



EARLY DESIGN GUIDANCE  
ADMINISTRATIVE DESIGN REVIEW

SDCI # 3027488  
2537, 15th Ave S  
Seattle, WA 98144

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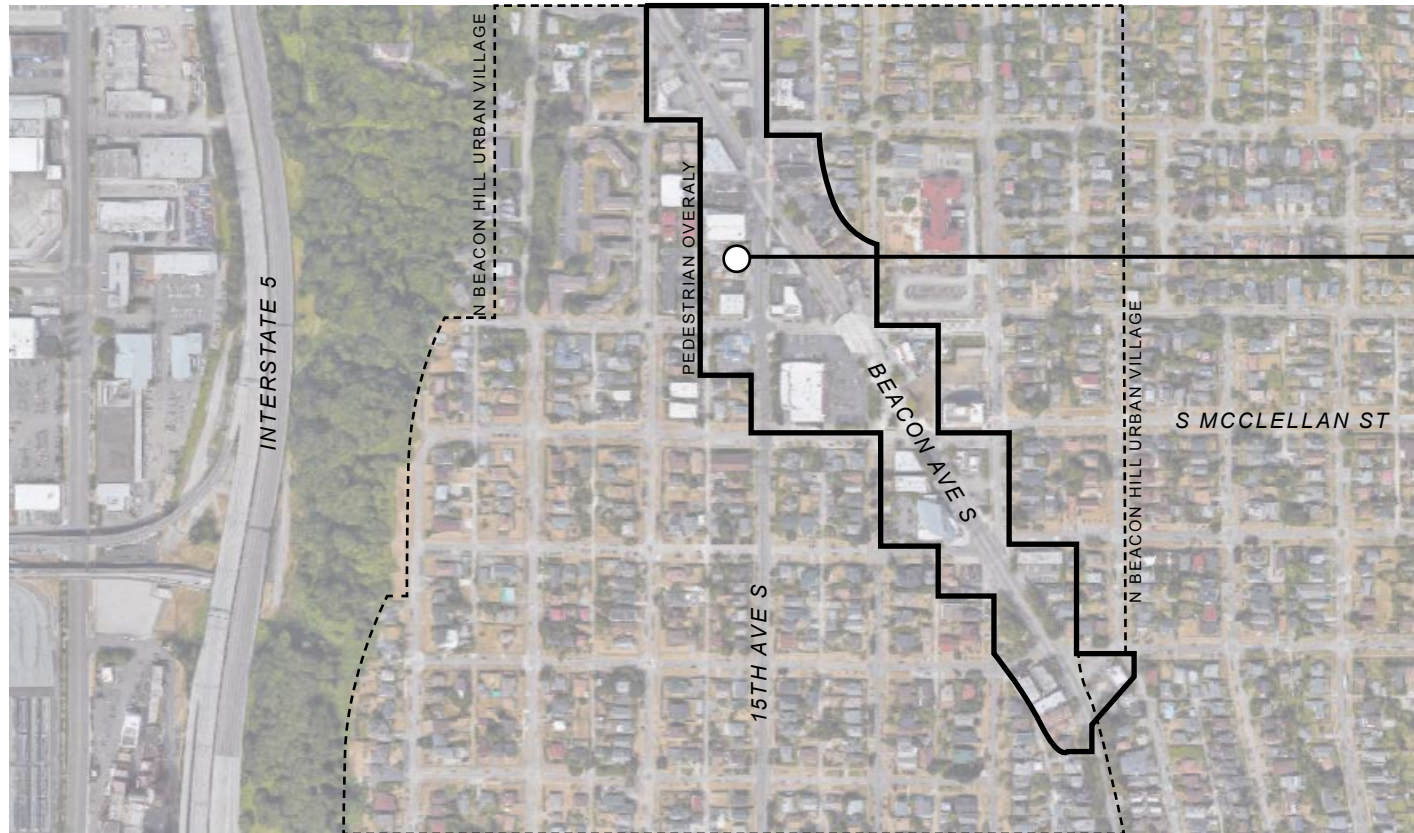
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SITE LOCATION



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VICINITY MAP

**EXISTING SITE**

The project site consists of a single rectangular parcel (1389800105) located on 15th Ave S. Immediately to the north of the project site is a small, single-story commercial building containing an alterations business. To the south is a small garage followed by a two-story brick apartment building. The subject parcel is a total of 6,400 square feet and measures approximately 128'-0" in the east-west direction and 50'-0" in the north-south direction. The site slopes from the southeast to the northwest by approximately 4'-0". Currently there is a single-story, single-family house on the site. The "highest and best use" is multi-family development.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned NC2-65 (4.0), indicating that the structure may go up to 65'-0" plus additional applicable height bonuses. The NC zoning continues north, south, and east along 15th Ave S and Beacon Ave S for approximately 1-2 blocks to the north, 3-4 blocks to the south, and 2 blocks to the east. To the immediate west of the site the zone transitions to LR3. The project is within the North Beacon Hill Residential Urban Village and is nestled within a pedestrian area. Due to it's two block proximity to the Beacon Hill Light Rail Station the project site is qualify for frequent transit parking reductions.

**DEVELOPMENT OBJECTIVES**

The owner proposes the construction a new apartment building with 37 apartment units that vary between SEDUs and EDUs. No parking will be provided as the site is fully within a frequent transit zone and within an urban village. The objective for these apartments is to provide attainable housing that is within walking distance to the Beacon Hill commercial area, and can take advantage of its location within a transit-centric hub for easy access to a variety of neighborhoods throughout the city.

**NEIGHBORHOOD DEVELOPMENT**

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. 15th Ave S is a major arterial that connects north to a bridge that connects to the Central District and bisects Beacon Hill towards the south. It is also immediately adjacent to Beacon Ave S which is another major arterial that bisects the Beacon Hill neighborhood. Several major Beacon Hill commercial areas are within walking distance to the site. There are several restaurants along both 15th Ave S and Beacon Ave S. A grocery store is also two blocks to the southeast of the site. The public library branch is three blocks to the southeast. In addition to the light rail, several bus lines run along Beacon Ave S including the 36, the 60, and the 107. The 60 and 107 also turn onto 15th Ave S at the intersection of these two streets. Jefferson Park, a major green space, is a 20 minute walk from the site. In general, the area is conducive to an active lifestyle, ideal for young professionals and students, and provides the necessary transportation links between the city center, local neighborhoods surrounding the site, and the city at large.

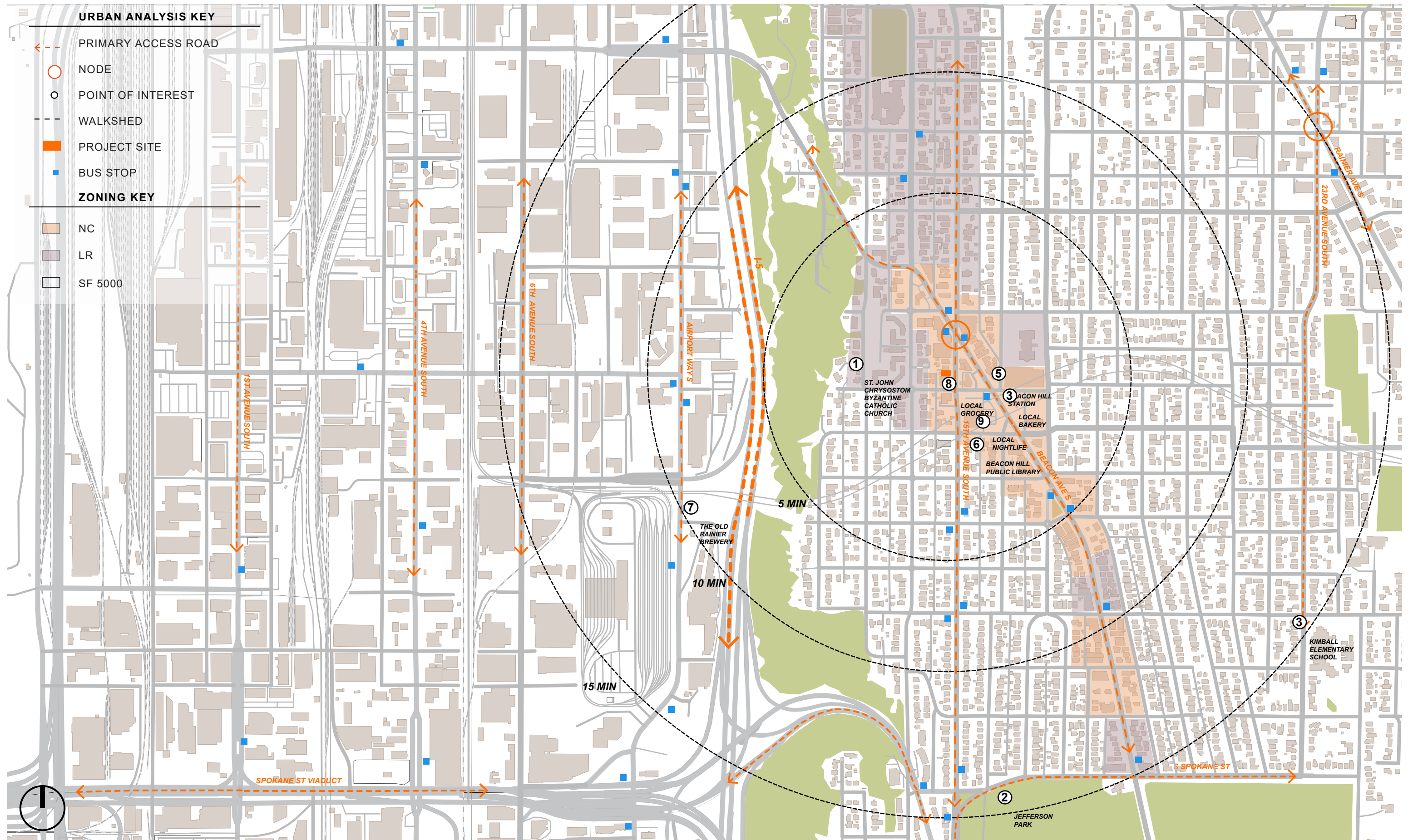


**SITE LOCATION**

2537 15th Ave S.  
Seattle, WA 98144

**PROJECT PROGRAM**

- Site Area: 6,400 SF
- Number of Residential Units: 37 Units
- Number of Parking Stalls: 0
- Proposed Bike Parking: 28 Spaces
- Total Area: Approx. 16,000 SF
- Total Area Above Grade: Approx. 16,000 SF
- Allowable FAR = 4.25 (27,200 SF)
- Anticipated FAR = 2.5 (16,000 SF)





1 ST. JOHN CATHOLIC CHURCH



2 JEFFERSON PARK



3 KIMBALL ELEMENTARY SCHOOL



4 LOCAL BAKERY



5 BEACON HILL LIGHT RAIL STATION



6 BEACON HILL PUBLIC LIBRARY



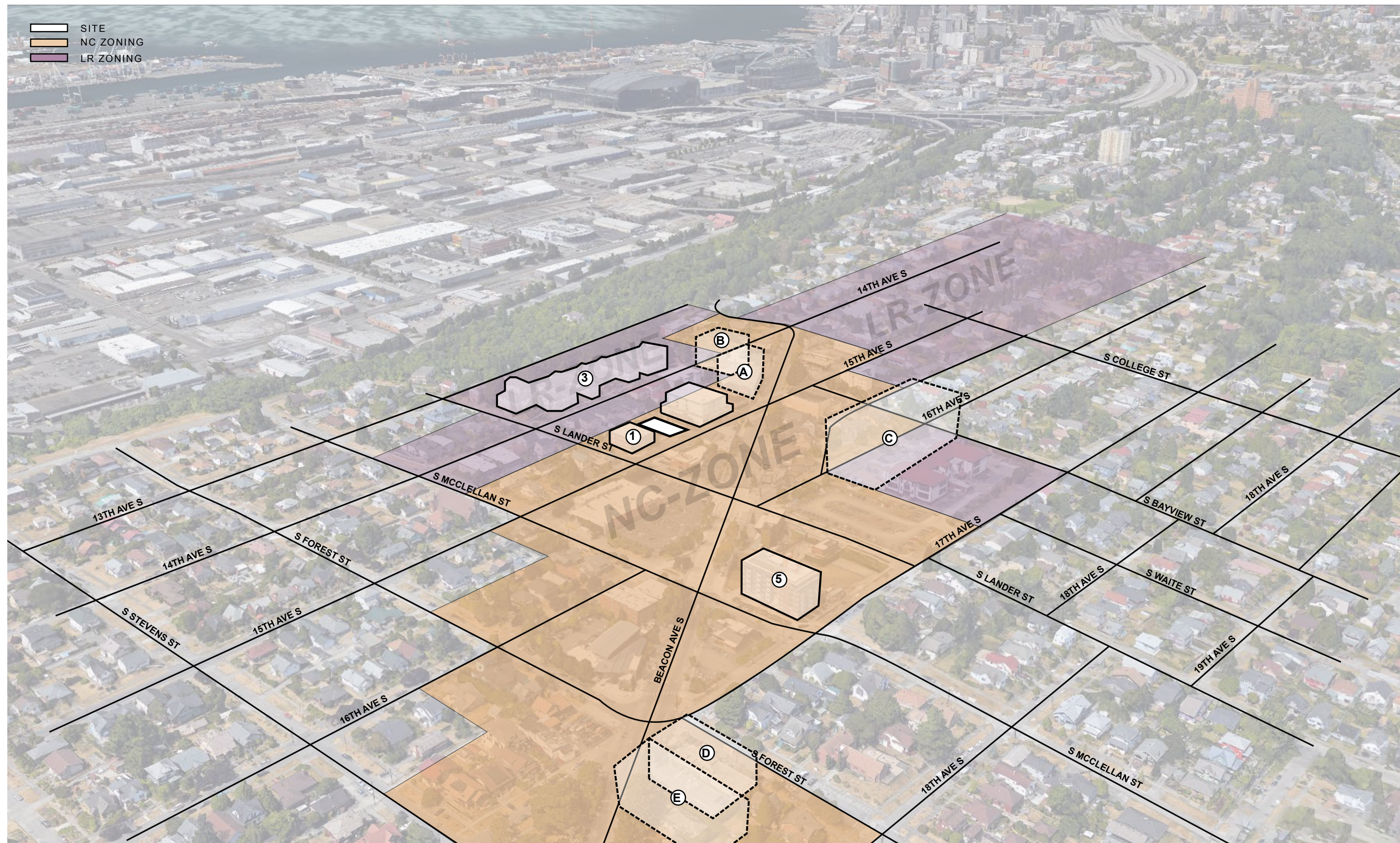
7 THE OLD RAINIER BREWERY



8 LOCAL GROCER



9 LOCAL NIGHT LIFE



**ADDRESSES:** 2537 15th Ave S  
**PARCEL #:** 138980-0105  
**ZONING:** NC2-65 (4.0)  
**OVERLAYS:** North Beacon Hill Residential Urban Village  
 Beacon Hill Station Overlay  
**SITE AREA:** 6,400 SF

**23.47A.004 PERMITTED USES**

Permitted outright:  
 Residential, commercial

**23.47A.005 STREET LEVEL USES**

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.  
 True commercial required per 005.D.1; Live/works limited to 20% per 004.G.2.

**23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS**

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

**23.47A.012 STRUCTURE HEIGHT**

Allowed Maximum Base Height:

4' additional allowed for rooftop features (parapets, clerestories, etc.)

16' additional allowed for stair & elevator penthouses:

NC2-65 (4.0)

65'-0"

69'-0"

85'-0"

**23.86.006 STRUCTURE HEIGHT MEASUREMENT**

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

**23.47A.013 FLOOR AREA RATIO**

Base FAR:

Mixed-Use FAR:

4.25 (27,200 SF)

4.75 (30,400 SF)

**23.47A.014 SETBACK REQUIREMENTS**

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

**23.47A.016 LANDSCAPING AND SCREENING STANDARDS**

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

**23.47A.024 AMENITY AREA**

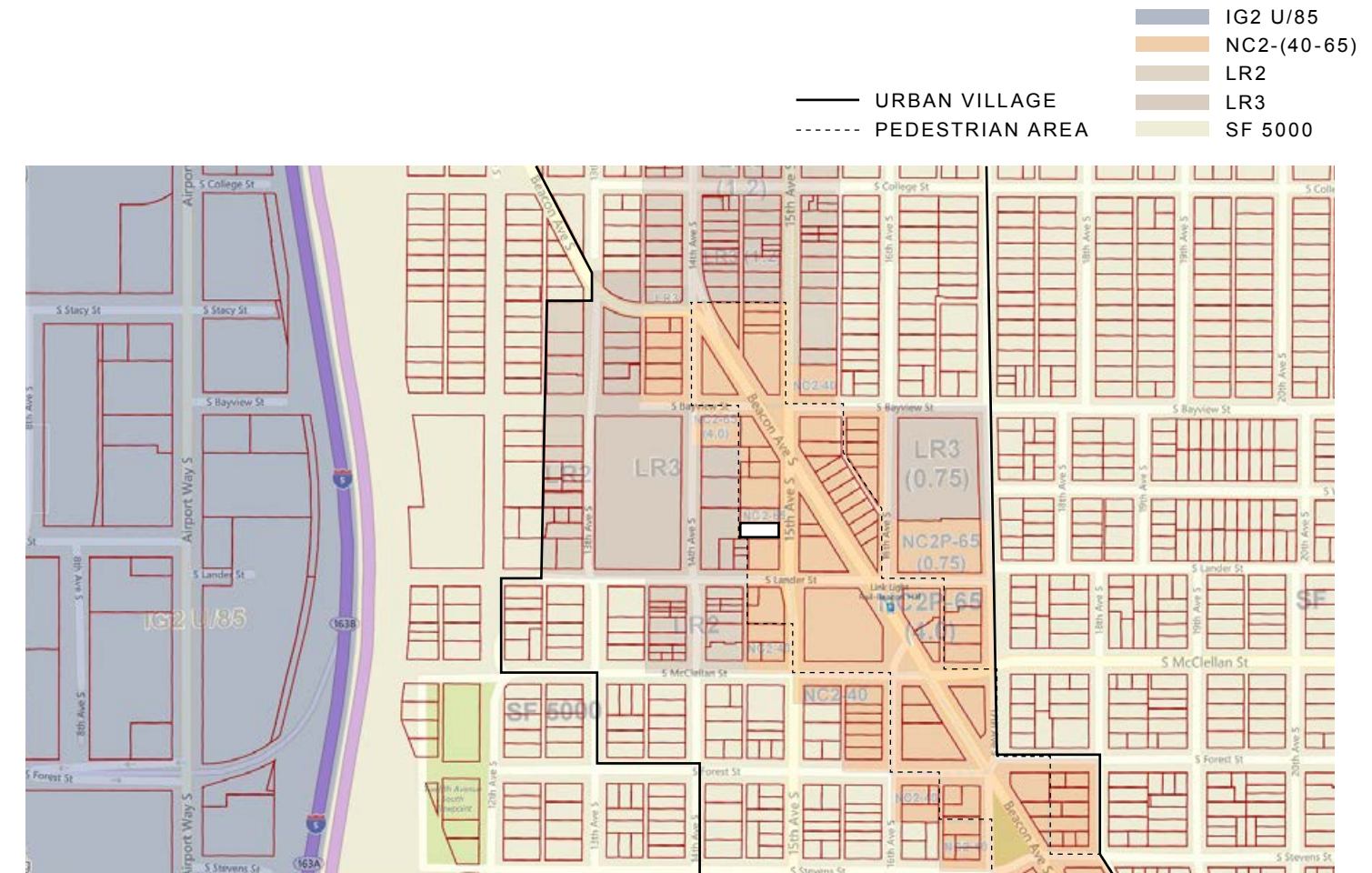
Required: 5% of gross floor area in residential use  
 5% x 16,000 SF = 800 SF

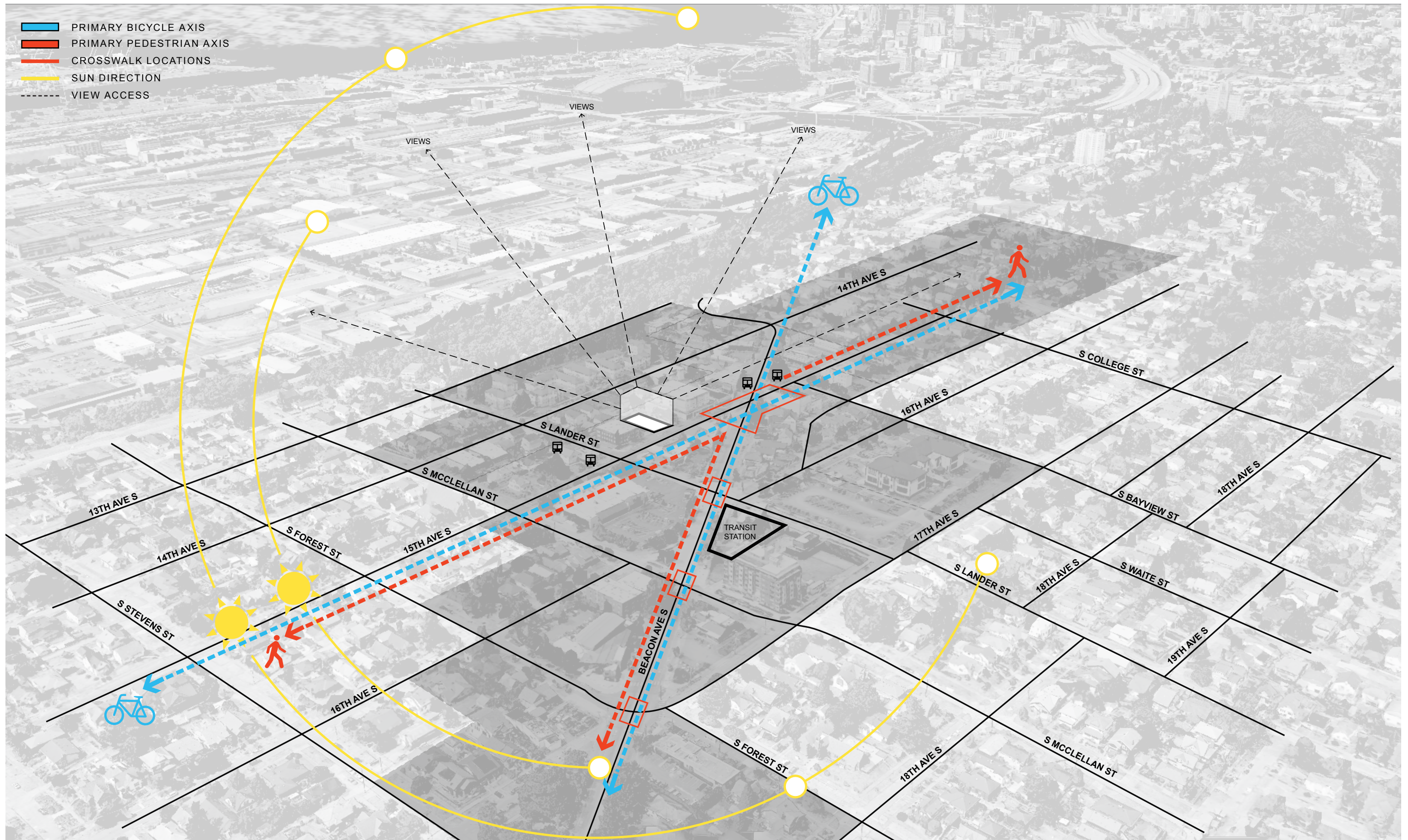
**23.54.015 REQUIRED PARKING**

Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.  
 Bicycle parking: Long-term: 0.75 per SEDU 37 Units = 28 Bike spaces

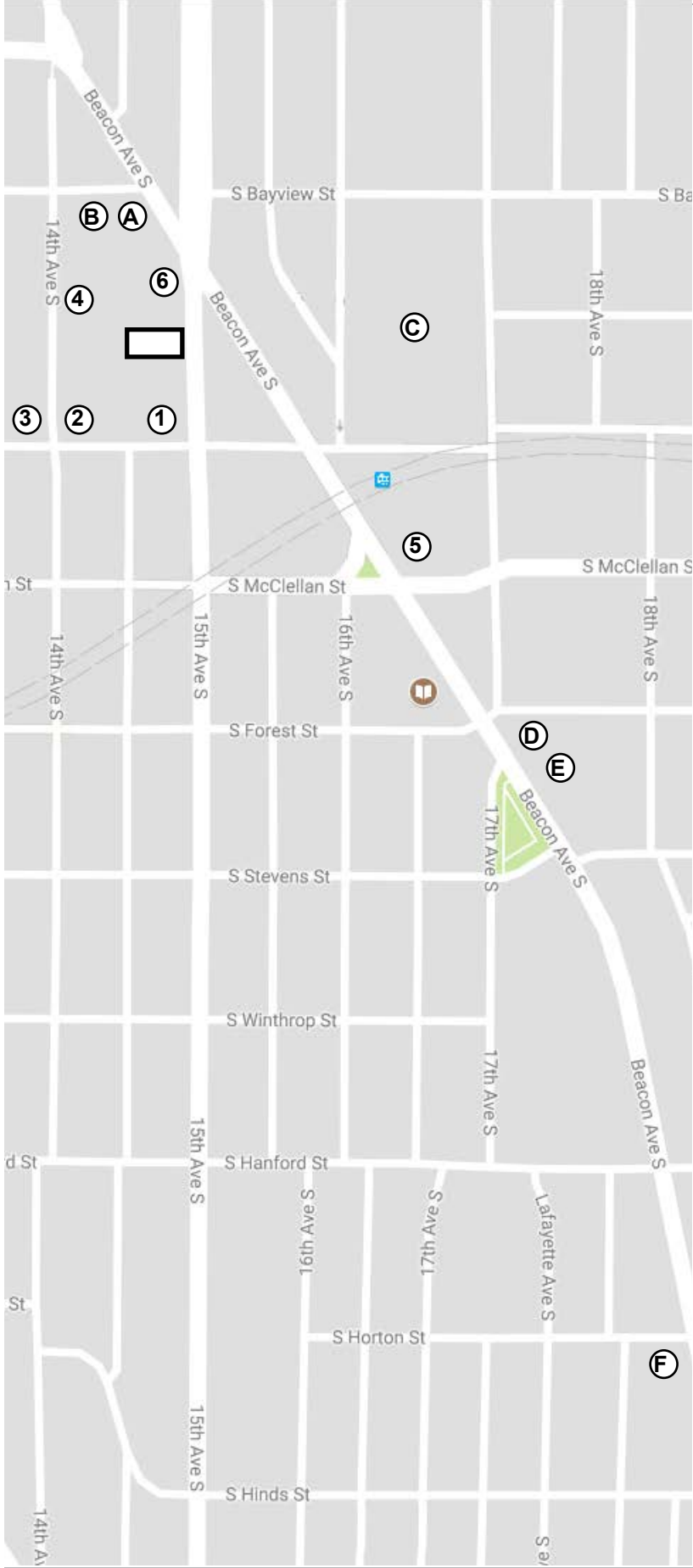
**23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS**

Residential, 26-50 dwelling units: 375 SF  
 The minimum horizontal dimension of required storage space is 12 feet.









EXISTING MULTI-FAMILY DEVELOPMENT



PROPOSED MULTI-FAMILY DEVELOPMENT



PROJECT #3024602, 2505 BEACON AVE S

PROJECT #3022459, 2902 BEACON AVE S



PROJECT #3026292, 1405 S BAYVIEW ST

PROJECT #3019955, 2912 BEACON AVE S



PROJECT #3013810, 2524 16TH AVE S

PROJECT #3018098, 3309 BEACON AVE S



SITE



STREET LOOKING WEST (A)

ACROSS FROM SITE



STREET LOOKING EAST (B)



EXISTING HVL



SOUTHERN NEIGHBOR

PROPOSED SITE

NORTHERN NEIGHBOR

SHARED DRIVEWAY

**PROPOSED PROJECT SITE**

One parcel located at 2537 15th Ave S.  
 Site Area = 6,400 square feet; rectangular in shape, measures approximately 128' x 50'

**TOPOGRAPHY**

Approx. 4'-0" down slope from southeast to northwest

**ADJACENT BUILDINGS AND USES**

Existing 1-story commercial building to the north  
 Existing 1-story garage and 2-story apartment building to the south

**ALLOWABLE BUILDING AREA**

NC2-65 (4.0) 4.25 FAR = 27,200 SF

**LEGAL DESCRIPTION**

Lot 13, Block 5, Carney's Supplemental Plat Tract 5 in Bayside Addition to the City of Seattle according to the Plat thereof recorded in Volume 3 of Plats, page 74, Records of King County, Washington.

**SOLAR ACCESS & VIEWS**

The site has good solar access due to existing topography and location within the city, The site will have sweeping views towards Puget Sound, downtown, and Mt. Rainier if high enough in elevation.

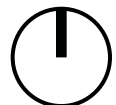
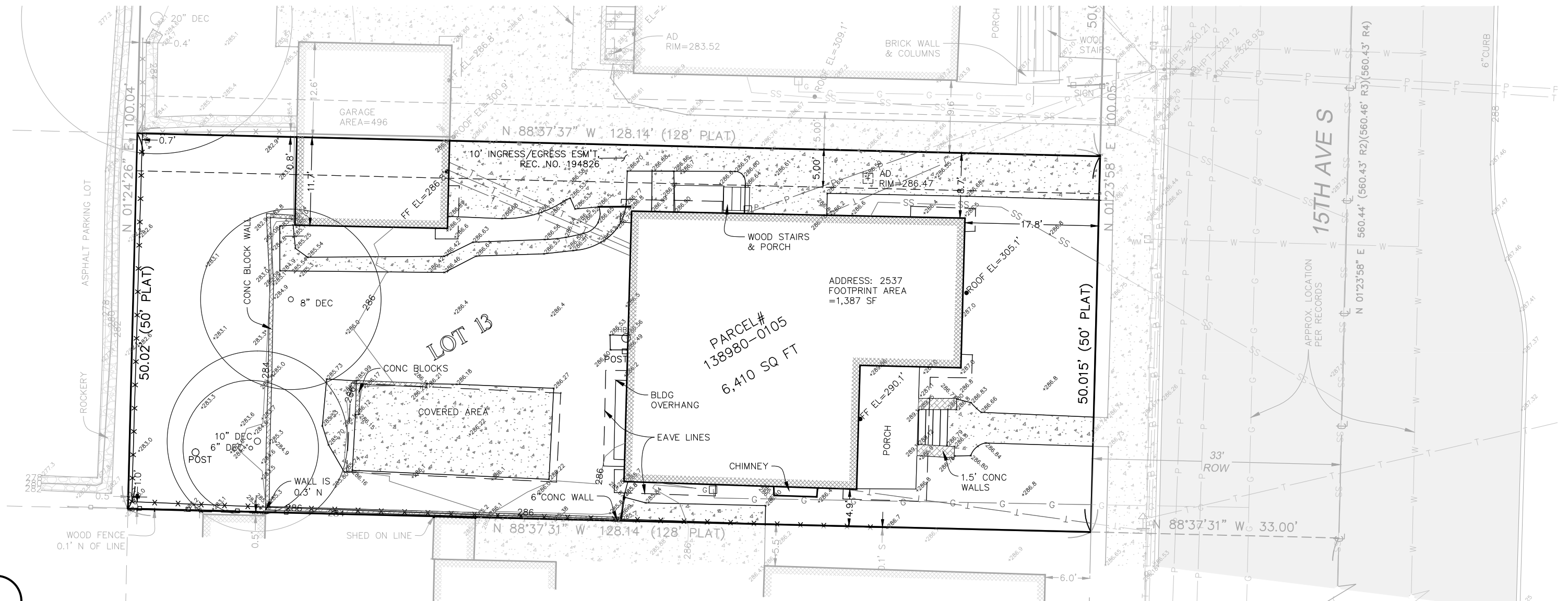
**TRAFFIC CIRCULATION**

15th Ave S is a major arterial. Each direction contains one driving lane, one parking lane, and one bike line separating the two. There is a four-way stop light at the northern intersection nearest the site. There is a pedestrian crosswalk at the southernmost intersection.

**STREETSCAPE**

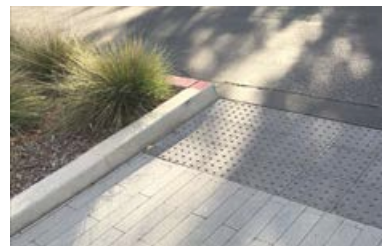
There is no planting strip along 15th Ave S on the western side of the block. The northeastern part of the street has a planting strip approximately 5'-7' wide.

Overhead power lines run north to south along 15th Ave S immediately adjacent to the site.

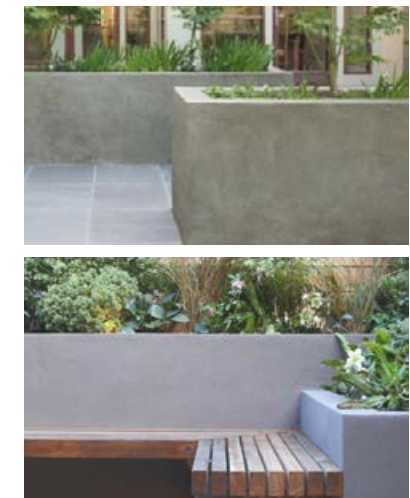


**ACCESS EASEMENT**

A 5'-0" access easement will be maintained to allow driveway access for the existing neighbor. This area will remain paved and serve as a paved emergency pathway for residents to utilize. In addition, trash pick-up is proposed to utilize the access easement. Small pockets of landscaped areas will also provide relief from the paving in proposed building notches.



**PRIMARY PEDESTRIAN TRAFFIC PATTERN**



**SECONDARY ELEMENTS**

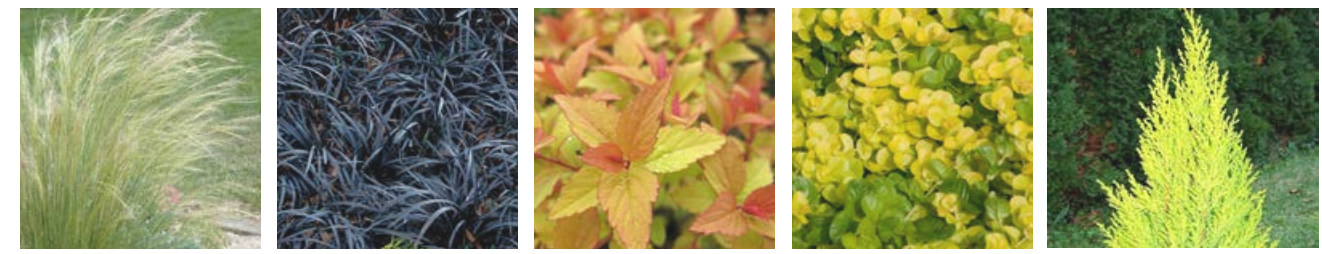
Seating and landscaping will be utilized along the sidewalk to create secondary gathering spaces for both the private users and the public realm.

**BIKE LANES ALONG BEACON AVE S**

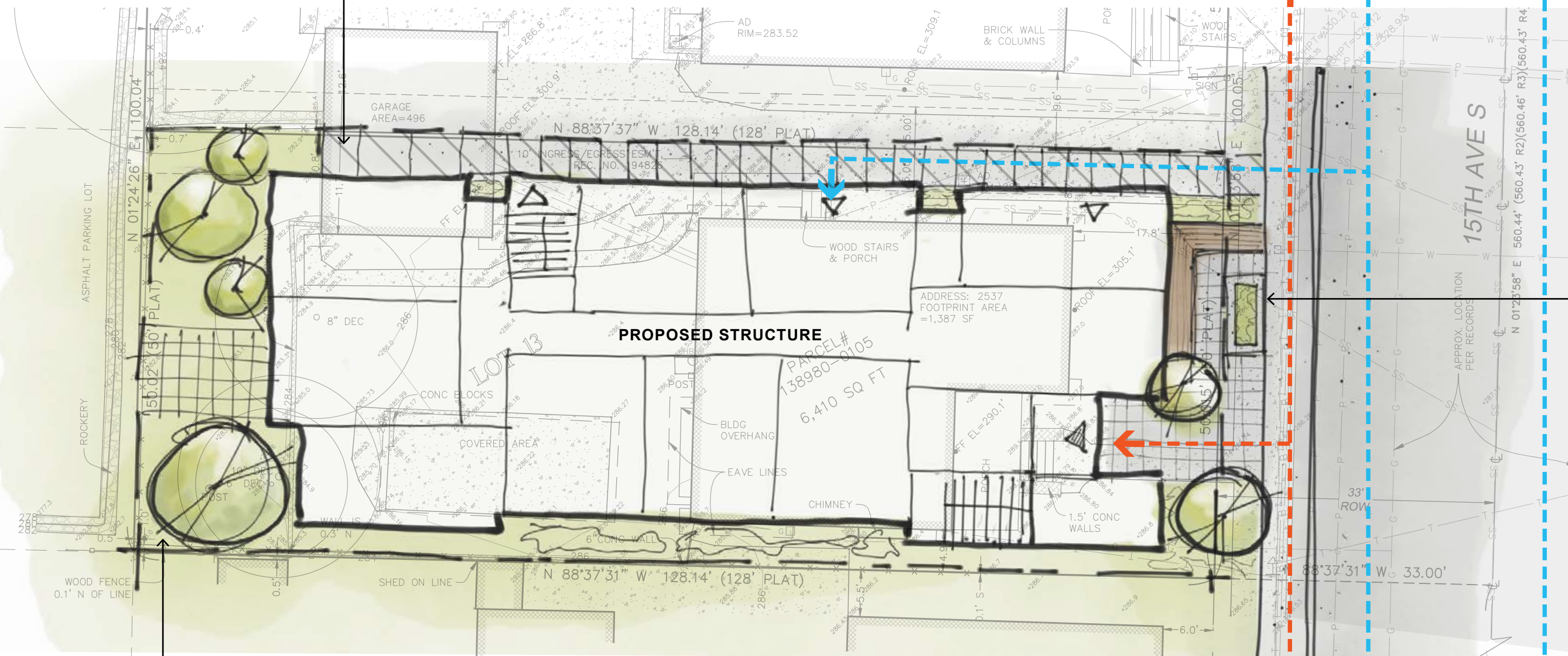


**LANDSCAPE APPROACH**

Native plant species will be utilized throughout the site. Generally light grasses, shrubs, and small-to-medium sized trees will be used in the site to create small, distinct areas for the residents' use. To the right are potential plant options:



FEATHER GRASS    BLACK MONDO    SPIREA    CREEPING JENNY    CYPRESS



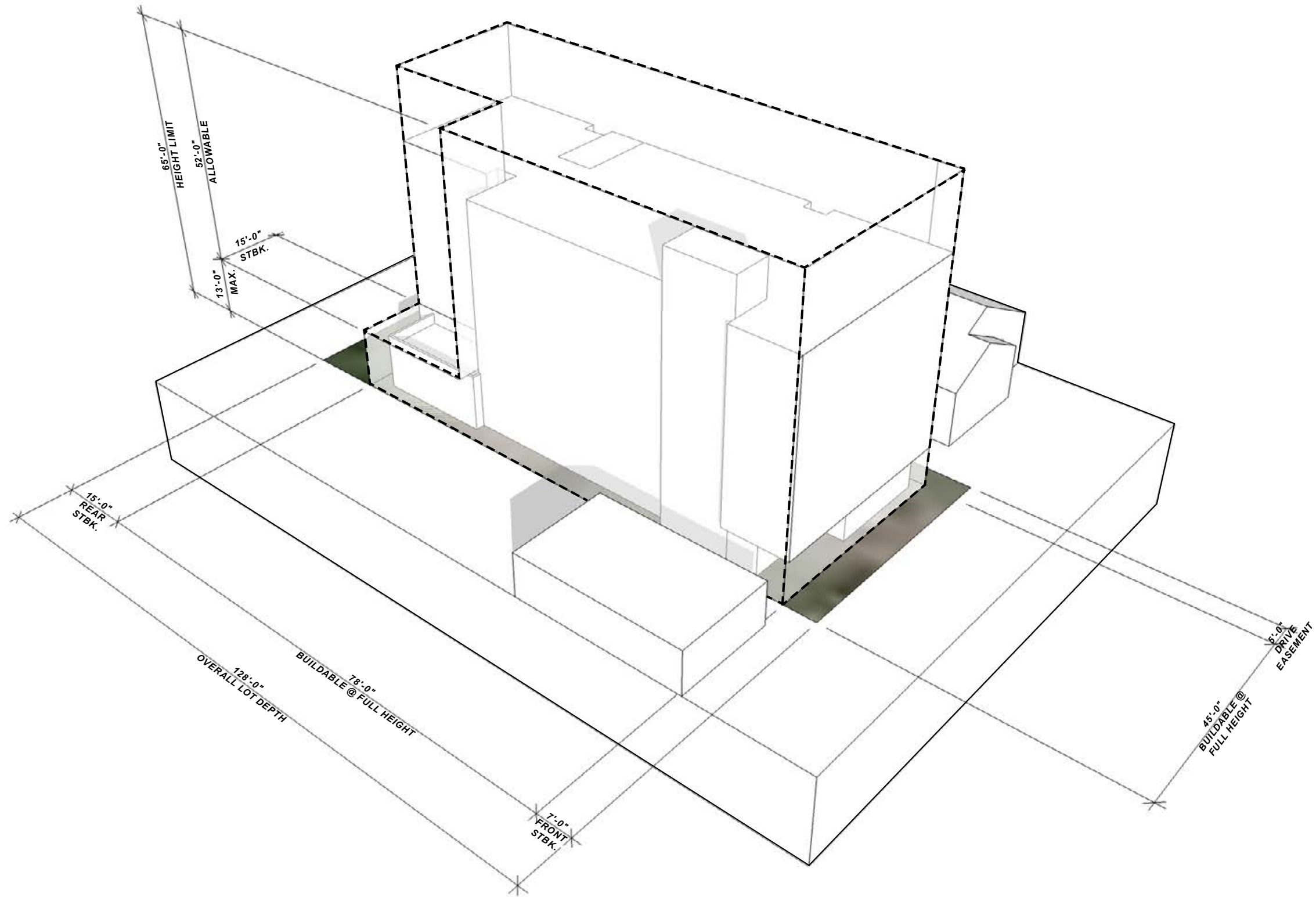
GUIDELINE	DESCRIPTION	RESPONSE
<b>CS2. URBAN PATTERNS AND FORM</b>	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-A. Location in the City and Neighborhood	2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.	As 15th Ave S is a major arterial, this project will have a major street presence. It will also be visible from Beacon Ave S
CS2-B. Adjacent Site, Streets and Open Spaces	2. Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. 3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	There is currently no planting strip; therefore, the project will proposed several street trees on site to enhance the pedestrian experience.
CS2-C. Relationship to the Block	2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means	The project proposal will begin to meet the height of developed sites along 15th Ave S, including the apartment buildings to the north and to the south. At the same time, the street-facing facade will use horizontal datum lines to relate to the smaller scale neighbors adjacent to the site
CS2-D. Height, Bulk, and Scale	3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). 4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.	The project transitions to an LR zone immediately to the west of the parcel. The preferred project proposal adheres to the required 15'-0" setbacks, and creates secondary modulation that immediately relates to the adjacent neighbors.
<b>CS3. ARCHITECTURAL CONTEXT AND CHARACTER</b>	Contribute to the architectural character of the neighborhood.	
CS3-A. Emphasizing Positive Neighborhood Attributes	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.	While the project design is contemporary in nature, it will utilize textural and small-scale elements to relate to the neighborhood style.
<b>PL1. CONNECTIVITY</b>	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Walkways and Connections	1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. 3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	Landscape and seating will be utilized along the sidewalk to connect to the existing pedestrian infrastructure and provide amenities for the public using the walkway.
<b>PL2. WALKABILITY</b>	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
PL2-B. Safety and Security	1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.	The windows of the units will primarily be directed towards the street to provide a natural visual connection to the public environment. Lighting will be used at all entries and along private pathways to provide safety for the tenants. The residential lobby will be transparency and lit accordingly.
PL2-C. Weather Protection	1. Location and coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity.	The building modulation provides inherent weather protection. The residential entry is recessed to further protect the building residents.
<b>PL3. STREET-LEVEL INTERACTION</b>	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.	In addition to being recessed and transparent, signage and lighting will be incorporated into the entry design to provide the necessary wayfinding and make the entry readily identifiable.
<b>PL4. ACTIVE TRANSPORTATION</b>	Incorporate design features that facilitate forms of transportation such as walking, bicycling, and use of transit.	
PL4-C. Planning Ahead for Transit	1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping.	The light rail station is located southeast of the site. Therefore, the main approach to the site will likely be from west on S Lander St and north on 15th Ave S. The entry has been located accordingly on the preferred option.

GUIDELINE	DESCRIPTION	RESPONSE
<b>DC2. ARCHITECTURAL CONCEPT</b>		
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.		
DC2-A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The overall building has been separated into three distinct volumes to reduce the perceived mass of the overall proposal. These volumes are separated by recesses at the circulation corridors.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	Windows will be grouped to indicate solid vs. void. The glazing will be maximized towards the street and views to maximize visual interest.
DC2-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. 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.”	Overhangs along the street-facing facade help bring the structure to a pedestrian scale, and parapets are used to create the appearance of structural volumes. The proposed material at the ground-level volume will be of high-quality and textural on the pedestrian scale.
<b>DC4. EXTERIOR ELEMENTS AND FINISHES</b>		
Use appropriate and high quality elements and finishes for the building and its open spaces.		
DC4-A. Building Materials	1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	Materials proposed will be high quality and durable, especially at the pedestrian level.
DC4-B. Signage	2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.	The proposed signage will look to the surrounding neighborhood for inspiration and to ensure that it is appropriate in scale and character.
DC4-C. Lighting	1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Site lighting will be utilized to create a safe environment. It will also be used for nighttime wayfinding.
DC4-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. 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.	A entry "porch" (or small plaza) will serve as an opportunity to provide lush planting, as well as will be the location for some vertical tree planting elements. Integrated seating will also be provided to create secondary gathering space for the residents and the public.

**NORTH BEACON HILL NEIGHBORHOOD DESIGN GUIDELINES**

<b>A. SITE PLANNING</b>		
A-5. Respect for Adjacent Sites	Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.	Single-family setbacks are being followed to minimize the disruption to adjacent neighbors.
<b>B. HEIGHT, BULK, AND SCALE</b>		
Contribute to the architectural character of the neighborhood.		
B-1. Height, Bulk, and Scale Compatibility	Projects on a zoning boundary should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones. Projects should be compatible in scale to development anticipated by all applicable Land Use Policies for the surrounding area.	See above response. The proposed massing has also been divided into distinct volumes to decrease the perceived height, bulk, and scale.
<b>C. ARCHITECTURAL ELEMENTS AND MATERIALS</b>		
Contribute to the architectural character of the neighborhood.		
C-1. Architectural Context	New buildings proposed for existing neighborhoods should be compatible with, or complement the architectural character and siting pattern of neighboring buildings. New developments are encouraged to pay special attention to neighboring historic buildings, i.e., Pacific Medical Building and Fire Station 13.	The building will look to the past development and recent development for design cues, especially with materiality, signage, proportion, and
C-2. Architectural Concept and Consistency	Building design elements, details and massing should create a well proportioned, unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof-line or top of the structure should be clearly distinguished from its facade walls.	See above response. The further detailing of the building will look at structures in the neighborhood for design cues.
C-4. Exterior Finish Materials	Brick and Stone are the most common surface treatment in the commercial areas and are strongly encouraged.	Brick will likely be incorporated at the base level of the building as a pedestrian-friendly, textural material.

PROPOSED MASSING  
ALLOWABLE MASSING







**OPTION ONE - MODULATED SCHEME**  
(Code Compliant Option)

Option 1 explores a scheme that expresses the primary circulation on the exterior of the building. To create visual interest, and reduce the perceived scale through modulation, the stair towers are extended at the southern facade to create secondary volumes. A unit volume is similarly extended facing the street. The primary entrance is located at the northern edge of the site, responding to the major pedestrian crosswalk and major intersection towards the north. Option 1 proposes mezzanine units at the upper level to maximize the access to views and sun. This option proposes a simple flat roof to differentiate the different volumes. Option 1 seeks no departures and is code compliant.



**OPTION TWO - SHED SCHEME**

Option 2 proposes three distinct volumes that are connected by a shed roof. This option has a simplified, elegant massing that is separated by circulation corridors. Like Option 1, the primary entrance is located at the northern edge of the site to respond to the pedestrian approach. This option, however, does not take advantage of building height opportunities. It does not propose the upper level mezzanine units. An upper-level setback adjustment is also requested for the southwestern-most corner of the building. This is important to keep the massing clear and simple.



**OPTION THREE - BOOKEND SCHEME**  
(Preferred Option)

Option 3 proposes a "bookend" scheme similar to Option 2. The program is organized into four quadrants, one each facing east, west, north, and south. This puts the majority of units facing 15th Ave S. and western views. Like Option 1, this proposal also includes desirable mezzanine units at the upper level. It also proposes flat roofs to create simple, elegant volumes. This option creates a variety of amenity areas, both internalized and exterior of the proposed building. It provides a full lobby space, a small northeastern courtyard before the entry, and fully maximizes the site. This option also does not request any design departures and is code compliant.

**OPTION ONE (CODE COMPLIANT)**

**DISTINGUISHING FEATURES**

- 4 1/2-story building with basement = 15,551 GSF
- 37 apartments (including 10 loft units)

**OPPORTUNITIES**

- Residential entry approach from northern property line; follows pedestrian traffic
- Several opportunities for massing shifts
- Mezzanine level at upper units

**CONSTRAINTS**

- Upper level setback from residential zone
- Proximity of southern stair towers to property line cause potential excavation issues
- Majority of units face north; minimal exposure to street
- Massing scale is at it's greatest

**DEPARTURE REQUESTED:**

- No departure requested
- Code compliant

**FAR CALCULATIONS**

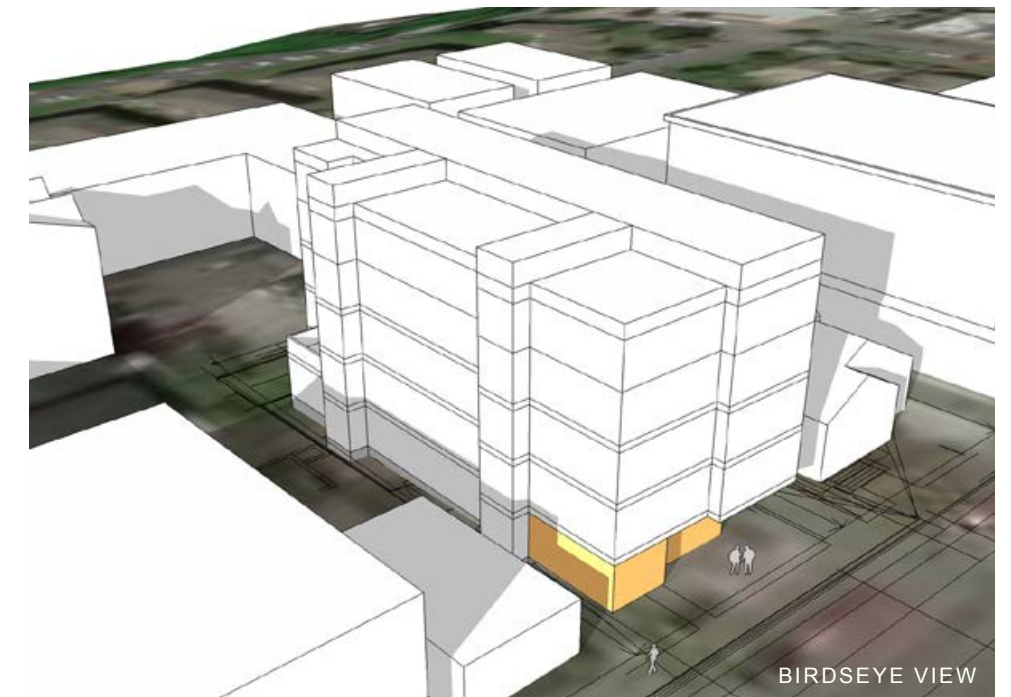
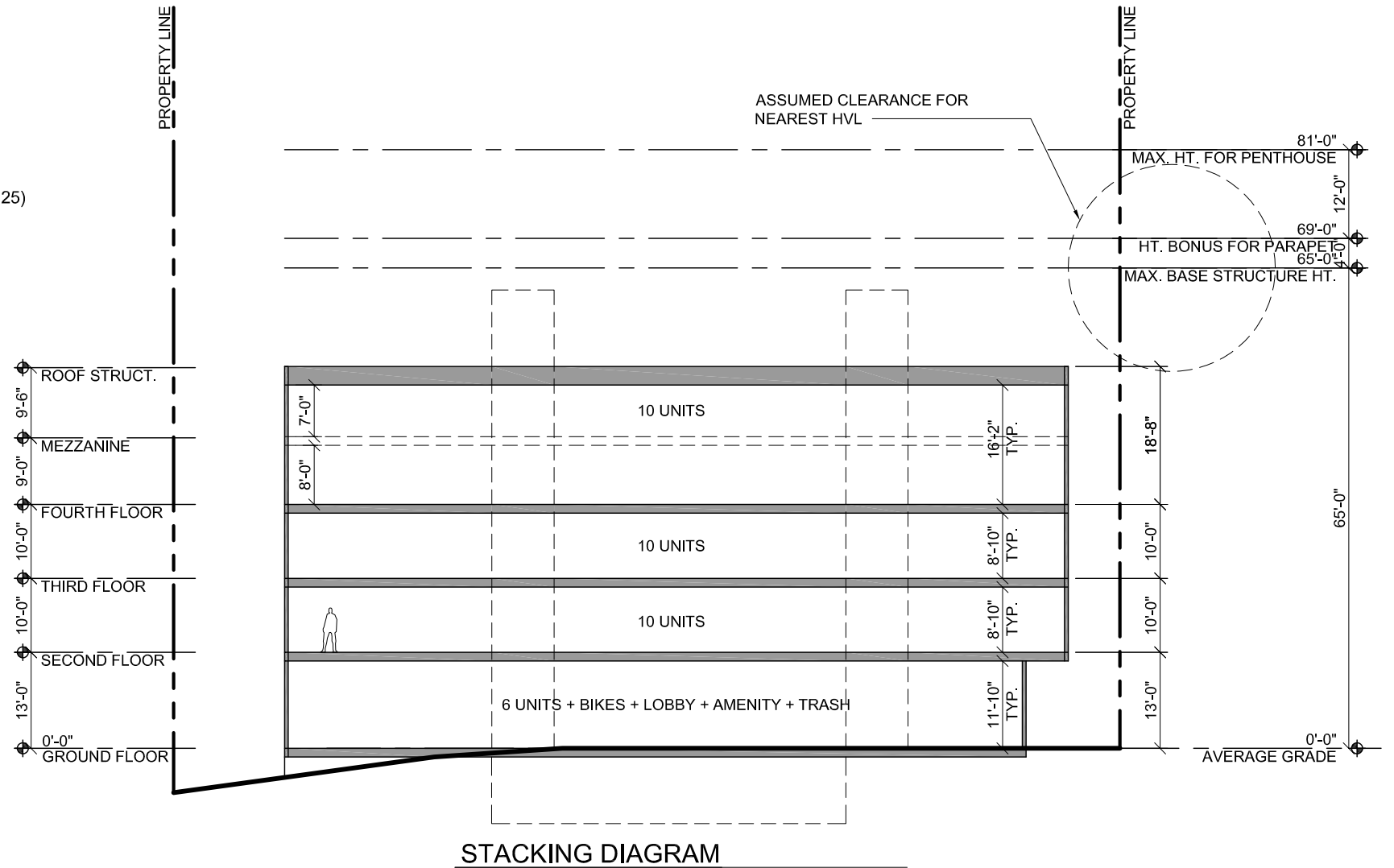
FIRST FLOOR	3710 SQ. FT.
SECOND FLOOR	3739 SQ. FT.
THIRD FLOOR	3739 SQ. FT.
FOURTH FLOOR	3739 SQ. FT.
TOTAL	14927 SQ. FT.

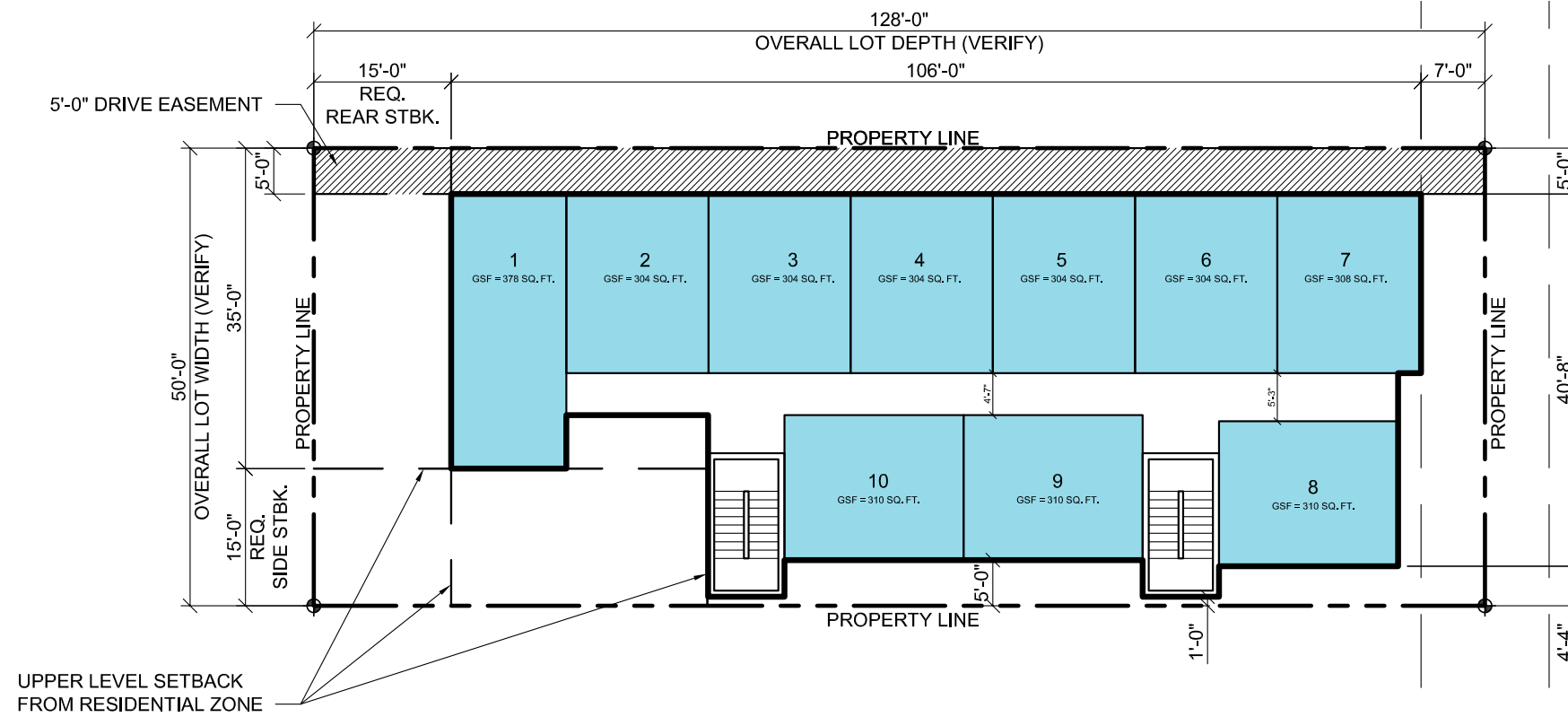
ALLOWABLE FAR: 27,200 SQ. FT. (6400 SF x 4.25)

(55% of allowable FAR used)

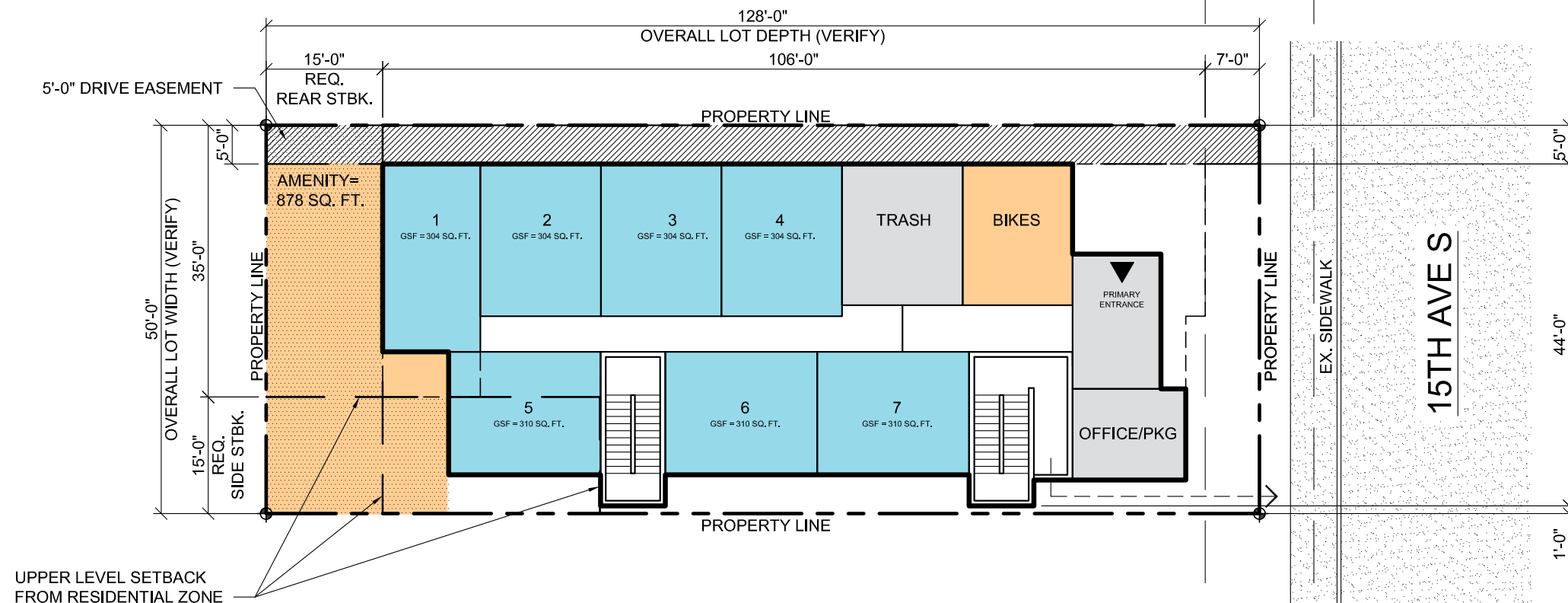
**GSF CALCULATIONS**

FIRST FLOOR	3860 SQ. FT.
SECOND FLOOR	3897 SQ. FT.
THIRD FLOOR	3897 SQ. FT.
FOURTH FLOOR	3897 SQ. FT.
TOTAL	15551 SQ. FT.





TYPICAL FLOOR PLAN



- AMENITY SPACE
- AUXILIARY SPACE
- RESIDENTIAL UNITS

GROUND LEVEL FLOOR PLAN

**OPTION TWO**

**DISTINGUISHING FEATURES**

- 4-story building with basement = 16,131 GSF
- 37 apartments

**OPPORTUNITIES**

- Residential entry approach from northern property line; follows pedestrian traffic
- Simplified massing
- Lack of roof deck allows for shed roof
- Building held back from property edges; allows for easy excavation

**CONSTRAINTS**

- Upper level setback from residential zone
- Trash access constrained from the southern edge of the site
- No mezzanine level

**DEPARTURE REQUESTED:**

- Upper level setback departure requested

**FAR CALCULATIONS**

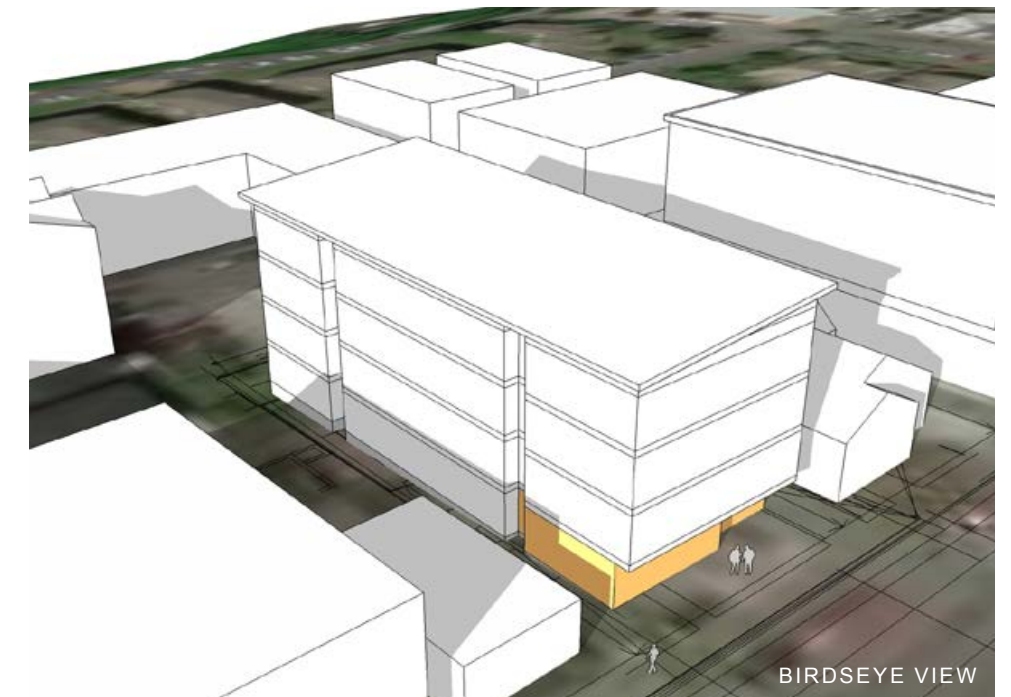
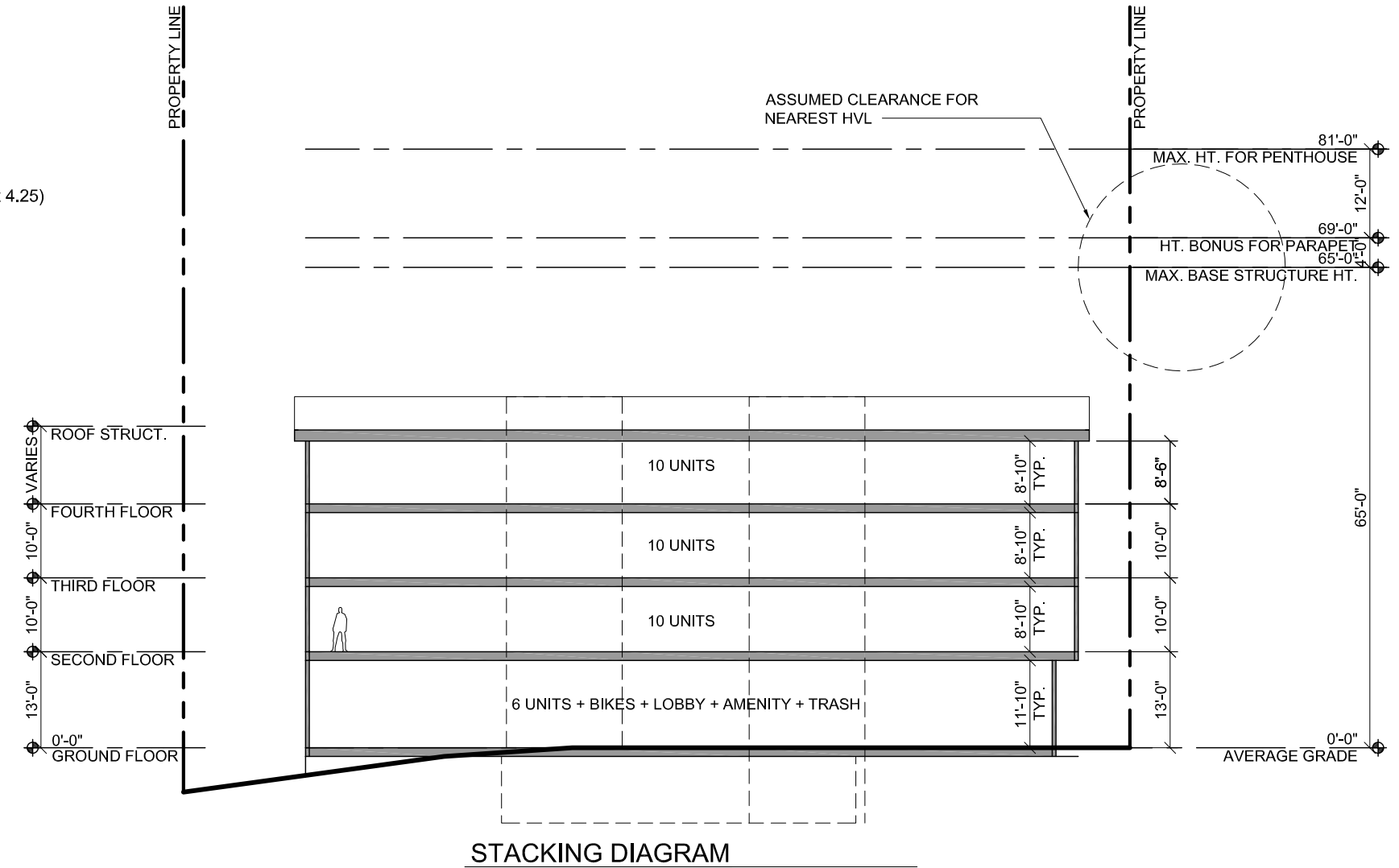
FIRST FLOOR	3714 SQ. FT.
SECOND FLOOR	3857 SQ. FT.
THIRD FLOOR	3857 SQ. FT.
FOURTH FLOOR	3857 SQ. FT.
TOTAL	15498 SQ. FT.

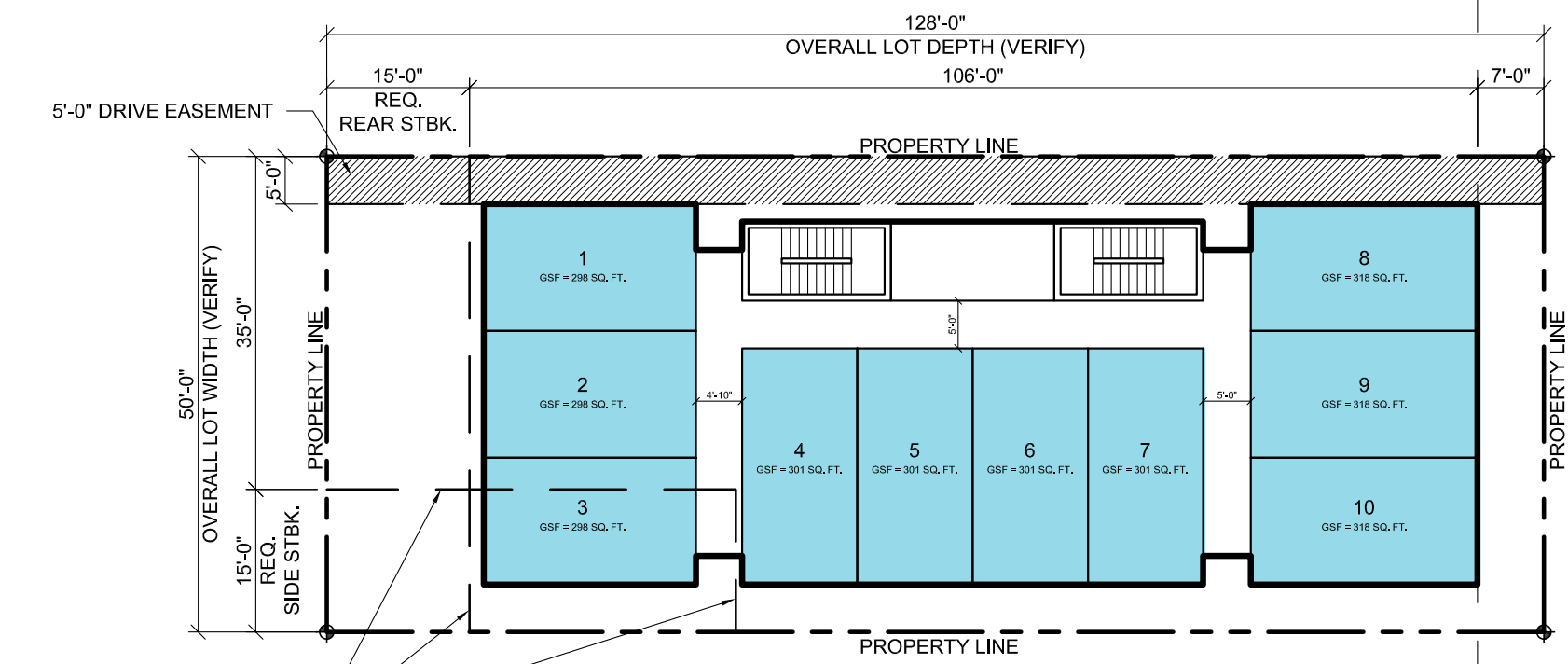
ALLOWABLE FAR: 27,200 SQ. FT. (6400 SF x 4.25)

(57% of allowable FAR used)

**GSF CALCULATIONS**

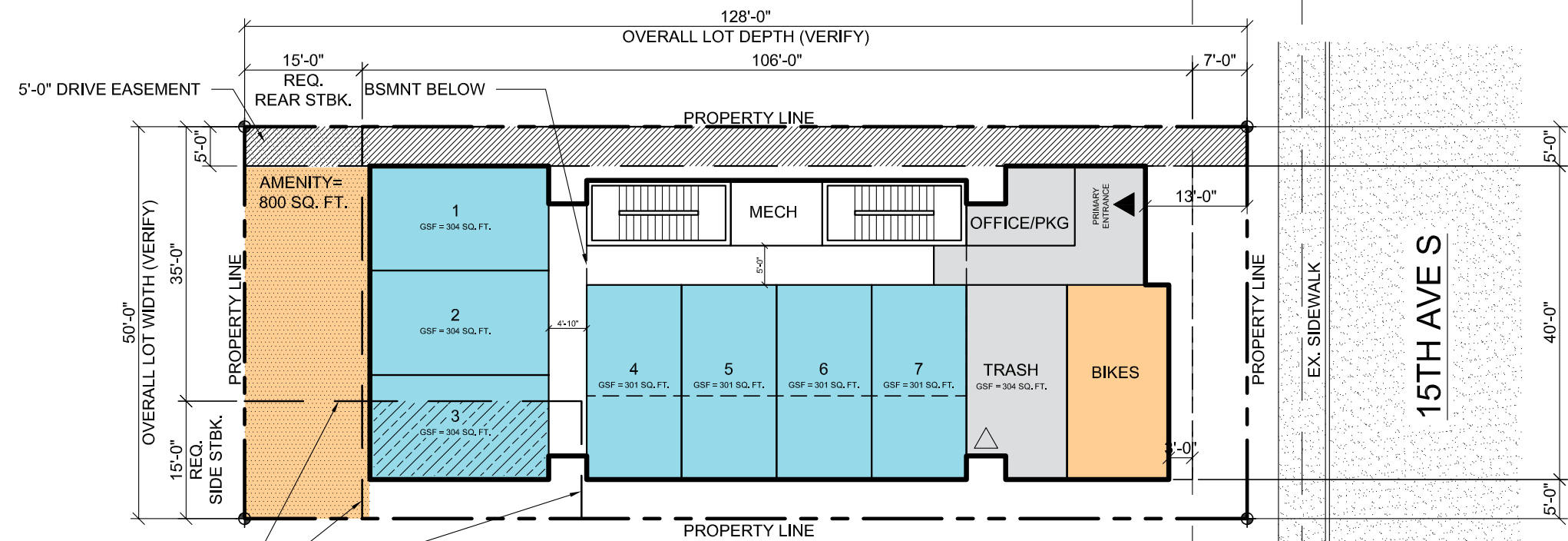
FIRST FLOOR	3869 SQ. FT.
SECOND FLOOR	4014 SQ. FT.
THIRD FLOOR	4014 SQ. FT.
FOURTH FLOOR	4014 SQ. FT.
TOTAL	16131 SQ. FT.





UPPER LEVEL SETBACK FROM RESIDENTIAL ZONE

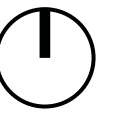
TYPICAL FLOOR PLAN



UPPER LEVEL SETBACK FROM RESIDENTIAL ZONE

- AMENITY SPACE
- AUXILIARY SPACE
- RESIDENTIAL UNITS

GROUND LEVEL FLOOR PLAN



**OPTION THREE (PREFERRED)**

**DISTINGUISHING FEATURES**

- 4 1/2-story building with basement = 16,021 GSF
- 37 apartments (including 10 loft units)

**OPPORTUNITIES**

- Focuses 3 units per floor towards the street
- Simplified massing
- Mezzanine level at upper units
- Variety of amenity areas
- Trash accessed from existing access easement
- Full lobby space

**CONSTRAINTS**

- Residential entry approach from center of site

**DEPARTURE REQUESTED:**

- No departure requested
- Code compliant

**FAR CALCULATIONS**

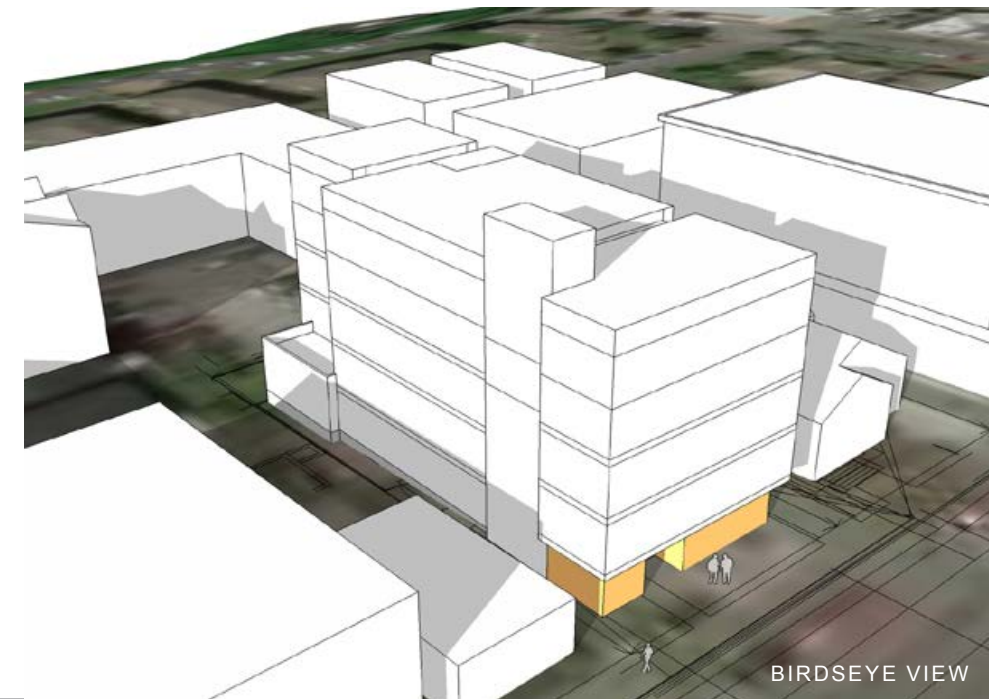
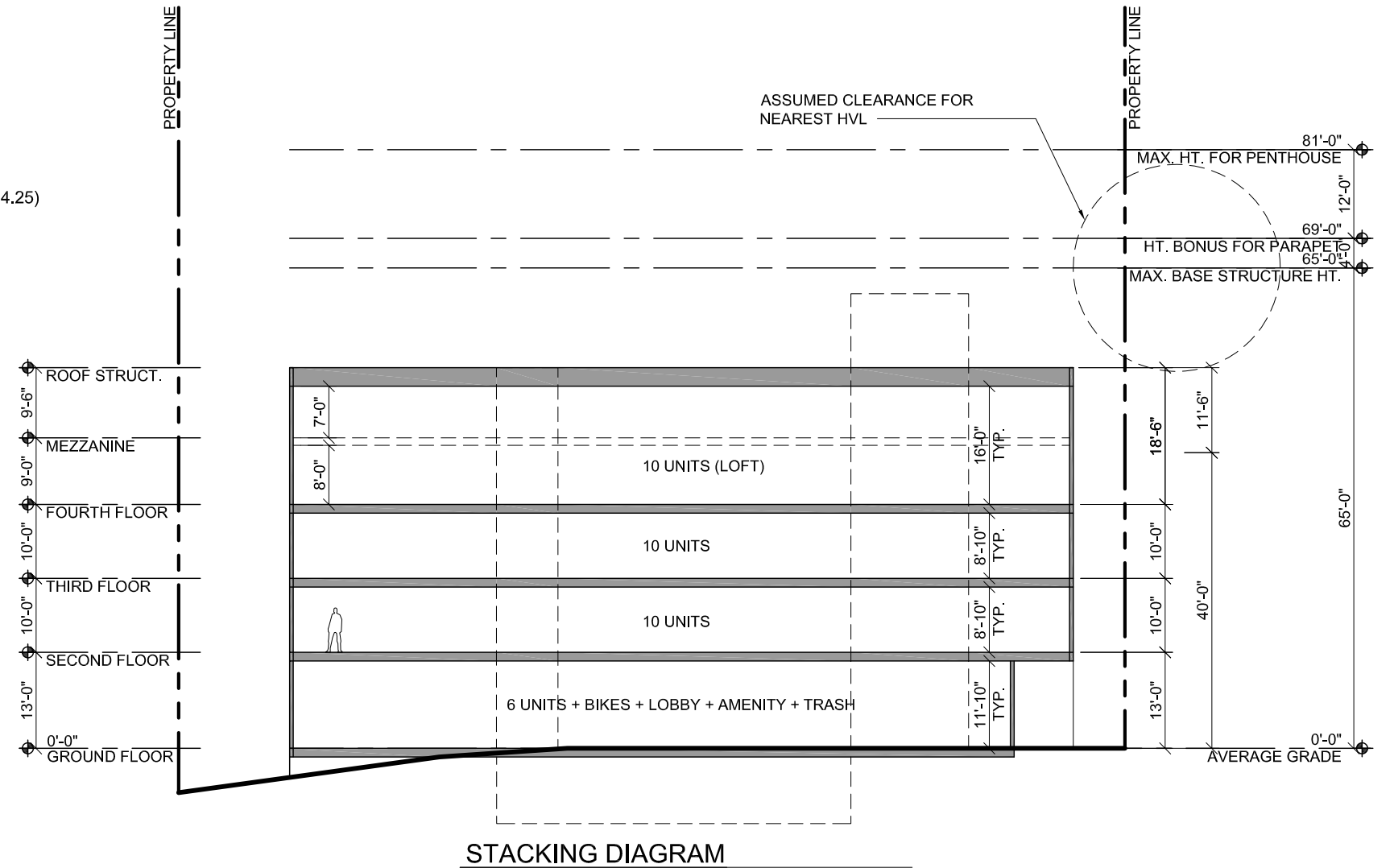
FIRST FLOOR	3987 SQ. FT.
SECOND FLOOR	3855 SQ. FT.
THIRD FLOOR	3855 SQ. FT.
FOURTH FLOOR	3855 SQ. FT.
TOTAL	15395 SQ. FT.

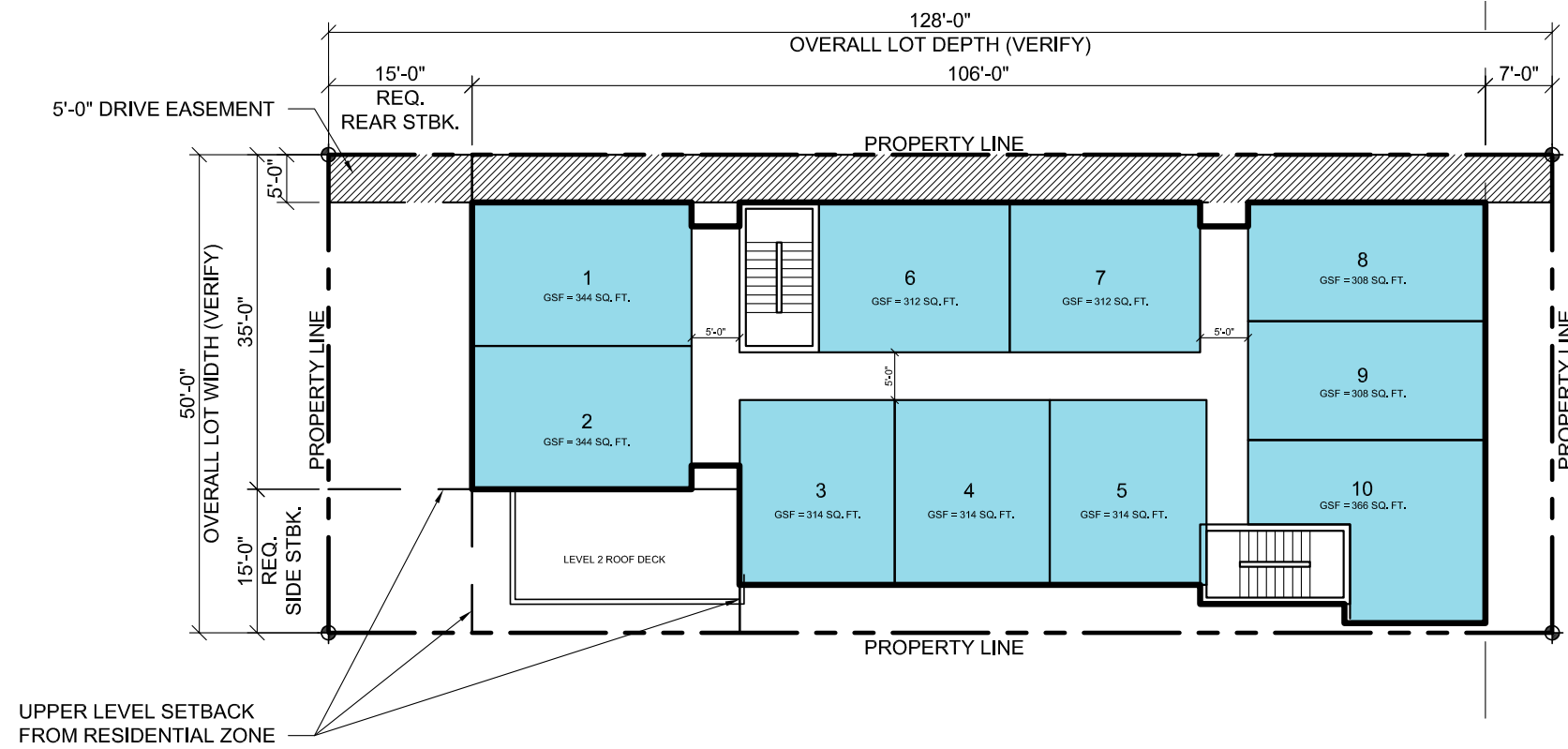
ALLOWABLE FAR: 27,200 SQ. FT. (6400 SF x 4.25)

(57% of allowable FAR used)

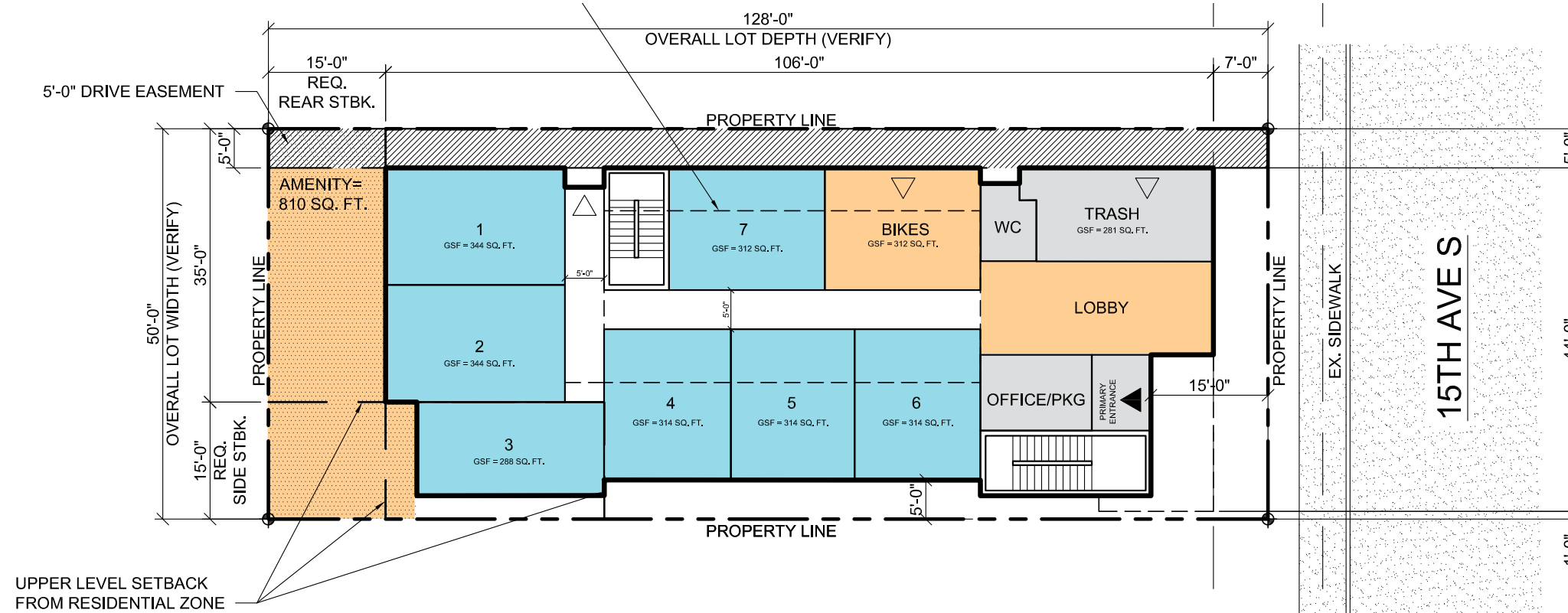
**GSF CALCULATIONS**

FIRST FLOOR	4140 SQ. FT.
SECOND FLOOR	4012 SQ. FT.
THIRD FLOOR	4012 SQ. FT.
FOURTH FLOOR	4012 SQ. FT.
TOTAL	16021 SQ. FT.





TYPICAL FLOOR PLAN

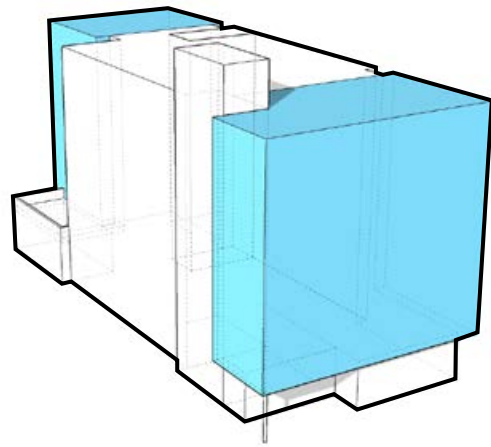


GROUND LEVEL FLOOR PLAN

- AMENITY SPACE
- AUXILIARY SPACE
- RESIDENTIAL UNITS

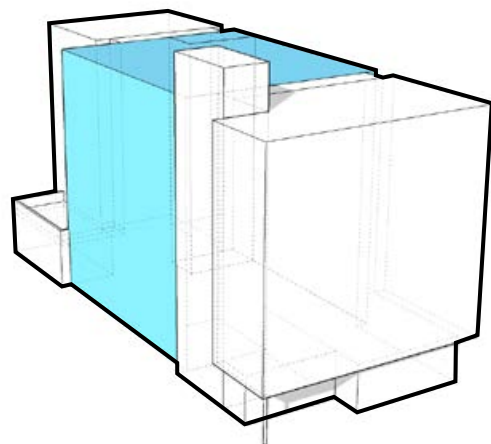


OVERALL MASSING APPROACH



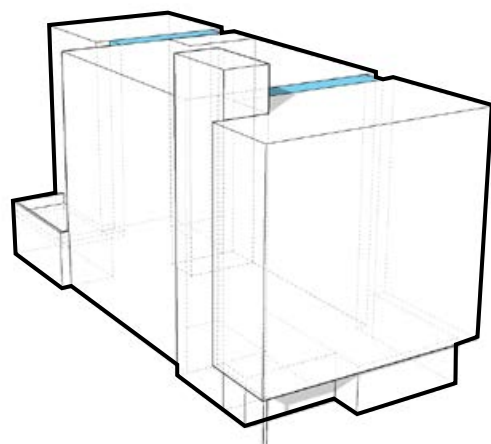
**"BOOKEND" UNITS**

The front and rear facing units create two distinct volumes directed towards the street and towards western views. These volumes "bookend" the project.



**CENTRAL UNITS**

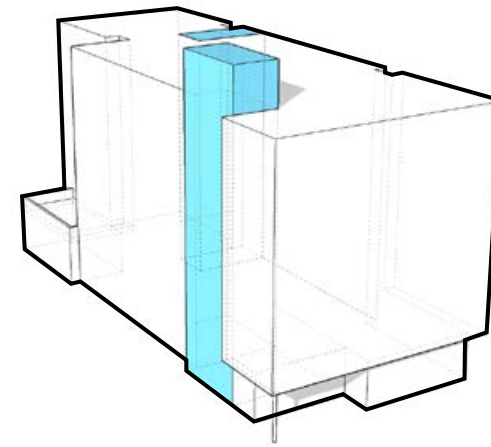
A secondary volume fits between these bookend volumes. This centralized volume will primarily contain units and will have ample glazing.



**CIRCULATION**

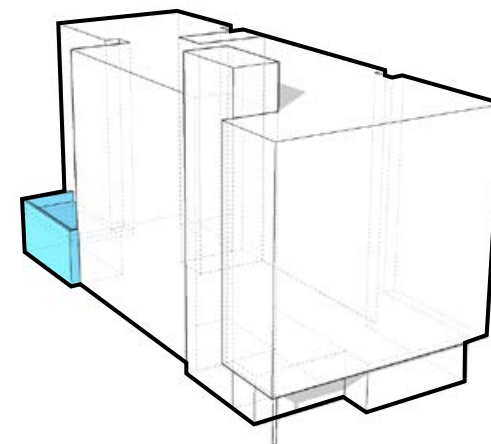
The two upper volumes are separated by a circulation spine that bisects the building in the middle and branches out at each end, separating the middle volume and central units from the end volume.

MASSING DETAILS



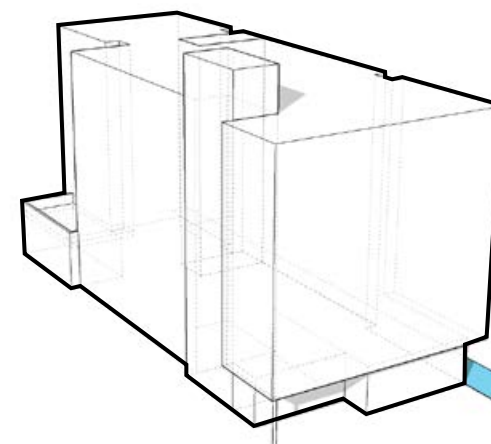
**STAIR ACCESS**

The northernmost stair will not access the roof, and therefore will be incorporated into the center volume. The southern stair will have roof access for maintenance, and stands in a separate plane to provide additional modulation and separate material.



**UPPER LEVEL SETBACK**

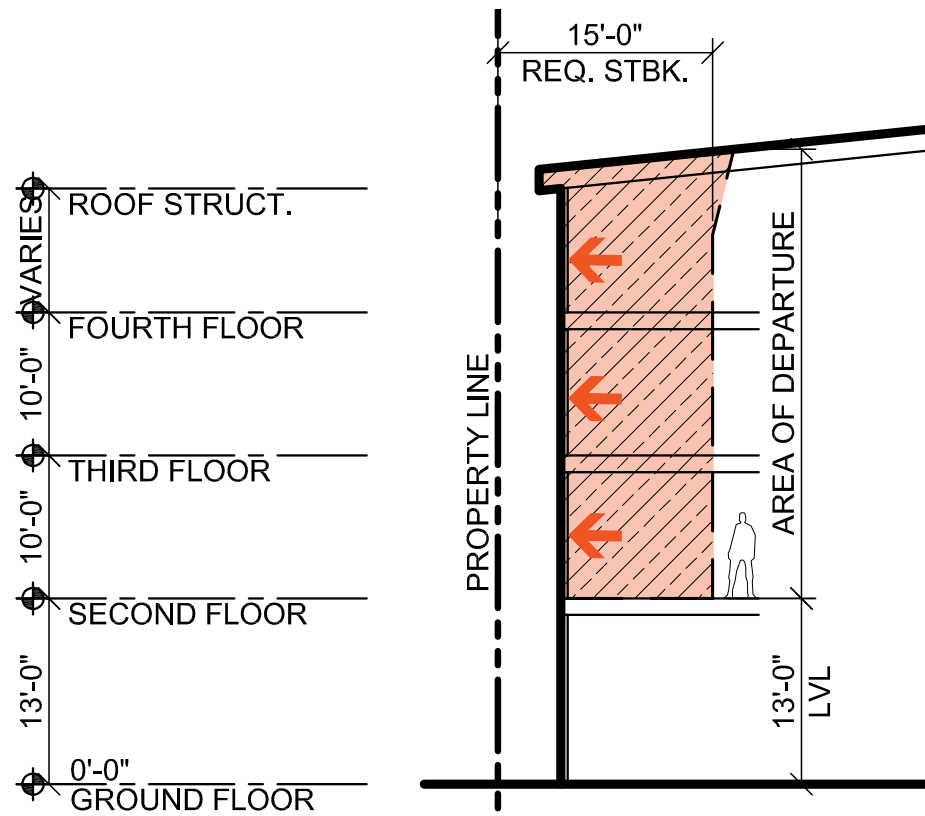
The upper level setback on the preferred option offers the opportunity to create a second level deck above the ground level. This deck will have visual access towards the landscaped amenity area.



**ACCESS EASEMENT**

A 5'-0" access easement is required along the northern property line. This provides a necessary location for exiting the building, as well as for trash pickup.





**DESIGN STANDARD**  
SMC 23.47A.B.3.a:  
UPPER LEVEL SETBACK

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone [...] as follows:

Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet

**DEPARTURE REQUEST**

To allow the upper level setback to be reduced to a minimum of 5' above 13' in height.

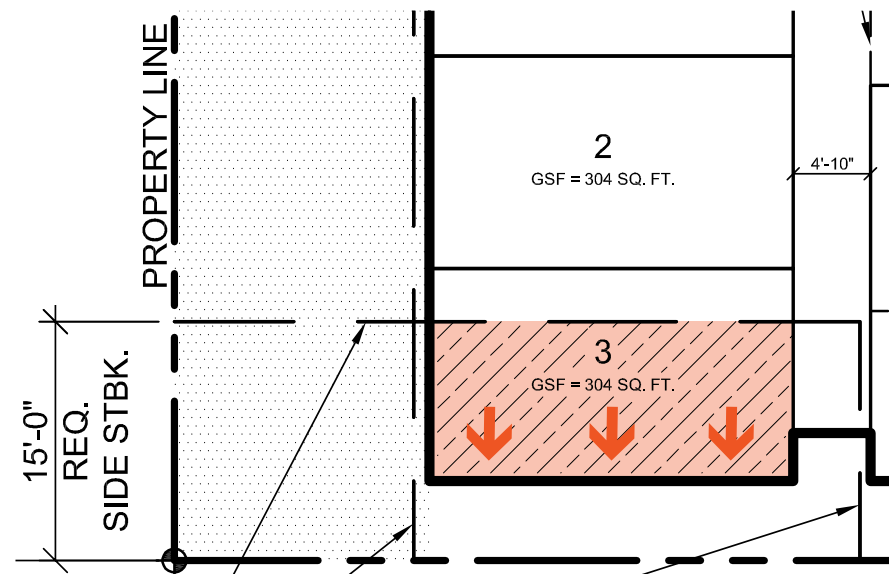
**RATIONALE FOR DEPARTURE:**

This departure will allow for an arrangement of the residential units to face towards the street and the rear of the site rather than primarily to the side yards. It also simplifies the massing, creating distinct and elegant modulation.

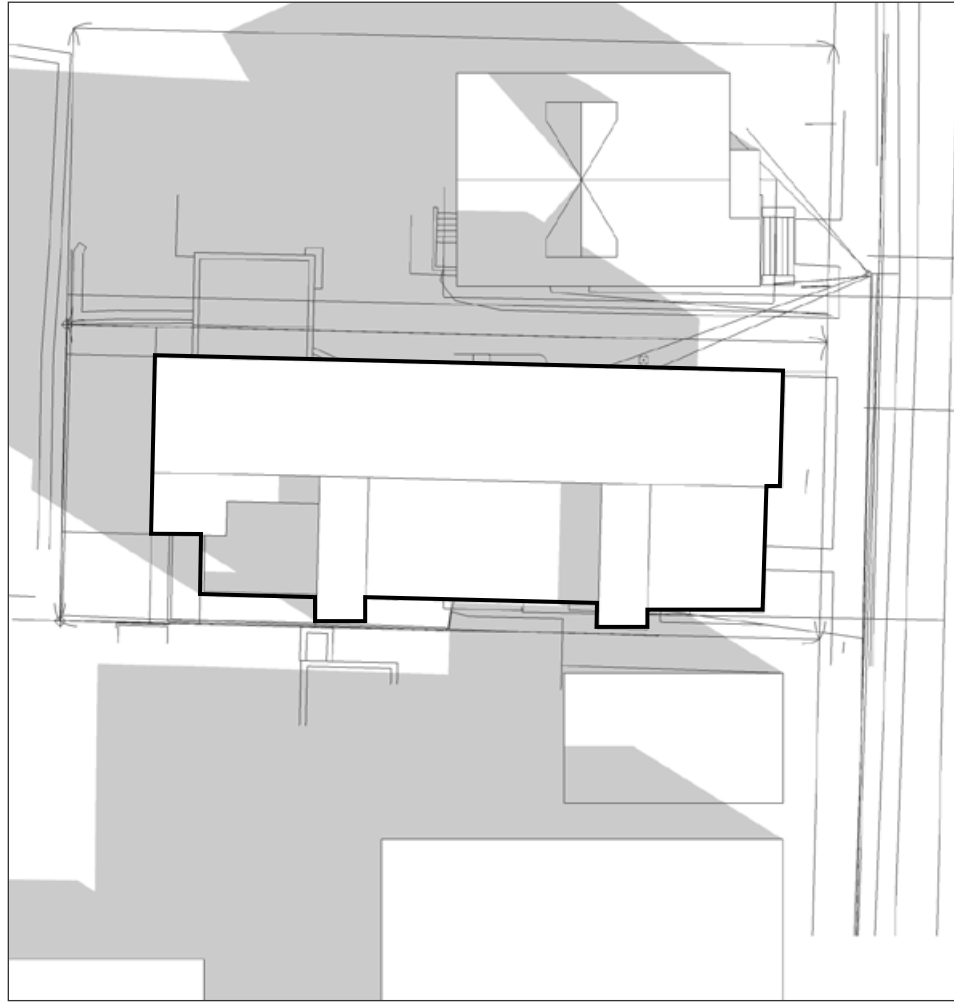
**DESIGN GUIDELINES:**

- DC2-B. Architectural and Facade Composition: Simplifies the overall building massing.
- PL2-B. Safety and Security: Provides "eyes on the street" by locating units towards public realm.
- C-2. Architectural Concept and Consistency (N Beacon Hill): Creates a well proportioned, unified building form by simplifying the massing.

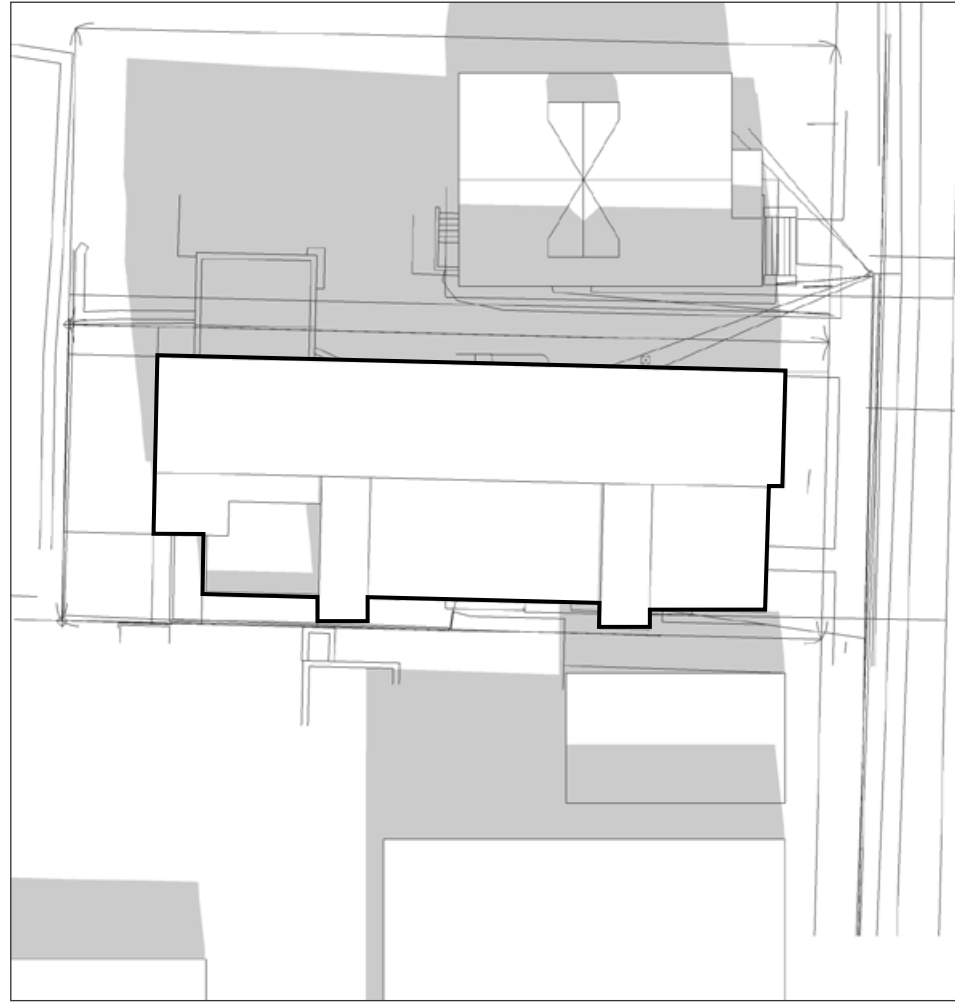
**OPTION FOR WHICH DEPARTURE IS REQUESTED:** Option 2



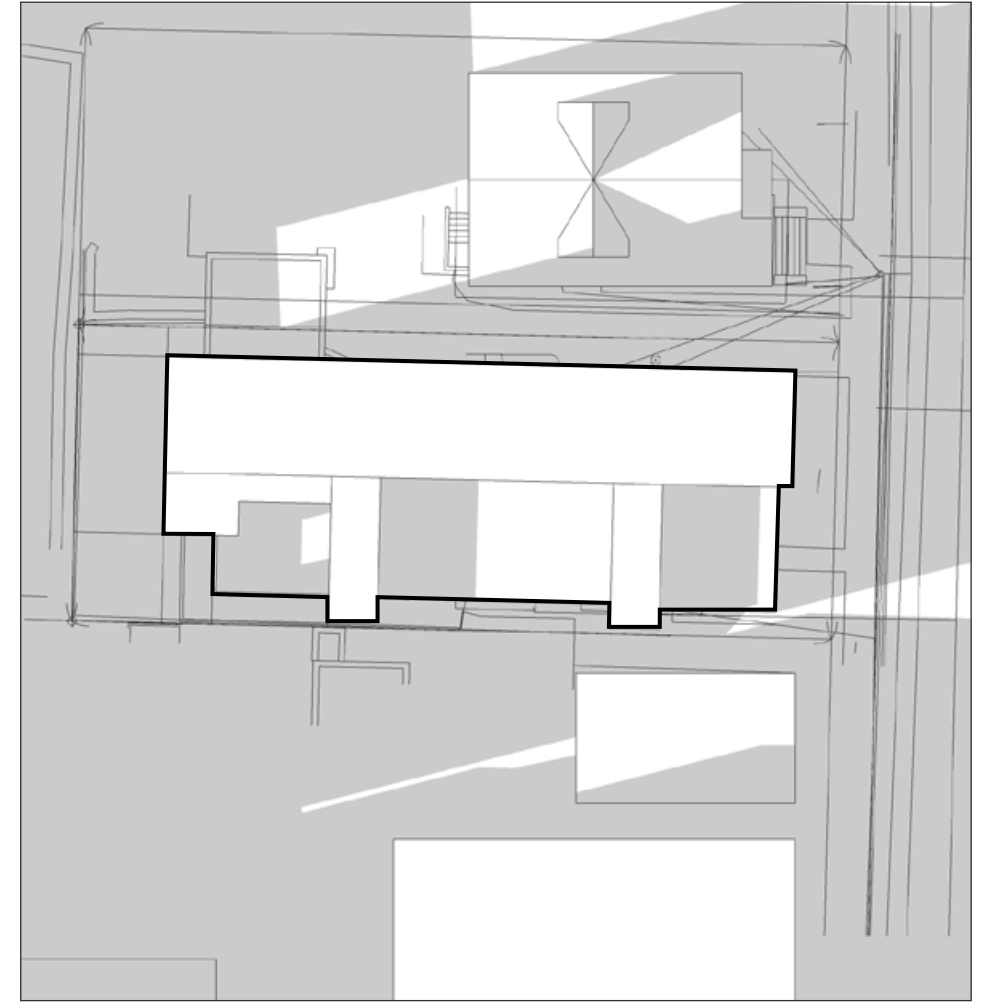
UPPER LEVEL SETBACK  
FROM RESIDENTIAL ZONE



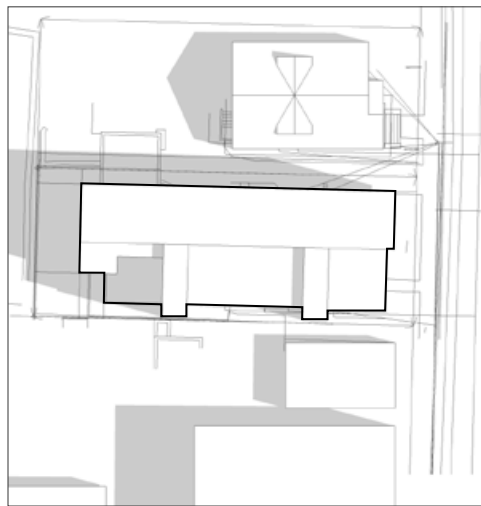
MARCH / SEPTEMBER 21, 9 AM



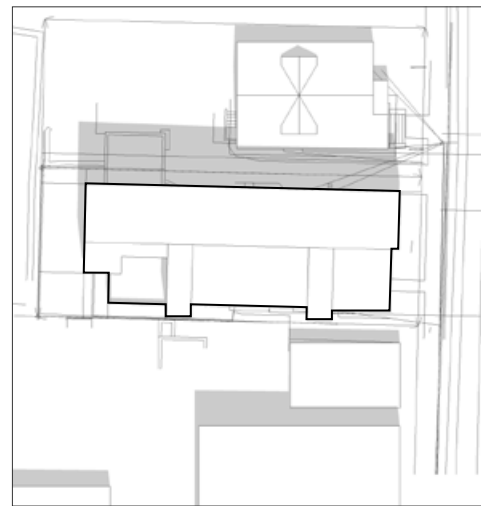
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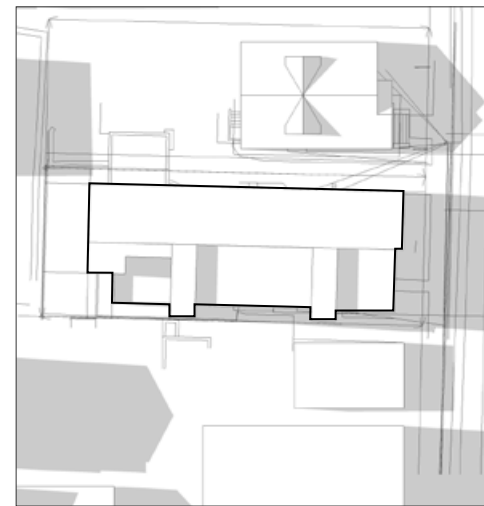
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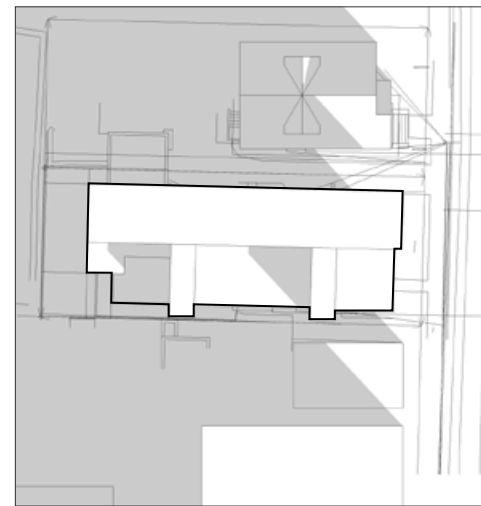
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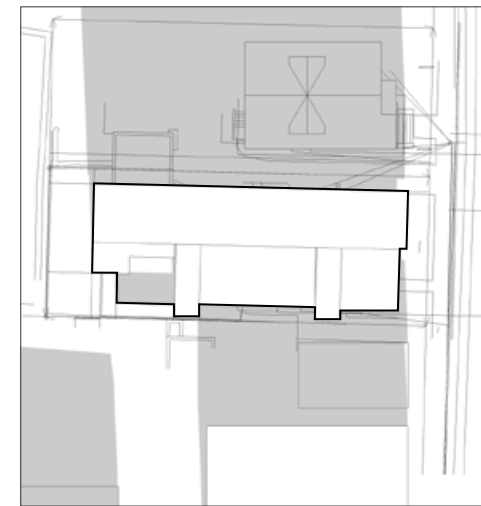
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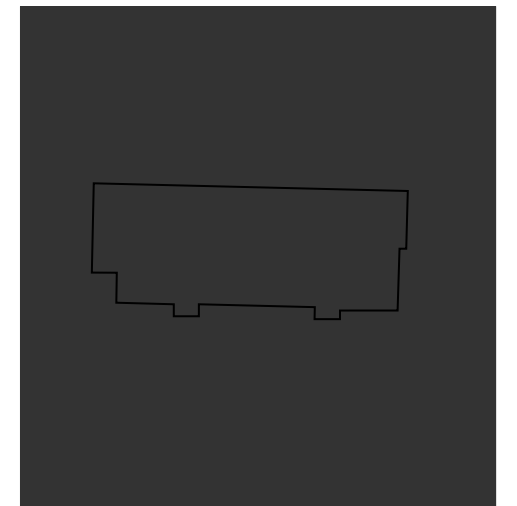
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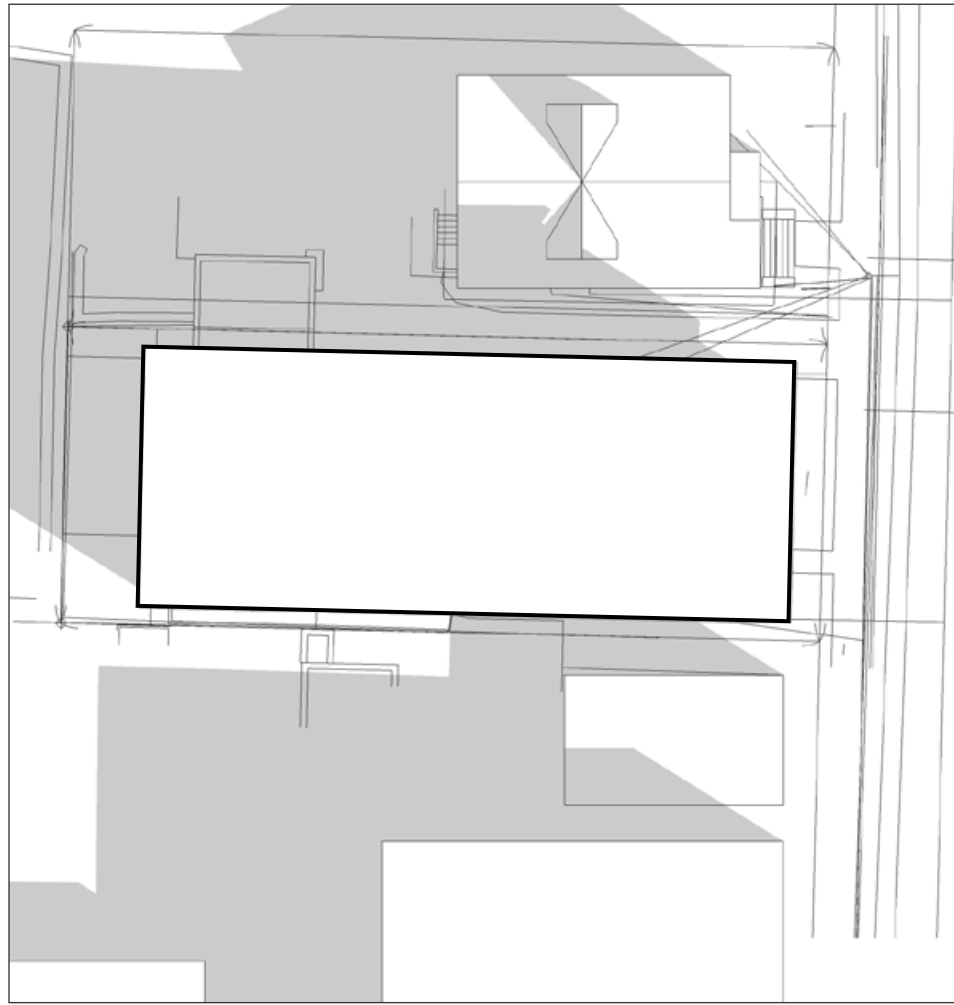
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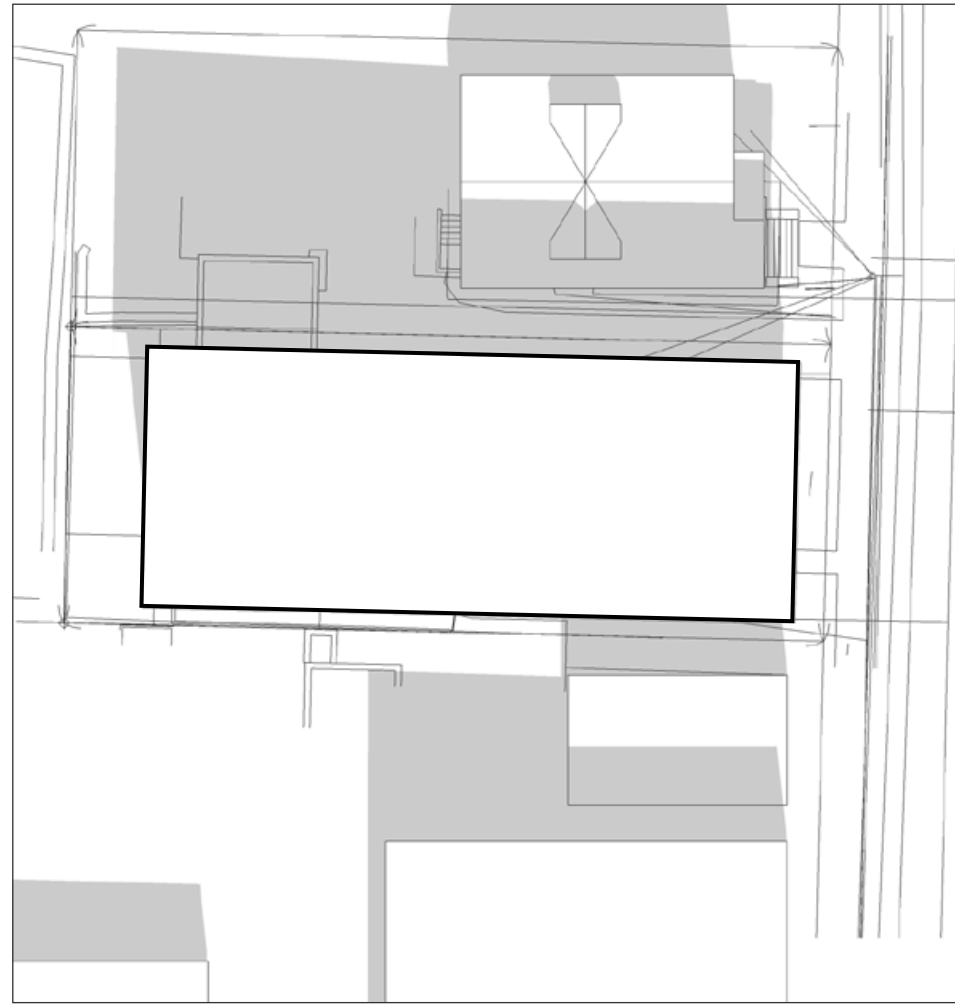
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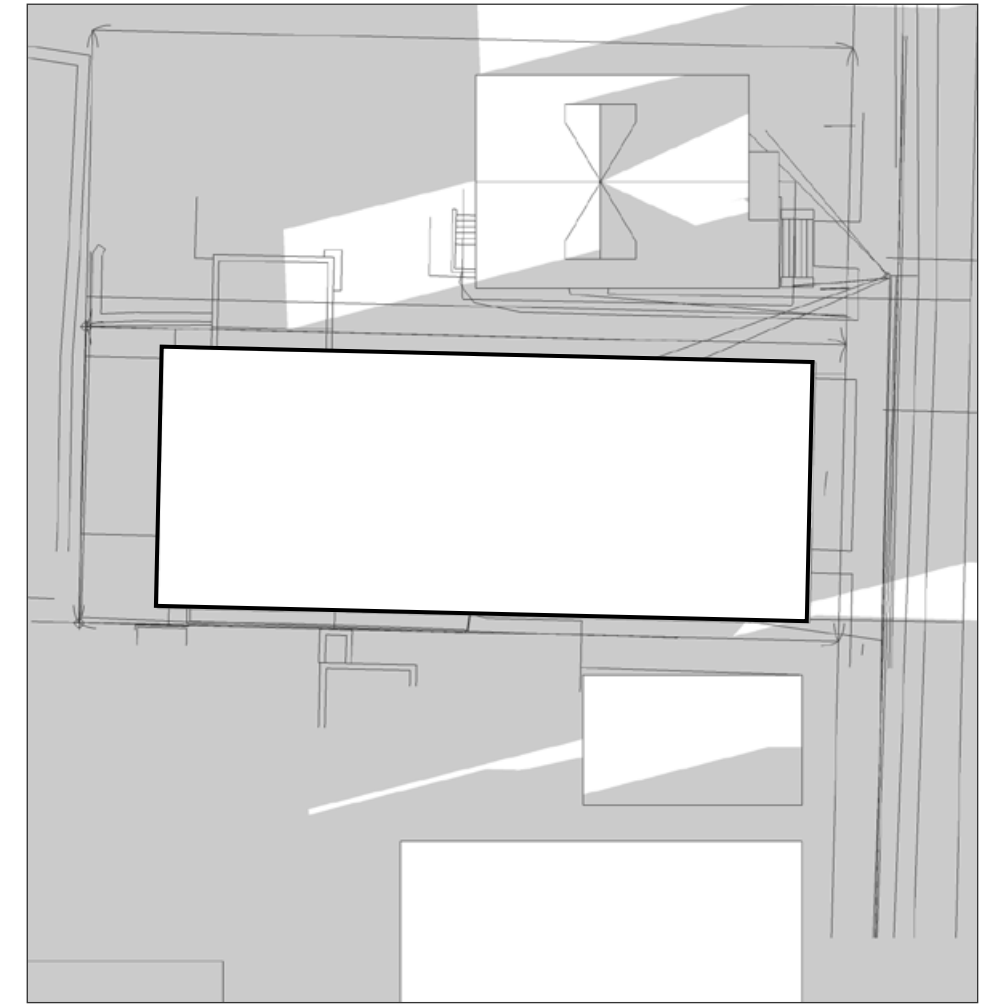
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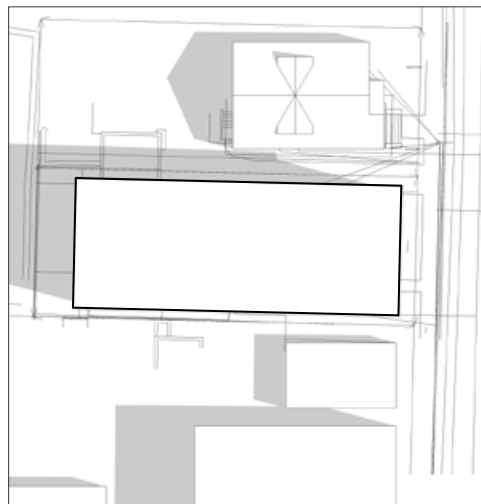
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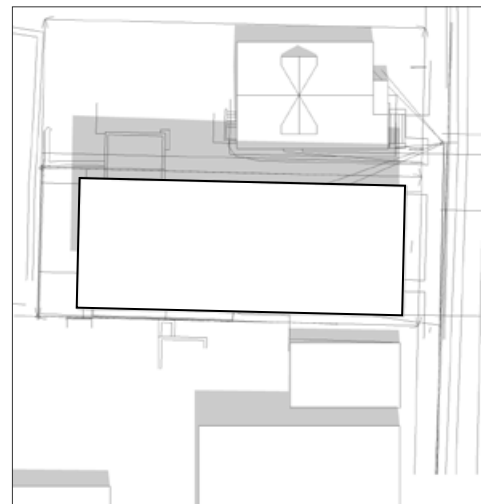
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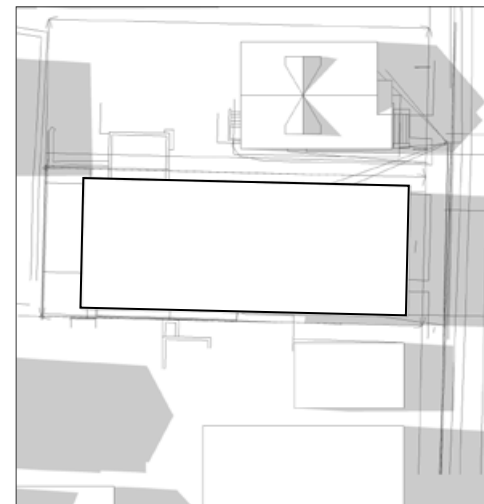
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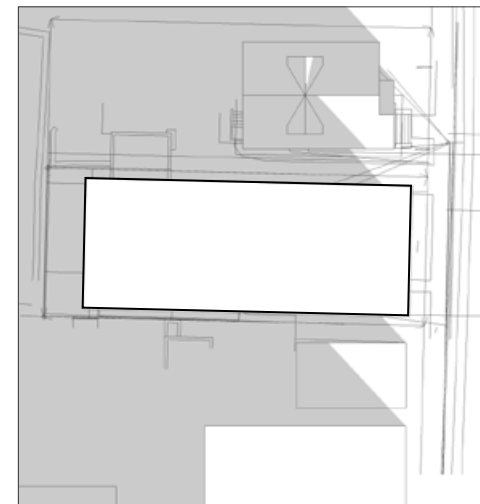
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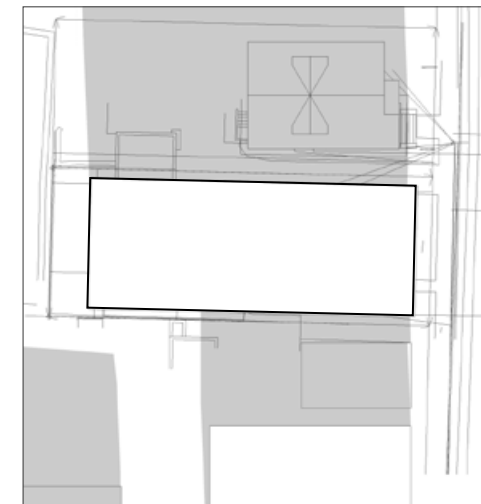
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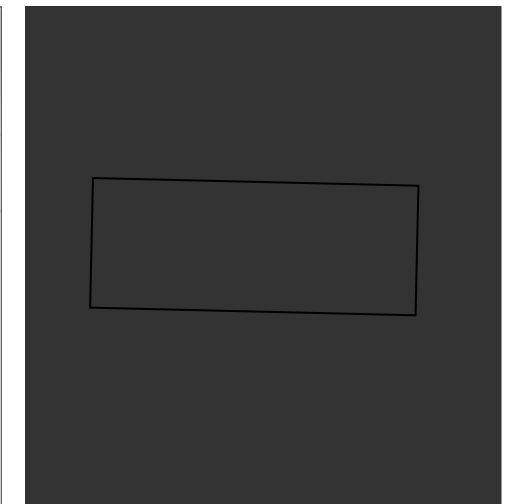
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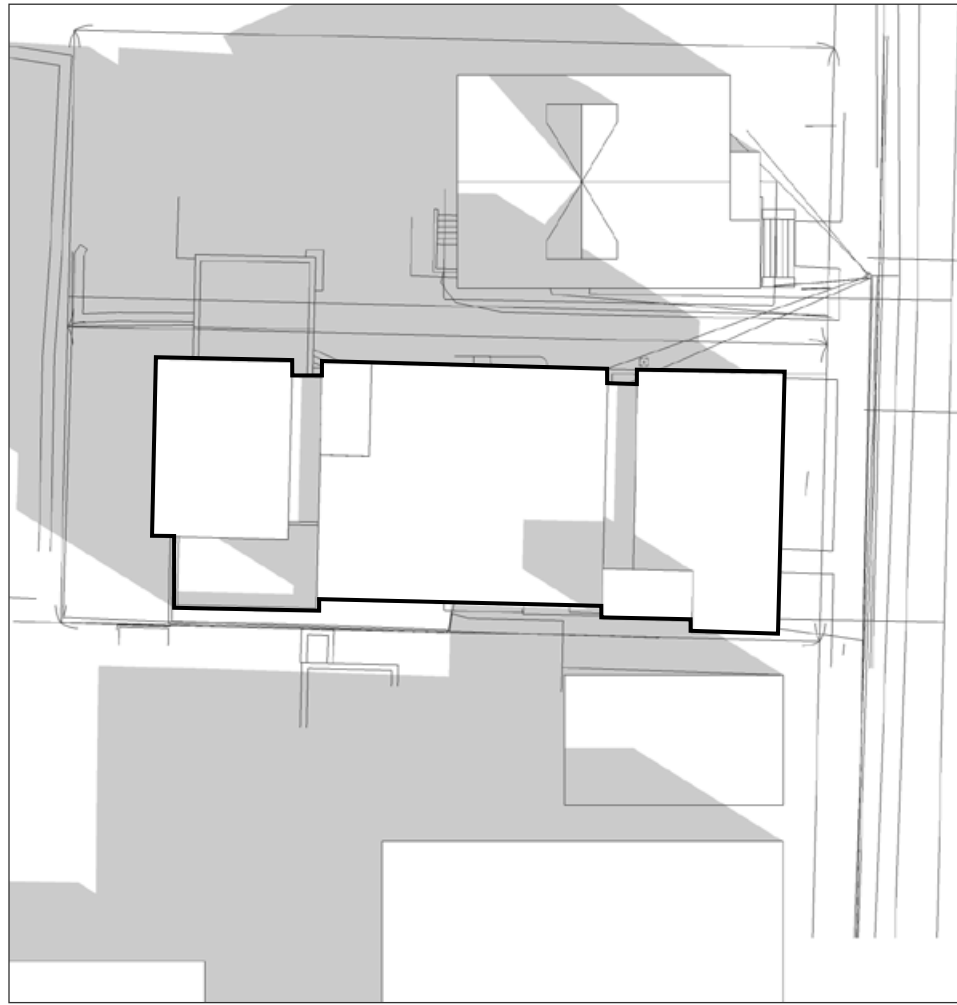
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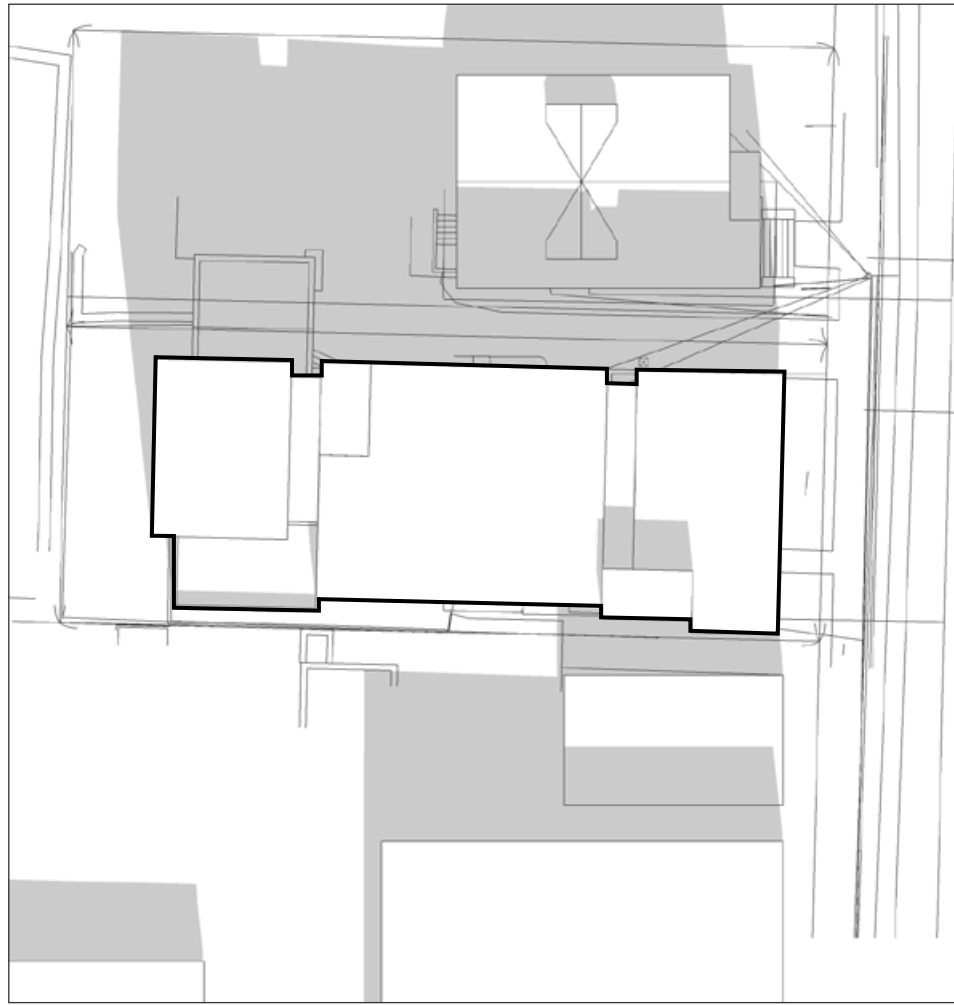
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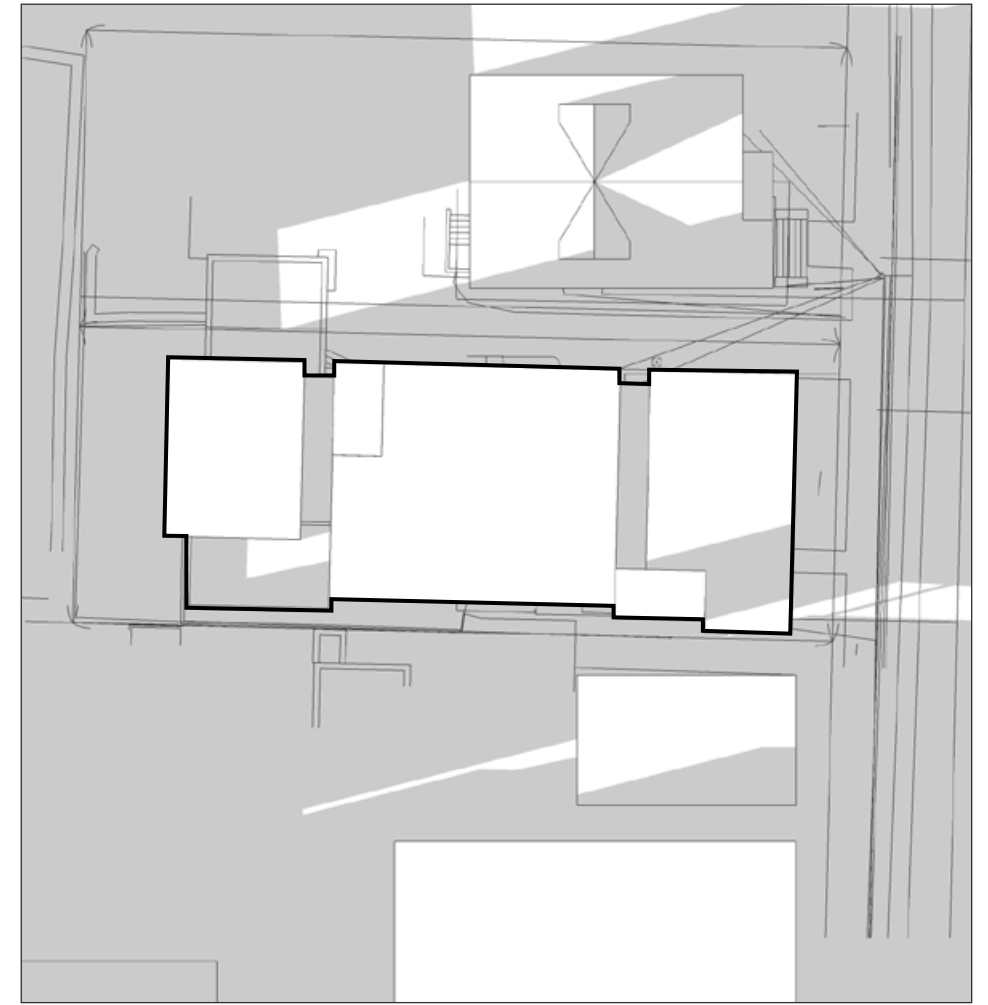
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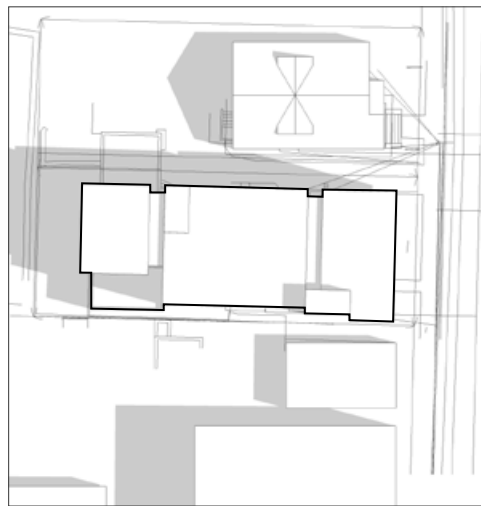
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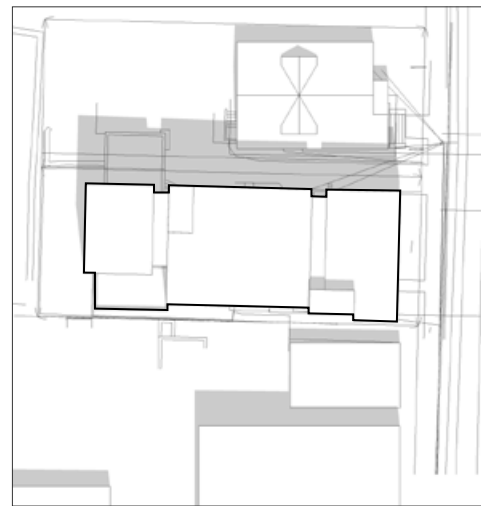
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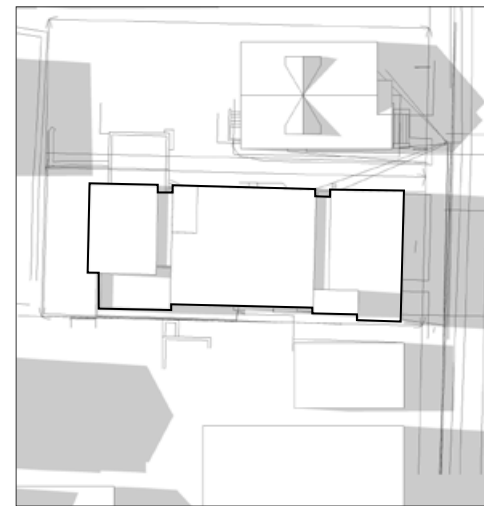
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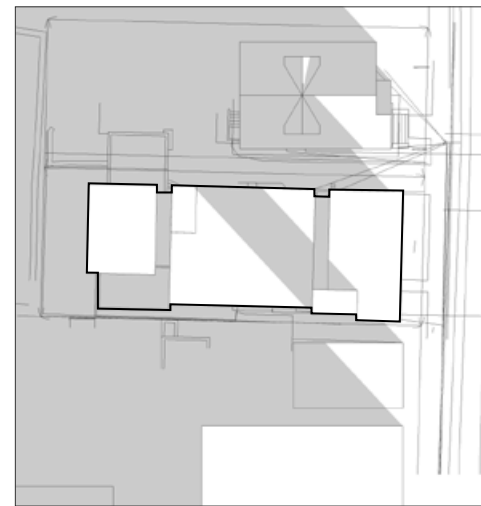
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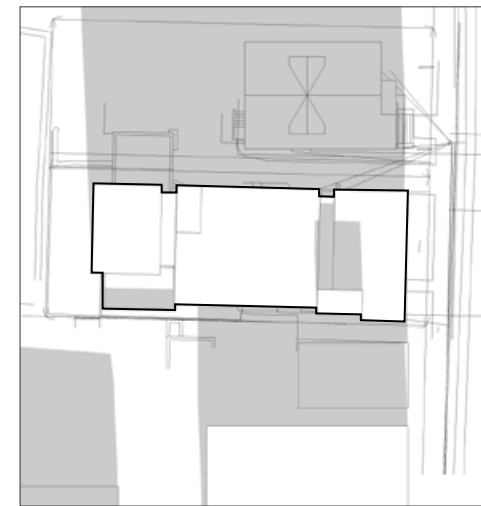
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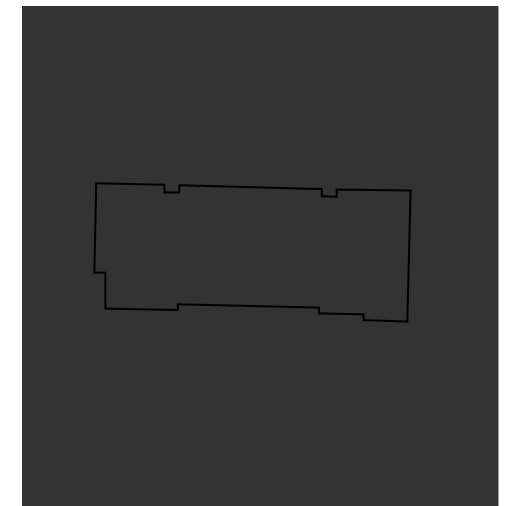
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VIEW FROM 15TH AVE S