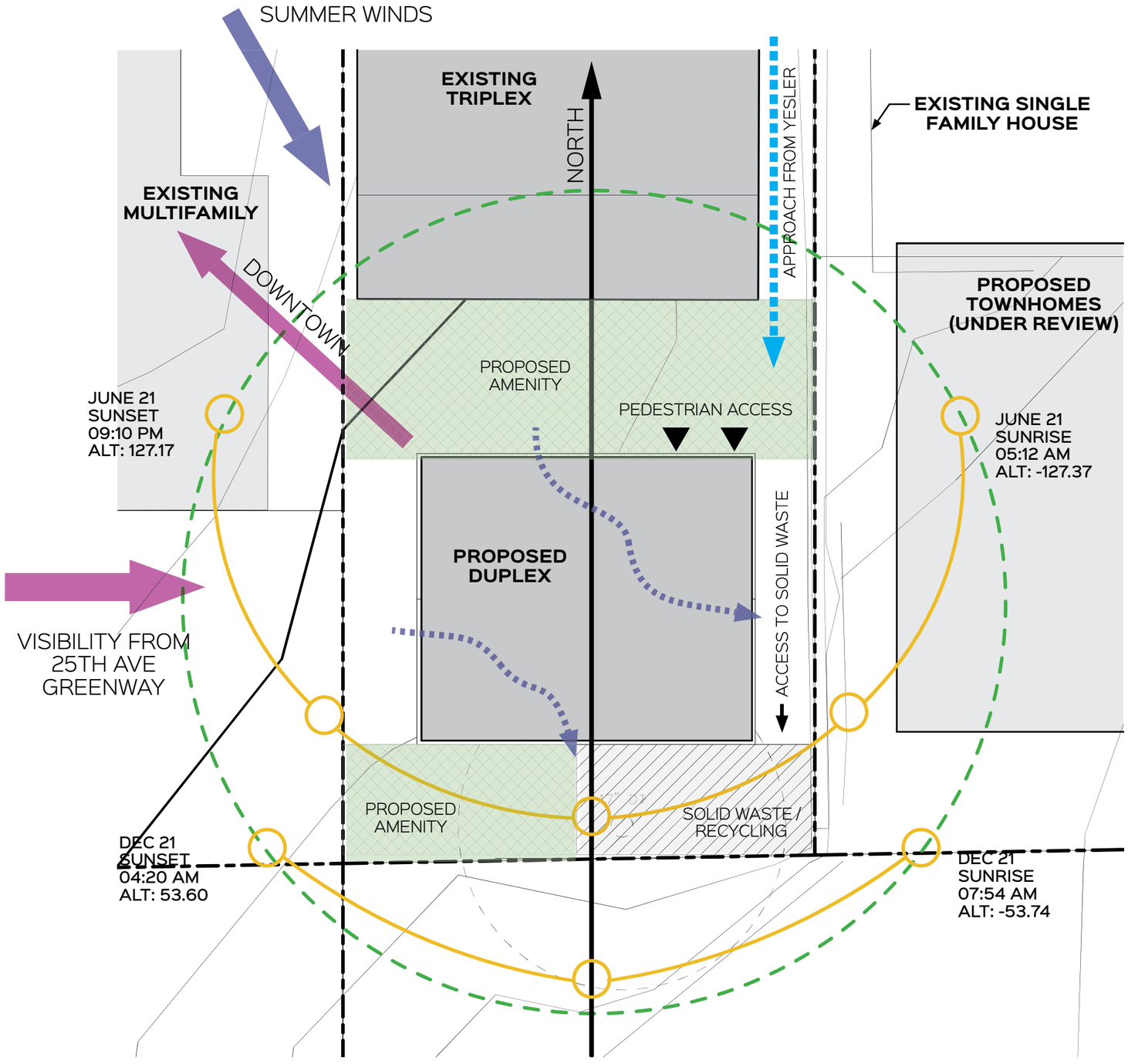
PARTIAL SITE PLAN W/ SITE ANALYSIS



The visibility from Yesler is important as residents and visitors approach the proposed duplex. Wayfinding and lighting will play a role in making this space feel inviting and safe.

Pedestrians on the 25th Ave Greenway will have a direct line of site to the west facade on the proposed structure. More care has been taken to reduce the bulk and mass from this perspective.

The proposed central amenity space will allow for residents to socialize and feel as thought they have equal access to this space. This central space also allow for access to light and air on all facades of the building creating a more pleasant indoor environment for the residents.

PROPOSED EXTERIOR

The Design Proposal is a three story duplex in the rear of an existing triplex. The detached structure allows for a communal central amenity space shared between the residents of both structures.

The design intent is to create a bridge from the traditional neighborhood structures and the new contemporary infill projects. The design achieves this by borrowing massing typically used by the traditional structures and marrying this with the contemporary use of materials and details.

The pitched roof design is borrowed from the surrounding vernacular. This massing move allows for the structures perceived height to be reduced, as compared to a townhouse with a flat roof. The pure form and minimal articulation allow this building to be a quite addition to the neighborhood. The intention is that the new structure will not distract from the architectural character of the existing structure. In celebrating the existing structure the architectural character of the neighborhood will not be lost.

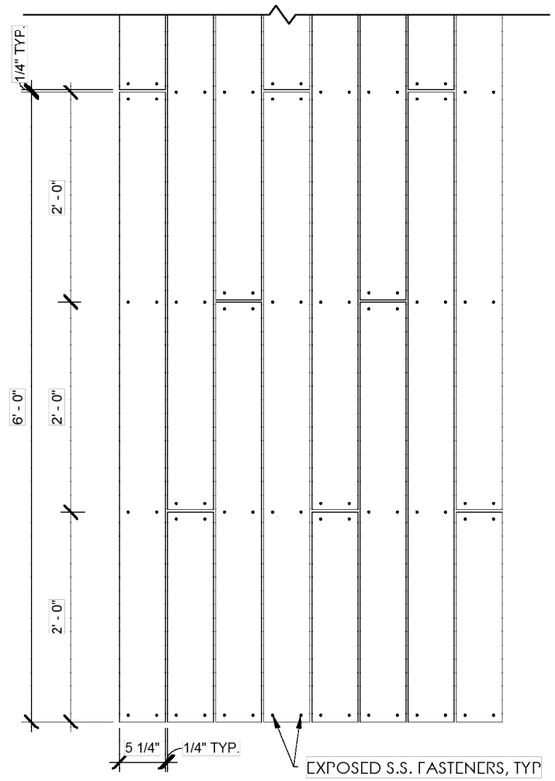
PROGRAM:

Stories	3
Unit Count	2 Units
FAR	1,134 SF Total

POTENTIAL ADJUSTMENTS:

- 23.45.518 Setbacks
- 23.45.527 Facade Length

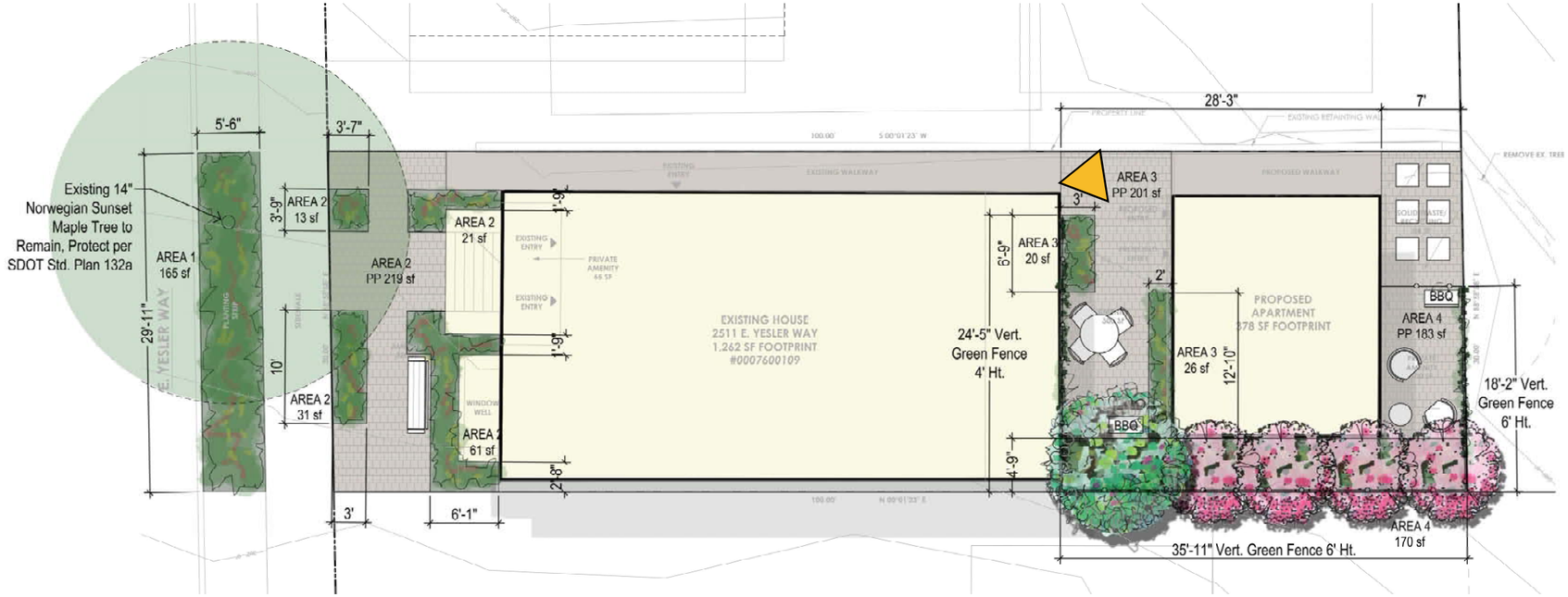
SIDING CONCEPT



The intent of the siding is to be quiet and minimal from afar and to let the detail be appreciated from close proximity. From the 25th Ave Greenway the building will appear to be simple minimalist back yard dwelling. From the central courtyard residents will enjoy the rich texture of the ventilated rainscreen.

The fiber cement planks are 5 1/4” wide and will be placed with a 1/4” gap. This slight reveal adds depth and texture to the surface. The planks will be mounted with carefully placed exposed fasteners to add one more layer of detail. The thoughtfulness of the details is where the appreciation of this minimal structure lie.

PROPOSED LANDSCAPE



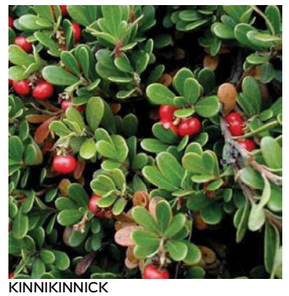

CENTRAL COMMUNAL AMENITY


PRINCETON SENTRY GINKGO


SALAL


EVERGREEN CLEMATIS


SWORD FERN

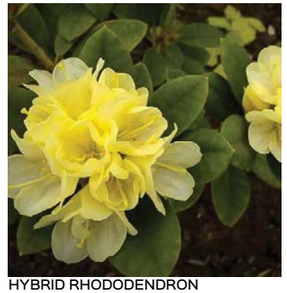

KINNIKINNICK


LONGLEAF MAHONIA


AMANOGOWA CHERRY


ASTIBLE

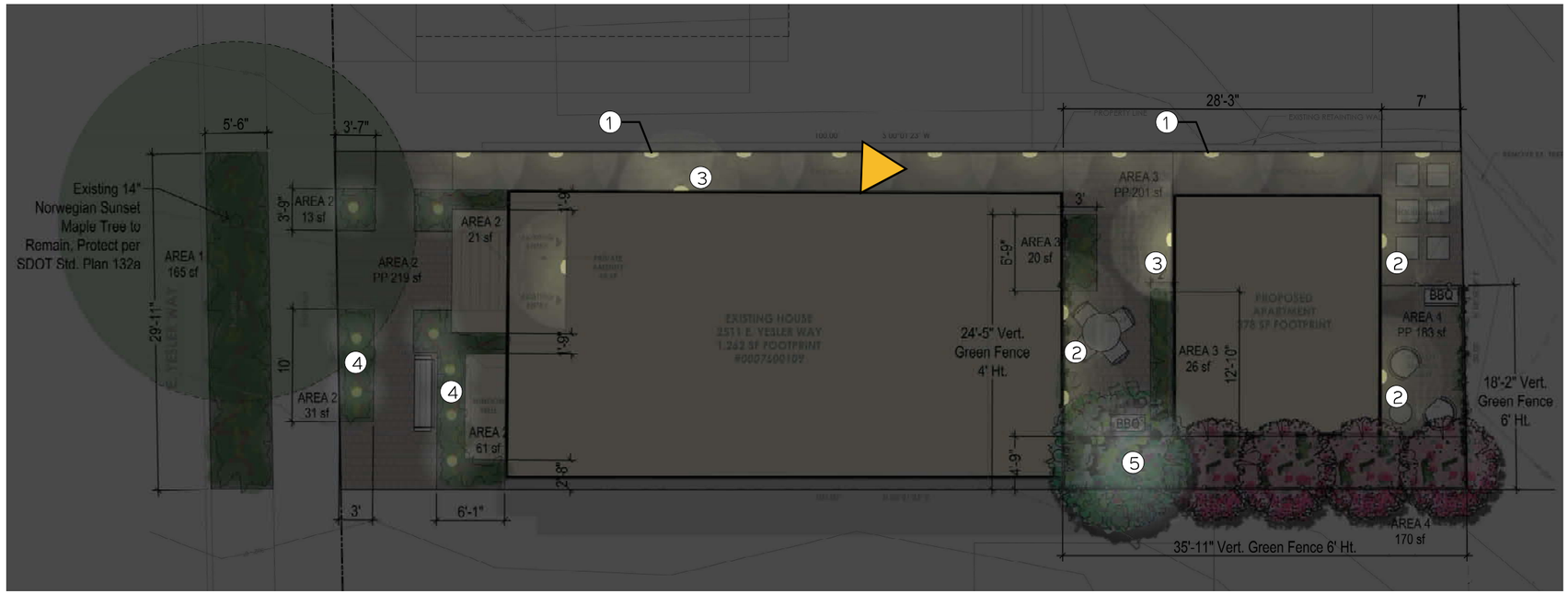

MT. VERNON LAUREL


HYBRID RHODODENDRON


GREEN TOWER BOXWOOD


HARDY GERANIUM

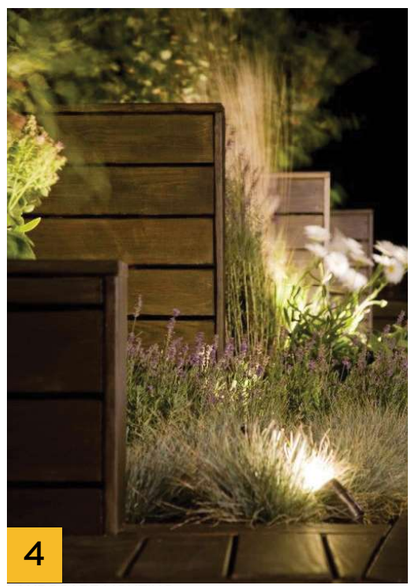
PROPOSED LIGHTING



PATHWAY LIGHTING

WALL SCONCE

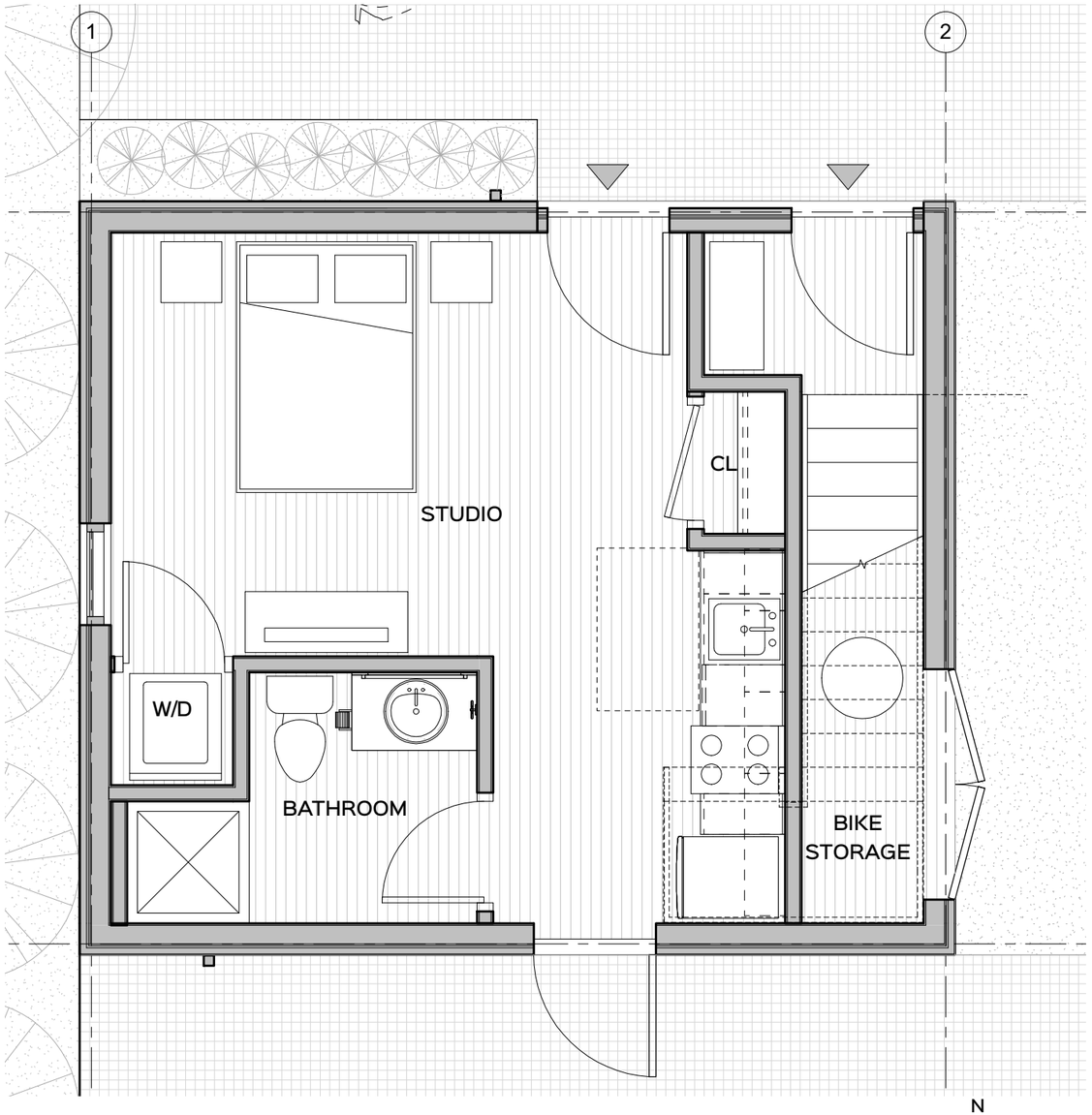
ENTRY LIGHTING



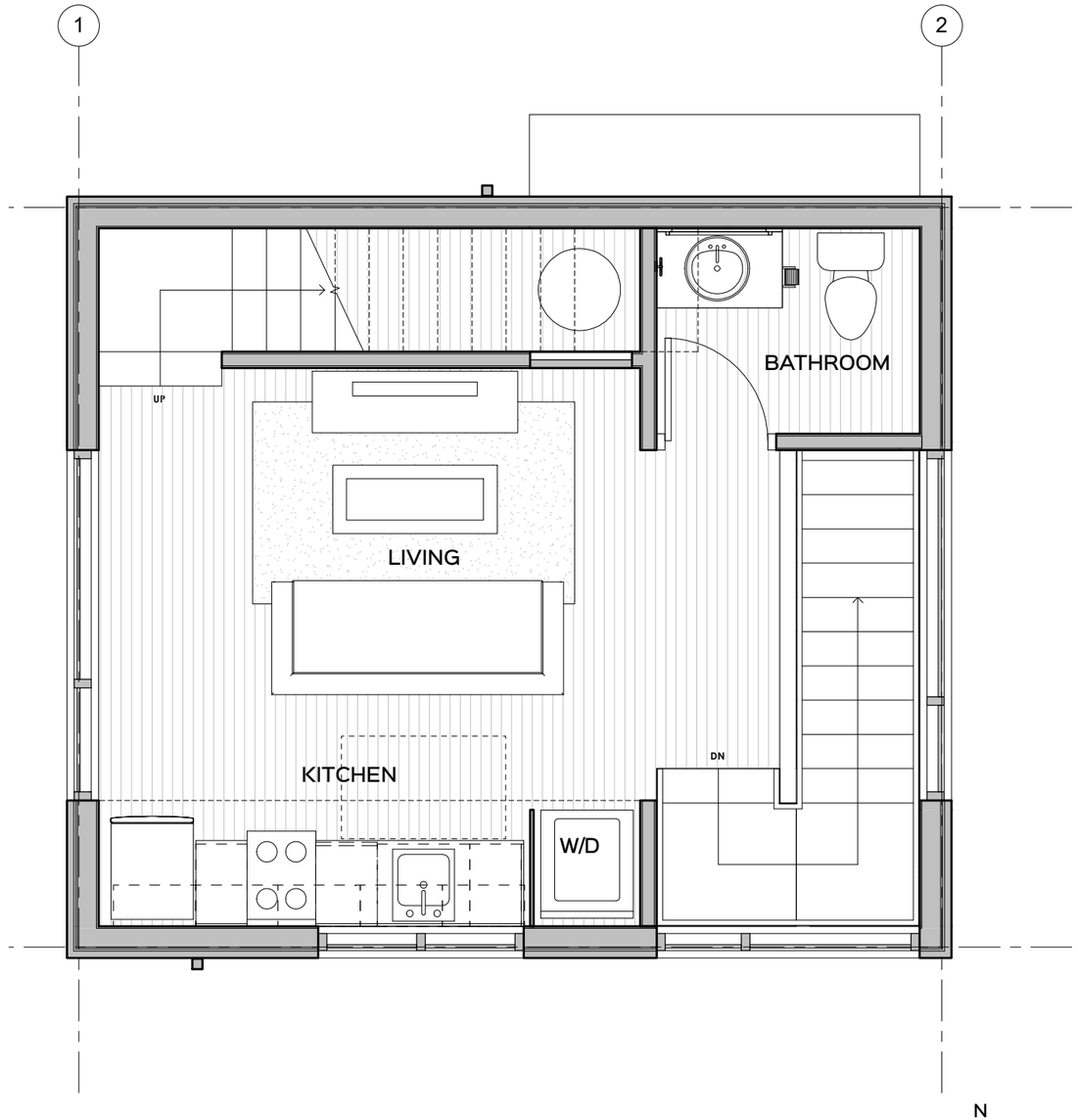
LANDSCAPE LIGHTING

TREE UPLIGHTING

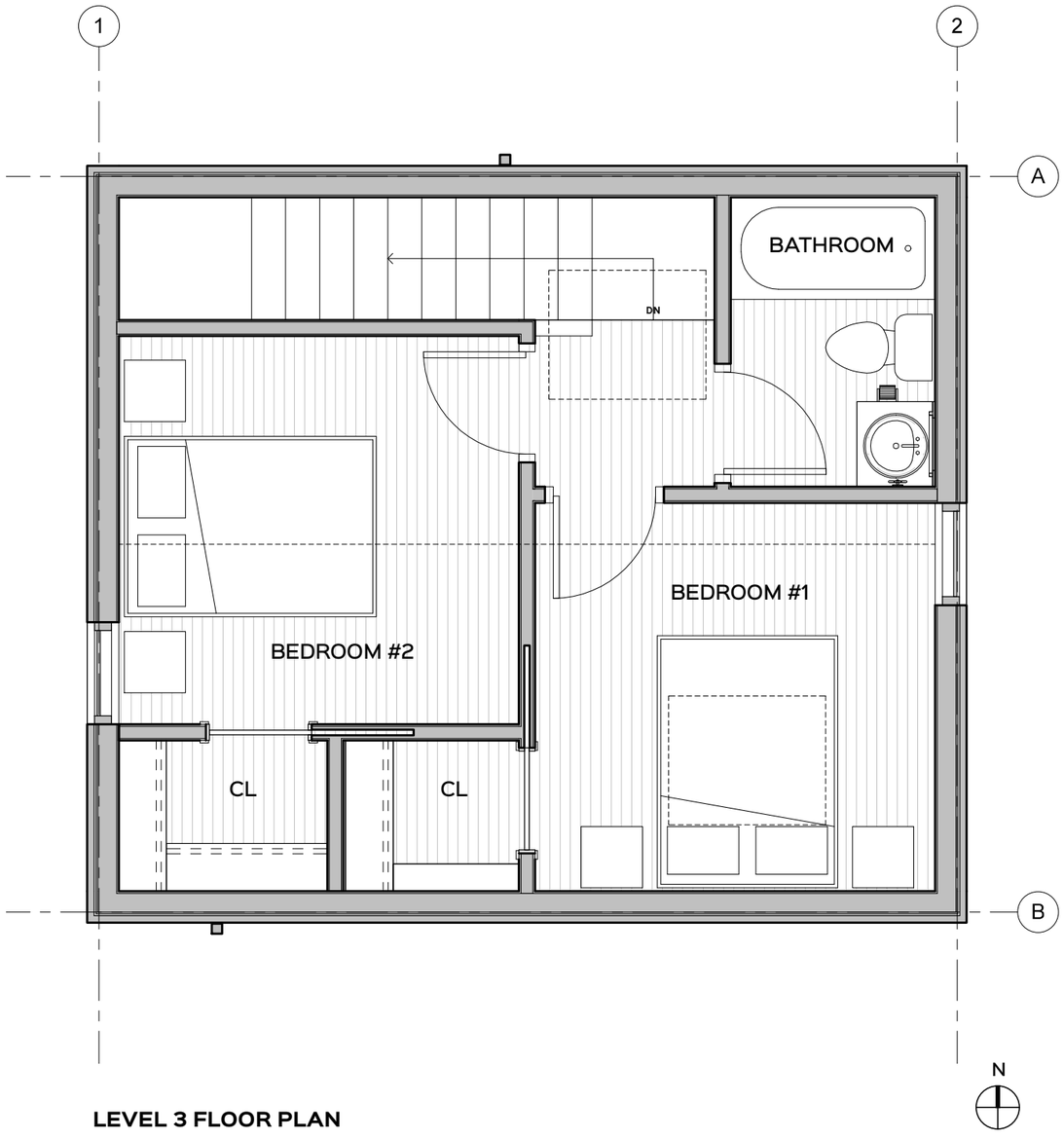
PROPOSED FLOOR PLANS



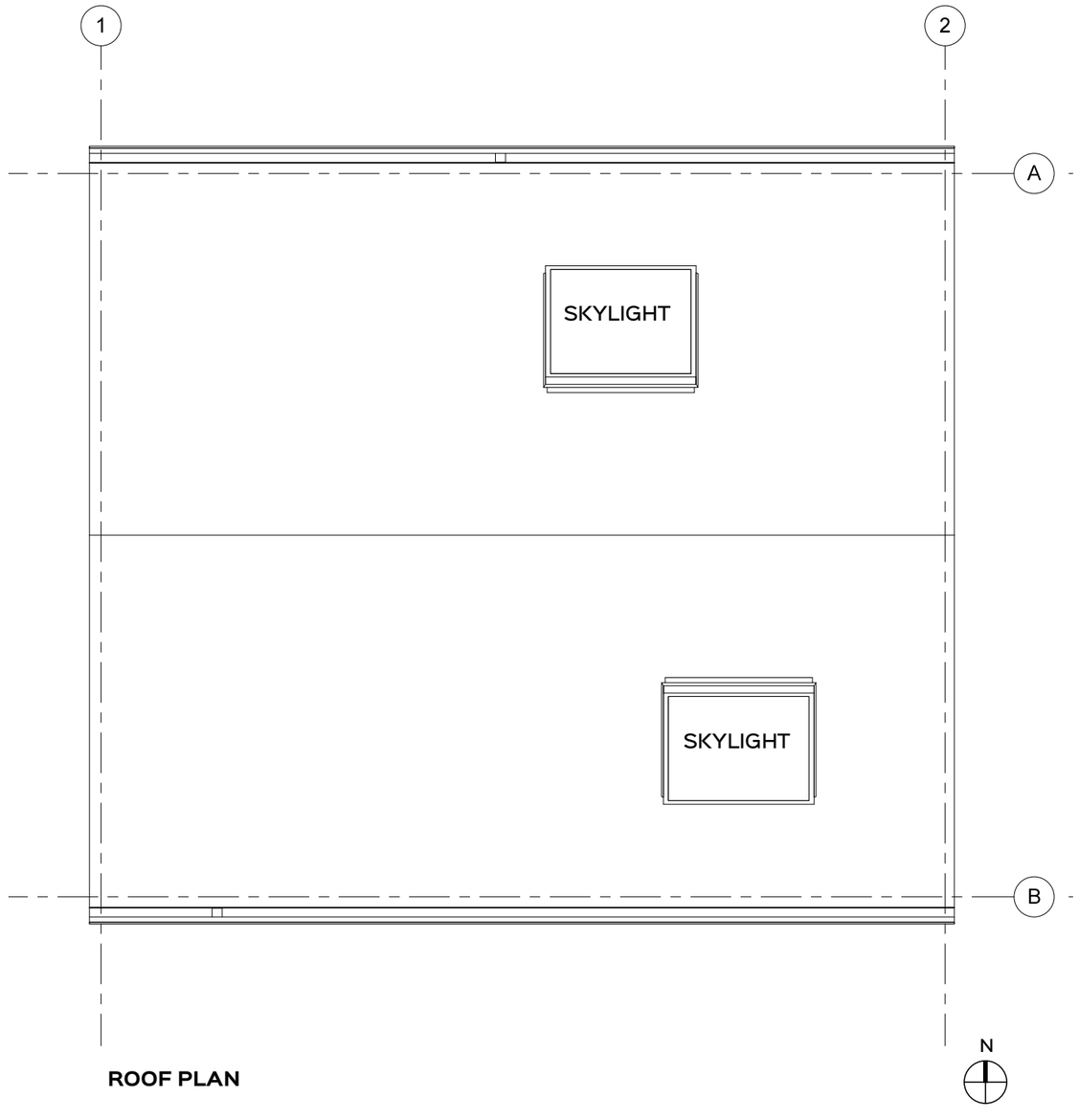
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

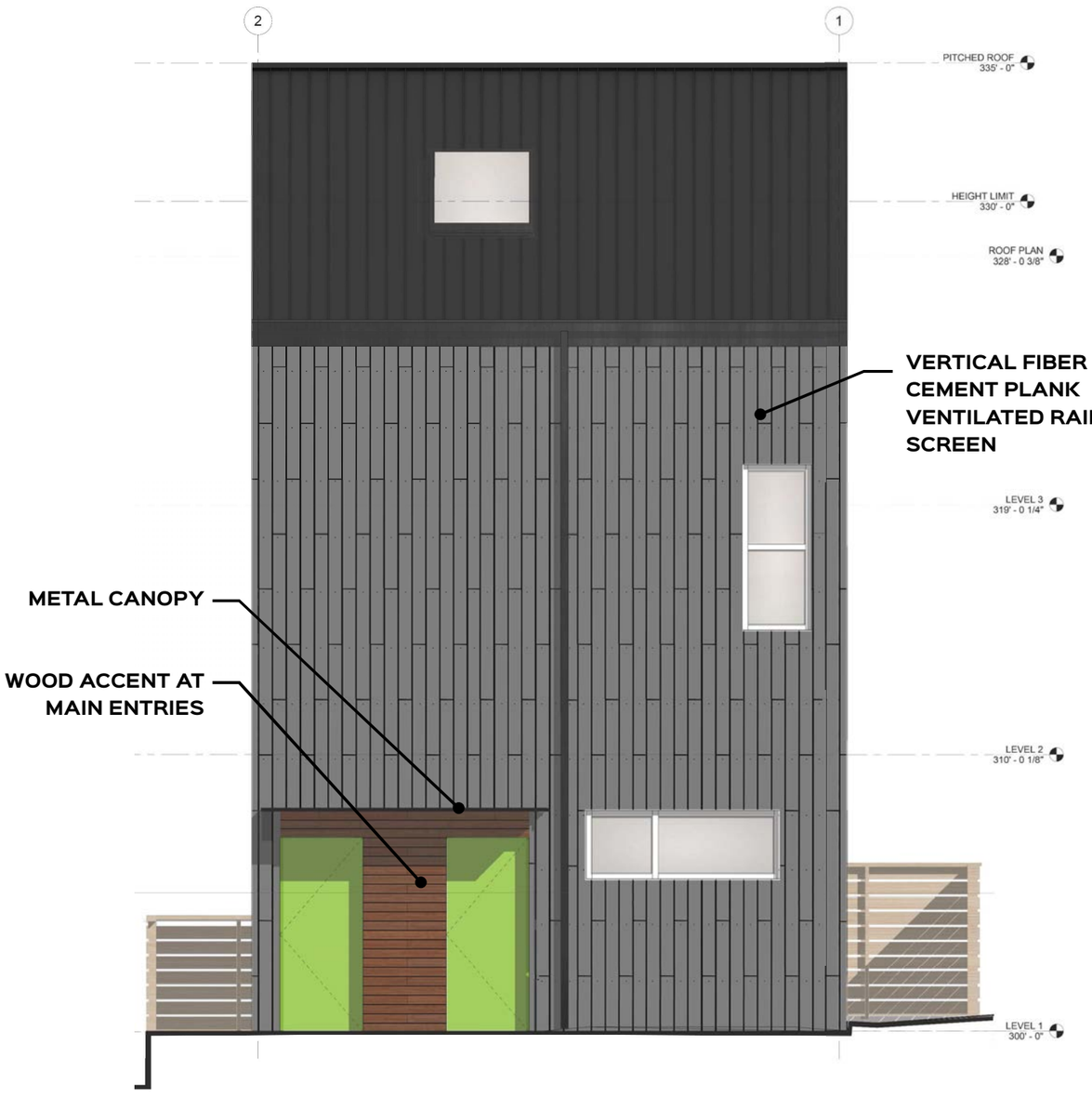


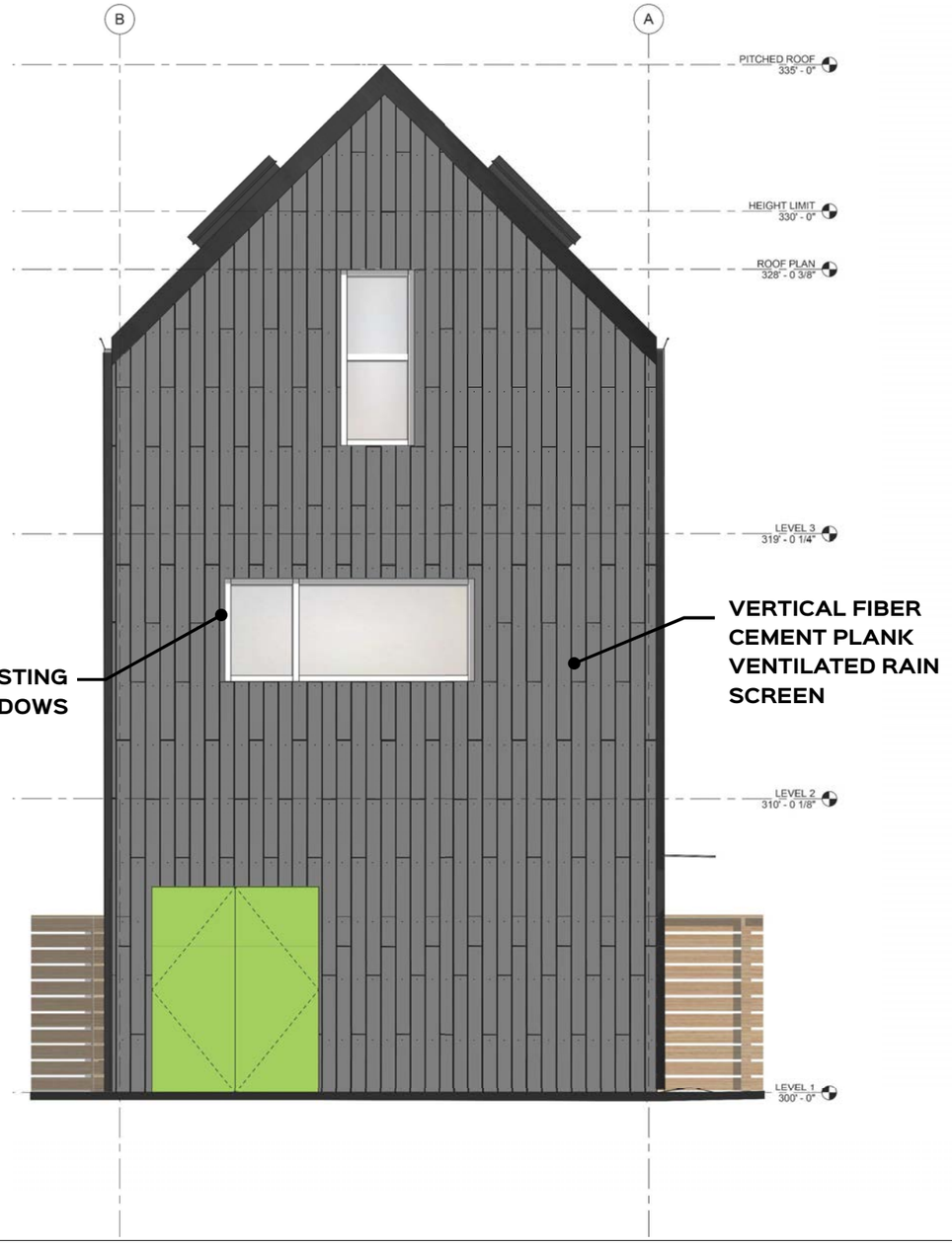
LEVEL 3 FLOOR PLAN

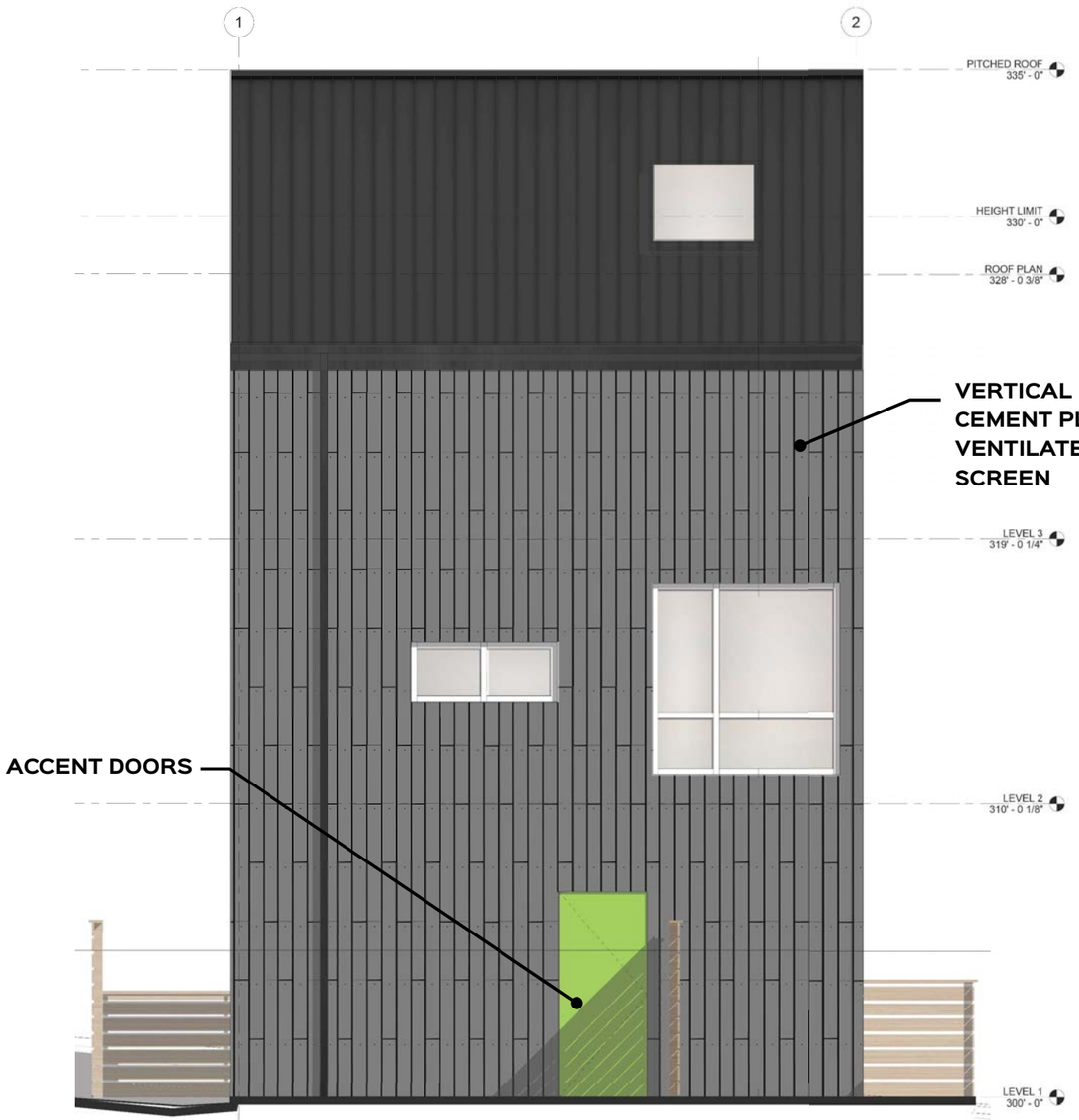


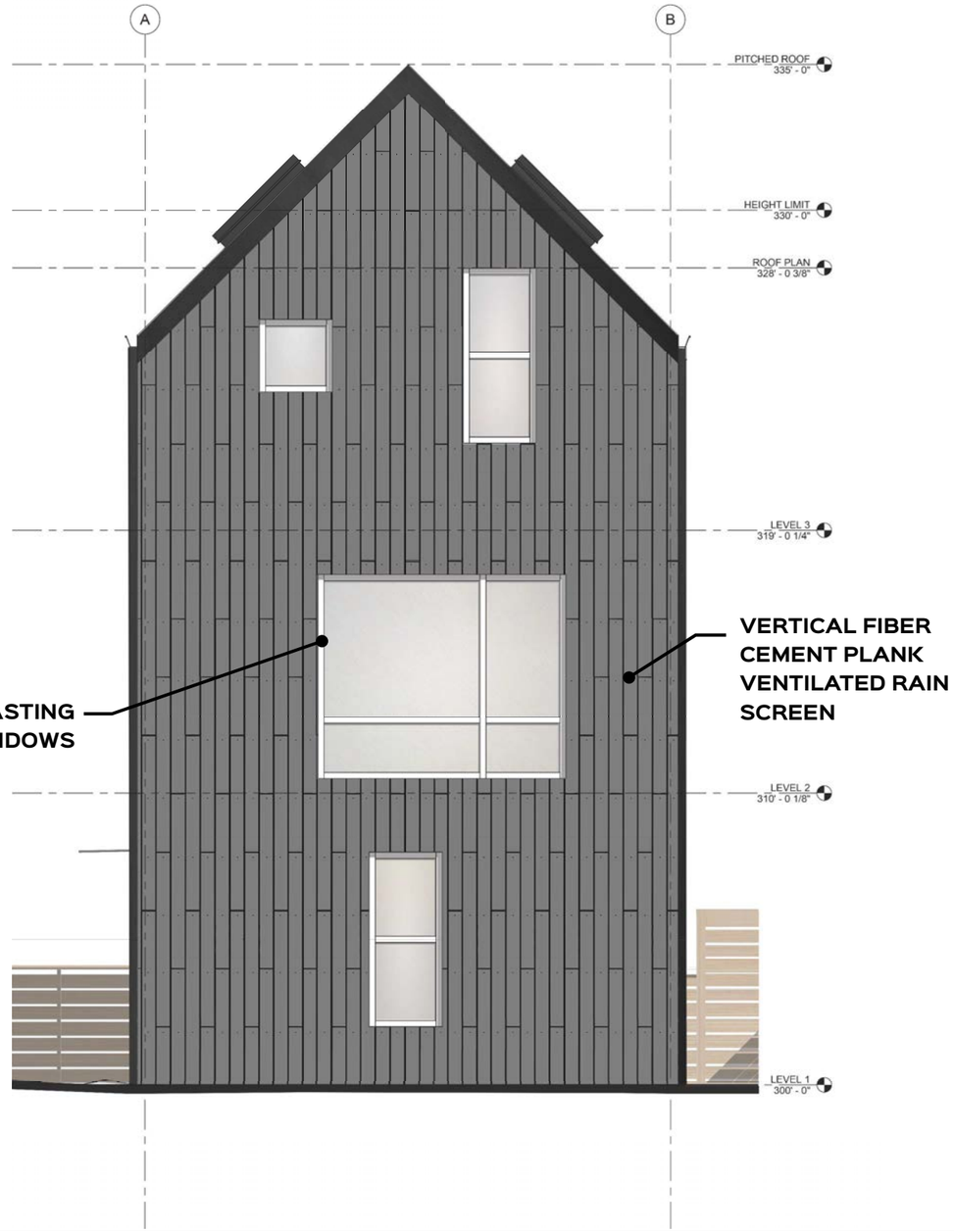
ROOF PLAN

ELEVATIONS


2
1
PITCHED ROOF
335' - 0"
HEIGHT LIMIT
330' - 0"
ROOF PLAN
328' - 0 3/8"
LEVEL 3
319' - 0 1/4"
LEVEL 2
310' - 0 1/8"
LEVEL 1
300' - 0"
VERTICAL FIBER CEMENT PLANK VENTILATED RAIN SCREEN
METAL CANOPY
WOOD ACCENT AT MAIN ENTRIES


B
A
PITCHED ROOF
335' - 0"
HEIGHT LIMIT
330' - 0"
ROOF PLAN
328' - 0 3/8"
LEVEL 3
319' - 0 1/4"
LEVEL 2
310' - 0 1/8"
LEVEL 1
300' - 0"
VERTICAL FIBER CEMENT PLANK VENTILATED RAIN SCREEN
CONTRASTING WINDOWS


1
2
PITCHED ROOF
335' - 0"
HEIGHT LIMIT
330' - 0"
ROOF PLAN
328' - 0 3/8"
LEVEL 3
319' - 0 1/4"
LEVEL 2
310' - 0 1/8"
LEVEL 1
300' - 0"
VERTICAL FIBER CEMENT PLANK VENTILATED RAIN SCREEN
ACCENT DOORS


A
B
PITCHED ROOF
335' - 0"
HEIGHT LIMIT
330' - 0"
ROOF PLAN
328' - 0 3/8"
LEVEL 3
319' - 0 1/4"
LEVEL 2
310' - 0 1/8"
LEVEL 1
300' - 0"
VERTICAL FIBER CEMENT PLANK VENTILATED RAIN SCREEN
CONTRASTING WINDOWS

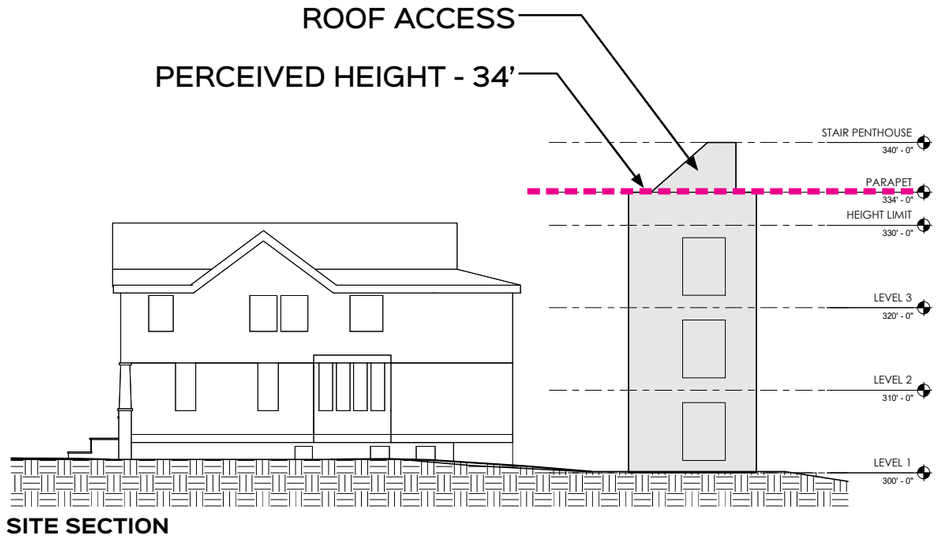
INTRODUCTION TO ADJUSTMENTS

EQUIVALENT DENSITY
These diagrams are intended to illustrate the maximum volume that code will allow as compared to this proposal. The number of units the townhouse scheme would allow is 2 which is equal to the number proposed. By allowing the requested adjustments it would allow the proposal to be assessed similarly to a townhouse.

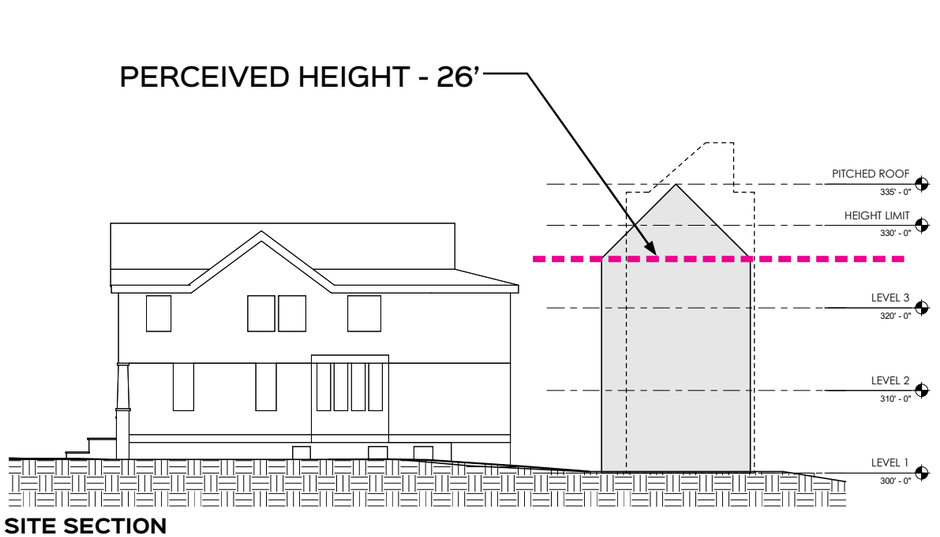
REDUCE HEIGHT AND BULK
One of the primary goals of this development is to minimize the visual impact to the community. Through the intentional use of a pitched roof this dramatically reduces the perceived height of the building. The proposal does not include access to the roof, which would need a stair tower further increasing the height and bulk of the structure.

EXCHANGE LARGER FOOTPRINT FOR REDUCED BULK AND MASS
The proposal requests the reallocation of volume to minimize the visual impact of the project.

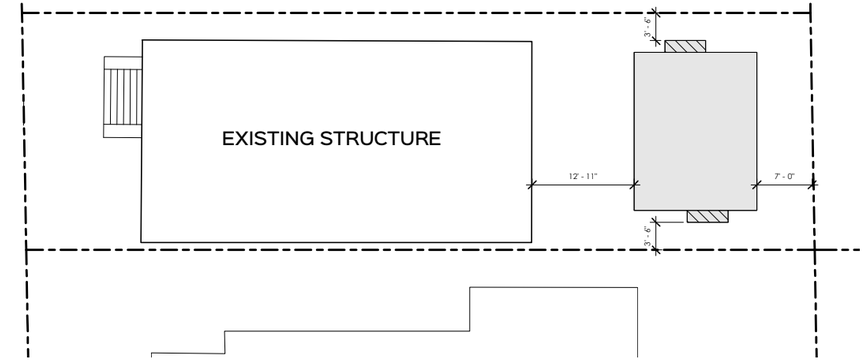
RETAIN STREET CHARACTER
THROUGH THE RETENTION OF THE EXISTING TRIPLEX THE EXISTING STREET EDGE WILL STAY INTACT. THE CHARACTER WILL FURTHER BE ENHANCED THROUGH UPDATED LANDSCAPING AND THE REMOVAL OF THE UNUSED CURB CUT.



SITE SECTION

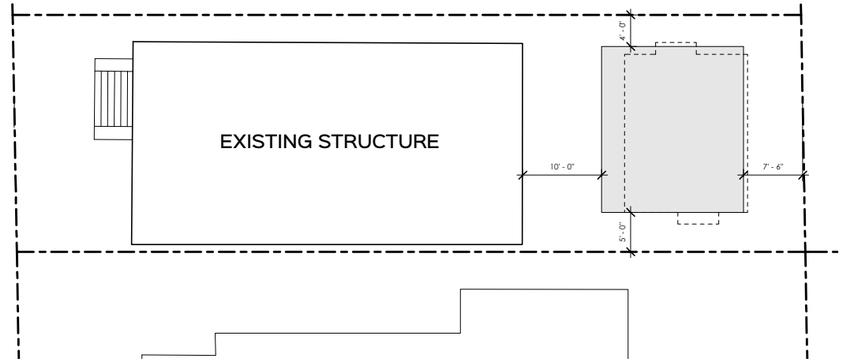


SITE SECTION



SITE PLAN

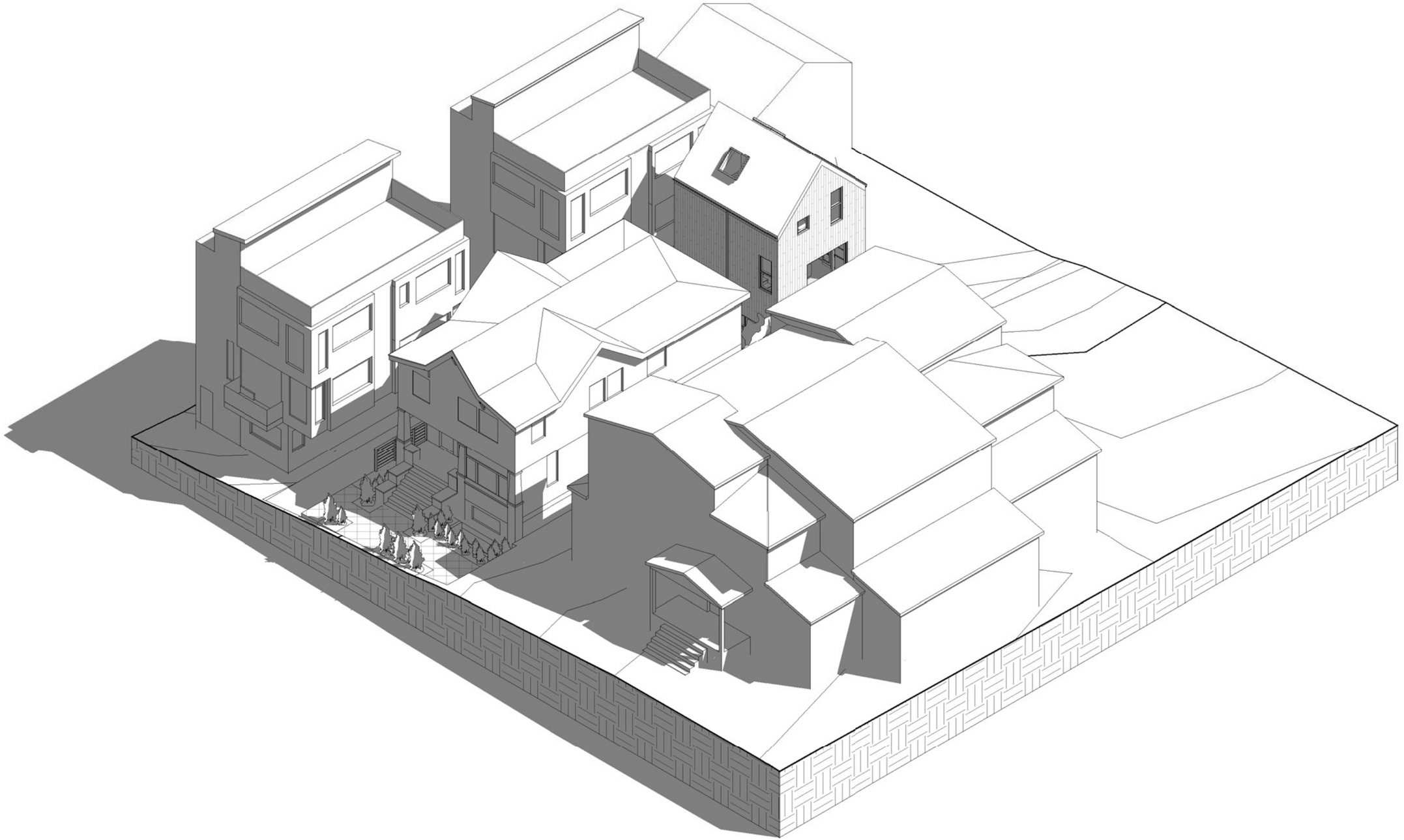
TOWNHOUSE SCHEME (MAX CODE COMPLIANT VOLUME)



SITE PLAN

PROPOSED APARTMENT

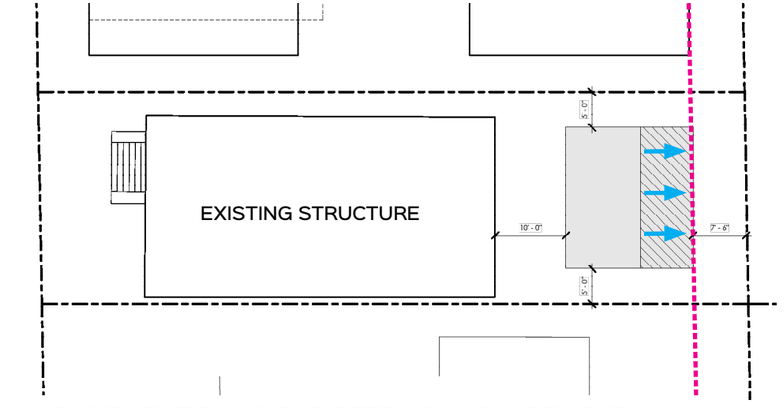
AXONOMETRIC



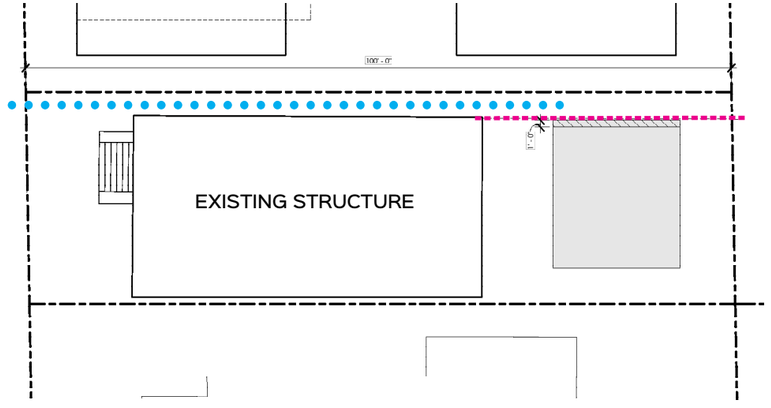
NEIGHBORING FENESTRATION AND PRIVACY

EAST ELEVATION - NEIGHBORING FENESTRATION

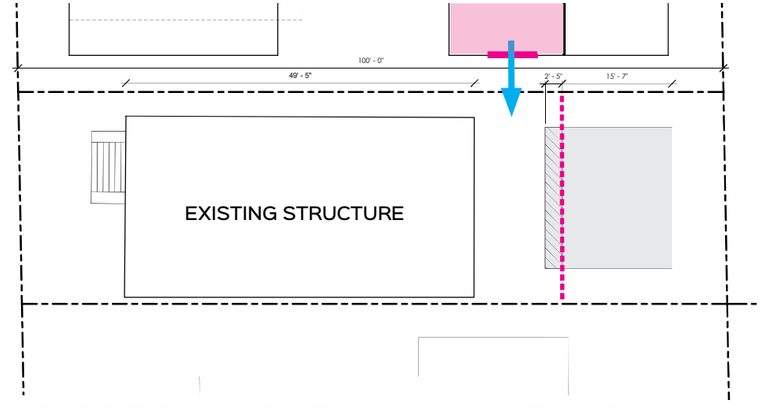
ADJUSTMENT REQUESTS



1 - APARTMENT 50% REAR SETBACK ADJUSTMENT



2- APARTMENT 20% EAST SIDE SETBACK ADJUSTMENT



3 - APARTMENT 4% FACADE LENGTH ADJUSTMENT

ADJUSTMENT 1
CODE CITATION: 23.45.518 Setbacks

CODE REQUIREMENT: Required rear setbacks for LR zone apartments are 15 ft minimum if no alley.

ADJUSTMENT REQUESTED: 50% reduction in the rear setback from 15 ft to 7 ft 6 in.

JUSTIFICATION: The density of the proposed apartment development is equal to that of a townhouse development. However, a townhouse development would provide occupants of the structure limited access to daylight and natural ventilation. The proposed stacked apartment configuration allows for enhanced daylight and natural ventilation for both units, N/W/S exposure at the ground floor unit, N/W/S/E for the upper level unit.

Allowing the apartment configuration to align with the proposed south setback of the east development enables a reduction in bulk and height of the proposed structure. The extension to the south creates and appropriate scaled plan for a gabled roof form, in turn matching the gabled roof proportions of the neighboring buildings.

ADJUSTMENT 2
CODE CITATION: 23.45.518 Setbacks

CODE REQUIREMENT: Required side setbacks for LR zone apartments are 5 ft minimum if no alley.

ADJUSTMENT REQUESTED: 20% reduction in the east side setback from 5 ft to 4 ft.

JUSTIFICATION: Aligning the east facade of the proposed structure with the existing building allows for greater visibility of the proposed building from the street. It provides a continuous facade that can be landscaped and illuminated giving the users of the proposed structure appropriate visual cues. Sightlines from Yesler Way to the rear structure are a critical aid in wayfinding and provide a clear path to the building.

ADJUSTMENT 3
CODE CITATION: 23.45.527 Façade Length

CODE REQUIREMENT: 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.

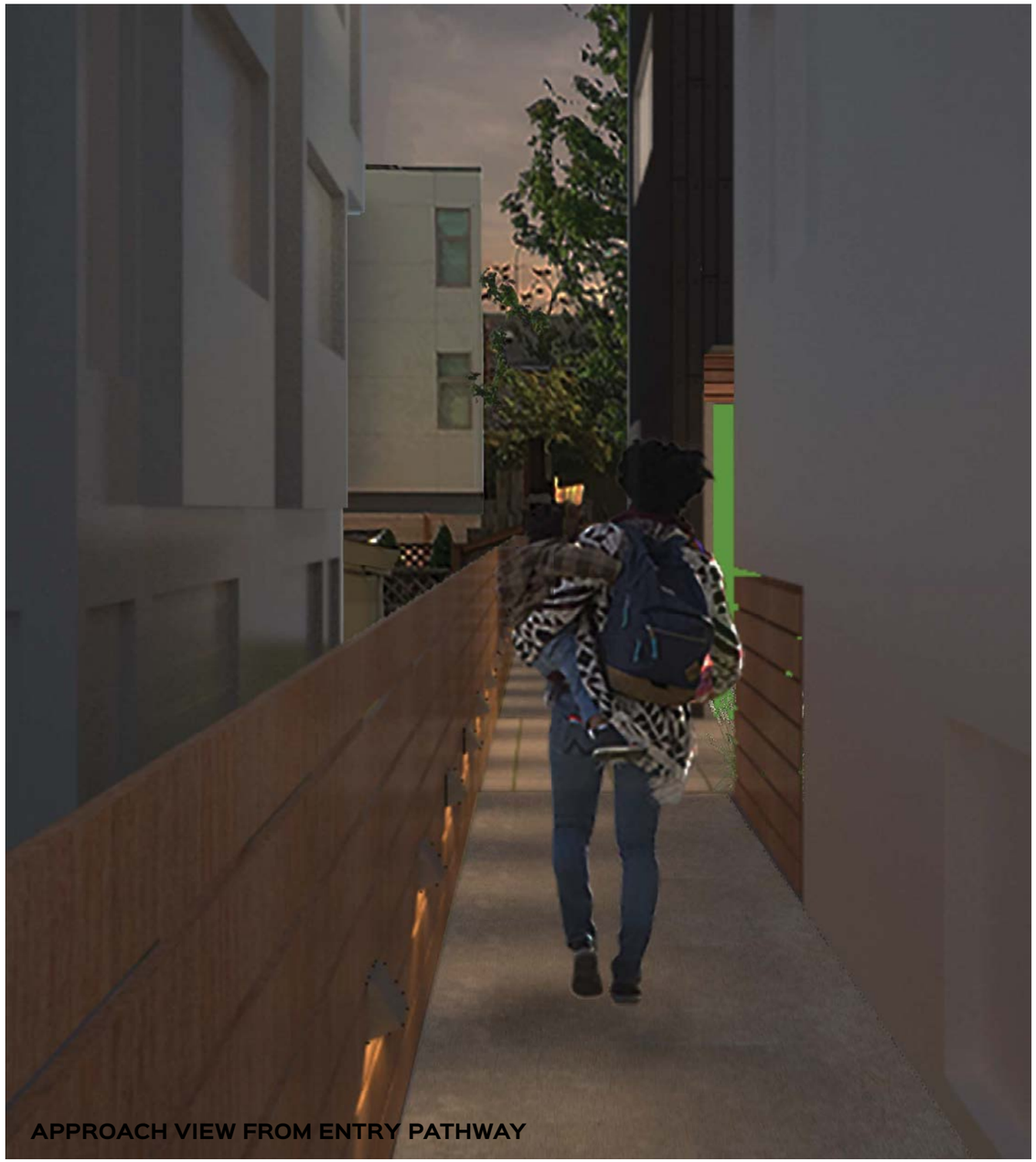
ADJUSTMENT REQUESTED: 4% increase in façade length is requested for the east and west facades. Increasing the total length from 65 ft to 67 ft 6 in.

JUSTIFICATION: The additional volume gained by this adjustment allows this design to reduce its overall bulk and height. The adjustment does not diminish the usability or design of the central amenity space. A careful study of the adjacent townhouse facade shows that the adjustment requested does not further impede the westward view for the occupants of that unit.

The proposed 1,135 SF structure is only slightly larger than the 800 SF limits on a DADU. With a footprint of only 378 SF the proposal is similarly proportioned.

RENDERINGS

VIEW FROM THE 25TH AVE GREENWAY

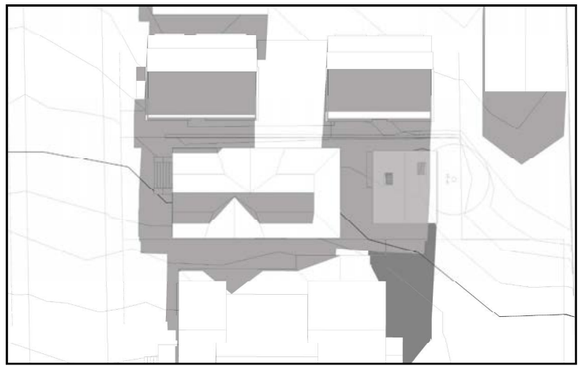


APPROACH VIEW FROM ENTRY PATHWAY

VIEW ENTERING THE CENTRAL COMMUNAL AMENITY

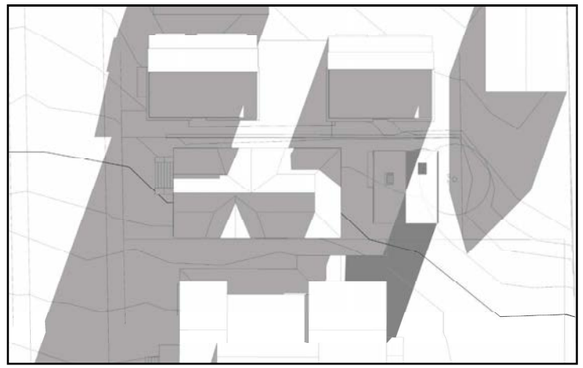
ADDITIONAL INFORMATION: SHADOW STUDY

JUNE 21



9:00 AM

MARCH / SEPTEMBER 21



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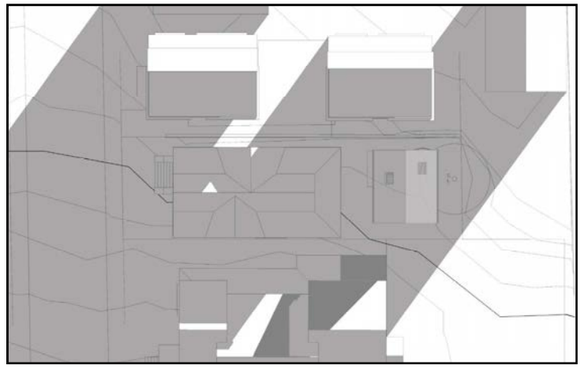
DECEMBER 21



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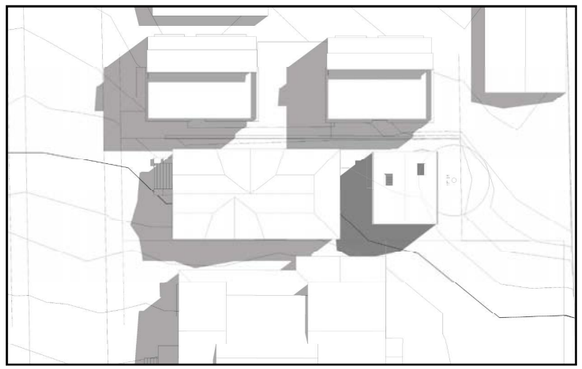
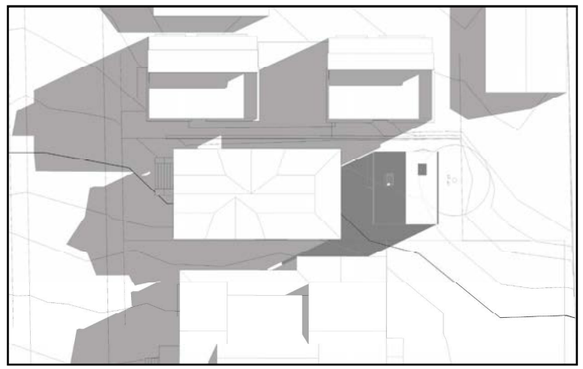


12:00 NOON



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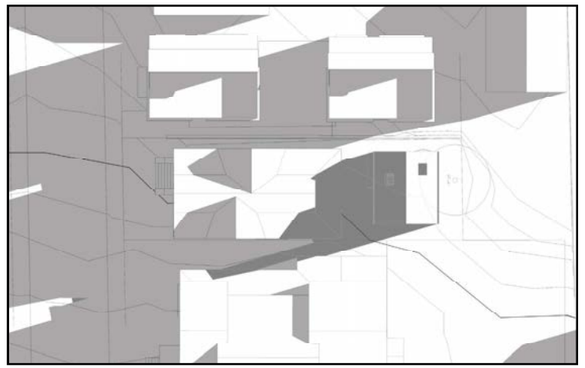

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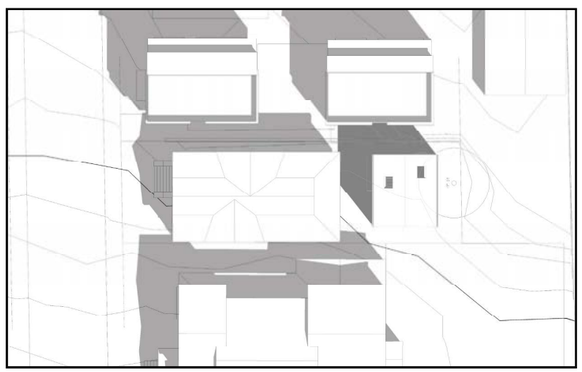

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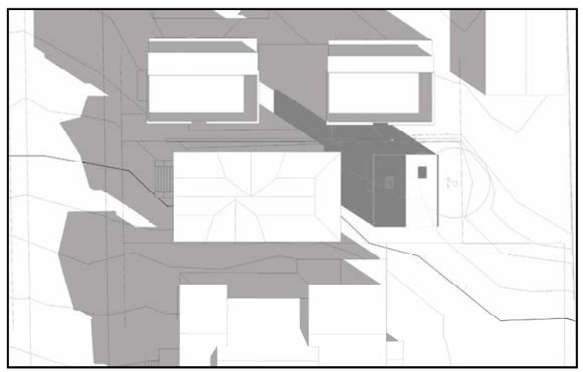


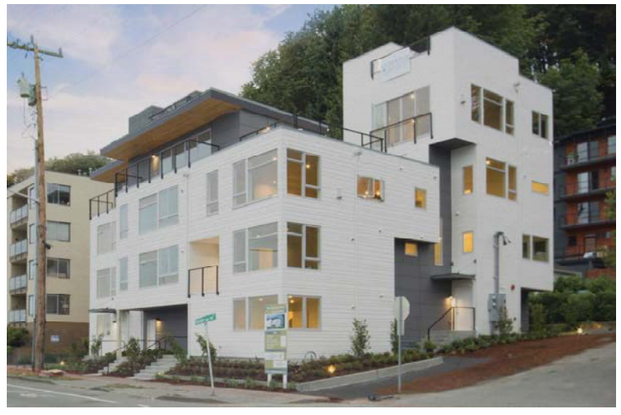
3:00 PM

3:00 PM

Shadow Study
The proposed building predominately creates shadows to the north and east of the site. The adjacent proposed northern neighbor primarily faces Charles St and turns its back on our property with very few windows on its south facade. The single family houses to the northeast of the site are only slightly affected during the winter months. This is due to the quick elevation change across the street. This houses sit up on a hill.

EXISTING SHADOWS

NEW SHADOWS




THE NAVE