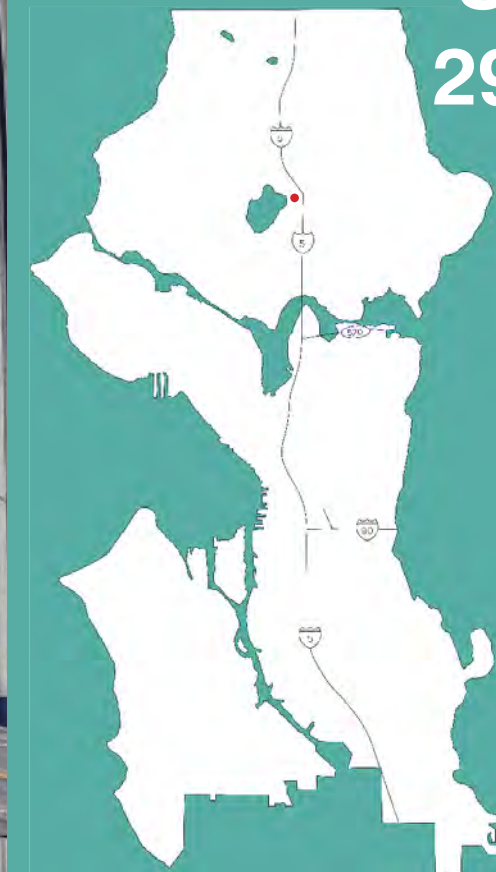


SDCI #3027496

Streamlined Design Review
M & S Apartments
513 NE 72nd St.
Seattle, WA 98115
29 November 2017



513 NE 72nd St.

STREAMLINED DESIGN REVIEW

29 November 2017

PROJECT TEAM:

Owner:
M & S Properties
P.O. Box 476
Woodinville, WA 98072

Contact:
Mori Borumand
p/ 206.679.6769
e/ MBORUMAND@msn.com

Architect:
d/Arch LLC
2412 Westlake Ave N, Ste 3
Seattle, WA 98109

Contact:
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Landscape Architect:
Gless Takagi Landscape Architect
18550 Firlands Way North #102
Shoreline, WA 98133

Contact:
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Surveyor:
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370 NE Camano dr., Ste 5-66
Camano, WA 98282

Contact:
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Geotech:
GEO Group Northwest, Inc.
13705 NE Bel Red rd.
Bellevue, WA 98005

Contact:
William Chang, PE
p/ 425.649.8757
f/ 425.649.8758

PROJECT DATA:

SDCI Project #: 3027496
d/Arch LLC Project #: 1701
Address: 513 NE 72nd st.
Seattle, WA 98115
Parcel #: 913710-1591

Project Type: Multifamily
Project Description:

New Construction of multifamily housing with approx 21 dwelling within 4 stories plus basement level.

Occupancy: Residential: R-2
Construction: Residential: Type VA
Sprinklers: NFPA 13

No. of Stories: 4 above grade
+ 1 BSMT
No. of Units: 21 Units

Total Building Area: Approx. 11,962 SF
Lot Area: Approx. 4,000 SF
Lot Coverage: Approx. 2,059 SF (60%)

PROJECT PROPOSAL:

The proposed project involves the demolition of an existing single family dwelling unit and associated shed to accommodate the construction of a new apartment building with small efficiency dwelling units and no parking.

The goal of the project is to provide much needed housing relief in the growing urban environment at affordable prices without compromising comfort. To achieve this goal each SEDU will feature full kitchens, albeit with compact fixtures, a personal washer/dryer combination, and an open, rectilinear living/sleeping area capable of functioning as the occupant desires.

INDEX:

4.	Context Analysis: Neighborhood
6.	Context Analysis: Vicinity
8.	Site Analysis
9.	Frequent Transit Service
12.	Zoning Code Summary
14.	Code Diagrams
18.	Adjustments
20.	Site Survey Proposed site
22.	Floor Plans
24.	Small Efficiency Dwelling Units
26.	Elevations
28.	Sections
32.	Landscape Plan Plant Schedule
33.	Solar Analysis
34.	Materials
36.	Guidelines and Perspectives

PANORAMIC PHOTOS



1. NE 72nd St. looking North



2. NE 72nd St. looking South

SITE PICTURES



A - South side of 72nd St.



C - North side of 72nd St.



B - Looking South West



D - Looking South East



KEY: Plan ⊕

CONTEXT ANALYSIS: VICINITY



1 Green Lake



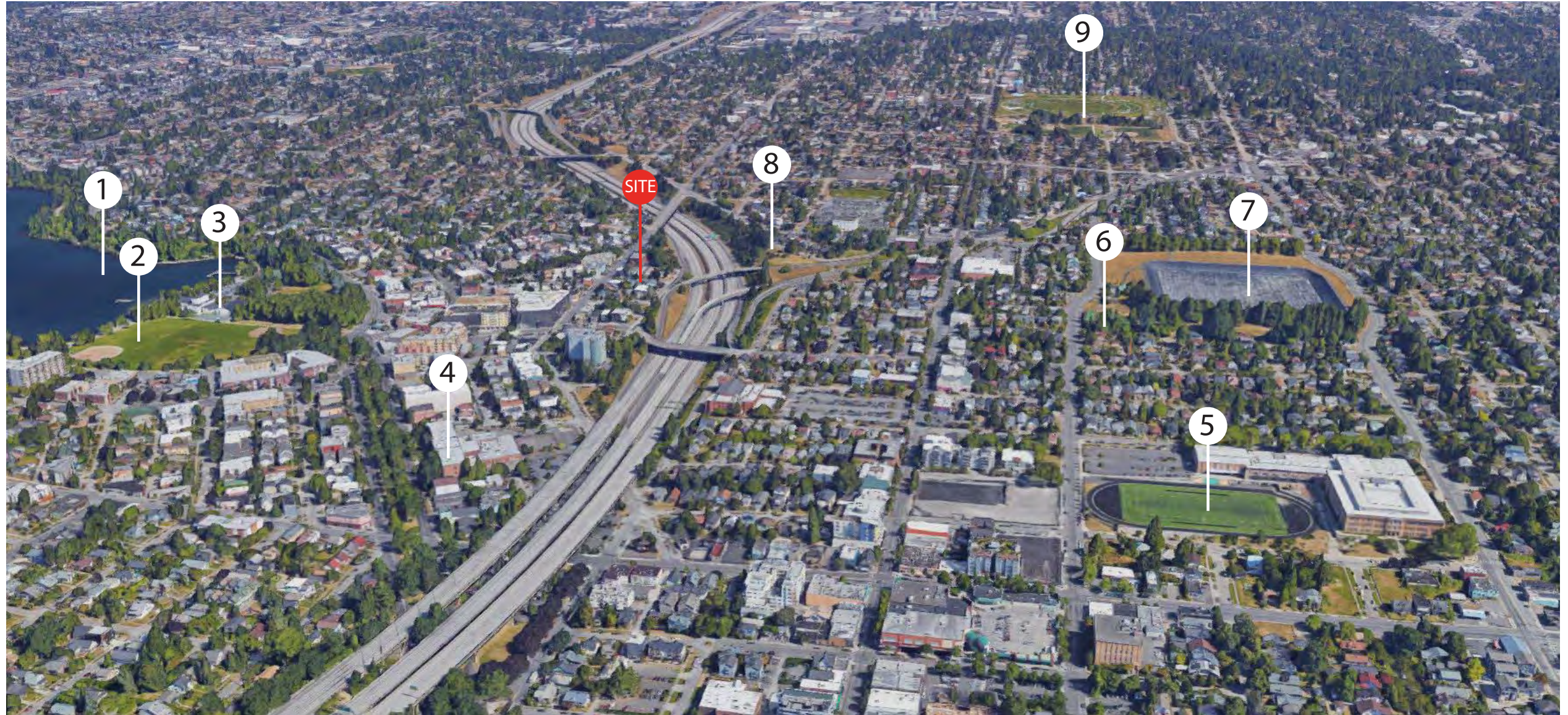
2 Green Lake Park



3 Green Lake Community Center



4 Marshall Alt. High School



5 Roosevelt High School



6 Froula Play Ground



7 Roosevelt Reservoir



8 Rainbow Point Park

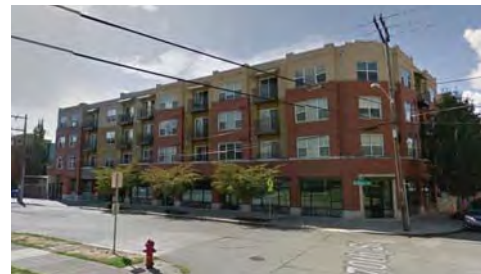


9 Maple Leaf Reservoir Park

RECENTLY COMPLETED PROJECTS



A. Green Lake Village
427 NE 72nd St
6 Stories, Mixed Use
297 Units
430 Parking Stalls (below grade)

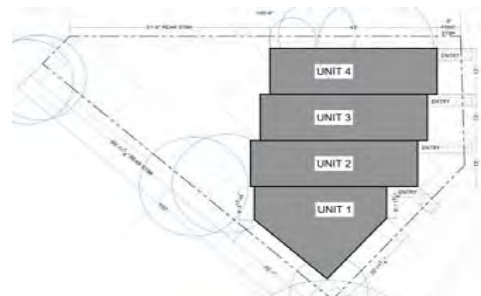


B. Florera Greenlake
413 NE 70th St
4 Stories, Mixed Use
59 Condos



C. Circa Greenlake
6900 East Green Lake Way N
4 Stories, Mixed Use
199 Units
Parking (below grade)

RECENTLY PROPOSED PROJECTS



1. 7435 Latona Ave NE
3 Stories, 4 Town Houses
1 Parking Stall (on grade)
Early Design Guidance proposed



2. 7425-7433 4th Ave NE
3 Stories, 7 Town Houses
7 Parking Stalls (on grade)
Construction Permit issued



3. 442 NE Maple Leaf PL
4 Stories, 42 Units
21 Parking lots
Early Design Guidance reviewed



4. 417 NE 73rd St
6 Stories, 10 SEDUs, 35 Units
1,600 Sq. Ft Commercial Space
12 Parking Stalls (below grade)
Early Design Guidance reviewed



5. 7104 Woodlawn Ave NE
6 Stories, 236 Residential units
54,000 Sq. Ft Commercial Space
378 Parking Stalls (below grade)
Construction Permit issued



6. 419 NE 71st St
6 Stories, 130 Residential units
14,609 Sq. Ft Commercial Space
106 Parking Stalls (below grade)
Construction Permit issued



7. 414 NE Ravenna Blvd
4 Stories, 62 Residential units
2,245 Sq. Ft Commercial Space
10 parking Stalls (below grade)
Construction Permit issued



8. 6820 Oswego PL NE
4 Stories, 35 SEDUs, 6 Units
Early Design Guidance proposed








9. 6870 Woodlawn Ave NE
4 Stories, 25 Units
3,746 Sq. Ft Commercial Space
32 parking Stalls (below grade)
Construction Permit issued



SITE ANALYSIS





SDOT KEY:

-  Bike Route
-  Bus Route
-  Bus Stop
-  Freq. Transit Path
-  Freq. Bus Stop

SITE DIAGRAM:



URBAN CONTEXT KEY:

-  1-2 Stories
-  3-4 Stories
-  5-9 Stories
-  10+ Stories

FREQUENT TRANSIT SERVICE (FTS)

FREQUENT TRANSIT SERVICE (FTS):

Pursuant to Director’s Rule 6-2015 1, a development site is eligible to be developed without parking if the site is within 1,320 foot walking distance of frequent transit stop(s). Multiple routes at the same stop may be included and multiple stops within the walking distance may be included provided the transit is going in the same direction.

FTS BUS STOP DISTANCE:

NE Ravenna Blvd. & Woodlawn Ave. NE
 Stop# 16520 - NW bound
 Walking distance taken from Google Maps:

0.1 mi. = 528 ft. x 2 + 52 ft. = **1,108 ft.** < 1,320 ft min.

FTS CALCULATION:

Pursuant to Director’s Rule 6-2015 2, copies of the transit schedules indicating the service headways (the amount of time between scheduled bus service at a given location) for the transit stop identified above. The minimum headway is 12 hours, 6 days per week, transit service must be 15 minutes or less and for a minimum of 18 hours per each day of the week, headway must be 30 minutes or less. The time periods need not be consecutive.

The bus schedules were taken from One Bus Away shortly after the Pre Appointment Meeting. The calculation was achieved by entering the times into an Excel document to find the headway. The headways were then added to under the labeled columns. If the headway is greater than the minimum the time is 0:00 so as not to be added to the total headway.

FTS HEADWAYS:

	<u>Total Hours of Headway</u>	
	12 hr. minimum	18 hr. minimum
	15 Min. Headway	30 Min. Headway
Weekday:	16.59	18.45
Saturday:	14.09	18.24
Sunday:	13.36	18.54

NOTE: Only one bus route at one stop was used for these calculations. If other NW bound routes were added the headway would be even larger.

- ↑ 1. Head west on NE 72nd St toward 5th Ave NE 0.1 mi

- ↶ 2. Turn left onto Woodlawn Ave NE 0.1 mi

- ↶ 3. Turn left onto NE Ravenna Blvd 52 ft
i Destination will be on the left

WEEKDAY

NE Ravenna Blvd & Woodlawn Ave NE Stop # 16520 - NW bound

Schedule for **August 11, 2017**. For real-time arrival info, [click here](#).
 Jump to route: [45](#), [62](#), [316](#)

45 - Loyal Heights Greenwood

	Hour: Minute
AM	5: 49
	6: 20 35 50
	7: 05 19 35 51
	8: 01 11 23 34 45 56
	9: 04 14 24 38 53
	10: 08 23 38 53
	11: 08 23 38 53
PM	12: 08 23 38 53
	1: 08 24 39 54
	2: 09 22 36 51
	3: 07 22 32 42 50 58
	4: 06 14 23 31 40 47 56
	5: 05 13 21 29 37 47 57
	6: 07 16 26 36 45 57
	7: 10 25 40 55
	8: 11 26 40 54
	9: 09 24 39 54
	10: 09 23 32 48
	11: 02 17 32 47
AM	12: 03 17 42
	1: 11

SATURDAY

NE Ravenna Blvd & Woodlawn Ave NE Stop # 16520 - NW bound

Schedule for **August 12, 2017**. For real-time arrival info, [click here](#).
 Jump to route: [45](#), [62](#)

45 - Loyal Heights Greenwood

	Hour: Minute
AM	6: 20 50
	7: 21 51
	8: 07 24 39 54
	9: 10 25 40 56
	10: 11 26 41 56
	11: 11 27 42 57
PM	12: 12 27 42 57
	1: 12 27 42 57
	2: 12 27 42 57
	3: 12 26 40 56
	4: 11 26 41 56
	5: 11 25 41 57
	6: 11 26 40 55
	7: 10 25 40 55
	8: 10 25 40 55
	9: 10 25 40 55
	10: 10 25 39 54
	11: 11 25 40 55
AM	12: 10 25 45
	1: 14

SUNDAY

NE Ravenna Blvd & Woodlawn Ave NE Stop # 16520 - NW bound

Schedule for **August 13, 2017**. For real-time arrival info, [click here](#).
 Jump to route: [45](#), [62](#)

45 - Loyal Heights Greenwood

	Hour: Minute
AM	6: 20 50
	7: 20 50
	8: 05 20 36 51
	9: 06 20 35 53
	10: 09 24 39 54
	11: 09 24 39 54
PM	12: 09 25 40 55
	1: 10 25 40 55
	2: 10 26 41 56
	3: 11 26 41 56
	4: 11 26 41 56
	5: 11 26 41 56
	6: 10 25 40 55
	7: 09 23 36 51
	8: 05 20 35 51
	9: 07 23 37 52
	10: 09 24 39 53
	11: 08 24 39 54
AM	12: 09 25 54

WEEKDAY FTS CALCULATION

Route	Time	HEADWAY	15 MIN. HEADWAY	30 MIN. HEADWAY
	AM			
45	5:49			
45	6:20	0:31	0:00	0:00
45	6:35	0:15	0:15	0:15
45	6:50	0:15	0:15	0:09
45	7:05	0:15	0:15	0:15
45	7:19	0:14	0:14	0:14
45	7:35	0:16	0:00	0:16
45	7:51	0:16	0:00	0:16
45	8:01	0:10	0:10	0:10
45	8:11	0:10	0:10	0:10
45	8:23	0:12	0:12	0:12
45	8:34	0:11	0:11	0:11
45	8:45	0:11	0:11	0:11
45	8:56	0:11	0:11	0:11
45	9:04	0:08	0:08	0:08
45	9:14	0:10	0:10	0:10
45	9:24	0:10	0:10	0:10
45	9:38	0:14	0:14	0:14
45	9:53	0:15	0:15	0:15
45	10:08	0:15	0:15	0:15
45	10:23	0:15	0:15	0:15
45	10:38	0:15	0:15	0:15
45	10:53	0:15	0:15	0:15
45	11:08	0:15	0:15	0:15
45	11:23	0:15	0:15	0:15
45	11:38	0:15	0:15	0:15
45	11:53	0:15	0:15	0:15
	PM			
45	12:08	0:15	0:15	0:15
45	12:23	0:15	0:15	0:15
45	12:38	0:15	0:15	0:15
45	12:53	0:15	0:15	0:15
45	13:08	0:15	0:15	0:15
45	13:24	0:16	0:00	0:16
45	13:39	0:15	0:15	0:15
45	13:54	0:15	0:15	0:15
45	14:09	0:15	0:15	0:15
45	14:22	0:13	0:13	0:13
45	14:36	0:14	0:14	0:14
45	14:51	0:15	0:15	0:15
45	15:07	0:16	0:00	0:16
45	15:22	0:15	0:15	0:15
45	15:32	0:10	0:10	0:10
45	15:42	0:10	0:10	0:10
45	15:50	0:08	0:08	0:08
45	15:58	0:08	0:08	0:08

45	16:06	0:08	0:08	0:08
45	16:14	0:08	0:08	0:08
45	16:23	0:09	0:09	0:09
45	16:31	0:08	0:08	0:08
45	16:40	0:09	0:09	0:09
45	16:47	0:07	0:07	0:07
45	16:56	0:09	0:09	0:09
45	17:05	0:09	0:09	0:09
45	17:13	0:08	0:08	0:08
45	17:21	0:08	0:08	0:08
45	17:29	0:08	0:08	0:08
45	17:37	0:08	0:08	0:08
45	17:47	0:10	0:10	0:10
45	17:57	0:10	0:10	0:10
45	18:07	0:10	0:10	0:10
45	18:16	0:09	0:09	0:09
45	18:26	0:10	0:10	0:10
45	18:36	0:10	0:10	0:10
45	18:45	0:09	0:09	0:09
45	18:57	0:12	0:12	0:12
45	19:10	0:13	0:13	0:13
45	19:25	0:15	0:15	0:15
45	19:40	0:15	0:15	0:15
45	19:55	0:15	0:15	0:15
45	20:11	0:16	0:00	0:16
45	20:26	0:15	0:15	0:15
45	20:40	0:14	0:14	0:14
45	20:54	0:14	0:14	0:14
45	21:09	0:15	0:15	0:15
45	21:24	0:15	0:15	0:15
45	21:39	0:15	0:15	0:15
45	21:54	0:15	0:15	0:15
45	22:09	0:15	0:15	0:15
45	22:23	0:14	0:14	0:14
45	22:32	0:09	0:09	0:09
45	22:48	0:16	0:00	0:16
45	23:02	0:14	0:14	0:14
45	23:17	0:15	0:15	0:15
45	23:32	0:15	0:15	0:15
45	23:47	0:15	0:15	0:15
	AM			
45	0:03	0:16	0:00	0:16
45	0:17	0:14	0:14	0:14
45	0:42	0:25	0:25	0:25
45	1:11	0:29	0:29	0:29
TOTAL HOURS OF HEADWAYS:		16:59	18:45	
		REQ: MIN. 12 HRS	REQ: MIN. 18HRS	

SATURDAY FTS CALCULATION

Route	Time	HEADWAY	15 MIN. HEADWAY	30 MIN. HEADWAY
	AM			
45	6:20			
45	6:50	0:30	0:00	0:30
45	7:21	0:31	0:00	0:00
45	7:51	0:30	0:00	0:30
45	8:07	0:16	0:00	0:16
45	8:24	0:17	0:00	0:17
45	8:39	0:15	0:15	0:15
45	8:54	0:15	0:15	0:15
45	9:10	0:16	0:00	0:16
45	9:25	0:15	0:15	0:15
45	9:40	0:15	0:15	0:15
45	9:56	0:16	0:00	0:16
45	10:11	0:15	0:15	0:15
45	10:26	0:15	0:15	0:15
45	10:41	0:15	0:15	0:15
45	10:56	0:15	0:15	0:15
45	11:11	0:15	0:15	0:15
45	11:27	0:16	0:00	0:16
45	11:42	0:15	0:15	0:15
45	11:57	0:15	0:15	0:15
	PM			
45	12:12	0:15	0:15	0:15
45	12:27	0:15	0:15	0:15
45	12:42	0:15	0:15	0:15
45	12:57	0:15	0:15	0:15
45	13:12	0:15	0:15	0:15
45	13:27	0:15	0:15	0:15
45	13:42	0:15	0:15	0:15
45	13:57	0:15	0:15	0:15
45	14:12	0:15	0:15	0:15
45	14:27	0:15	0:15	0:15
45	14:42	0:15	0:15	0:15
45	14:57	0:15	0:15	0:15
45	15:12	0:15	0:15	0:15
45	15:26	0:14	0:14	0:14
45	15:40	0:15	0:15	0:15
45	15:56	0:16	0:00	0:16
45	16:11	0:15	0:15	0:15
45	16:26	0:15	0:15	0:15
45	16:41	0:15	0:15	0:15
45	16:56	0:15	0:15	0:15
45	17:11	0:15	0:15	0:15
45	17:25	0:14	0:14	0:14
45	17:41	0:16	0:00	0:16
45	17:57	0:16	0:00	0:16
45	18:11	0:14	0:14	0:14

SUNDAY FTS CALCULATION

45	18:26	0:15	0:15	0:15
45	18:40	0:14	0:14	0:14
45	18:55	0:15	0:15	0:15
45	19:10	0:15	0:15	0:15
45	19:25	0:15	0:15	0:15
45	19:40	0:15	0:15	0:15
45	19:55	0:15	0:15	0:15
45	20:10	0:15	0:15	0:15
45	20:25	0:15	0:15	0:15
45	20:40	0:15	0:15	0:15
40	20:55	0:15	0:15	0:15
45	21:10	0:15	0:15	0:15
45	21:25	0:15	0:15	0:15
45	21:40	0:15	0:15	0:15
45	21:55	0:15	0:15	0:15
45	22:10	0:15	0:15	0:15
45	22:25	0:15	0:15	0:15
45	22:39	0:14	0:14	0:14
45	22:54	0:15	0:15	0:15
45	23:11	0:17	0:00	0:17
45	23:25	0:14	0:14	0:14
45	23:40	0:15	0:15	0:15
45	23:55	0:15	0:15	0:15
	AM			
45	0:10	0:15	0:15	0:15
45	0:25	0:15	0:15	0:15
45	0:45	0:20	0:00	0:20
45	1:14	0:29	0:00	0:29

Route	Time	HEADWAY	15 MIN. HEADWAY	30 MIN. HEADWAY
	AM			
45	6:20			
45	6:50	0:30	0:00	0:30
45	7:20	0:30	0:00	0:30
45	7:50	0:30	0:00	0:30
45	8:05	0:15	0:15	0:15
45	8:20	0:15	0:15	0:15
45	8:36	0:16	0:00	0:16
45	8:51	0:15	0:15	0:15
45	9:06	0:15	0:15	0:15
45	9:20	0:14	0:14	0:14
45	9:35	0:15	0:15	0:15
45	9:53	0:18	0:00	0:18
45	10:09	0:16	0:00	0:16
45	10:24	0:15	0:15	0:15
45	10:39	0:15	0:15	0:15
45	10:54	0:15	0:15	0:15
45	11:09	0:15	0:15	0:15
45	11:24	0:15	0:15	0:15
45	11:39	0:15	0:15	0:15
45	11:54	0:15	0:15	0:15
	PM			
45	12:09	0:15	0:15	0:15
45	12:25	0:16	0:00	0:16
45	12:40	0:15	0:15	0:15
45	12:55	0:15	0:15	0:15
45	13:10	0:15	0:15	0:15
45	13:25	0:15	0:15	0:15
45	13:40	0:15	0:15	0:15
45	13:55	0:15	0:15	0:15
45	14:10	0:15	0:15	0:15
45	14:26	0:16	0:00	0:16
45	14:41	0:15	0:15	0:15
45	14:56	0:15	0:15	0:15
45	15:11	0:15	0:15	0:15
45	15:26	0:15	0:15	0:15
45	15:41	0:15	0:15	0:15
45	15:56	0:15	0:15	0:15
45	16:11	0:15	0:15	0:15
45	16:26	0:15	0:15	0:15
45	16:41	0:15	0:15	0:15
45	16:56	0:15	0:15	0:15
45	17:11	0:15	0:15	0:15
45	17:26	0:15	0:15	0:15
45	17:41	0:15	0:15	0:15
45	17:56	0:15	0:15	0:15
45	18:10	0:14	0:14	0:14

45	18:25	0:15	0:15	0:15
45	18:40	0:15	0:15	0:15
45	18:55	0:15	0:15	0:15
45	19:09	0:14	0:14	0:14
45	19:23	0:14	0:14	0:14
45	19:36	0:13	0:13	0:13
45	19:51	0:15	0:15	0:15
45	20:05	0:14	0:14	0:14
45	20:20	0:15	0:15	0:15
45	20:35	0:15	0:15	0:15
45	20:51	0:16	0:00	0:16
45	21:07	0:16	0:00	0:16
45	21:23	0:16	0:00	0:16
45	21:37	0:14	0:14	0:14
45	21:52	0:15	0:15	0:15
45	22:09	0:17	0:00	0:17
45	22:24	0:15	0:15	0:15
45	22:39	0:15	0:15	0:15
45	22:53	0:14	0:14	0:14
45	23:08	0:15	0:15	0:15
45	23:24	0:16	0:00	0:16
45	23:39	0:15	0:15	0:15
45	23:54	0:15	0:15	0:15
	AM			
45	0:09	0:15	0:15	0:35
45	0:25	0:16	0:00	0:16
45	0:54	0:29	0:00	0:29

TOTAL HOURS OF HEADWAYS:	14:09	18:24
	REQ: MIN. 12 HRS	REQ: MIN. 18HRS

TOTAL HOURS OF HEADWAYS:	13:36	18:54
	REQ: MIN. 12 HRS	REQ: MIN. 18HRS

ZONING

ZONING DATA:

Zoning: LR3
 Urban Village: Green Lake Residential Urban Village

Overlay: N/A
 ECA: 40% Steep Slope
 (See Page 21)

Lot Size: 4,000 SF
 Lot Width: 40 ft.
 Lot Depth: 100 ft.

Maximum Height Allowed: 40 ft.
 Average Grade: 220'-10"
 Maximum Height: 260'-10"

ZONING KEY

- LR3
- NC3P-40
- NC2P-65
- SF5000
- Green Lake Urban Village
- Roosevelt Residential Urban Village

ZONING DIAGRAM:



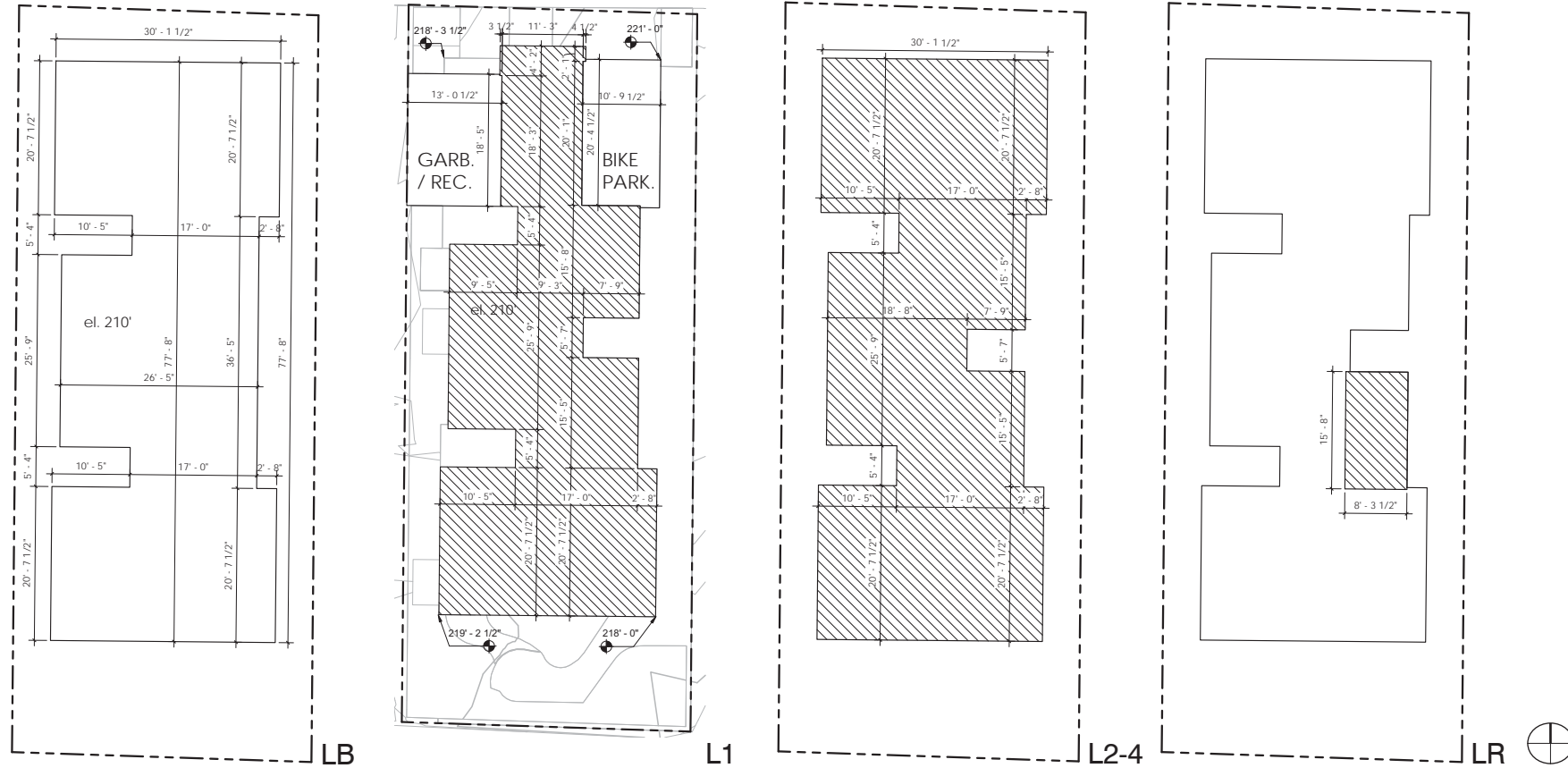
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CODE SUMMARY (RED DENOTES ADJUSTMENT REQUESTED) (COLOR DENOTES REFERENCE PAGE)

CHAPTER 23.45 - MULTI-FAMILY

CHAPTER 23.45 - MULTI-FAMILY	COMMENTS
<p>23.45.504 - Permitted and prohibited uses</p>	Proposed: Residential Use permitted outright
<p>23.45.510 - Floor area ratio (FAR) limits Per Table A 23.45.510 FAR limit for Apartments in LR3 Zone Inside Urban Centers is 1.5 or 2.0 if the project meets standards of subsection 23.45.510.C.</p> <p style="padding-left: 40px;">C.1 - Applicants shall make a commitment that the structure will meet the Green Building Standard, or a substantially equivalent or superior standard, and shall demonstrate compliance with that commitment.</p>	<p>Proposed: Project will apply standard of 23.45.510.C and utilize an FAR of 2.0. FAR meets allowable limits.</p> <p>Proposed: Project to meet the Green Building Standard.</p>
<p>23.45.512 - Density limits - LR zones Per Table A 23.45.512 density limits in Lowrise Zones, Apartments in LR3 Zones are limited to 1/800 or no limit if the project meets standards of subsection 23.45.510.C.</p>	Proposed: Project will apply standard of 23.45.510.C, which allows unlimited density.
<p>23.45.514 - Structure height Per Table 23.45.514 Structure Height for Lowrise Zones, Apartments in LR3 Zones Inside Urban Villages are limited to 40'.</p> <p style="padding-left: 40px;">J.2 - Parapets on the roofs of principle structures may extend 4 feet above the maximum height limit.</p> <p style="padding-left: 40px;">J.4.a - In LR Zones, stair penthouses may extend 10 feet above the height limit if the combined total coverage of all features does not exceed 15 percent of the roof area.</p>	<p>Proposed: Structure conforms to height limit (See page 26).</p> <p>Proposed: Parapets conform to height limits (See page 26).</p> <p>Proposed: Stair Penthouse is allowed the 10' extension and conforms to height limit (See page 26).</p>
<p>23.45.518 - Setbacks and separations Per Table A 23.45.518 Setbacks in Lowrise Zones, Apartments in LR3 Zones are required to have the following setbacks: Front - 5' minimum Rear - 15' minimum, no alley Side - 5' minimum, 7' average for facades greater than 40 feet in length.</p> <p style="padding-left: 40px;">H.4 - Unenclosed decks up to 18 inches above existing or finished grade, whichever is lower, may project into required setback.</p> <p style="padding-left: 40px;">J.7.a - Fences no greater than 6 feet in height are permitted in any required setback, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.</p> <p style="padding-left: 40px;">J.7.c - Fence height may be averaged along sloping grades for each 6 foot long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height when the height permitted by subsection 23.45.518.J.7.a is 6 feet, or 6 feet in height when the height permitted by subsection 23.45.518.J.7.a is 4 feet.</p> <p style="padding-left: 40px;">J.8.b - Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet measured from the finished grade on the low side, whichever is greater. If the bulkhead is measured from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Seattle Residential Code or Seattle Building Code requirements may be placed on top of the bulkhead or retaining wall. Any fence shall be setback a minimum of 3 feet from such a bulkhead or retaining wall.</p>	<p>Proposed: Front setback conforms to requirement. Rear setback conforms to requirement. Side setback - adjustment requested (See page 18).</p> <p>Proposed: decks project into required setbacks are over 18 inches above grade</p> <p>Proposed: All fences conform to the height requirements.</p> <p>Proposed: Fence complies with height restrictions.</p> <p>Proposed: All retaining walls conform to the height requirements.</p>

DIAGRAMS



FLOOR AREA RATIO (FAR):

Chargeable Area (gsf):

Level B:	0	=	0
Level 1:	260 (Stair) + 251 (Lobby) + 229 (Corr.) + 953 (Res.)	=	1,693
Level 2:	260 (Stair) + 226 (Corr.) + 1,573 (Res.)	=	2,059
Level 3:	260 (Stair) + 226 (Corr.) + 1,573 (Res.)	=	2,059
Level 4:	260 (Stair) + 226 (Corr.) + 1,573 (Res.)	=	2,059
Level R:	130 (Stair)	=	130
TOTAL:		=	8,000

FAR = 8,000/4,000 = **2.0**

Exemptions:

- Exempt Area
- Chargeable Area

Basement Exempt (Below Grade)
Garbage & Recycling (Unenclosed)
Bicycle Parking (23.54.015.K.5 see next pg.)

FENCE HEIGHT:

The East fence is the tallest fence with the greatest sloping grade. The property side is pervious pavement at level 1 for egress.

Wood Privacy fence height = 4'-5"
Conc. retaining wall incremental height = 0'-9"

West fence is 9 inches lower than lowest shown segment.

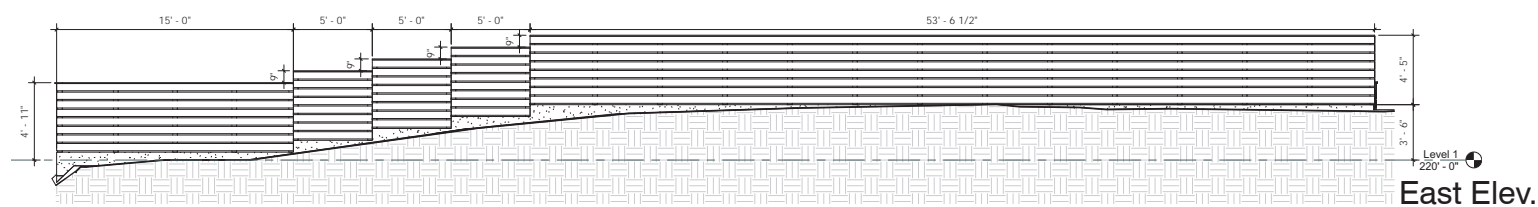
AVERAGE GRADE:

Average grade calculation
(Per SMC 23.86.006.A.2 Formula 1).

Midpoint Elevations:	Rect. Side Length:
A = 220.02	a = 30.14
B = 222.00	b = 77.67
C = 220.41	c = 30.14
D = 219.14	d = 77.67

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{(a+b+c+d)} = \frac{47,537.90}{215.62}$$

Average Grade = 220.47 ft.



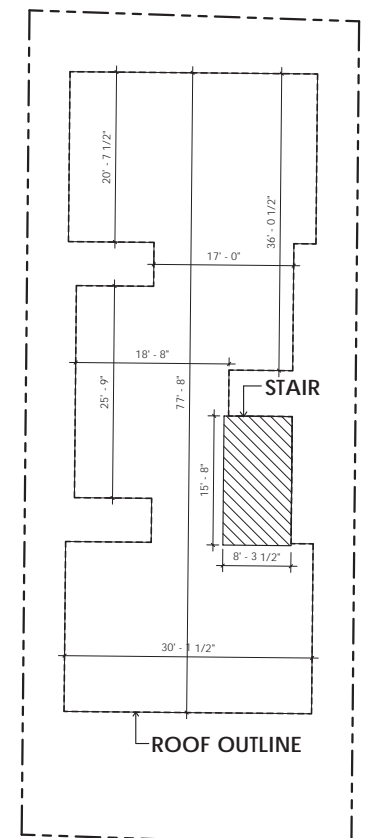
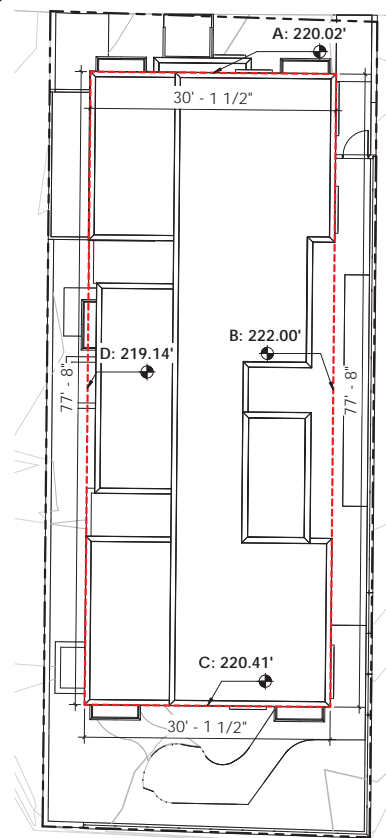
ROOF COVERAGE:

Roof coverage area calculation
(Per SMC 23.47A.012.C.4)

Total roof area: 2,059 gsf
Stair penthouse area: 130 gsf

$$130 / 2,059 = 0.063137$$

Roof Coverage = 6.31%



CODE SUMMARY CONT. (RED DENOTES ADJUSTMENT REQUESTED)(COLOR DENOTES REFERENCE PAGE)

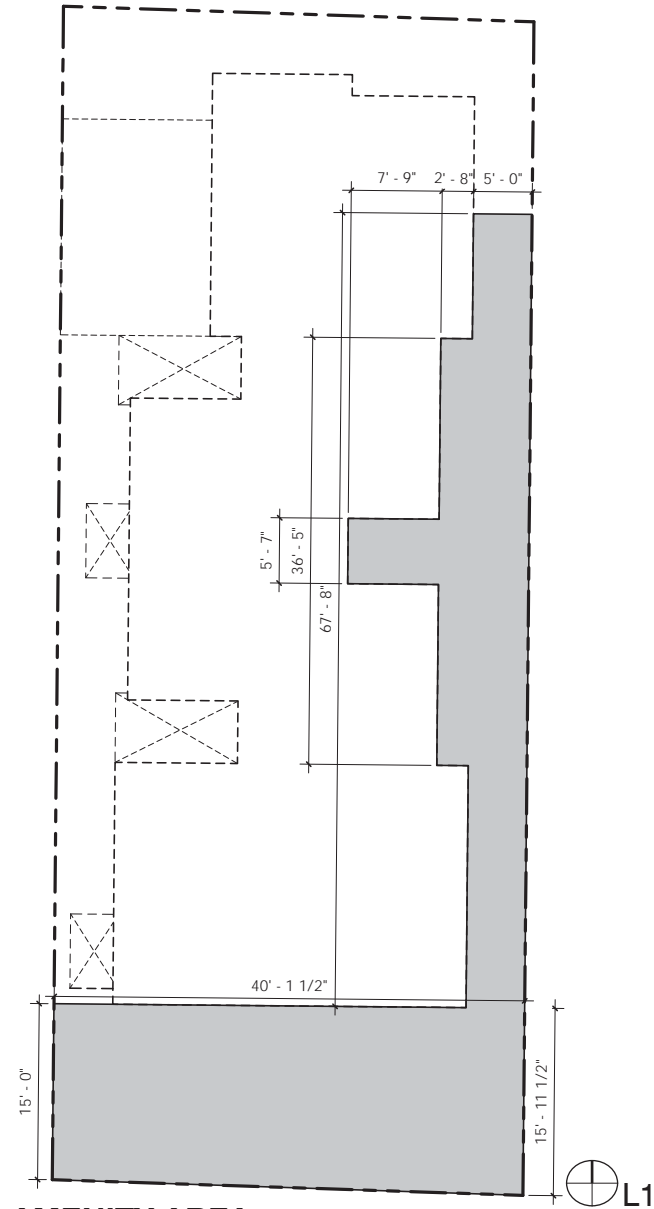
CHAPTER 23.45 - MULTI-FAMILY**COMMENTS**

<p>23.45.522 - Amenity area</p> <p>A.1 - Amount of amenity area required for Apartments in Lowrise Zones is equal to 25 percent of the lot area. Required amenity area = (4,000 SF)(0.25) = 1,000 SF</p>	Proposed: 1,101 SF provided.
<p>23.45.524 - Landscaping standards</p> <p>A.2.a - Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise Zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.</p>	Adjustment requested (See page 18).
<p>23.45.527 - Structure width and facade length limits in LR zones</p> <p>Per Table A 23.45.527 Maximum Structure Width for Apartments Inside Urban Centers are limited to 150 feet</p> <p>B.1 - The maximum combined length of all portions of facades with 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.</p>	Proposed: Project width conforms to limits. Adjustment requested (See page 18).
<p>23.45.529 - Design standards</p> <p>C.1.a - At least 20 percent of the area if each street-facing facade shall consist of windows and/or doors.</p> <p>C.3 - Exceptions may be allowed for the facade articulation requirement in subsection 23.45.529.C.2 if the project is determined to meet the intent of subsection 23.45.529.A.1.</p> <p>G.1 - For each apartment structure, a principal shared pedestrian entrance is required that faces a street.</p> <p>G.3 - The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.</p>	Proposed: 36.7% provided. Proposed: Project meets the intent of subsection 23.45.529.C.2. Proposed: Project has one central entry for pedestrian use. Proposed: Project entrance protrudes from principle structure, is centrally located and has an overhead canopy, clearly identifying the entrance.

CHAPTER 23.54 - QUANTITY & DESIGN STANDARDS FOR PARKING/ SOLID WASTE STORAGE**COMMENTS**

<p>23.54.015 - Required parking</p> <p>Per Table B.II.23.54.015 residential uses within urban villages that are not within urban center or the Station Area Overlay District and located within 1,320 feet of a street with frequent transit service no minimum parking requirement.</p> <p>Per Table D.2 23.54.015 0.75 long term bicycle stalls are required per Small Efficiency Dwelling Unit (21 SEDUs)(0.75) = 15.75 required.</p> <p>K.5 - The space required to provide the required bicycle parking shall be exempt from FAR limits if located inside the building that contains the SEDUs.</p>	Proposed: None required. Inside Green Lake Residential Urban Village within 1,320 feet of a frequent transit corridor (See page 9) . Proposed: Project provides 16 bicycle parking stalls (See page 22) .
<p>23.54.040 - Solid waste and recyclable materials storage and access</p> <p>Per Table A 23.54.040 residential developments with 16-25 dwelling units require a minimum area for shared space of 225 SF.</p> <p>D.1 - For developments with nine dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.</p>	Proposed: Project provides 241 SF (See page 22) . Proposed: Project conforms to dimensional requirements (See page 22) .

DIAGRAMS

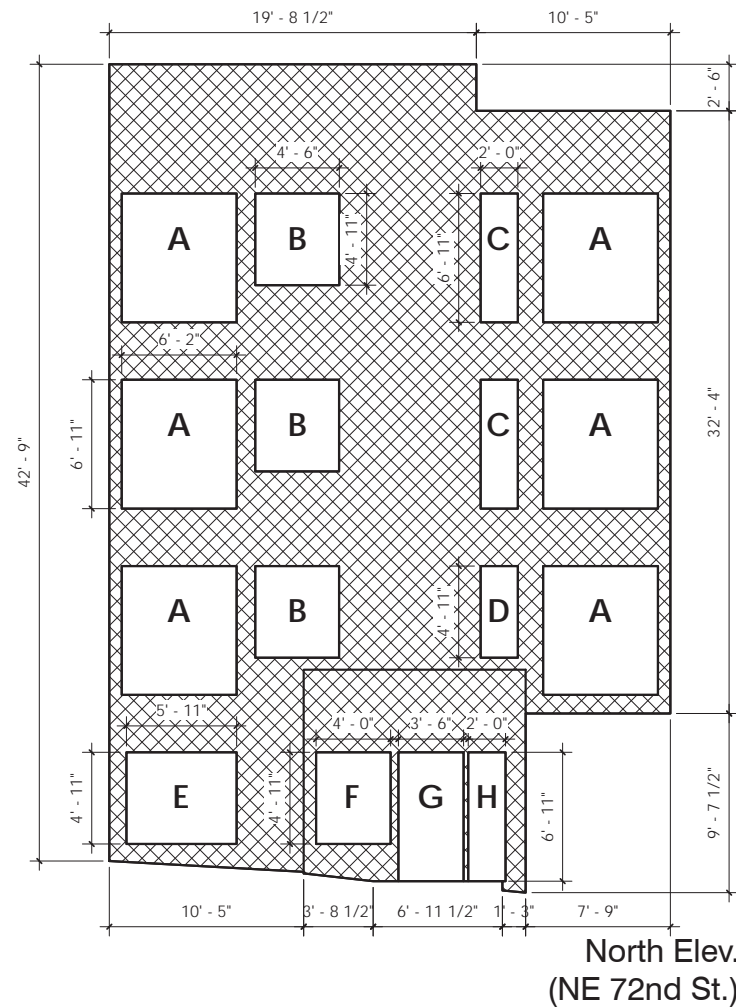


AMENITY AREA:

Area:

5'-0" x 67'-8"	= 338.39 SF
2'-8" x 36'-5"	= 97.72 SF
7'-9" x 5'-7"	= 43.16 SF
15'-0" x 40'-1 1/2"	= 602.28 SF
15'-0" x 40'-1 1/2" x 1/2"	= <u>19.12 SF</u>
	1,100.67 SF

Amenity Area = **1,101 SF**



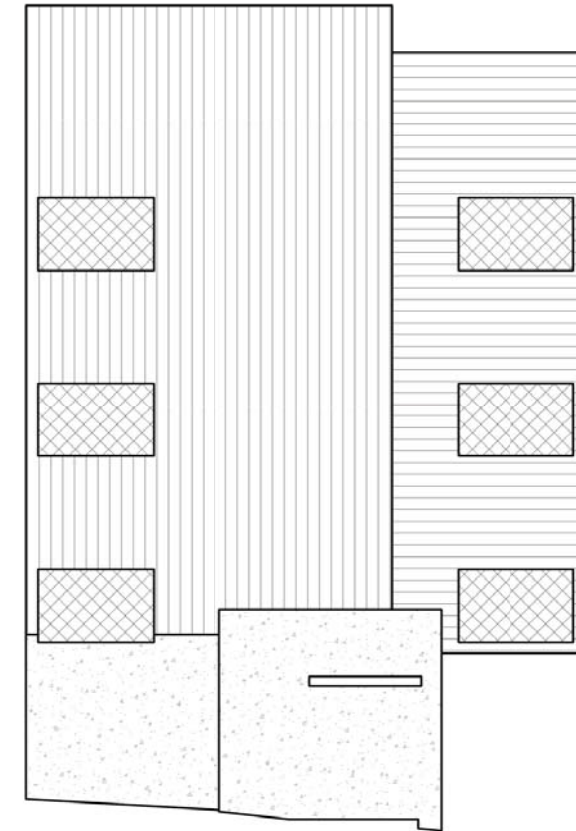
North Elev.
(NE 72nd St.)

DOOR/WINDOW PERCENTAGE:

A = 42.65 SF x 6	E = 29.12 SF x 1
B = 22.21 SF x 3	F = 19.69 SF x 1
C = 13.83 SF x 2	G = 24.21 SF x 1
D = 9.84 SF x 1	H = 13.83 SF x 1

Total Facade Area = 1,216.52 SF
Total Opening Area = 446.77 SF

1,216.52 SF / 446.77 SF = 0.3672
Door/Window Percentage = **36.7%**

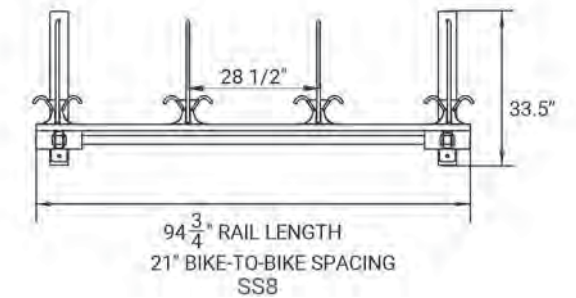
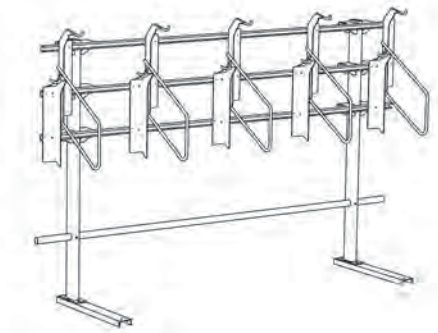


North Elev.
(NE 72nd St.)

DESIGN STANDARDS

The material changes, protruding entrance, height changes, canopy and balconies visually break the mass down into a smaller scale, fulfilling the intent of the code.

The windows, doors, floor sweeps, reveals and fences reinforces the material and plane changes.



BICYCLE PARKING:

Manufacturer:
Ground Control Systems:

Model:
Side Stage™ Free Standing Vertical Rack System

The mounting system is staggered to offset the bicycle handle bars, allowing more bicycle storage in less space. Two of these systems are located at level 1 to provide parking for 16 bicycles.

ADJUSTMENTS

Level 1

Planted Area:  

Side Setback Calculation: 5' min. required, 7' average for facades greater than 40' in length.

Left: Level 1:	Setback	Length	Calculation
	12.77	22.42	286.3034
	15.43	5.33	82.2419
	6.02	25.74	154.9548
	15.43	5.33	82.2419
	5.00	20.63	103.1500
		79.45	708.892 = 8.92' > 7'

Right: Level 1:	Setback	Length	Calculation
	15.43	1.79	27.6197
	5.00	20.63	103.15
	7.68	15.42	118.4256
	15.43	5.57	85.9451
	7.68	15.42	118.4256
	5.00	20.63	103.15
		79.46	556.716 = 7.01' > 7'

Level 2+:	Setback	Length	Calculation
	5.00	20.63	103.15
	15.43	5.33	82.2419
	6.02	25.74	154.9548
	15.43	5.33	82.2419
	5.00	20.63	103.15
		77.66	525.7386 = 6.77' < 7'

Level 2+:	Setback	Length	Calculation
	5.00	20.63	103.15
	7.68	15.42	118.4256
	15.43	5.57	85.9451
	7.68	15.42	118.4256
	5.00	20.63	103.15
		77.67	529.0963 = 6.81' < 7'

Facade Length Calculation: Max length of facade within 15' of lot line is 65% of lot line, which is 65'.

Left: Level 1: 22.42' + 25.74' + 20.63' = **68.79 > 65'** Level 2+: 20.63' + 25.74' + 20.63' = **67' > 65'**

Right: Level 1+: 20.63' + 15.42' + 15.42' + 20.63' = **72.1' > 65'**

Green Score Factor:

Green Factor Score Required = **0.6**

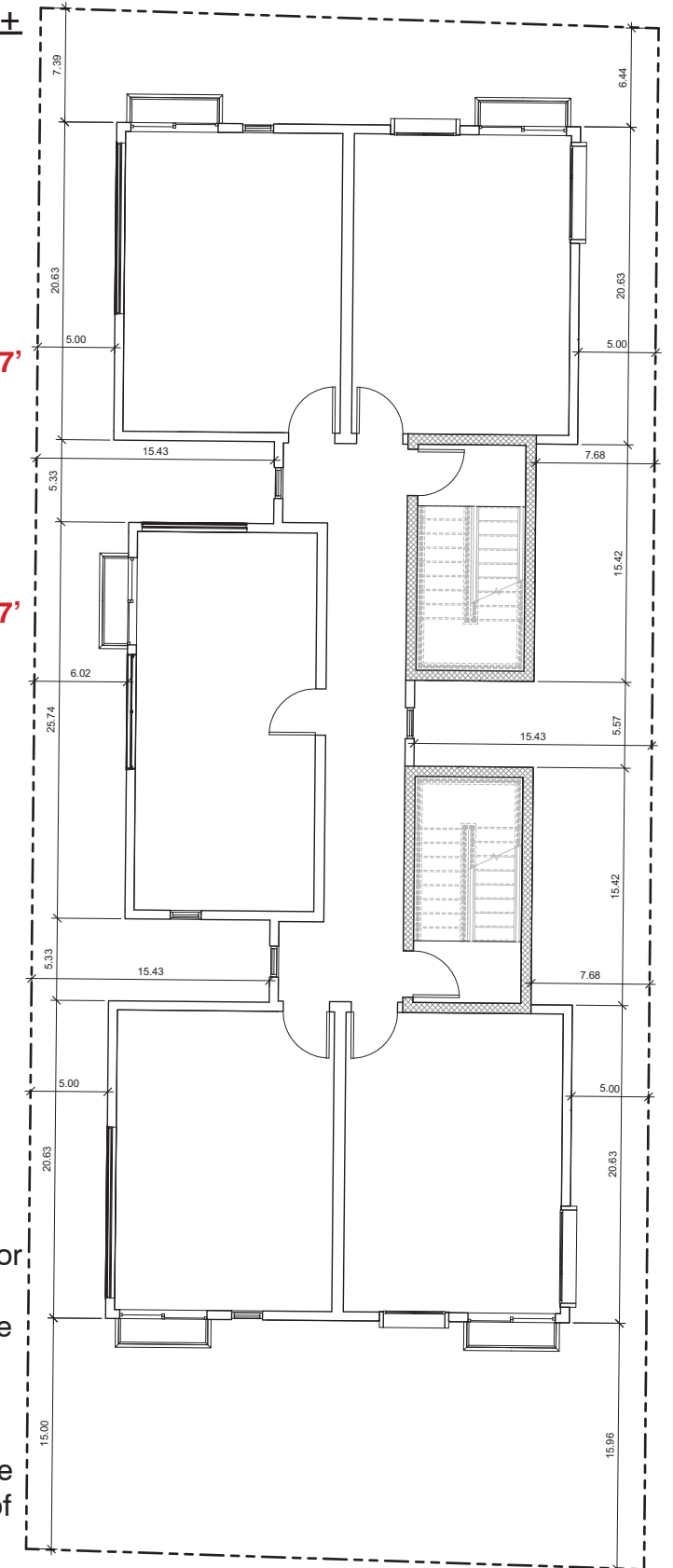
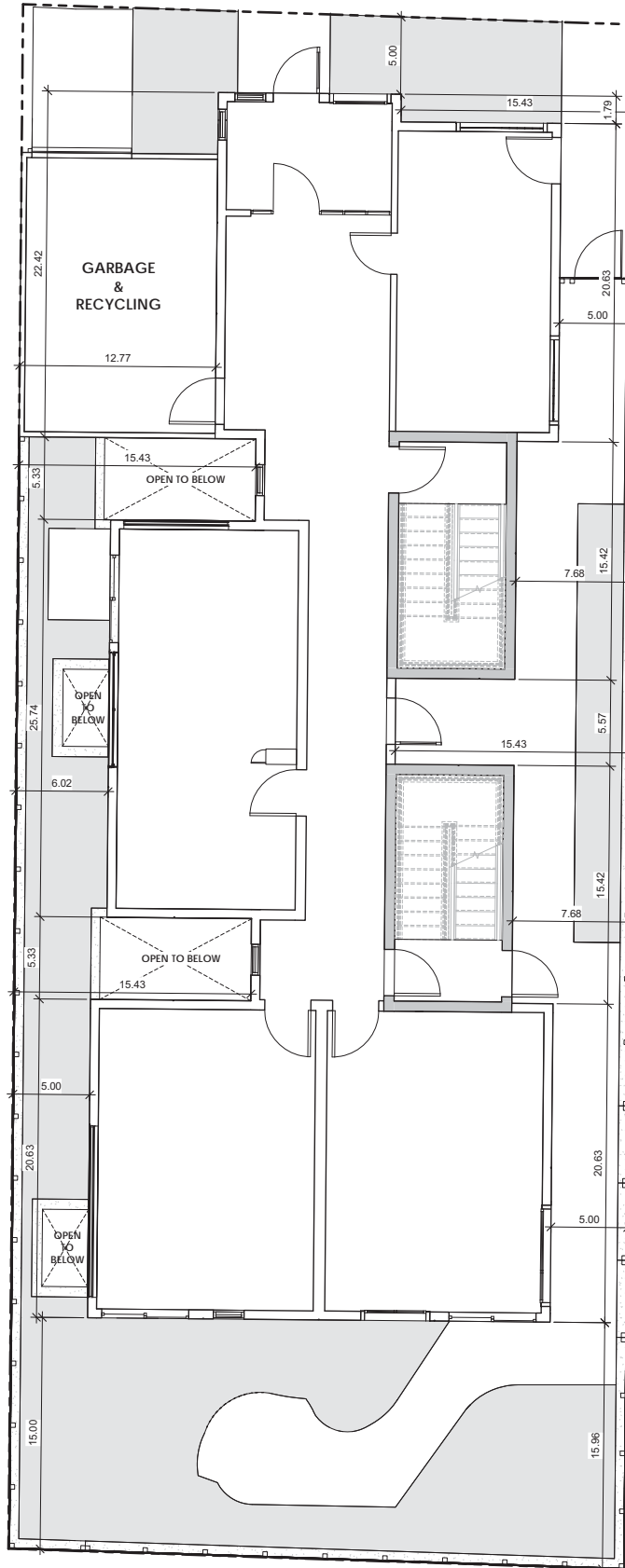
Green Factor Score Provided **0.56**

Justification:

The required adjustments are necessary to achieve the stated goal of providing housing relief at affordable prices without sacrificing comfort. Slight side setback reductions are only needed above the first floor and allots a more generous living area for occupants. Additional façade length is required to yield a higher unit count because of the restricting width of the site. No elevator has been provided to reduce costs and save the needed floor area for residential use. The required, accessible public amenity area, therefore, is located on the ground level. The round, crushed granite back area and paved egress, entrance and garbage ramp reduce planting areas, necessitating the minor green factor score adjustment.

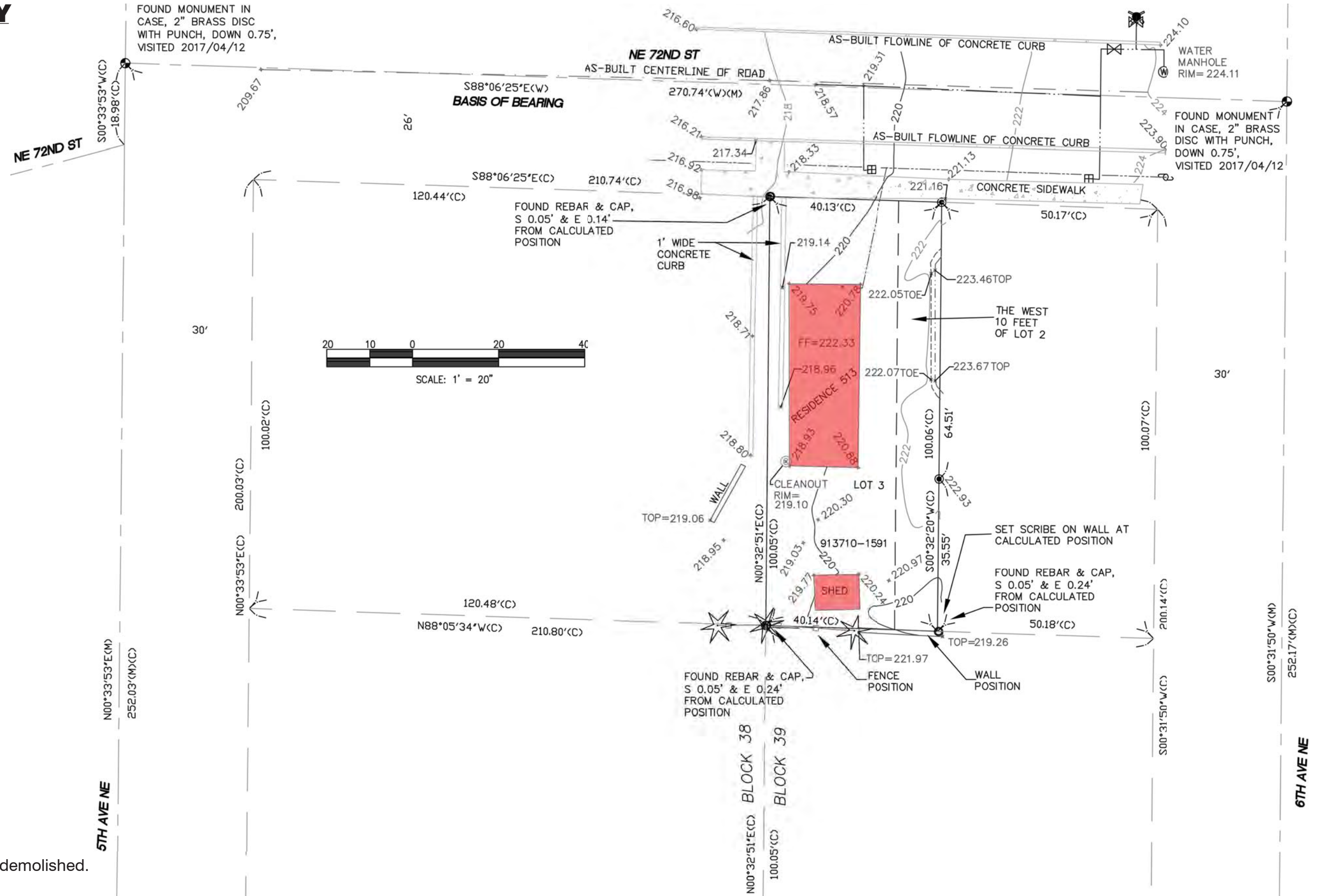
Deep, centralized setbacks for the light wells and egress grants reduces massing to a less imposing façade for neighbors and gives future developments area to work with. The massing and planting in all available plots and the natural wood materials succeed in preserving the intent of the codes and the adjustments facilitate the fulfillment of the project's goals.

Level 2+



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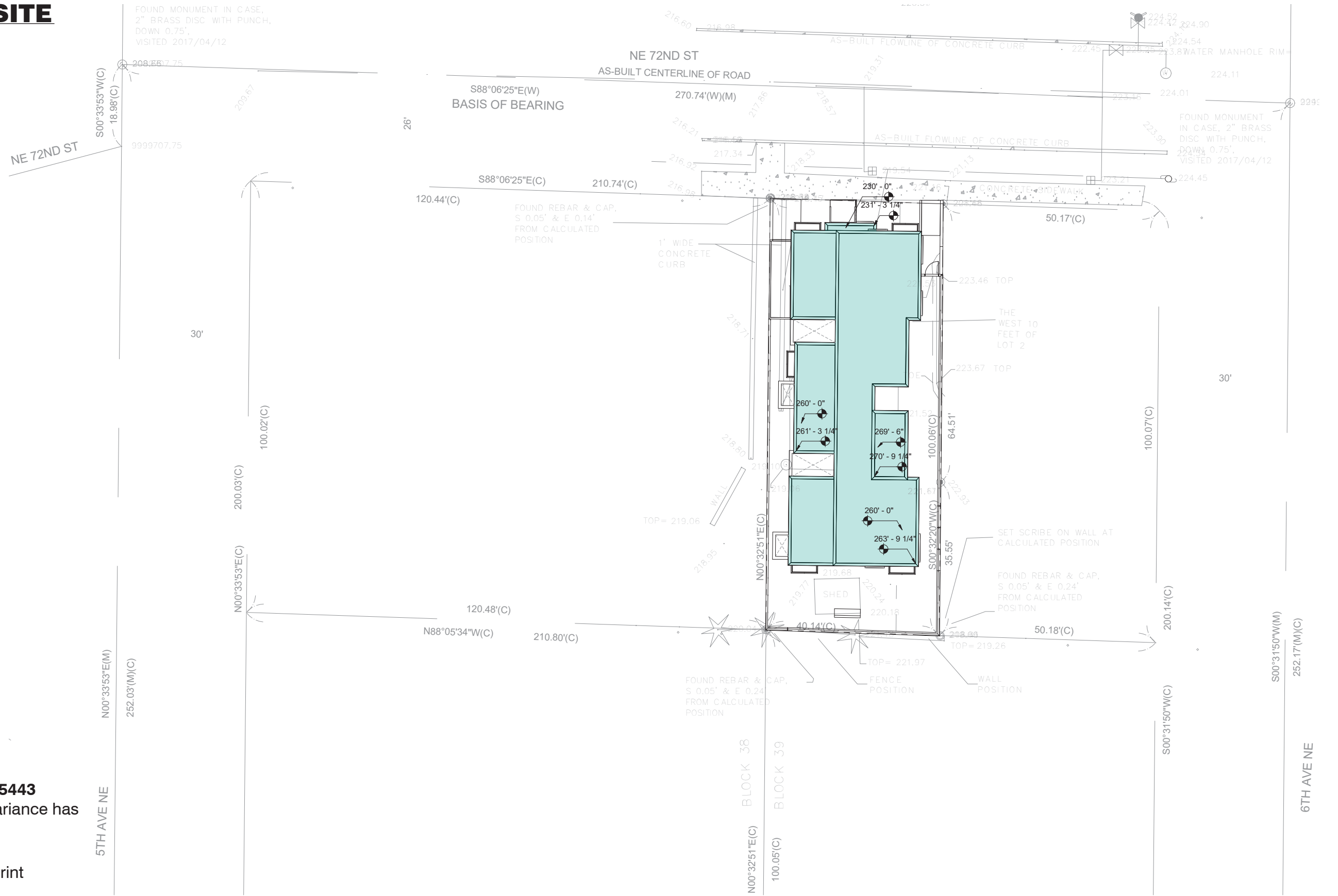
SITE SURVEY



Note: From survey by
Delta Land Surveyors, PC

■ Existing structures to be demolished.

PROPOSED SITE



ECA Steep Slope, DCI #6595443
 Required ECA Steep Slope Variance has been waved

Proposed building footprint

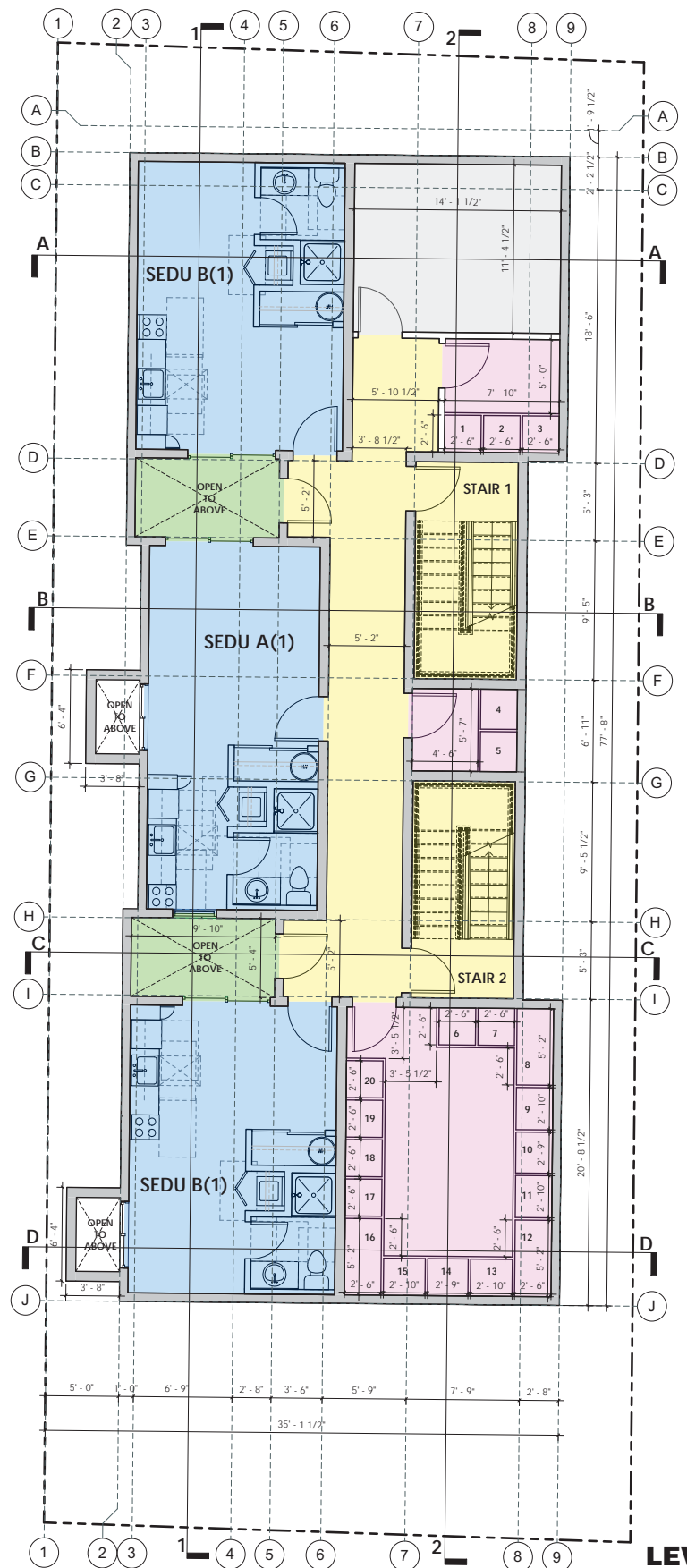
FLOOR PLANS

KEY:

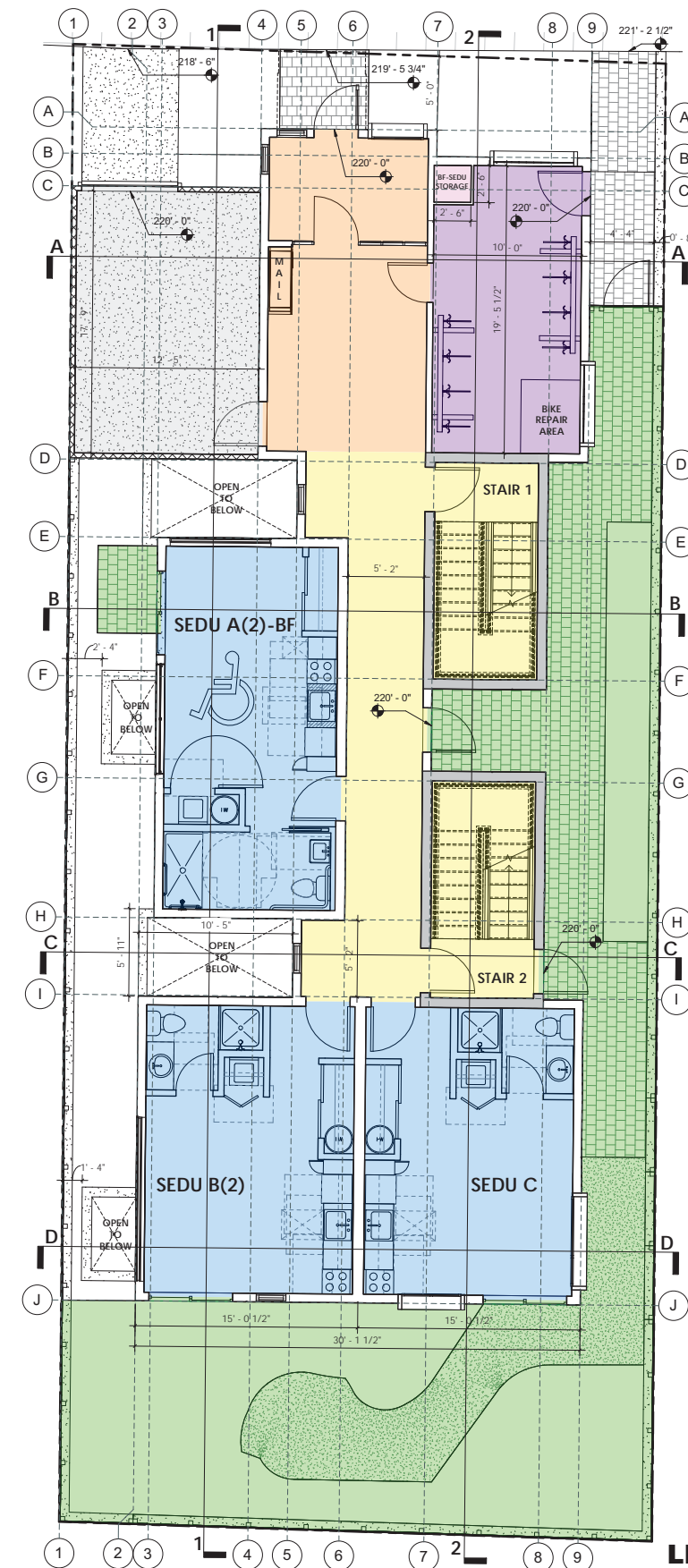
- Residential
- Circulation
- Storage
- Amenity
- Garb. & Rec./M/E
- Lobby
- Bicycle Parking

NOTES:

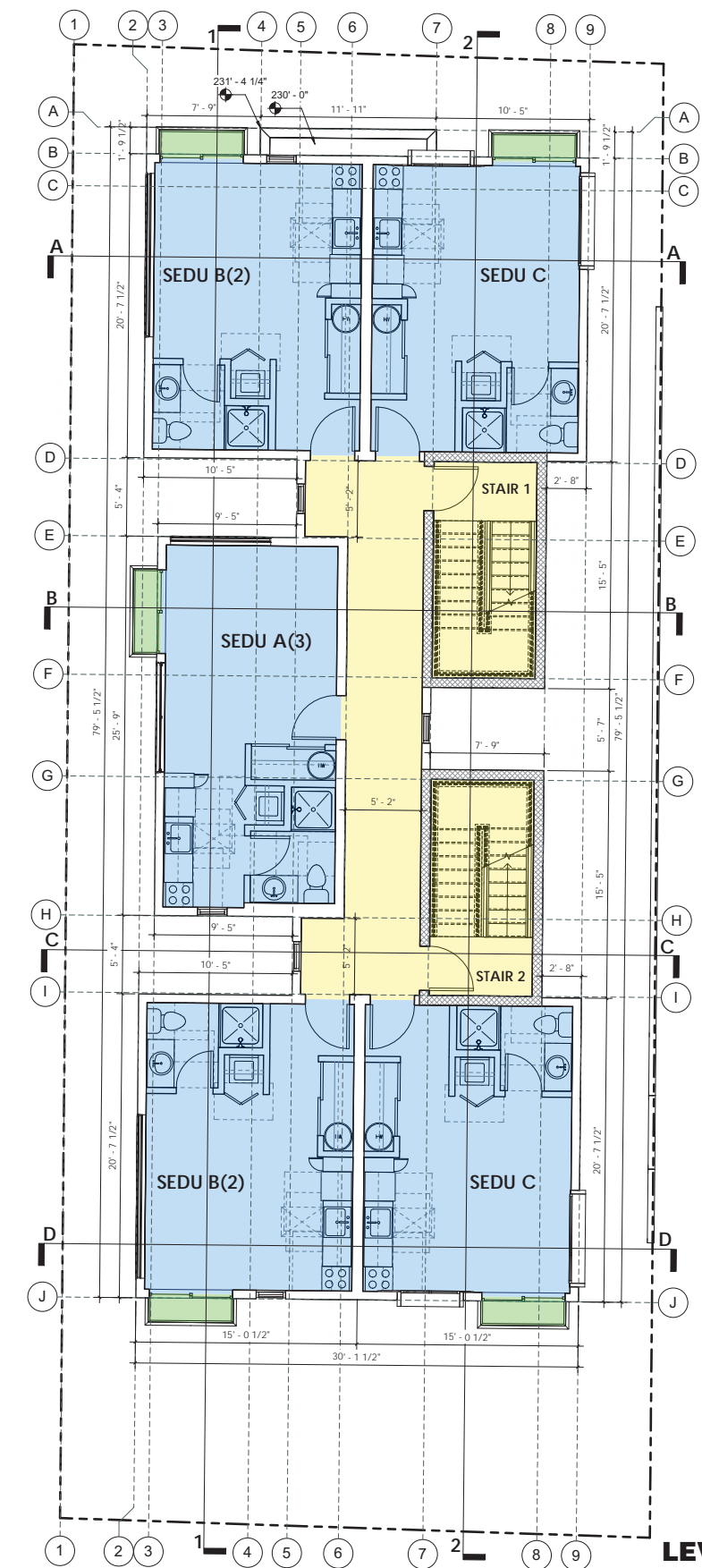
- SEDU storage located in basement to open optimal area for residential use.
- BF unit storage located in bike parking for accessibility / not the only unit with storage in the living area
- Area for bicycle repair / maintenance for tenant convenience.
- Mail located such that both the main entry and bicycle entry is immediately visible.
- Bike parking features opening for air circulation. Steel re-bar, landscaping and "eyes on the street" provide security.



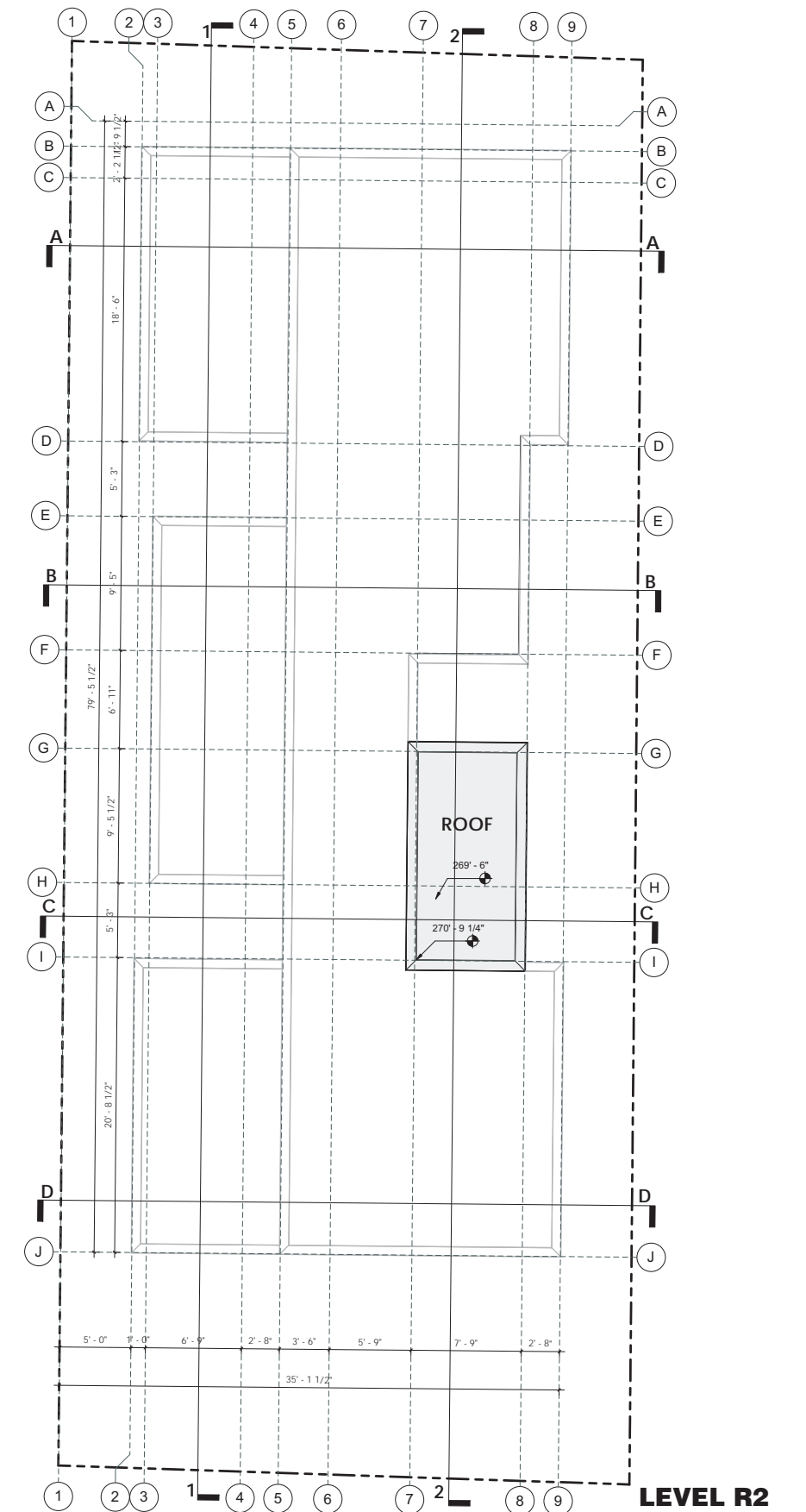
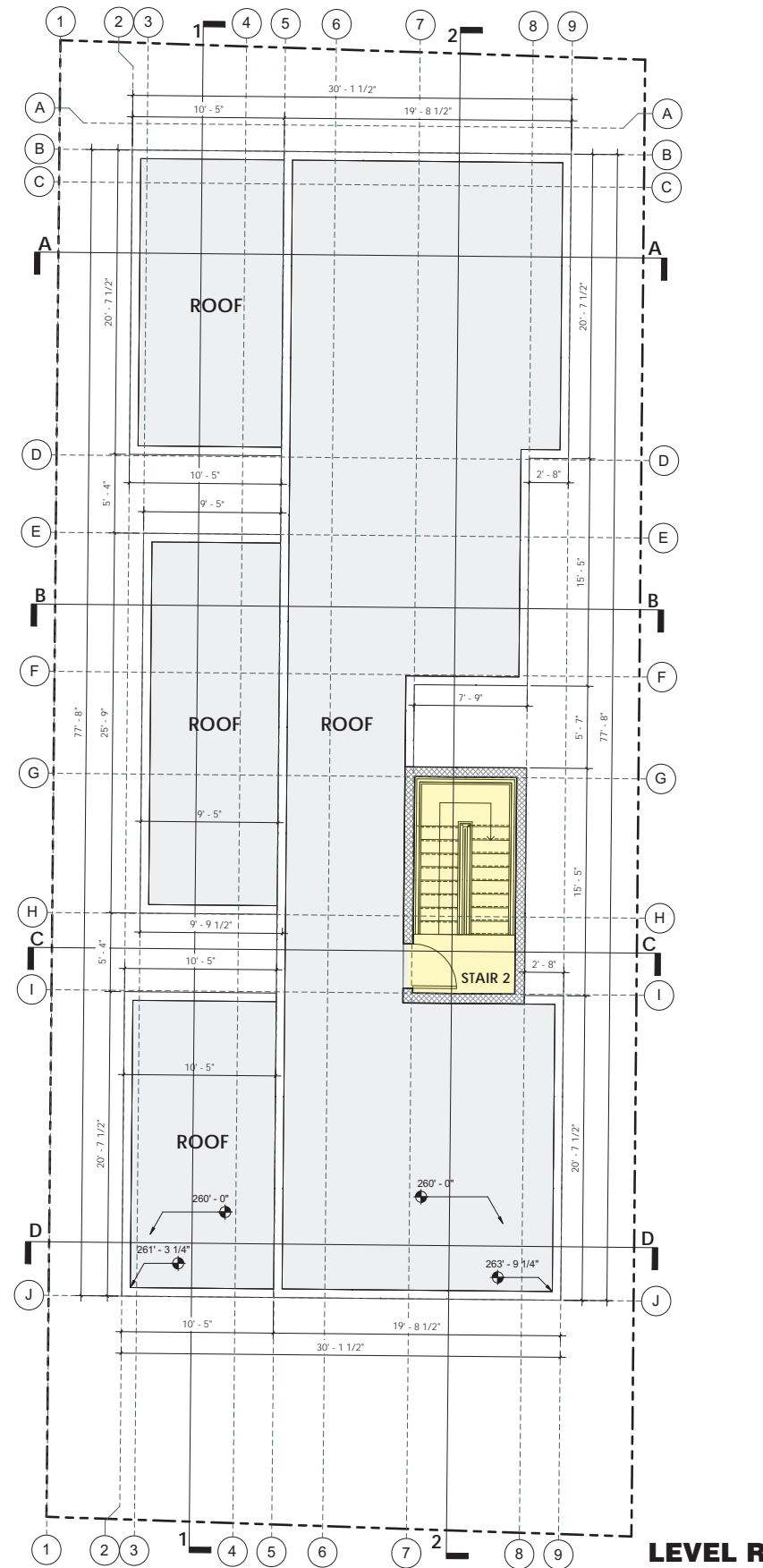
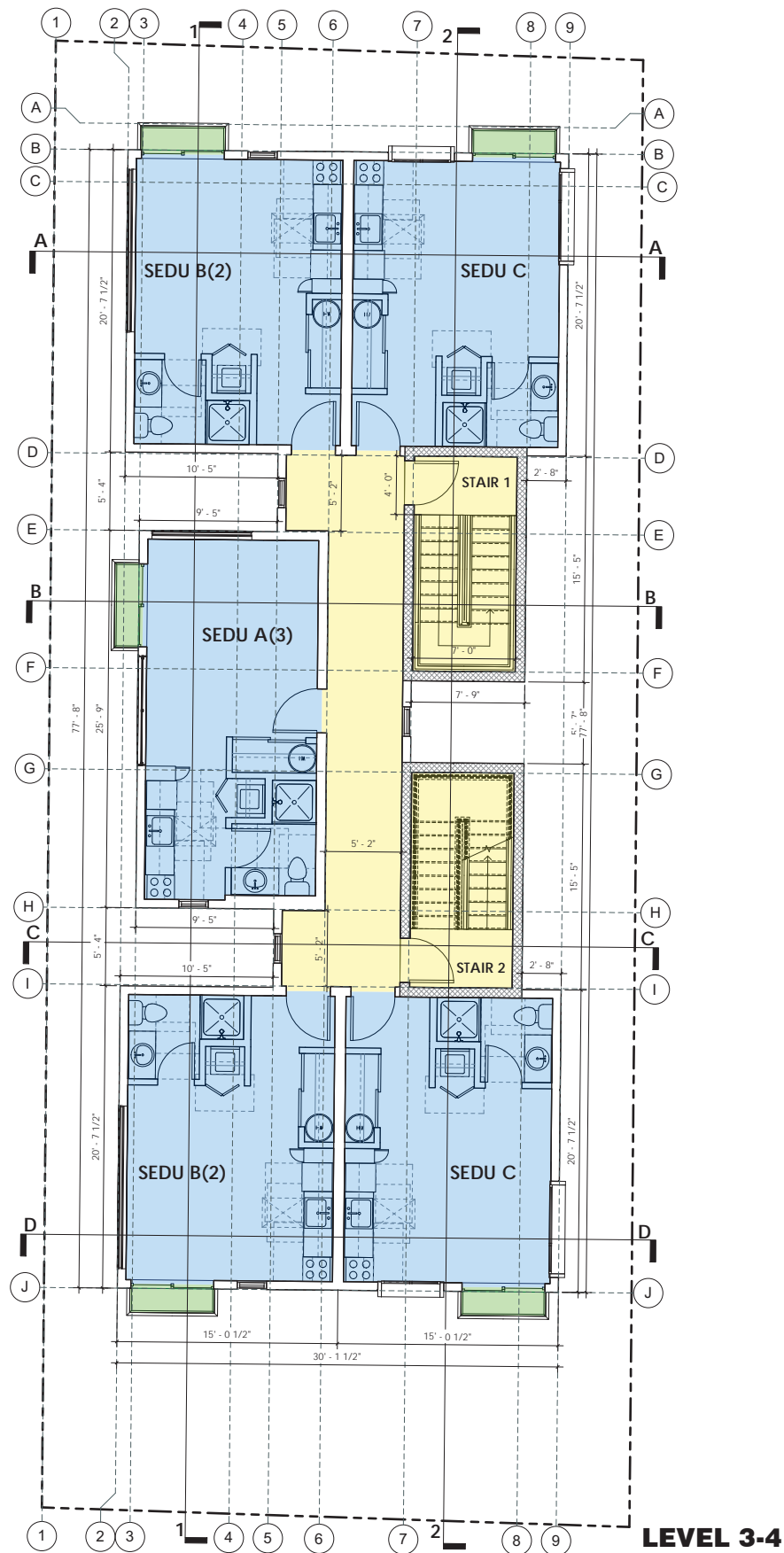
LEVEL B



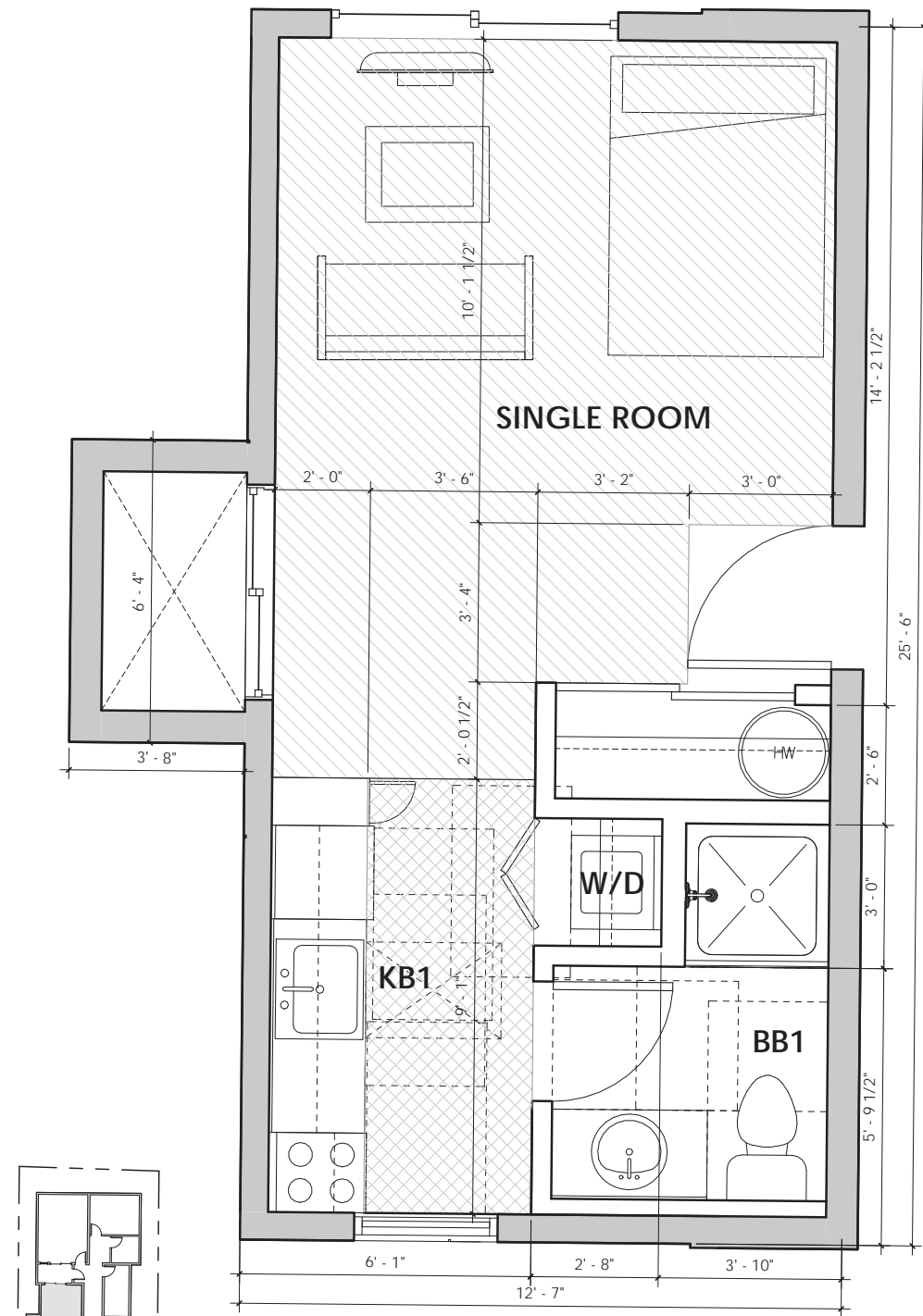
LEVEL 1



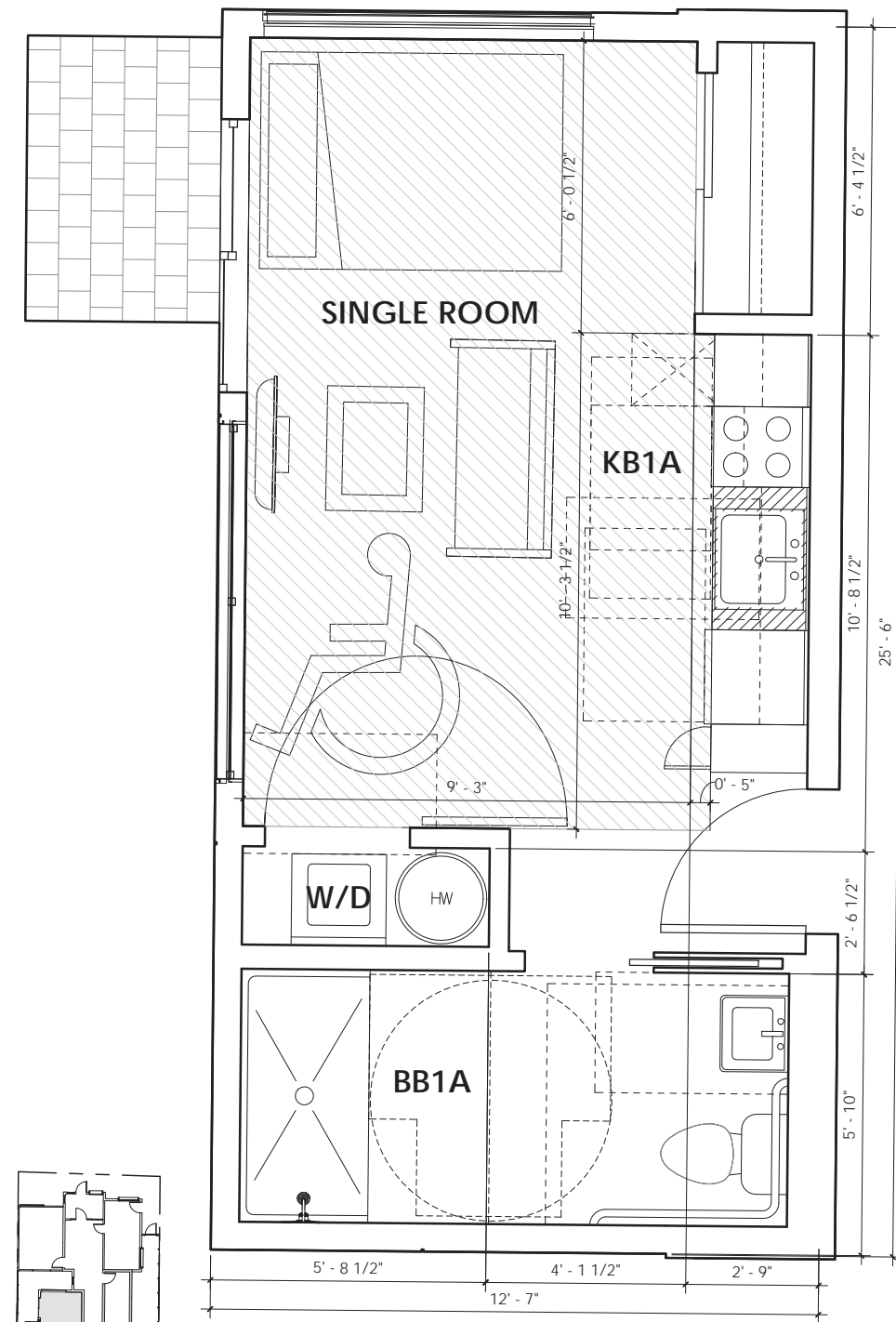
LEVEL 2



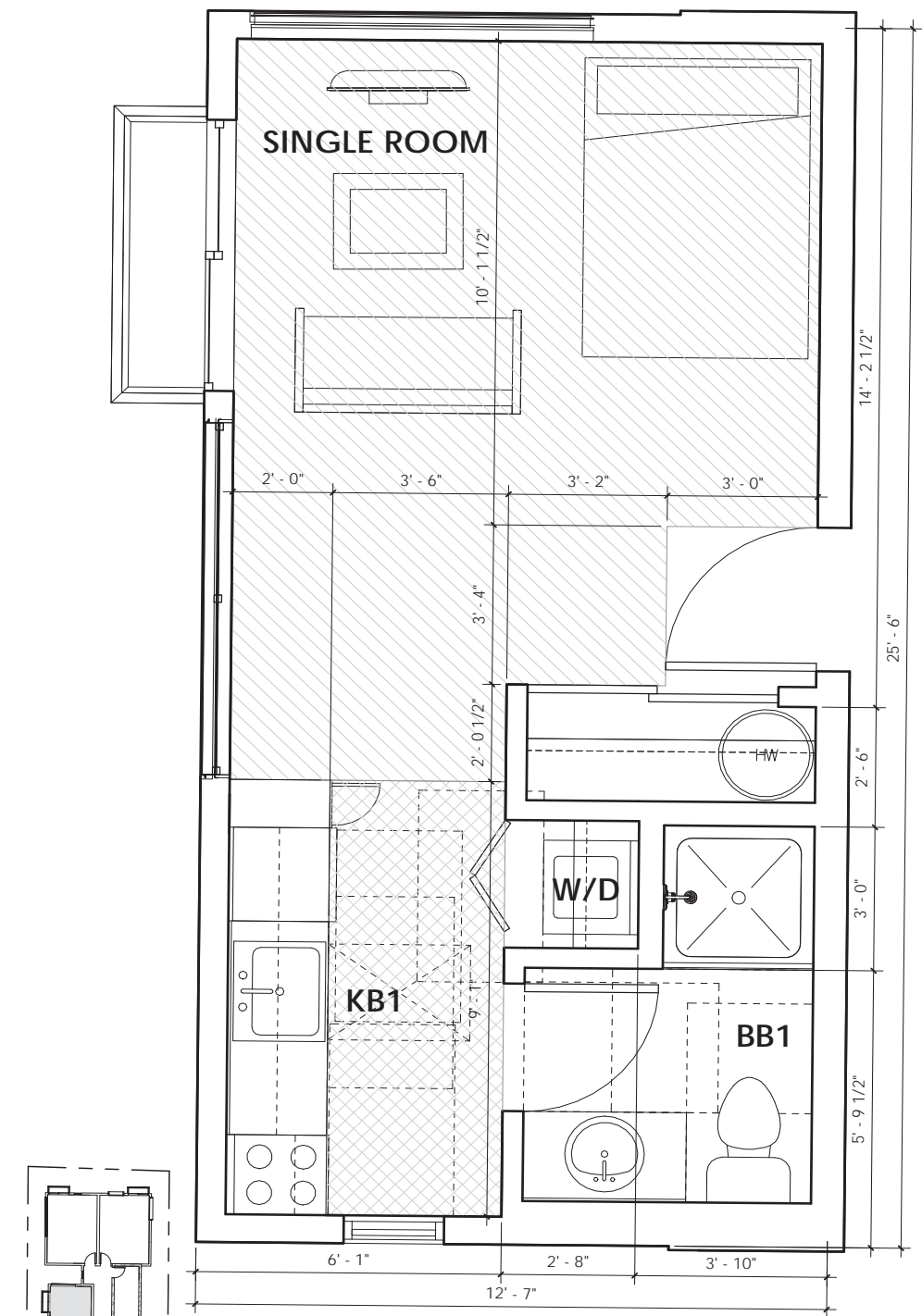
SMALL EFFICIENCY DWELLING UNITS



SEDU A(1)
 gsf: 333
 nsf: 285
 single room: 190
 Level B: 1 Unit



SEDU A(2)-BF
 gsf: 333
 nsf: 285
 single room: 156
 Level 1: 1 Unit



SEDU A(3)
 gsf: 333
 nsf: 285
 single room: 190
 Level 2-4: 3 Units

SEDU REQUIREMENTS: Per Director's Rule 9-2017

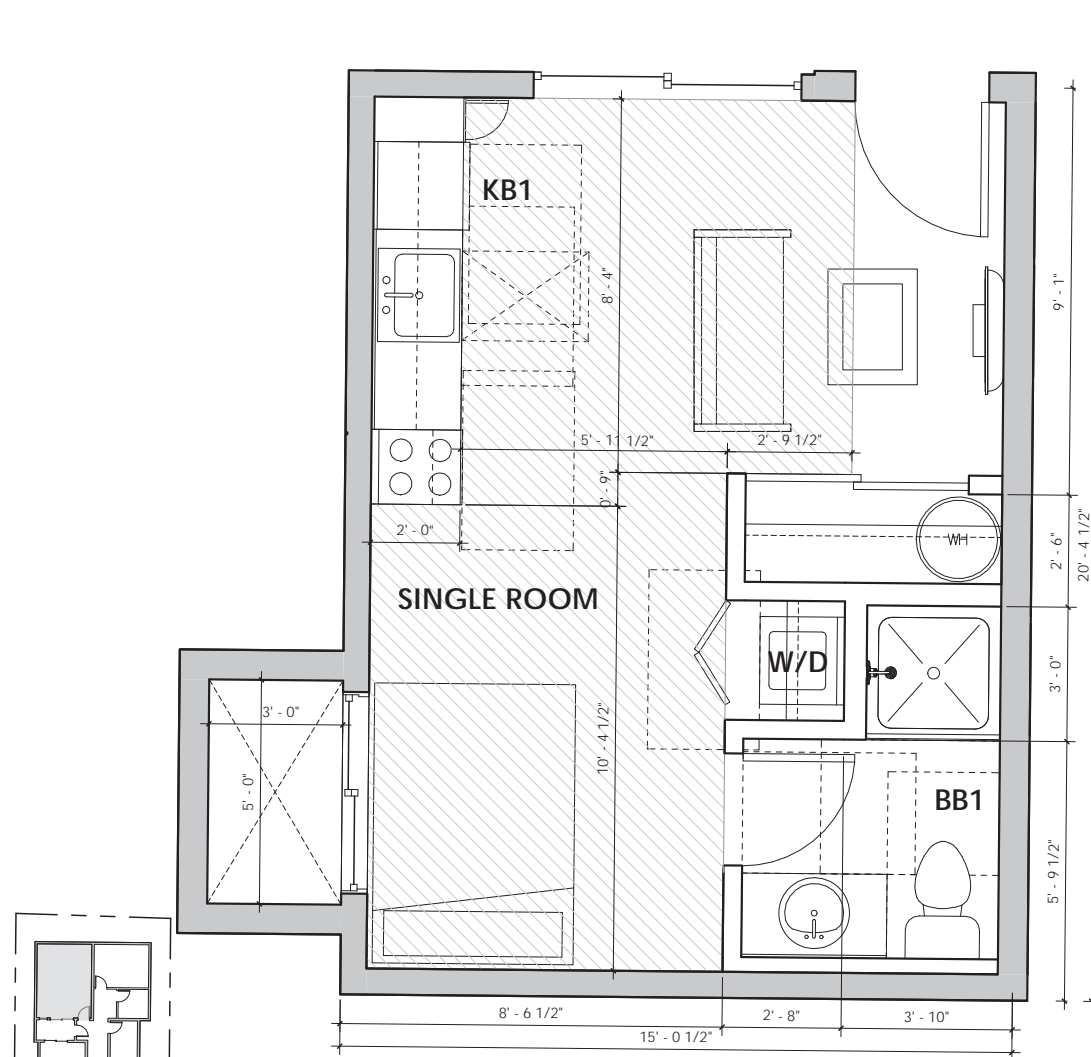
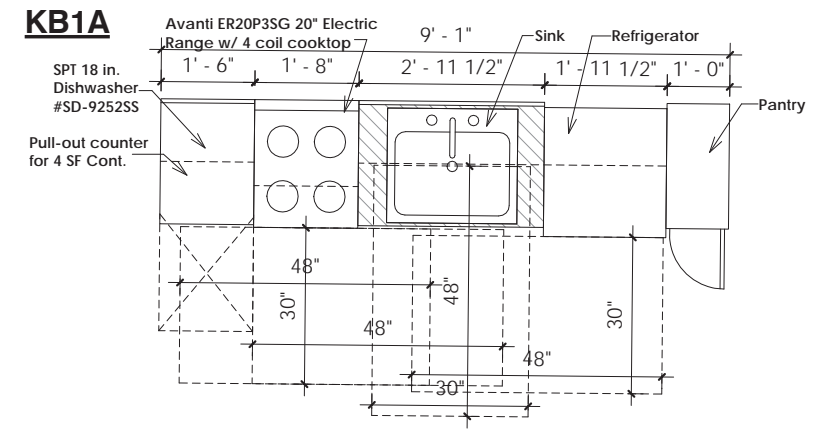
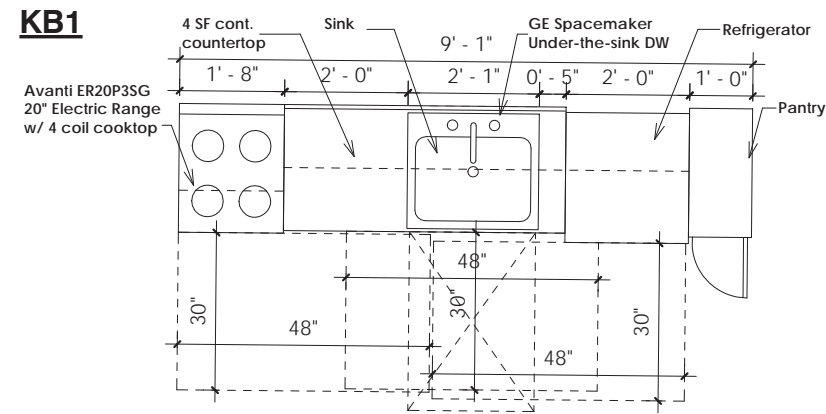
Floor Area 150 NSF of contiguous habitable/occupiable space.

Kitchens Must include the following:

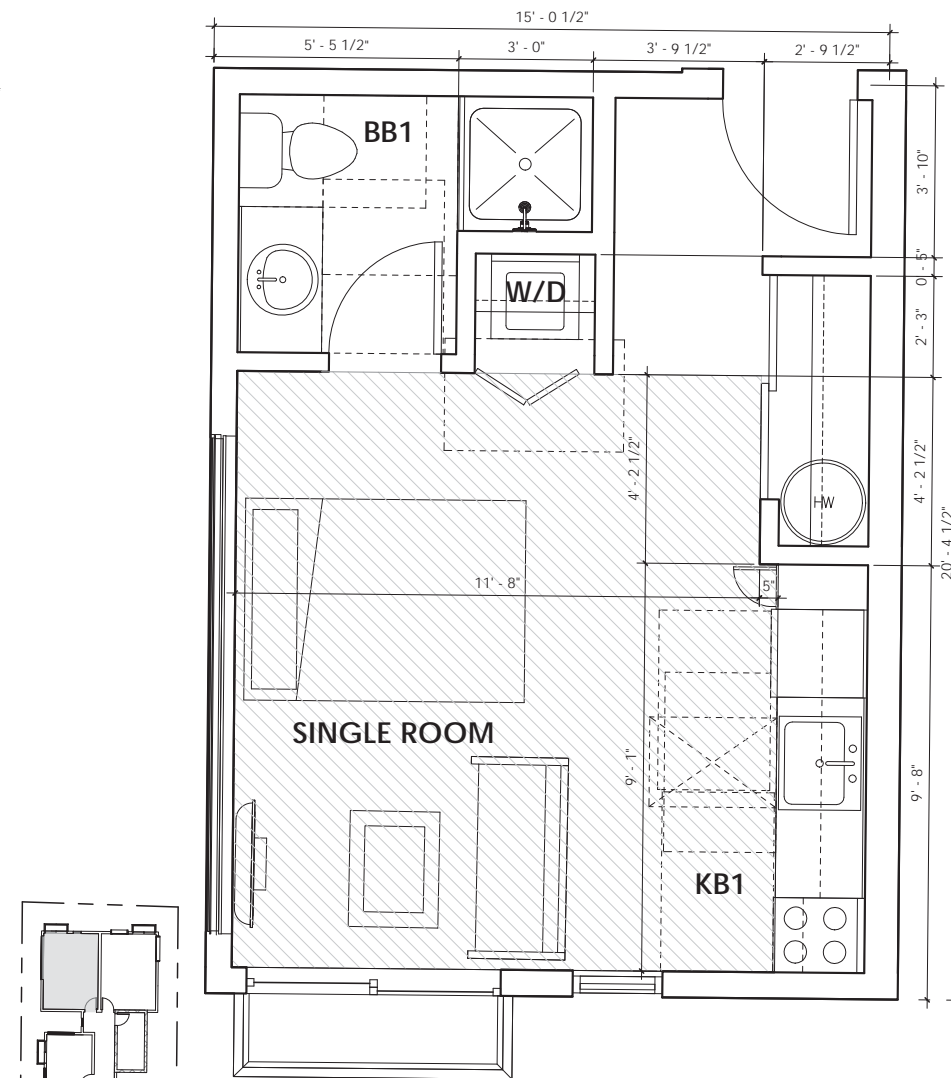
- Cooking Appliance (Microwave oven is permitted)
- Refrigerator
- Sink with hot and cold water
- Food and utensil storage space
- Contiguous counter top work area, 4 SF min.

Closets Built-in closet, excluding built-in beds or other equipment.

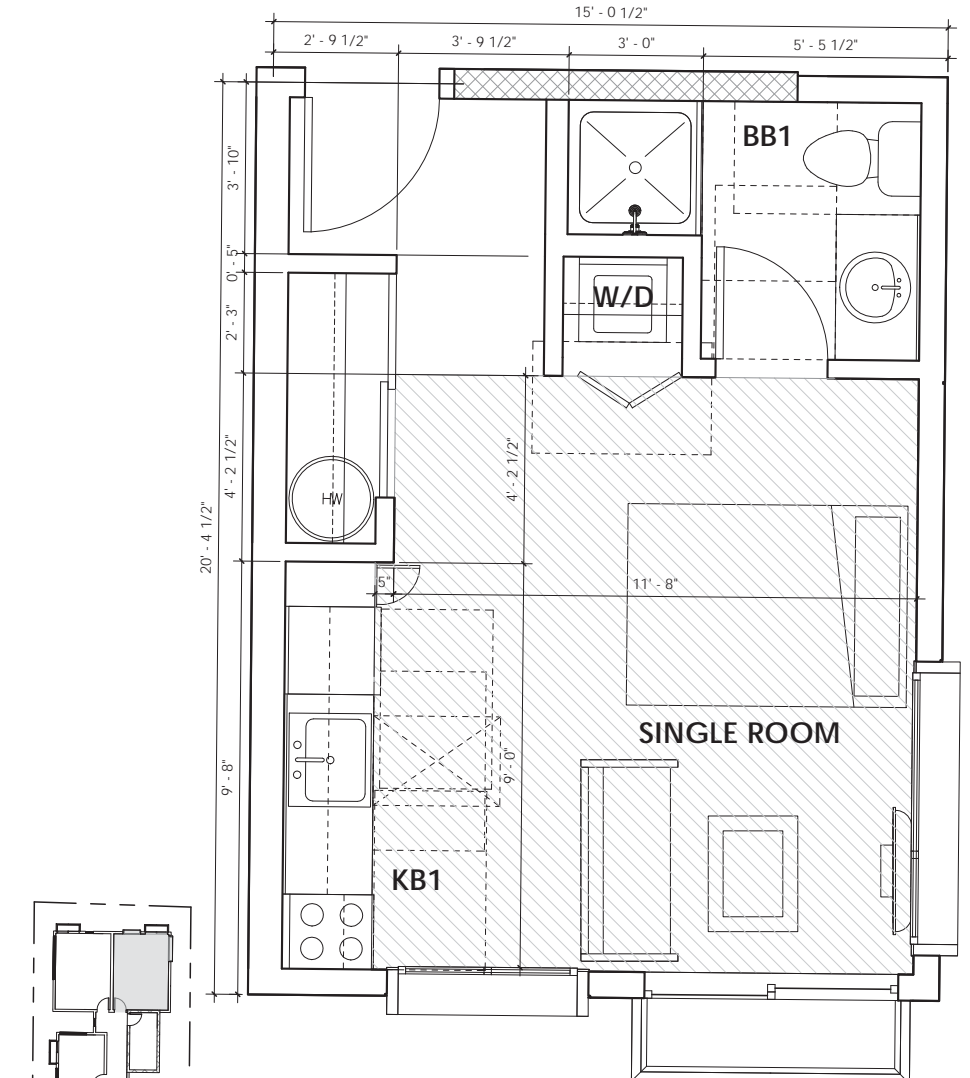
Storage 55 cubic feet of storage per unit located anywhere within the building.



SEDU B(1)
 gsف: 311
 nsف: 273
 single room: 160
 Level B: 2 Units

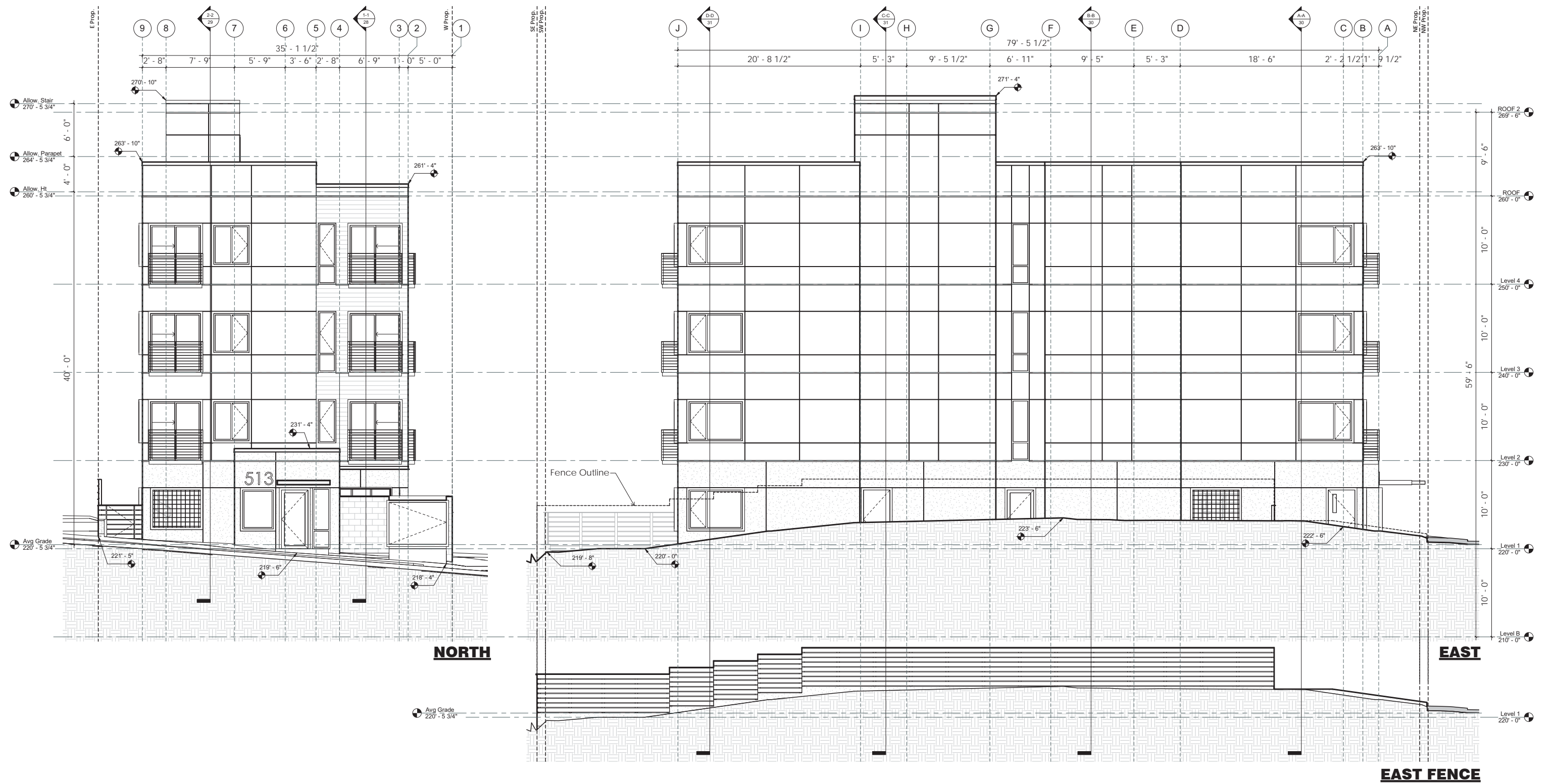


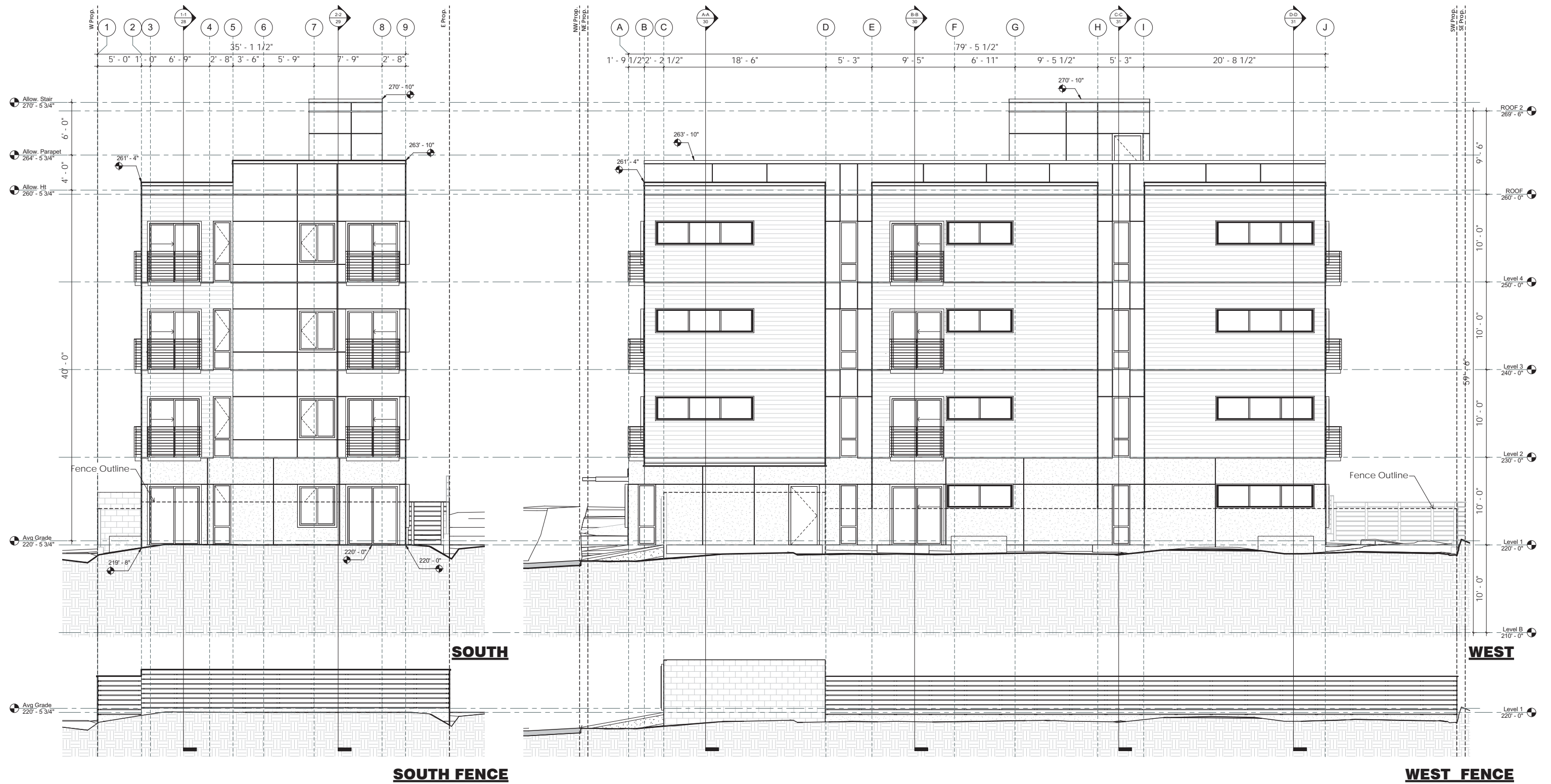
SEDU B(2)
 gsف: 311
 nsف: 274
 single room: 158
 Level 1: 1 Units



SEDU C
 gsف: 309
 nsف: 274
 single room: 158
 Level 1-4: 7 Units

ELEVATIONS





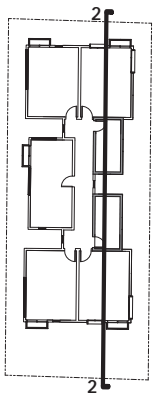
NUMBERED SECTIONS

KEY:

- Residential
- Circulation
- Storage
- Amenity
- Garbage & Recycling/M/E
- Lobby
- Bicycle Parking



SECTION 1-1



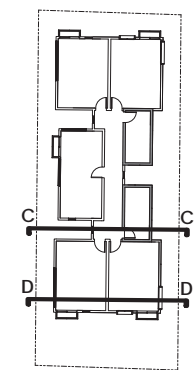
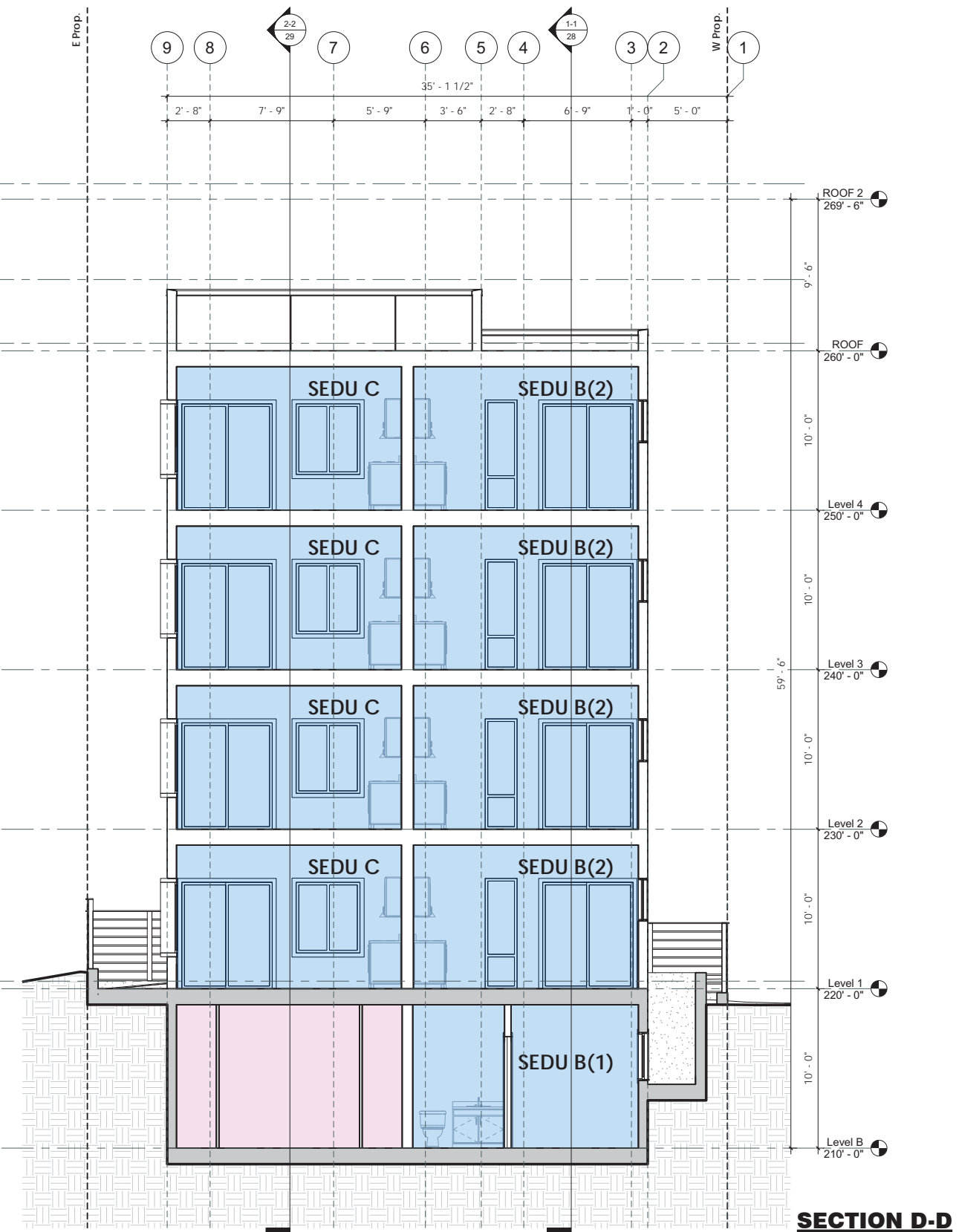
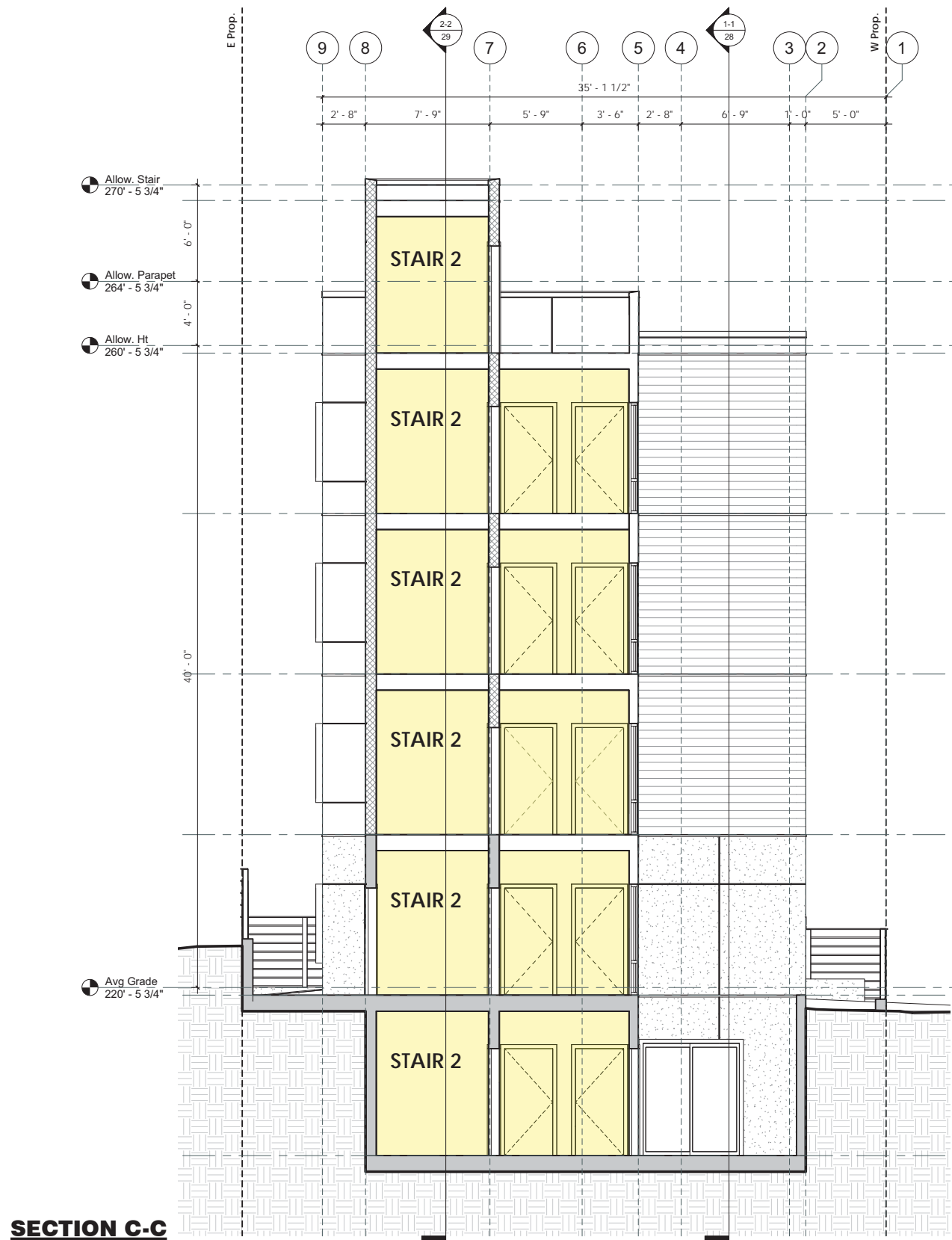
SECTION 2-2

LETTERED SECTIONS

KEY:

- Residential
- Circulation
- Storage
- Amenity
- Garbage & Recycling/M/E
- Lobby
- Bicycle Parking

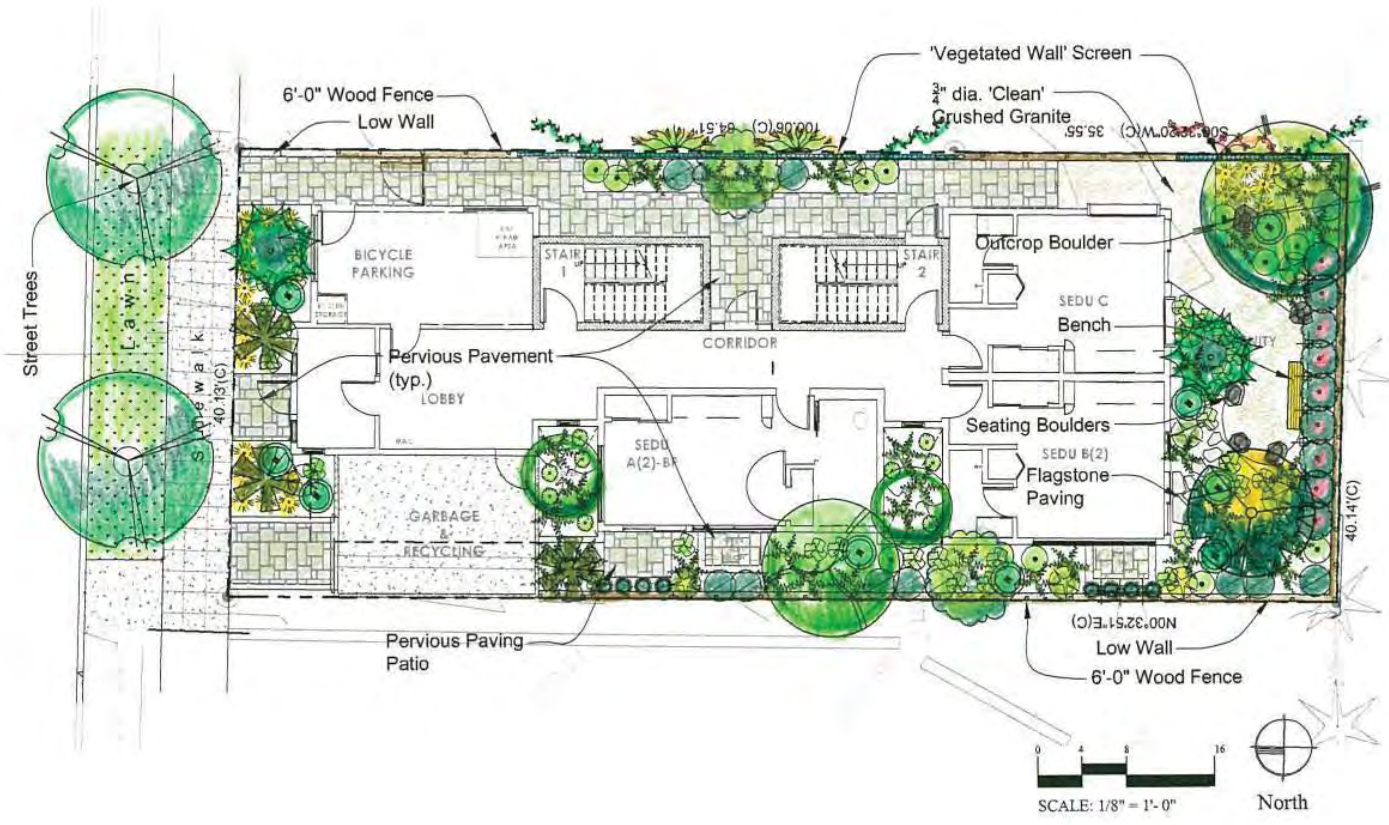




LANDSCAPE

PLANT SCHEDULE

Symbol	Botanical/ Common Name	Size/ Remarks
TREES:		
	Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
	Chamaecyparis o. 'Gracilis'/ HINOKI CYPRESS	min. 6' hgt.
	Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	min. 2" cal.
	Parrotia p. 'Ignes's Ruby Vase'/ RUBY VASE PARROTIA	min. 2" cal.
	Cornus 'Eddie's White Wonder'/ HYBRID DOGWOOD	min. 2" cal.
	Podocarpus m. 'Maki'/ YEW PLUM PINE	min. 5' hgt.
	Thuja o. 'Emerald Green'/ ARBORVITAE	
SHRUBS/ PERENNIALS:		
	Choisya l. 'Sundance'/ MEXICAN ORANGE	min. 24" hgt., spr.
	Daphne x b. 'Carol Mackie'/ VARI. BURKWOOD DAPHNE	min. 18" spr.
	Enkianthus campanulatus/ RED VEIN ENKIANTHUS	min. 36" hgt., single leader
	Epimedium x versicolor 'Sulphureum' / NCN	1 gal.
	Helleborus orientalis/ LENTEN ROSE	1 gal.
	Hemerocallis hybrids/ DAYLILY	1 gal.
	Ilex c. 'Sky Pencil'/ HYBRID JAPAN. HOLLY	1 gal.
	Kalmia l. 'Osibo Red'/ MTN. LAUREL	min. 24" hgt., spr.
	Miscanthus s. 'Morning Light'/ MAIDEN GRASS	5 gal. pot
	Myrica californica/ PACIFIC WAXLEAF MYRTLE	min. 36" hgt., central leader
	Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
	Pennisetum 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
	Pittosporum t. 'Wheeler's Dwarf'/ PITTOSPORUM	min. 18" spr.
	Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
	Prunus L. 'ML. Vernon'/ DWARF LAUREL	min. 15" spr.
	Sarcococca humilis/ FRAGRANT SARCOCOCCA	min. 10" spr.
	Sedum 'Autumn Joy'/ SEDUM	1 gal.
	Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
VINES:		
	Akebia quinata/ FIVE FINGER AKEBIA	2 gal. can
	Clematis m. 'Broughton Star'/ ANEMONE CLEMATIS	2 gal. can
	Fatsyhedera lizei 'Annemieke'/ GOLDEN VARIG. FATSHEDERA	2 gal. can
GROUND COVERS:		
	Lawn	No. 1 Sod, non-netted



Street Tree- Eddie's White Wonder Dogwood



Parrotia



Evergreen Magnolia



Hinoki Cypress



Kalmia



Pacific Wax Myrtle



Mexican Orange



Creeping Oregon Grape



Clematis



Vine Maple



Podocarpus



Evergreen Huckleberry



Dwarf Fountain Grass



Sword Fern



Flowering Currant



Heavenly Bamboo



Fatshedera



Epimedium

SHADOW STUDIES



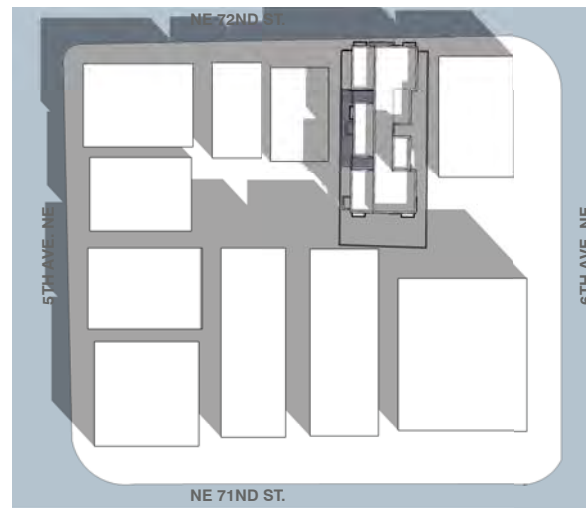
Summer Solstice - June 21 at 10am



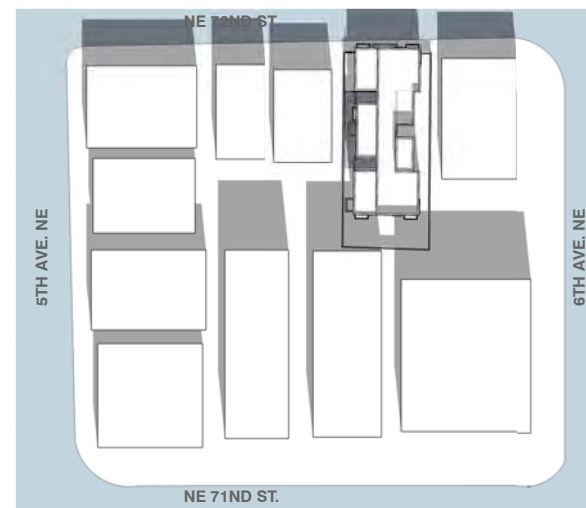
Summer Solstice - June 21 at 12pm



Summer Solstice - June 21 at 2pm



Equinox - March/September 21 at 10am



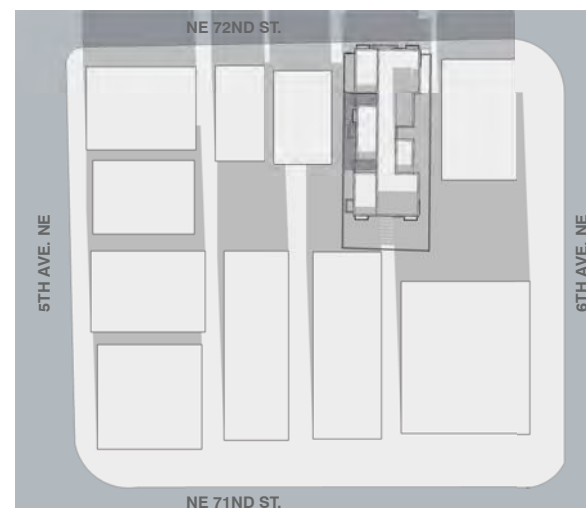
Equinox - March/September 21 at 12pm



Equinox - March/September 21 at 2pm



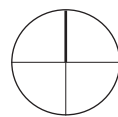
Winter Solstice - December 21 at 10am



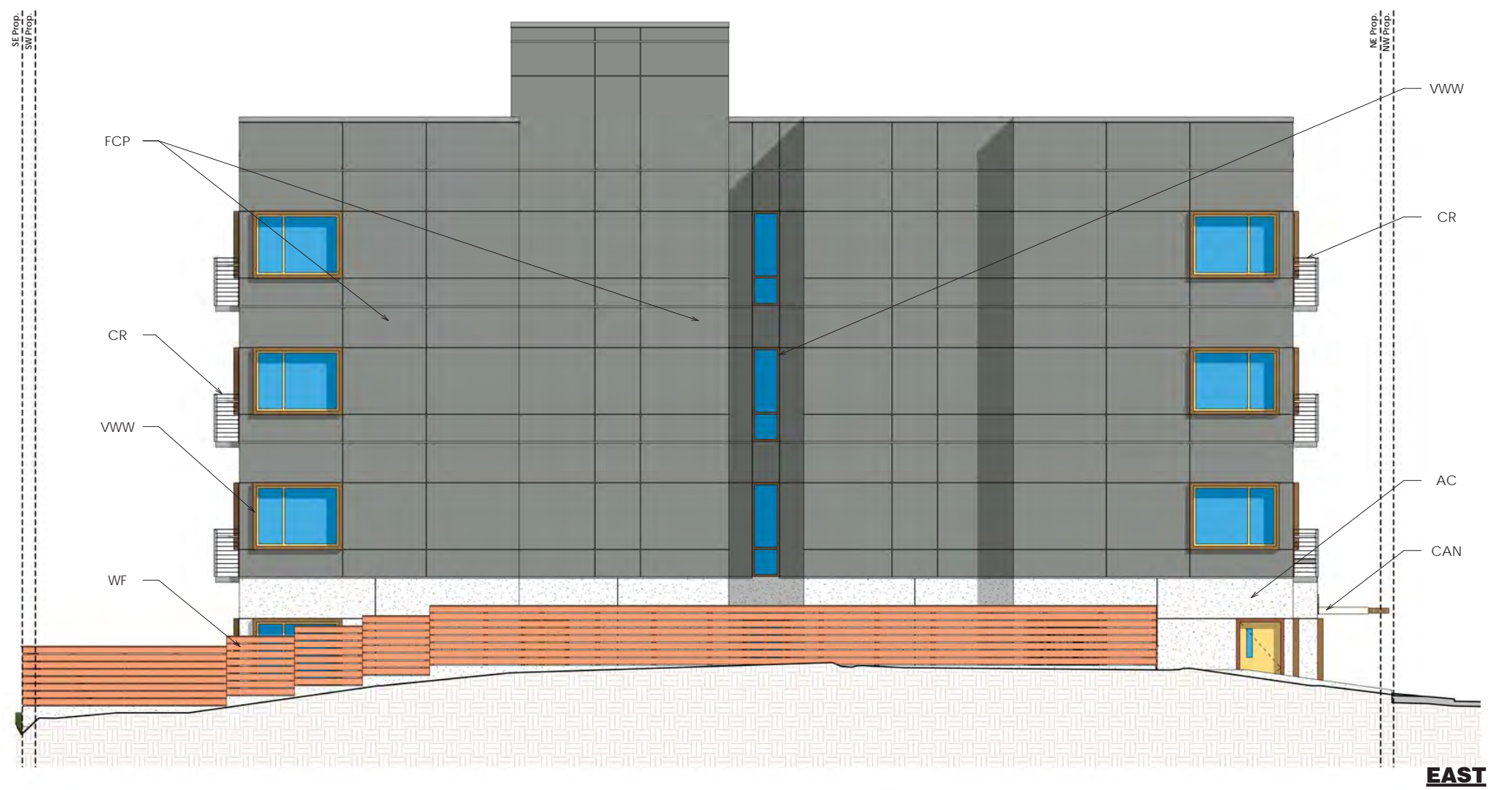
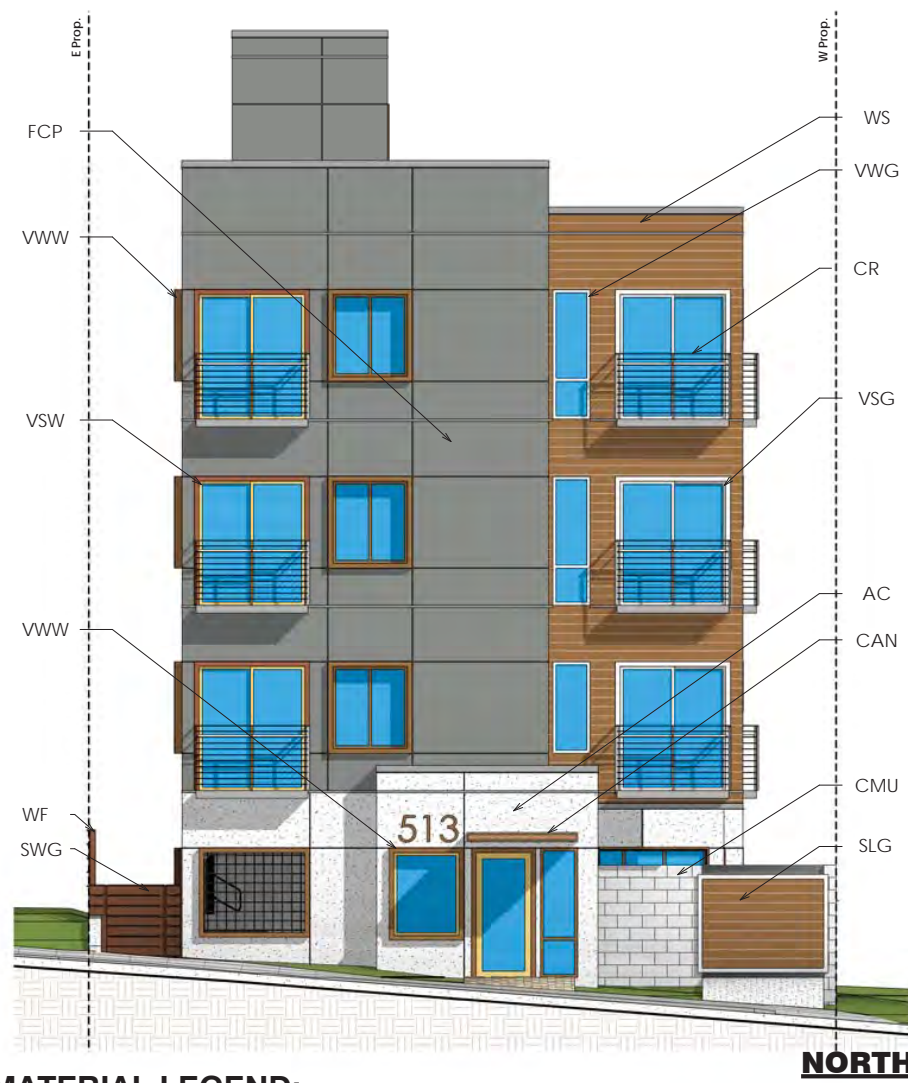
Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 2pm



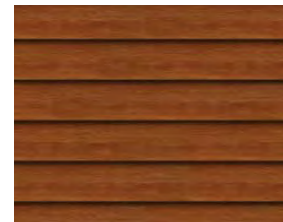
MATERIALS



MATERIAL LEGEND:



Architectural Concrete (AC)



Wood Lap Siding (WS)



Fiber Cement Panels (FCP)



Wood Privacy Fence (WF)



Wood Swing Gate (SWG)



Concrete Masonry Units (CMU)



Wood Sliding Gate (SLG)



Vinyl Sliding Doors (VSW) wood (VSG) gray



Vinyl Windows (VWW) wood (VWG) gray




Cable Railing Balconies (CR)




Wood & Metal Canopy (CAN)





MATERIAL LEGEND:


- 

Concrete was chosen to create a visually strong and secure base, is a durable material, and the light gray tone creates a complimentary backdrop for the vibrant greens of the landscaping. Additionally, the concrete/wood motif is repeated by the surrounding retaining wall and wood privacy fence. The textured CMU the architectural concrete, contrasts nicely with the opposite wood fence, and is easily cleaned.
- 

Wood emulates the natural overtones of the lake, softens the hard, artificial materials, and the horizontal pattern visibly reduces the height to a more human scale. The sliding balcony doors and thick framed windows on the FCP side match the properties of the lap wood siding for visual balance.

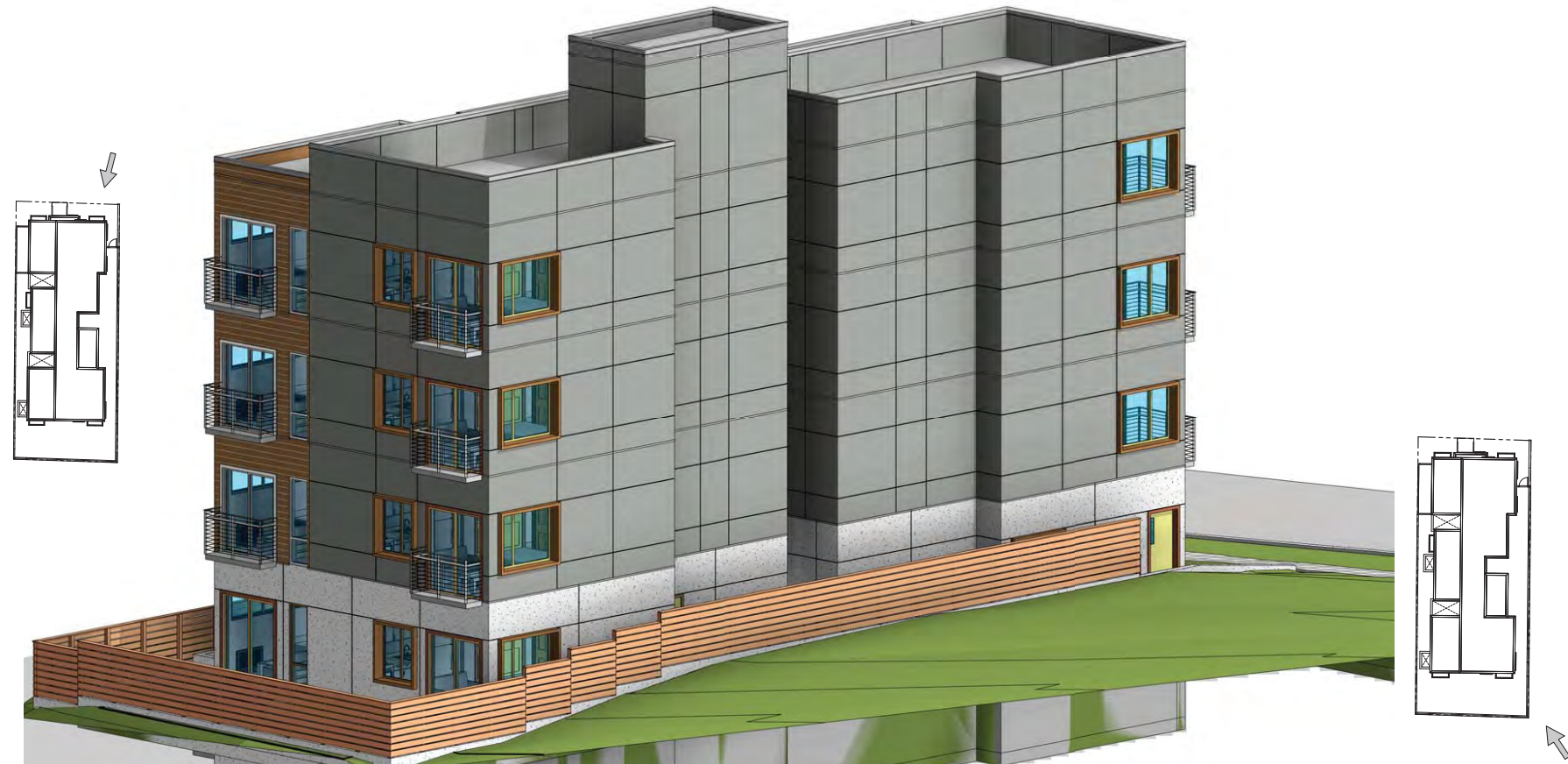
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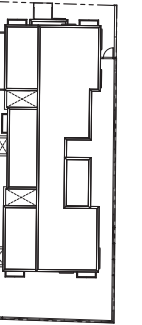
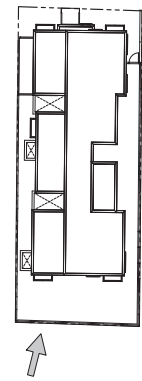
Grizzle Gray is the fiber cement panels' finish. The dark gray compliments the lighter concrete and richer wood materials without being overly dominant despite the much larger surface area. The paneling pattern bridges the concrete reveals and horizontal elements of the wood. Furthermore, the paneling and irregular form produce a visually pleasing pattern visible from I-5 while the neutral tone could also become a complimentary backdrop for future developments.
- 

Gray Matters is used for the floor sweeps, metal caps and metal bays. The medium gray creates a layering effect reducing the perceived height and creating cohesion of the differing horizontal elements. Additionally, the medium gray fuses the three predominant palette tones.
- 

Nebulous White constitutes many of the detail finishes around the wood, such as the sliding doors and window trim, metal of the canopy, etc. The light gray compliments the lighter tones of the concrete and makes the openings visually pop.

PERSPECTIVES







Looking E on 72nd St.



Looking W on 72nd St.

GREEN LAKE DESIGN GUIDELINES

CS1.I.i Lakefront Orientation: In areas adjacent to Green Lake Park the building should be sited to acknowledge and orient to the lake and park.

Response: Located a few blocks away from Green Lake Park and one lot shy of immediate adjacency to Interstate I-5. The wood lap siding and Grizzle Gray fiber cement panels are composed in response to this ideal position; the natural wood tones face the park and the dark gray faces the interstate. The layout, likewise, respond to the site conditions by orienting the units, views and vestibule windows toward the pedestrian heavy park while the vertical circulation faces the traffic.

CS2.I.i Curved and Discontinuous Streets: The community's street pattern responds to the lake by breaking with the city's standard north-south and east-west grid pattern. This creates numerous discontinuous streets. New development can take advantage of such street patterns by providing special features that complement these unique spaces.

Response: The site is adjacent to I-5 with one single dwelling residence between. The larger scale of the proposed project lends prominence to the design, but the quickly developing surrounding area makes it important to design with future projects in mind. The highway facing façade is visually pleasing by itself but the neutral tones can provide a great backdrop for future buildings. The project is setback and angled to give space for future developments to create a strong endpoint to the street.

CS2.III.ii Multifamily Residential Areas: Landscaping in the required front setbacks of new multifamily development is an important siting and design consideration to help reinforce desirable streetscape continuity.

Response: The front setback is greater than the required 5 foot minimum with the sidewalk and planting strip beyond the property line. Excluding the garbage ramp, entry walkway and bicycle entry/egress, the front is landscaped.

CS3.I.iii Residential Urban Village: Build on the core's classical architectural styles. Also, many of the existing buildings are simple "boxes", with human scale details and features.

Response: The design features a rectilinear vocabulary to relate to the simple "box" form. The differing parapet heights are a contemporary take on the sloped roofs of existing structures. Material composition, landscaping, and horizontally oriented elements, such as lap wood, cable railing, etc. visually reduce the building to a more human scale.

CS3.I.v Facade Articulation : The facade articulation of new multifamily residential buildings (notably in Lowrise zones) should be compatible with the surrounding single-family architectural context. Architectural details similar to those found on single-family homes in Green Lake from the early 1900’s can add further interest to a building, and lend buildings a human scale. Consider the following features:

- Pitched roof - Covered front roof - Vertically proportioned windows
- Window trim and eave boards - Elements typ. of neighborhood forms

Response: The different roof heights is a stylized interpretation of the pitched roof. Vertical windows are implemented in conjunction with horizontal windows reduce the massing to relate to the more traditional surrounding context of the neighborhood.

PL3.II.i Residential Buildings : Residences on the ground floor should be raised for residents’ privacy, if allowed by site conditions. Well landscaped, shallow front yard setbacks are also typical and appropriate.

Response: Basement and ground floor units are protected by the wood privacy fence, CMU garbage walls and landscaping. Additionally, The large windows and numerous balconies provides a sense of security by virtue of eyes on the street.



Looking E on 72nd St.



Looking across 72nd

DC4.I.i Signage : The design and placement of signs plays an important role in the visual character and identity of the community. Building signs should reinforce the character of the building and surrounding context.

Response: The sign is large, simple wood numbers matching the properties of the wood materials. Combined with the wood and metal canopy, the height differences relate to the parapet height changes above.

DC4.II.ii Special material requirements and recommendations, b : If concrete blocks are used for walls that are visible from a public street or park, then the concrete block construction should be architecturally treated.

Response: Concrete masonry units used to enclose the waste area will be textured. Additionally, the landscaping elements and wood sliding gate add depth and intrigue to the gray of the CMU.

DC4.II.ii Special material requirements and recommendations, c : Wood siding and shingles are appropriate on upper stories or on single-use residential projects.

Response: Wood lap siding is implemented beginning at level 2 to emphasize the residential use.

SEATTLE DESIGN GUIDELINES

CS1.B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces through the placement and/or design of structure on the site.

Response: Units feature open plans with large windows and sliding glass doors to allow maximum light penetration into the units.

CS3.A.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: The Green Lake area is quickly transitioning from single family homes to small mid-size multifamily complexes. The proposed project employs multiple materials and differing datums future projects could emulate to create cohesion without being overly constrained.



PL2.A.1 Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can use the front door.

Response: The ground floor elevation is equal to the topography elevation at the center of property line, where the entry is located, negating the need for a ramp or stairs to accommodate everyone.

PL2.B.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.

Response: The street-facing facade exhibits numerous balconies and windows, creating a sense of security.

PL3.B.2 Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

Response: Ground-level and sub-level units are protected by the masonry waste storage fence and wood privacy fence that runs the perimeter of the property line with a step back from the front.



East egress/amenity path

DC2.B.1 Facade Composition: Design all building facades 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.

Response: Each facade was carefully considered to create a cohesive design despite the differing materials, height, and proportions. The horizontal vocabulary ties the facades together and creates a path for your eyes to follow. The heavy wood framed windows and reveals of the fiber cement panels match the mullions of the windows to ease the visual transition from one material to the other. The east facade, facing the highway, is mostly blank due to the stairs, but the setbacks and reveals succeed in creating interest.

DC2.C.1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies or other secondary elements into the facade design.

Response: The balconies and protruding wood framed windows create add depth.

DC3.B.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.

Response: A large amenity area located on the first floor will serve all residents and is large enough to host numerous activities.



Aerial looking NE

PL3.B.4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, etc.

Response: The central entrance, bike parking/repair area, and mailbox location makes it likely for residents to meet. The large public amenity space and common egress path at the ground level also offers opportunities for residents to get to know each other

PL4.B.2 Bike Facilities: Facilities such as bike racks and storage should be located to maximize convenience, security, and safety.

Response: The bicycle parking is located next to the entry to allow the cyclist to store their bike without having to go through the lobby and features space to perform maintenance or set down belongings before placing their bike on the rack. The space has two opening for ventilation, natural light, and to allow views outside/inside before opening the door for safety and is secured with metal bars.