EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

3034176-EG - 4720 38TH AVE S PARCEL A

PROJECT INFO
DCI # 3034176-EG
4730 38th Ave S
Seattle, WA 98118

APPLICANT
Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144
Contact : Kyle Kutz

OWNER
Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144

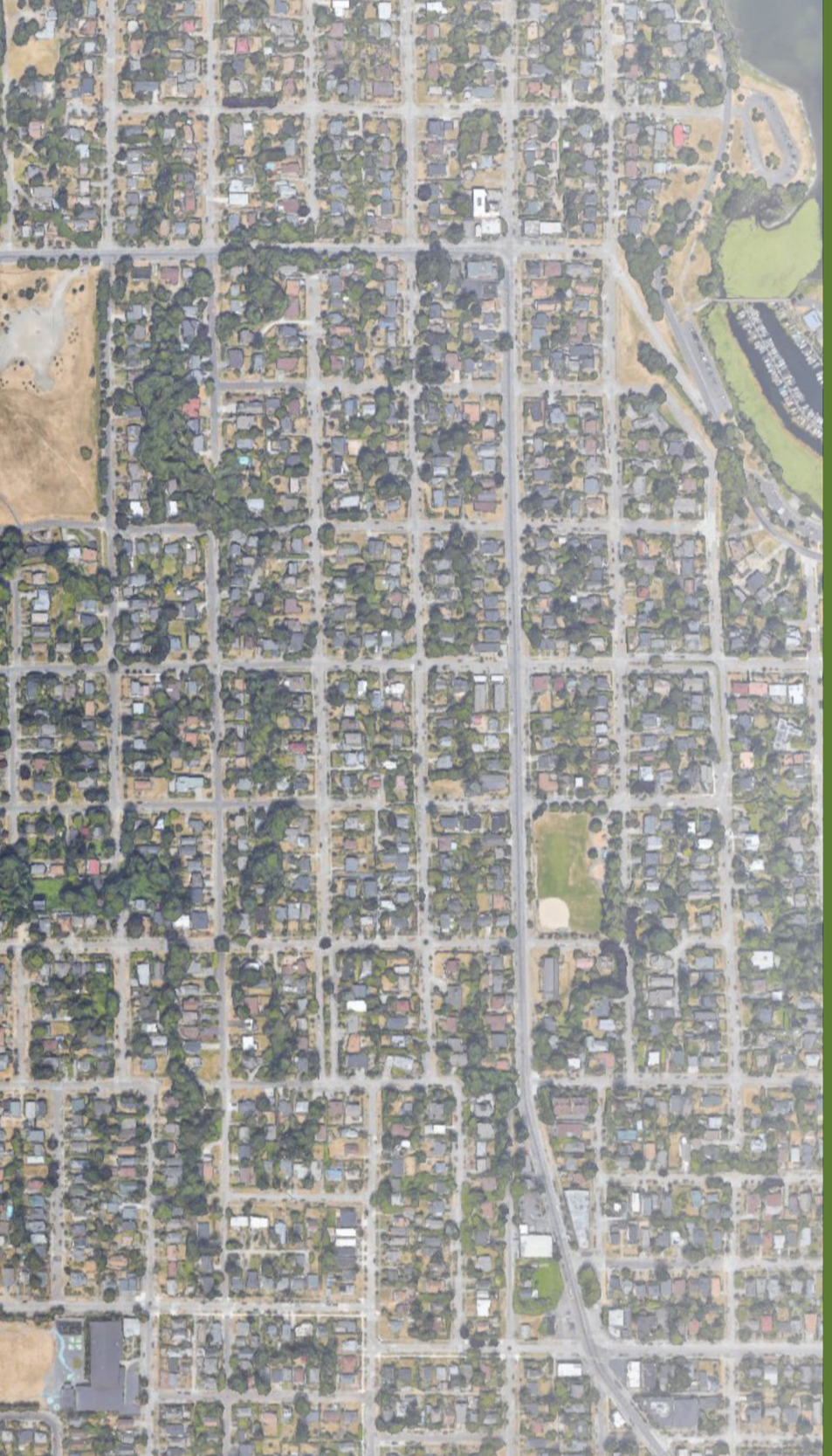
ARCHITECT
Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144

LANDSCAPE ARCHITECT
Root of Design
7104 265th St. NW #218
Stanwood, WA 98292

DCI CONTACT
Ellen Aebischer
ellen.aebischer@seattle.gov
206.386.1981

SUBMITTAL DATE
05/14/2019

GREEN CANOPY HOMES



DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

URBAN DESIGN ANALYSIS

DESIGN GUIDELINES

CODE ANALYSIS

ARCHITECTURAL MASSING CONCEPTS

DEPARTURES

PREVIOUSLY BUILT PROJECTS

GREEN CANOPY HOMES

DEVELOPMENT OBJECTIVES

We propose the construction of 12 new townhomes (6 per LR3 lot) with 13 total parking spaces. The units are intended to be for sale at market-rate. An LBA will be used to rotate the existing east/west lot line to a north/south orientation, splitting the total area of the combined LR3 lots evenly. An additional duplex will also be constructed on the adjacent RSL lot, but is not subject to design review.

SUSTAINABILITY OBJECTIVES

The project as a whole will be built to a target of 5 Star BuiltGreen, with each unit being built solar-ready and the buildings will be insulated and air-sealed beyond energy code requirements. Sustainable materials will be used in the construction, such as FSC certified lumber, reclaimed wood, bamboo flooring, and low-to-no VOC interior finishes. Electric car charging stations will be provided on site, providing an incentive to use electric transportation. Drought tolerate and low maintenance plantings help reduce water usage while providing natural beauty to the owners and the public.

PROPOSED PROJECT PROGRAM

WEST LOT (3034176-EG) - 4720 38TH AVE S PARCEL A

Lot Area	5,546 sf
Allowable FAR	12,756 sf
Number of Units	6
Number of Parking Stalls	5
Unit type	For Sale - Market Rate

EAst lot (3034085-EG) - 4730 38th Ave S parcel B

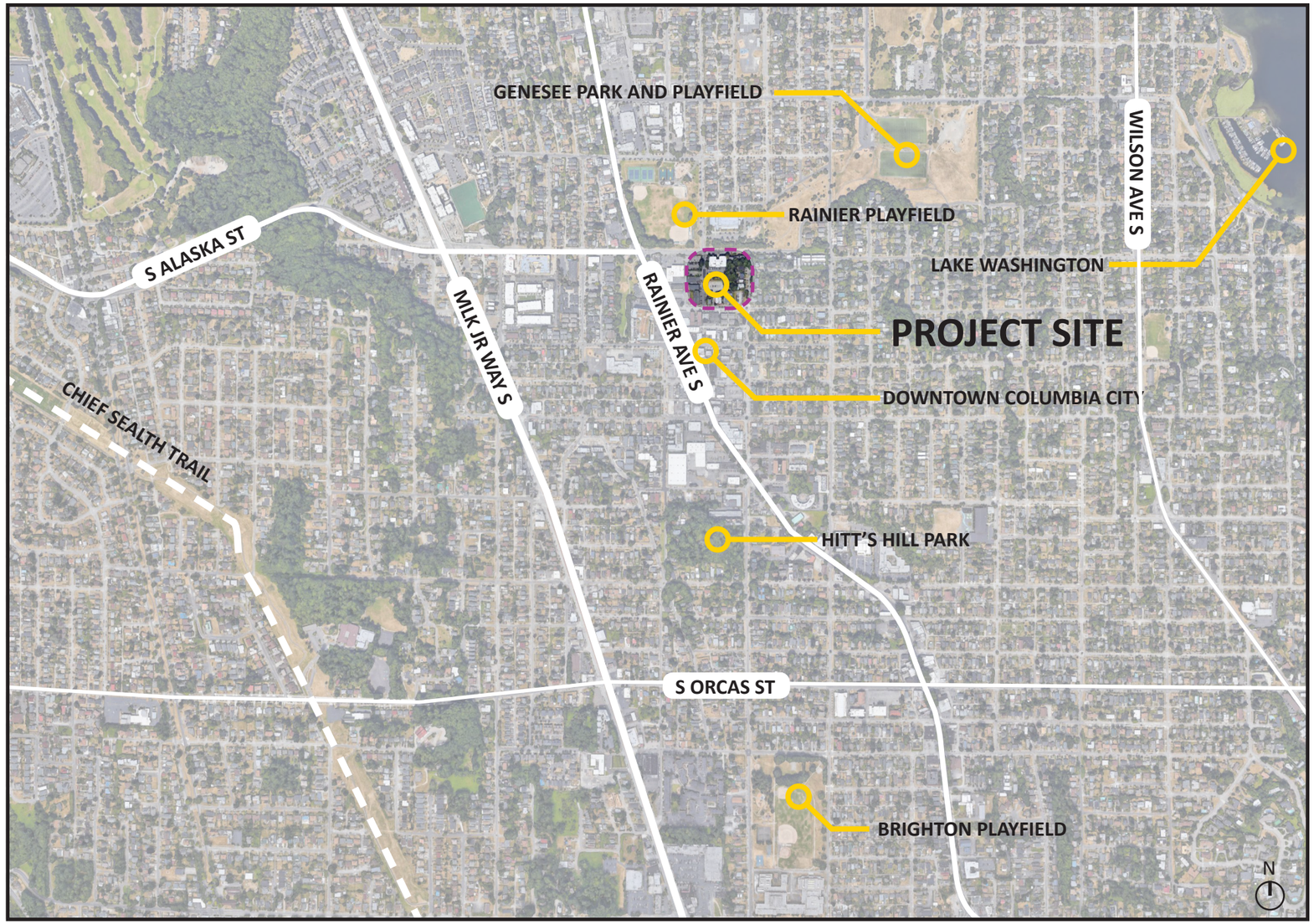
Lot Area	5,506 sf
Allowable FAR	12,664 sf
Number of Units	6
Number of Parking Stalls	7
Unit type	For Sale - Market Rate

RSL LOT (NO DESIGN REVIEW)

Lot Area	3,900 sf
Allowable FAR	2,925 sf
Number of Units	2
Number of Parking Stalls	0
Unit type	For Sale - Market Rate

TOTAL FOR ALL LOTS

Number of Units	14
Number of Parking Stalls	11



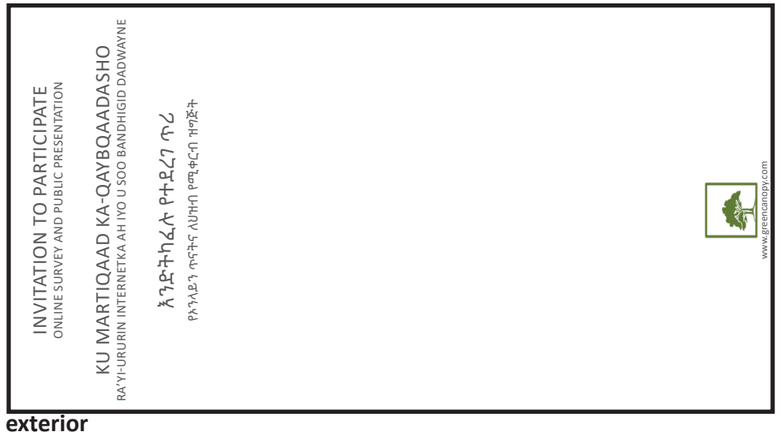
GREEN CANOPY HOMES

SUMMARY OF PUBLIC OUTREACH COMMENTS

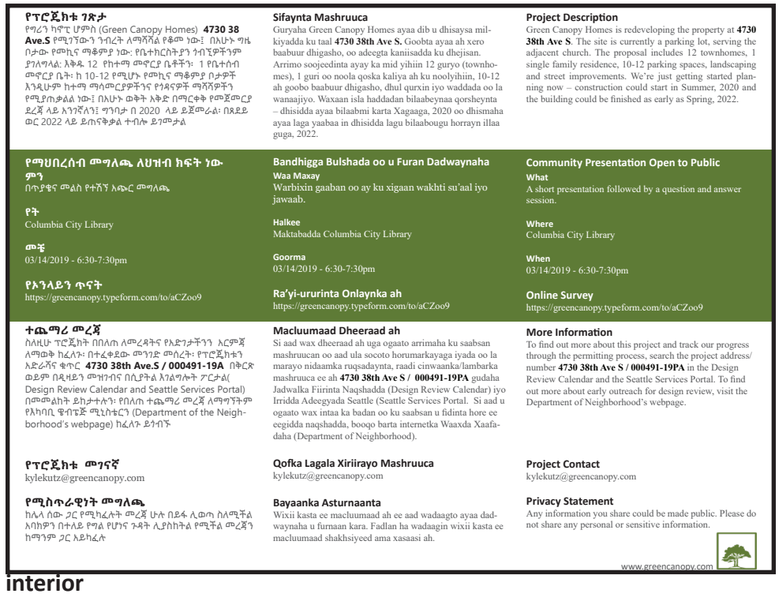
Printed Outreach Mailer

A tri-fold mailer, translated into Somali and Amharic, was mailed out to all businesses and residences with a 600ft radius of the project site on 02/06/19.

Tri-fold Mailer Translated into Somali and Amharic



exterior



የፐሮጀክቱ ገጽታ
የግሪን ካኖፒ ሆምስ (Green Canopy Homes) **4730 38 Ave.S** የሚገኘውን ንብረት ለማሻሻል የቆመ ነው፤ በአሁኑ ግዜ ቦታው የመኪና ማቆምያ ነው; የቤተክርስትያን ጎብኚዎችንም ያገለግላል; እቅዱ 12 የከተማ መኖርያ ቤቶችን፡ 1 የቤተሰብ መኖርያ ቤት፡ ከ 10-12 የሚሆኑ የመኪና ማቆምያ ቦታዎች እንዲሁም ከተማ ማለሙቲያዎችና የጎዳናዎች ማሻሻያዎችን የሚያጠቃልል ነው፤ በአሁኑ ውቅት እቅድ በማርቀቅ የመጀመርያ ደረጃ ላይ እንገኛለን፤ ግንባታ በ 2020 ላይ ይጀመራል፡ በጸደይ ወር 2022 ላይ ይጠናቅቃል ተብሎ ይገመታል

Sifaynta Mashruuca
Guryaha Green Canopy Homes ayaa dib u dhisaysa mil-kiyadda ku taal **4730 38th Ave S.** Goobta ayaa ah xero baabuur dhigasho, oo adeegta kaniisadda ku dhejisan. Arrimo soojeedinta ayay ka mid yihiin 12 guryo (townho-mes), 1 guri oo noola qoska kaliya ah ku noolyihiin, 10-12 ah goobo baabuur dhigasho, dhul qurxin iyo waddada oo la wanaajiyo. Waxaan isla haddadan bilaabeynaa qorshenyta – dhisidda ayaa bilaabmi karta Xagaaga, 2020 oo dhismaha ayaa laga yaabaa in dhisidda lagu bilaabougu horrayn illaa guga, 2022.

Project Description
Green Canopy Homes is redeveloping the property at **4730 38th Ave S**. The site is currently a parking lot, serving the adjacent church. The proposal includes 12 townhomes, 1 single family residence, 10-12 parking spaces, landscaping and street improvements. We're just getting started plan-ning now – construction could start in Summer, 2020 and the building could be finished as early as Spring, 2022.

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የት
Columbia City Library

መቼ
03/14/2019 - 6:30-7:30pm

የኦንላይን ጥናት
https://greencanopy.typeform.com/to/aCZoo9

Bandhigga Bulshada oo u Furan Dadwaynaha
Waa Maxay
Warbixin gaaban oo ay ku xigaan wakhti su'aal iyo jawaab.

Halkee
Maktabadda Columbia City Library

Goorma
03/14/2019 - 6:30-7:30pm

Ra'yi-ururinta Onlaynka ah
https://greencanopy.typeform.com/to/aCZoo9

Community Presentation Open to Public
What
A short presentation followed by a question and answer session.

Where
Columbia City Library

When
03/14/2019 - 6:30-7:30pm

Online Survey
https://greencanopy.typeform.com/to/aCZoo9

ተጨማሪ መረጃ
ስለዚሁ ፕሮጀክት በበለጠ ለመረዳትና የእድገታችንን አርምጃ ለማወቅ ከፈለጉ፡ በተፈቀደው መንገድ መሰረት፡ የፕሮጀክቱን አድራሻና ቁጥር **4730 38th Ave.S / 000491-19A** በቅርጽ ወይም በጂዛይን መዝገብና በሲያትል እገልግሎት ፖርታል(Design Review Calendar and Seattle Services Portal) በመመልከት ይከታተሉን፡ የበለጠ ተጨማሪ መረጃ ለማግኘትም የአከባቢ ዌብፔጅ ሚኒስቴርን (Department of the Neigh-borhood's webpage) ሂፈጉ ይጎብኙ

Macluumaad Dheeraad ah
Si aad wax dheeraad ah uga ogaato arrimaha ku saabsan mashruucan oo aad ula socoto horumarkayaga iyada oo la marayo nidaamka ruqsadaynta, raadi cinwaanka/lambarka mashruuca ee ah **4730 38th Ave S /** **000491-19PA** gudaha Jadwalka Fiirinta Naqshadda (Design Review Calendar) iyo Irridda Adeegyada Seattle (Seattle Services Portal. Si aad u ogaato wax intaa ka badan oo ku saabsan u fidinta hore ee eegidda naqshadda, booqo barta internetka Waaxda Xaafa-daha (Department of Neighborhood).

More Information
To find out more about this project and track our progress through the permitting process, search the project address/ marayo nidaamka ruqsadaynta, raadi cinwaanka/lambarka mashruuca ee ah **4730 38th Ave S /** **000491-19PA** in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's webpage.

የፐሮጀክቱ መገናኛ
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Qofka Lagala Xiriirayo Mashruuca
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Project Contact
kylekutz@greencanopy.com

የሚስጥራዊነት መግለጫ
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Bayaanka Asturnaanta
Wixii kasta ee macluumaad ah ee aad wadaagto ayaa dad-waynaha u furnaan kara. Fadlan ha wadaagin wixii kasta ee macluumaad shakhsiyeed ama xasaasi ah.

Privacy Statement
Any information you share could be made public. Please do not share any personal or sensitive information.

www.greencanopy.com

interior

ONLINE SURVEY

An online survey was produced in English, Somali and Amharic based on the City of Seattle guidelines for designing a survey for Early Community Outreach for Design Review. The survey was made available 02/04/2019-03/18/2019.

PUBLIC MEETING

A public meeting was held on 03/14/2019 from 6:30pm to 7:30pm at the Columbia City Library. The meeting included a presentation of the pro-posed project and a question and answer session, though there were no attendees.

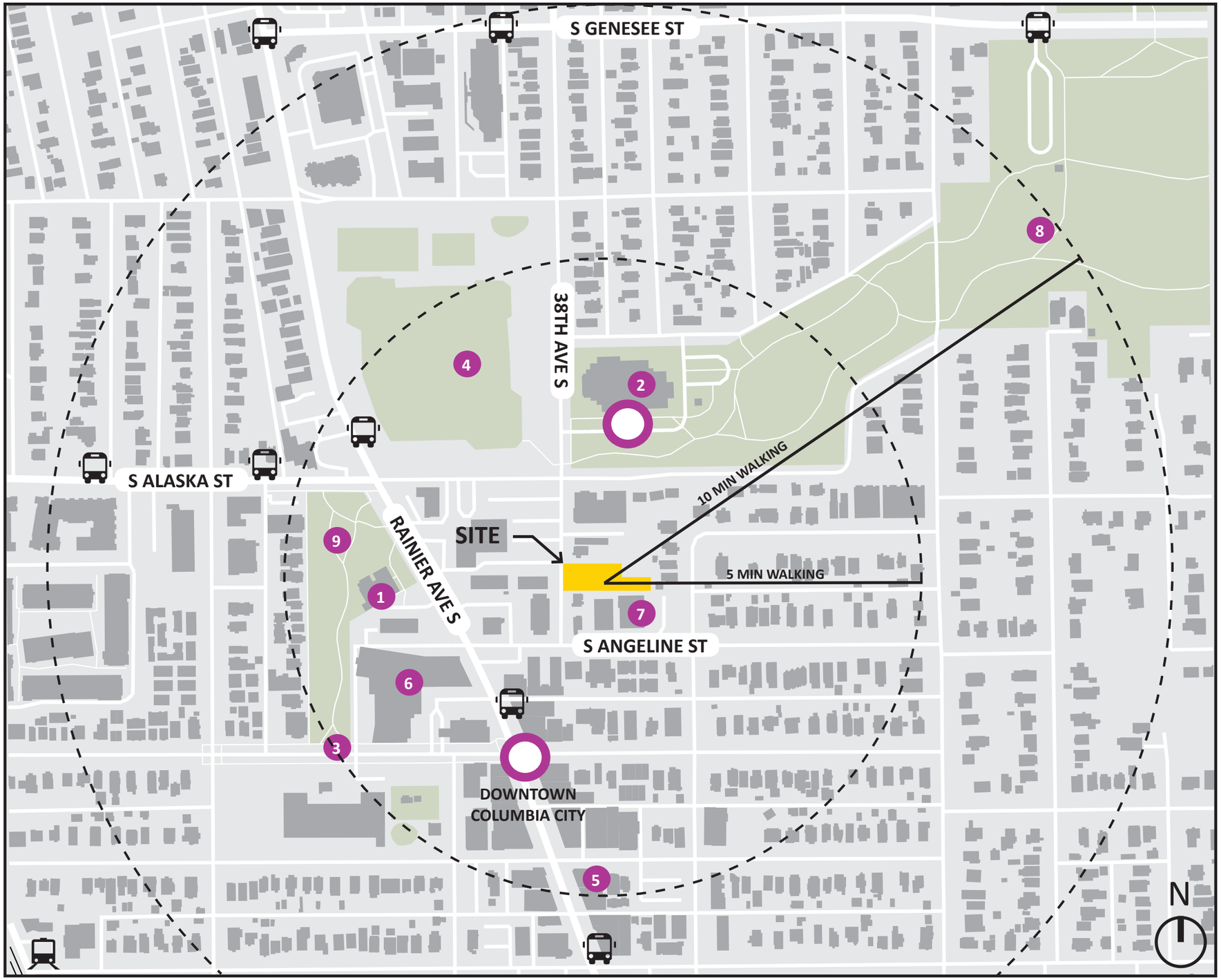
Summary of Comments

The two online survey respondents were concerned with affordability, parking and the street presence of the building. Street presence includes overall height, security in terms of inter/exterior visibility, materials and landscaping.

Response to Comments

Through the requested departures, we aim to reduce the overall height of the street facing buildings to 3 stories with a penthouse set back from the street facade. We also aim to reduce parking visible from the street.

VICINITY MAP



LEGEND

- SITE
- LINK LIGHT RAIL
- LINK LIGHT RAIL STOP
- BUS STOP
- 1 POINT OF INTEREST
- COMMUNITY NODE

GREEN CANOPY HOMES

1 COLUMBIA CITY LIBRARY

2 RAINIER COMMUNITY CENTER

3 COLUMBIA CITY FARMER'S MARKET

4 RAINIER PLAYFIELD

5 COLUMBIA CITY THEATRE

6 ANGELINE APARTMENTS/PCC

7 COLUMBIA CITY CHURCH OF HOPE

8 GENESEE PARK

9 COLUMBIA PARK

NEIGHBORHOOD MAP

The surrounding neighborhood consists of a mix of existing older single family homes, a mix of old and new apartment buildings, and some commercial spaces. The immediate neighborhood is a transition from a single family zone to a commercial/mixed-use zone. Street parking is prevalent.

CONTEXT ANALYSIS

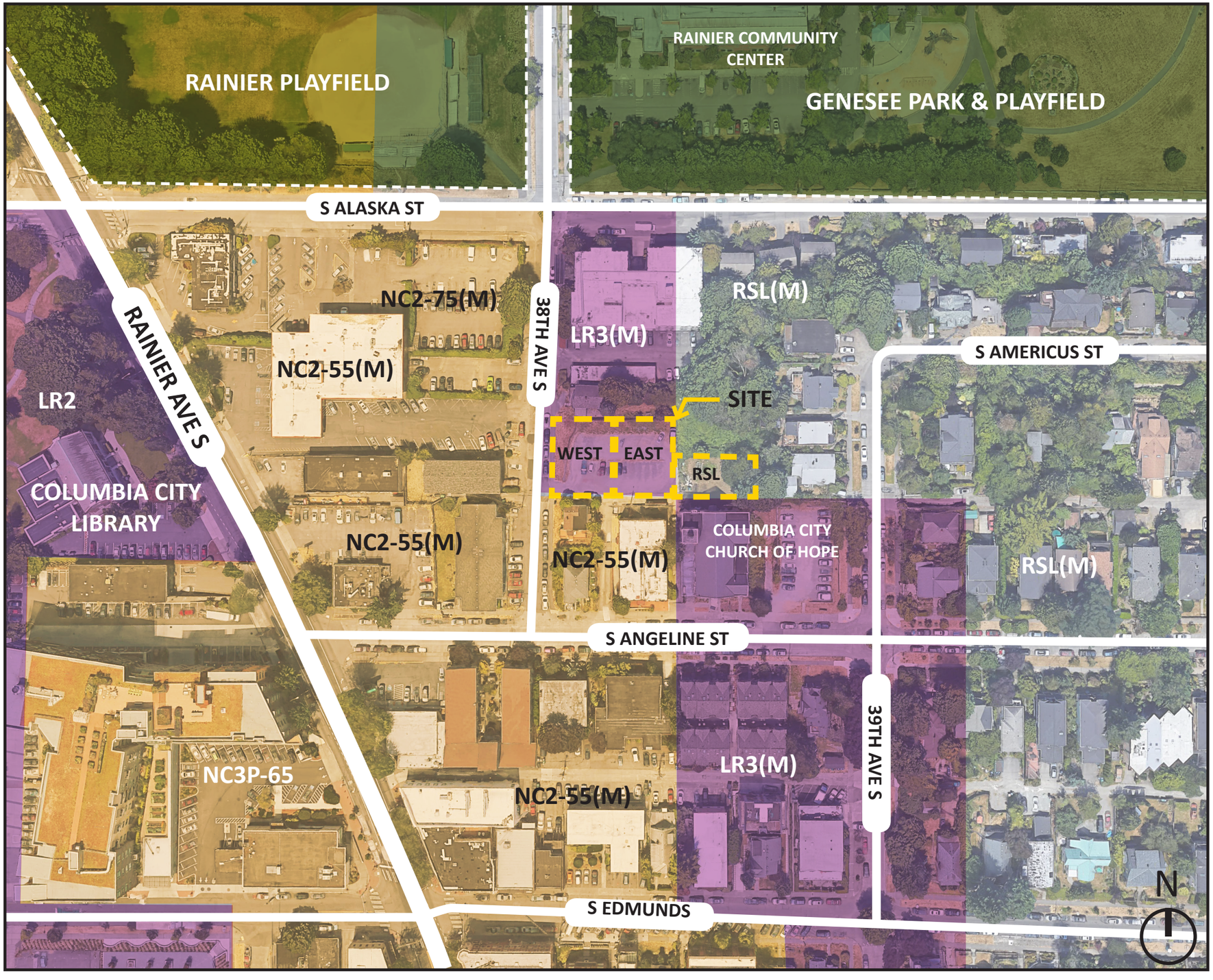
The area in which our project is located is in transition and will likely experience significant redevelopment in the near future, providing an opportunity to set a precedent in the immediate area. As this site sits at a transition between the more intensive NC zones to the West and the less intensive RSL zones to the East, it is appropriate for the design of this site to serve as a link between the two zones. This can be accomplished by breaking down the massing through vertical stepping and by arranging the taller portions of the massing away from the street and the less intensive RSL zones.

The nearby context of ground related housing establishes a pattern of three story or shorter street facades and individual entries that activate the street while providing a transition between public and private realms. The design of this project should reflect that context.

Conversely, many of the surrounding residential buildings have parking either exposed to the street, or garages facing the street. We would propose the inverse, following the current trend of moving the parking away from the street to maximize the pedestrian experience.

LEGEND

- SITE
- RSL (Residential Small Lot)
- LR (Low Rise/Multi-Family)
- NC (Neighborhood Commercial)
- PUBLIC PARK



GREEN CANOPY HOMES

GREEN CANOPY HOMES

SITE - WEST

PROPOSED PROJECT SITE
Approximately 5,526 sf total. Current use is a parking lot for adjacent sites.

ADJACENT BUILDINGS AND USES

To the North
Existing 1 story single family residence
Proposed 4-story apartment building

To the South
Existing 1 story single family residence, existing 3 story counseling building, existing church.

To the East
Vacant RSL lot, existing 2-story single family residence on top of hill east of the RSL lot

To the West
2-3 story apartment buildings

SOLAR ACCESS
Relatively unrestricted solar access to the south.

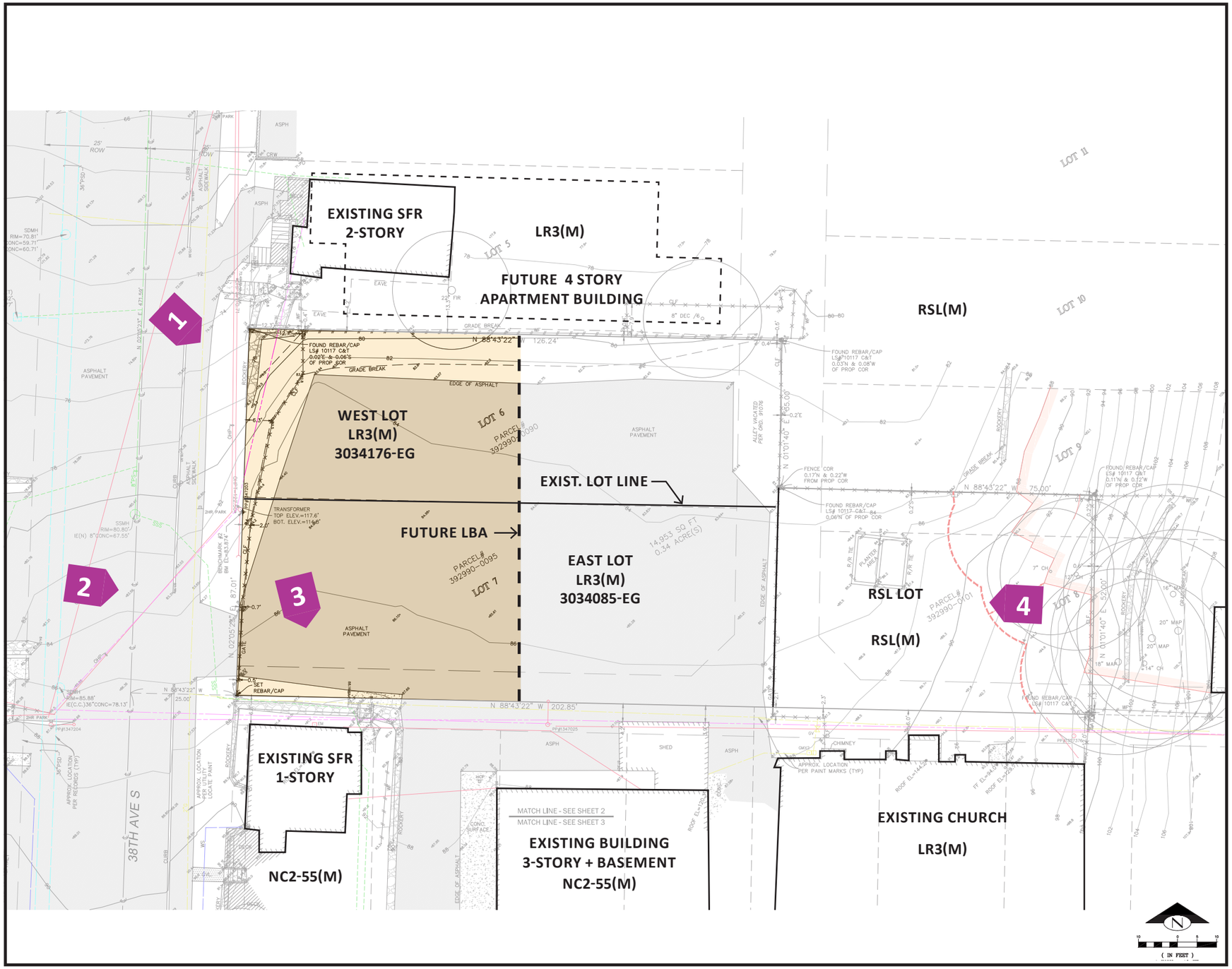
VIEWS
Views of downtown Seattle to the northwest may be possible from upper levels as well as views of the Cascade Mountain range to the Northeast.

TRAFFIC AND PARKING
38th ave is two way side street with permit street parking on both sides. No bike lanes.

STREETSCAPE
38th ave does not have planting strips or street trees. Sidewalk access is inconsistent and non-continuous where it exists.

TREES
The site contains no trees.

LEGAL DESCRIPTION
KRAMER HEIGHTS REPLAT & POR VAC ALLEY ADJ
Parcel A of LBA 3034383-LU



GREEN CANOPY HOMES

SITE PHOTOS

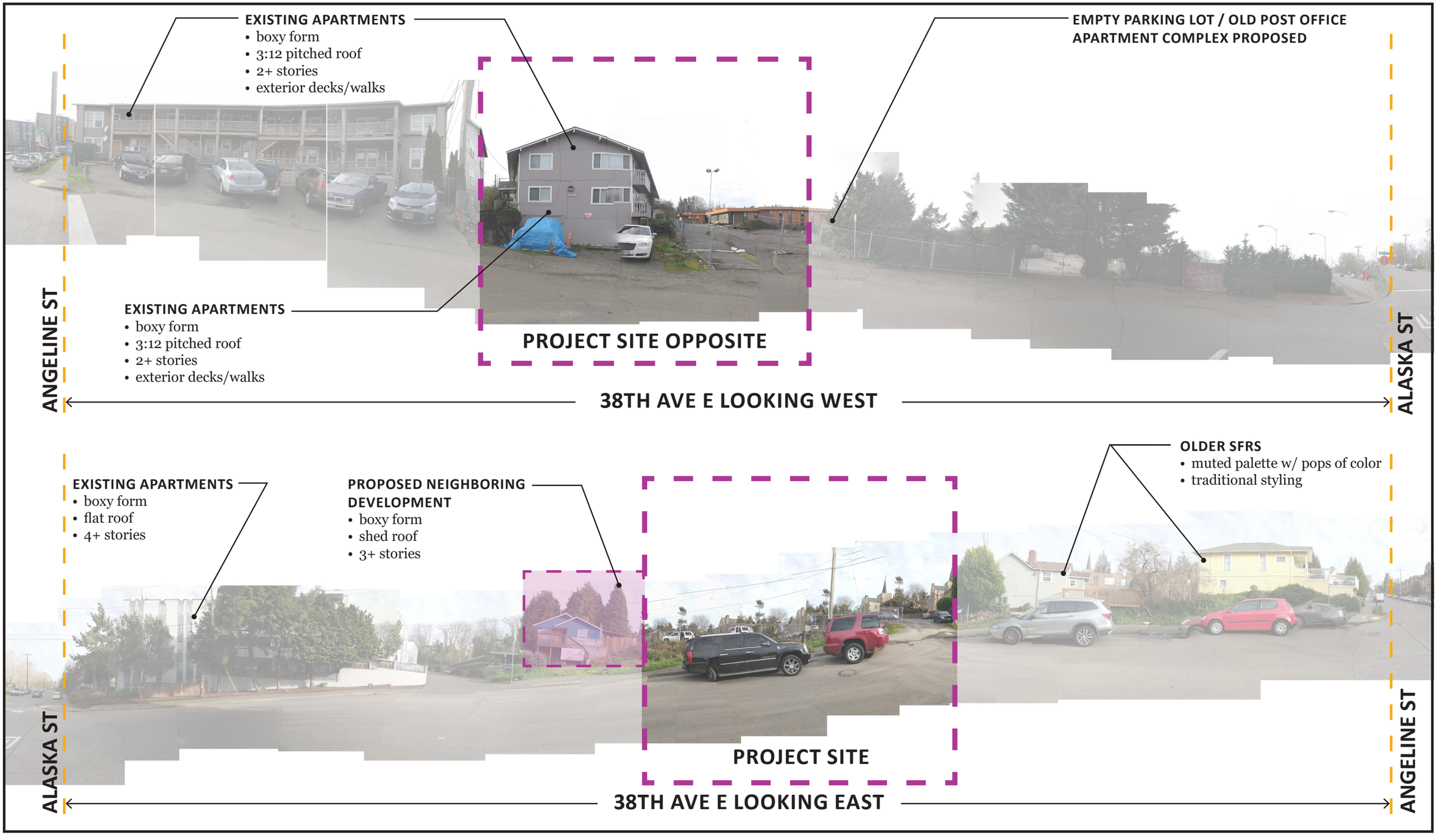

1


2

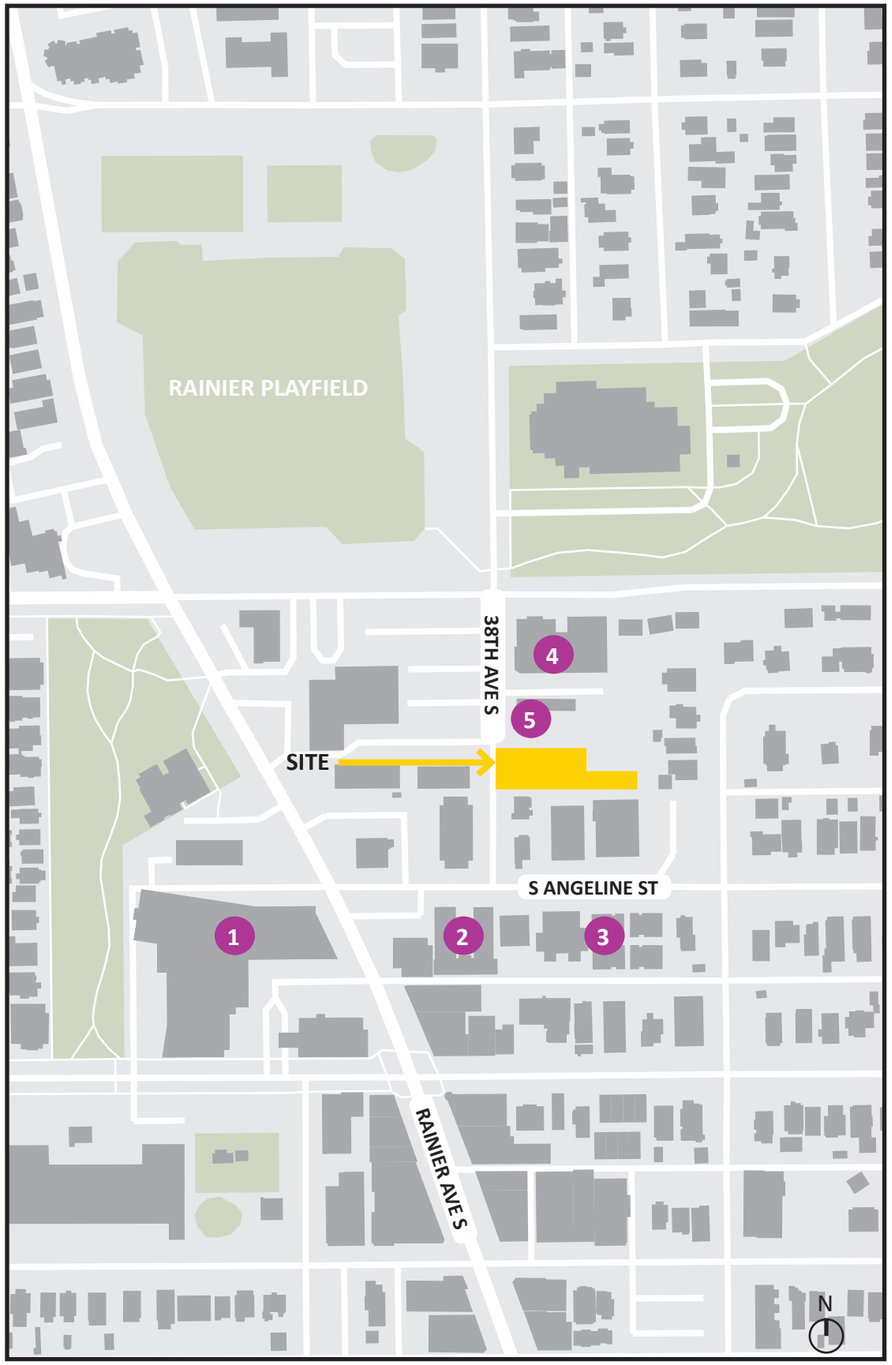

3


4

STREETSCAPE



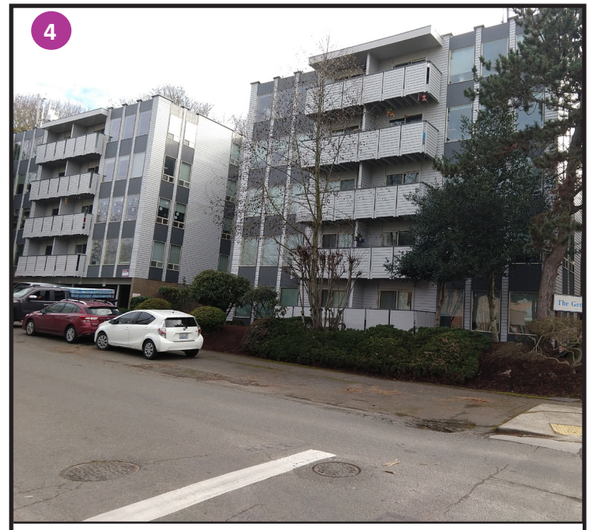
MULTI-FAMILY DEVELOPMENT IN THE NEIGHBORHOOD



- Use of wood accents
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope

- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Shed Roof

- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Gable roof



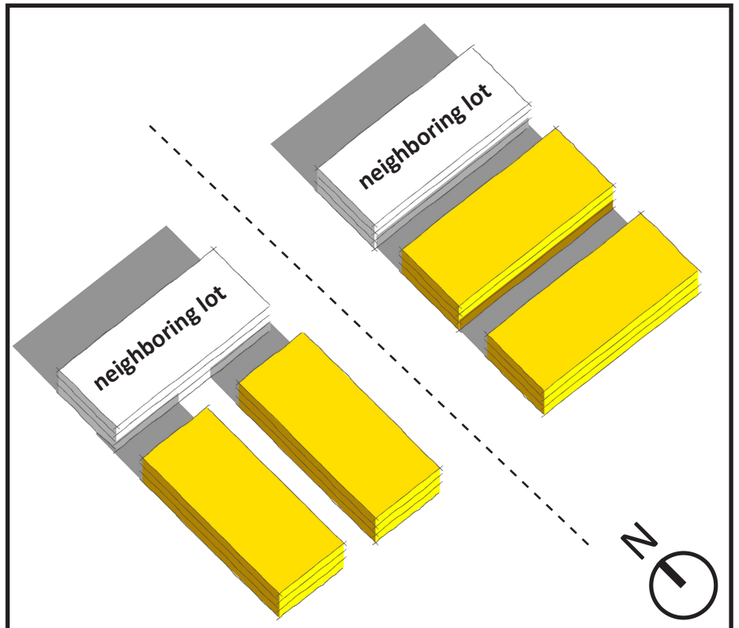
- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Flat roof/low slope

- Muted Palette
- Mix of new and traditional siding
- Boxy design
- Shed roof

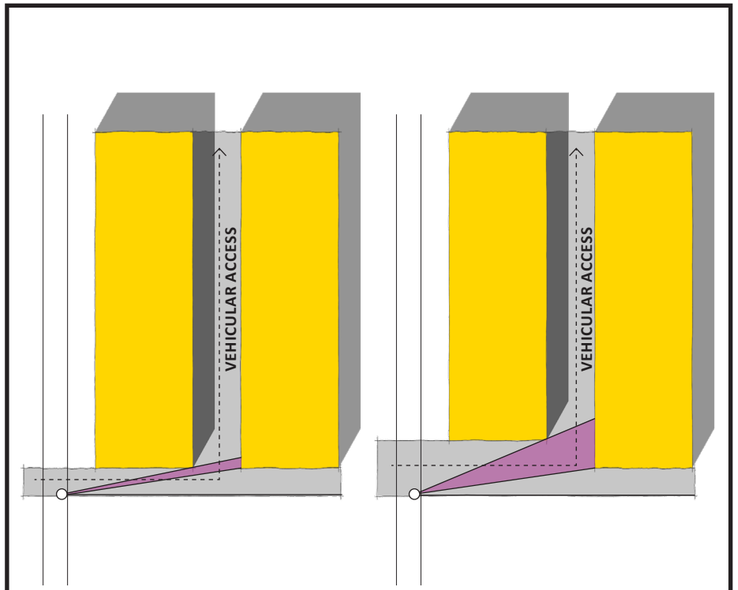
DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	RESPONSE
CS1 Natural Systems and Site Features	**Use natural systems and features of the site and its surroundings as a starting point for project design.**	**B. Sunlight and Natural Ventilation**	**2. Daylight and Shading** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	Reorienting the existing lot line to a north/south orientation allows for two massing bars separated by an auto-court. This massing orientation aligns more closely with the alley to the south and allows direct sun light to penetrate into the whole site while preventing the buildings from casting shadows onto each other. The original site orientation would allow for a large, dark canyon at the center of the site and cast long broad shadows on the totality of the site to the north.
CS2 Urban Pattern and Form	**Strengthen the most desirable forms,characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**	**D. Height, Bulk, and Scale**	**1. Existing Development and Zoning** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	The preferred massing is 10’ wider than the code complaint version, which allows for larger floor plates and a reduction to the apparent overall height to 3 stories instead of 4. The penthouse at the roof deck is set back more than half the depth of the building, which also helps to reduce the overall bulk and scale of the buildings relative to the 3-story buildings adjacent to the site.
DC1 Project Uses and Activities	**Optimize the arrangement of uses and activities on site.**	**B. Vehicular Access and Circulation**	**1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by: b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible;	As it currently stands, the SMC requires a 20ft wide vehicle easement, which in turn requires a 20ft curb cut. A requested departure asks to reduce the easement width to 10ft in order to better meet this guideline.
DC1 Project Uses and Activities	**Optimize the arrangement of uses and activities on site.**	**C. Parking and Service Uses**	**2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.	The preferred massing places the parking and auto-court at the center of the site between the two building masses. When coupled with the requested access easement departure, all of the parking will be screened from the street by the front building.
DC2 Architectural Concept	**Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**	**A. Massing**	**2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	The preferred massing reduces the overall height by widening the floor plates, which lowers the overall height of the building. A recessed entry, awnings and a setback penthouse all combine to visually reduce the bulk of the massing.

DESIGN GUIDELINE VIGNETTES



CS1.B.2 Daylight and Shading
Site specific solar orientation of buildings allow for more access to sunlight and reduce shadows cast on neighboring sites



DC1.C.2 Visual Impacts
the parking at the center of the site screens it from the street, increasing visual appeal and security.

DC1.B.1 Access Location and Design
Reducing the easement width limits the cone of vision into the site from the street, reducing the visual impact of the vehicular access and carports.

DC2.A.2 Reducing Perceived Massing
Awnings, material differentiation, massing modulation and step at the 3rd level break down perceived massing.

ZONING DATA WEST LOT

ZONE LR3(m)
OVERLAYS None
Frequent Transit Area Yes
SITE AREA 5,526sf

23.45.510 FLOOR AREA RATIO (FAR) LIMITS

B **ALLOWED** Townhome in LR3(M) - 2.3 5,546 sf x 2.3 = 12,756sf MAX

23.45.512 DENSITY LIMITS - LR ZONES

ALLOWED No Limit
PROPOSED 6 Units

23.45.514 STRUCTURE HEIGHT

A **ALLOWED** 50ft above Average Existing Grade
J2 Parapets may be extended 4ft above the height limit
PROPOSED 40ft

23.45.518 SETBACKS AND SEPARATIONS

TABLE A **REQUIRED**
FRONT min 5ft/7 avg
SIDE min 5ft/7 avg or 5ft if facade is less than 40ft in length
REAR min 5ft/7 avg

UPPER LEVEL SETBACKS IN LR2 AND LR3 ZONES
a. An upper level setback of 12’ from the front lot line is required for all portions of structure above the following height
2) Fifty-four feet for zones with a height limit of 50 feet

F **SEPARATIONS BETWEEN MULTIPLE BUILDINGS**
ALLOWED 10ft
PROPOSED ~20ft

23.45.522 AMENITY AREA

A **REQUIRED** 25% Lot Area - (.25 x 5,546 sf) = 1,387sf (min. 694sf @ ground level)
PROPOSED 1695.5sf

23.45.527 STRUCTURE WIDTH

A **ALLOWED** 90ft
PROPOSED 69.5ft

23.45.527 FACADE LENGTH

B2 **ALLOWED** 65% of lot depth for all portions within 15ft of a side lot line.
PROPOSED See departures

23.45.530 GREEN BUILDING STANDARDS

TABLE A **REQUIRED**
For projects exceeding FAR of 1.8, applicant shall make a commitment to Green Building Standards in accordance with Chapter 23.58D.

23.53.025 ACCESS EASEMENT STANDARDS

C Vehicle access easements serving at least five but fewer than ten single family dwelling units, or at least three but fewer than ten multifamily dwelling units.
1. Easement width, surfaced width, length, turnaround, and curbcut width shall be as required in subsection 23.53.025B.

PROPOSED 10ft, see departures

23.54.015 REQUIRED PARKING

TABLE B - M **REQUIRED** 0 - Lot is located within a frequent transit service area
PROPOSED 6

K **BICYCLE PARKING**
REQUIRED (1) long term parking space per dwelling unit + 1 short term space for every 20 units
PROPOSED 7

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE

A.1 **REQUIRED**
Residential uses proposed to be located on separate platted lots for which each dwelling unit will be billed separately for utilities, shall provide (1) storage area per dwelling.
Unit that has min dimensions of 2’-0” x 6’-0”,

ZONING DATA EAST LOT

ZONE LR3(m)
OVERLAYS None
Frequent Transit Area Yes
SITE AREA 5,526sf

23.45.510 FLOOR AREA RATIO (FAR) LIMITS
B **ALLOWED** Townhome in LR3(M) - 2.3 5,506 sf x 2.3 = 12,664sf MAX

23.45.512 DENSITY LIMITS - LR ZONES
ALLOWED No Limit
PROPOSED 6 Units

23.45.514 STRUCTURE HEIGHT
A **ALLOWED** 50ft above Average Existing Grade
J2 Parapets may be extended 4ft above the height limit
PROPOSED 40ft

23.45.518 SETBACKS AND SEPARATIONS
TABLE A **REQUIRED**
FRONT min 5ft/7 avg
SIDE min 5ft/7 avg or 5ft if facade is less than 40ft in length
REAR min 5ft/7 avg

UNDER RELATED APPLICATION 3034085-EG

UPPER LEVEL SETBACKS IN LR2 AND LR3 ZONES
a. An upper level setback of 12’ from the front lot line is required for all portions of structure above the following height
2) Fifty-four feet for zones with a height limit of 50 feet

F **SEPARATIONS BETWEEN MULTIPLE BUILDINGS**
ALLOWED 10ft
PROPOSED ~20ft

23.45.522 AMENITY AREA
A **REQUIRED** 25% Lot Area - (.25 x 5,506 sf) = 1,377 sf (min. 689sf @ ground level)
PROPOSED 1695.5sf

23.45.527 STRUCTURE WIDTH
A **ALLOWED** 90ft
PROPOSED 69.5ft

23.45.527 FACADE LENGTH
B2 **ALLOWED** 65% of lot depth for all portions within 15ft of a side lot line.
PROPOSED See departures

23.45.530 GREEN BUILDING STANDARDS
TABLE A **REQUIRED**
For projects exceeding FAR of 1.8, applicant shall make a commitment to Green Building Standards in accordance with Chapter 23.58D.

23.53.025 ACCESS EASEMENT STANDARDS
C Vehicle access easements serving at least five but fewer than ten single family dwelling units, or at least three but fewer than ten multifamily dwelling units.
1. Easement width, surfaced width, length, turnaround, and curbcut width shall be as required in subsection 23.53.025B.

PROPOSED 10ft, see departures

23.54.015 REQUIRED PARKING
TABLE B - M **REQUIRED** 0 - Lot is located within a frequent transit service area
PROPOSED 6
K **BICYCLE PARKING**
REQUIRED (1) long term parking space per dwelling unit + 1 short term space for every 20 units
PROPOSED 7

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE
A.1 **REQUIRED**
Residential uses proposed to be located on separate platted lots for which each dwelling unit will be billed separately for utilities, shall provide (1) storage area per dwelling.
Unit that has min dimensions of 2’-0” x 6’-0”,

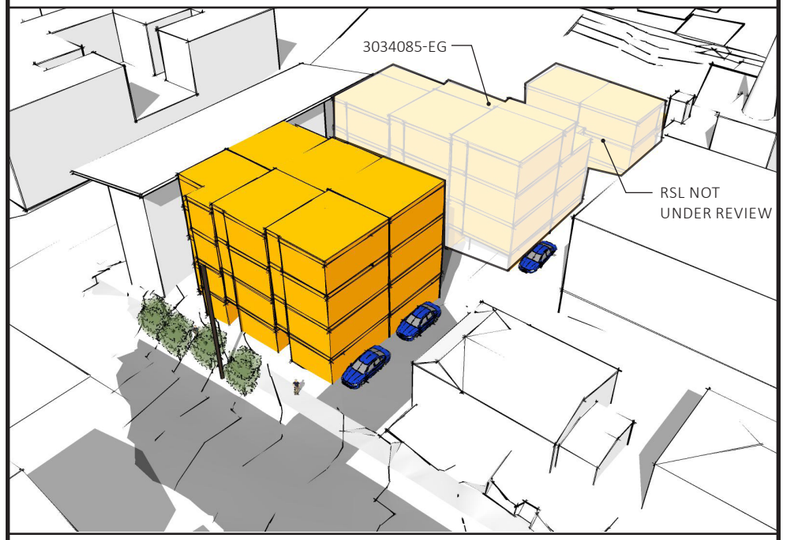
MASSING CONCEPTS

MASSING CONCEPT 1

OPPORTUNITIES
- Utilizes development capacity
- Massing steps down the with topography
- 6 street facing units
- Screened parking
- Central vehicular access

CONSTRAINTS
- Large monolithic massing
- 5-story massing does not fit with the surroundings
- Requires easement departure
- Visually competes with the existing Church

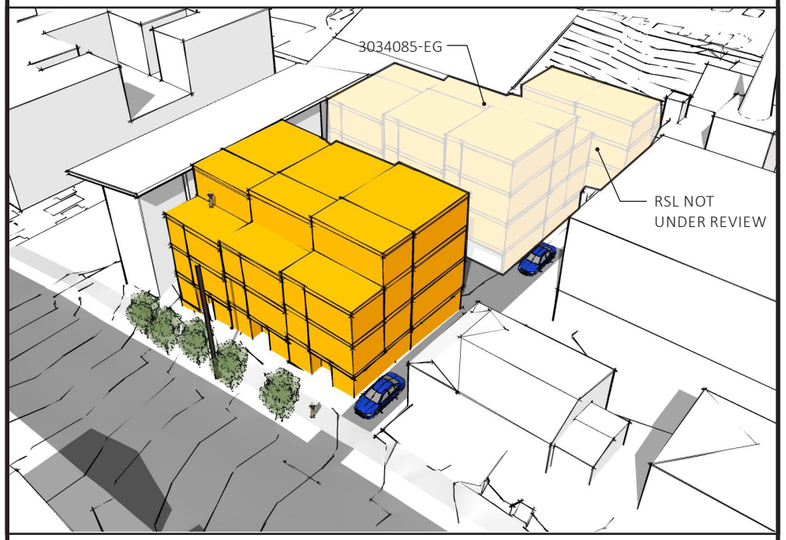
MASSING CONCEPT 2



OPPORTUNITIES
- Massing steps down with the topography, creating a visual distinction between homes.
- Central vehicular access
- No departures required

CONSTRAINTS
- 20ft vehicle access easement restricts the floor plates, requiring 4 stories to achieve necessary program at the front half of the lot. This creates taller units at the street.
- 20ft vehicle easement creates a large paved space at the front of the project.
- Parking is visible from the street

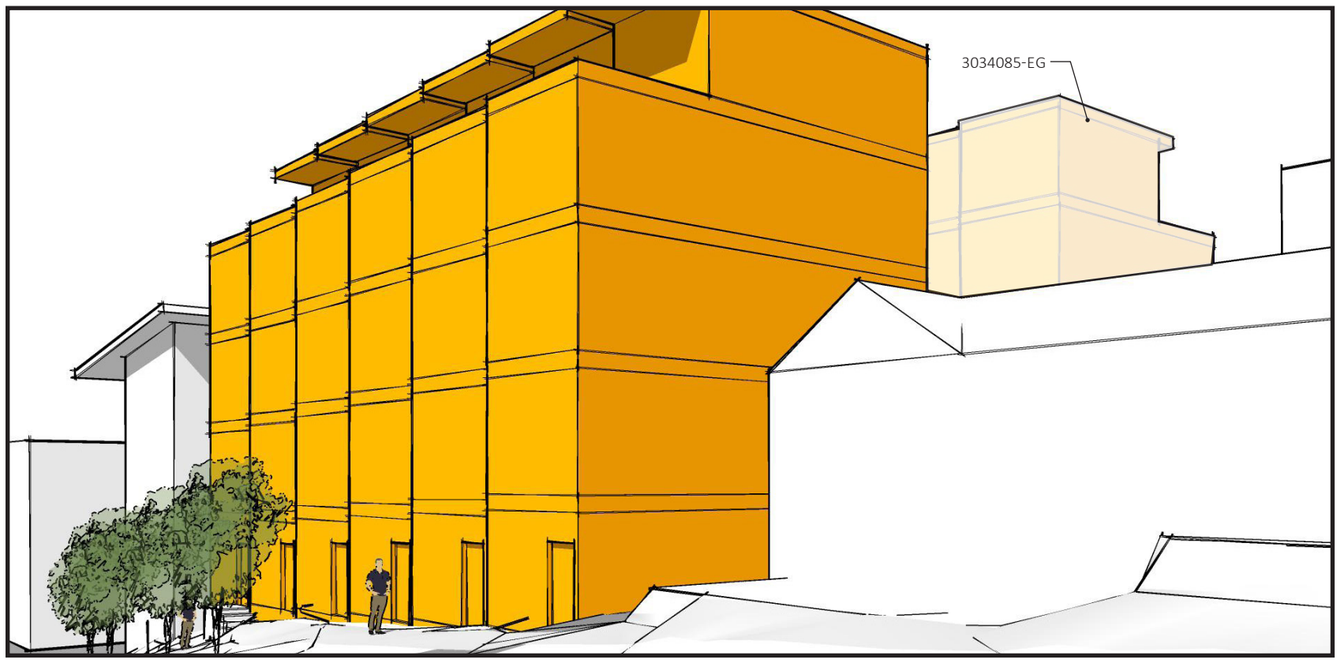
MASSING CONCEPT 3 (PREFERRED)

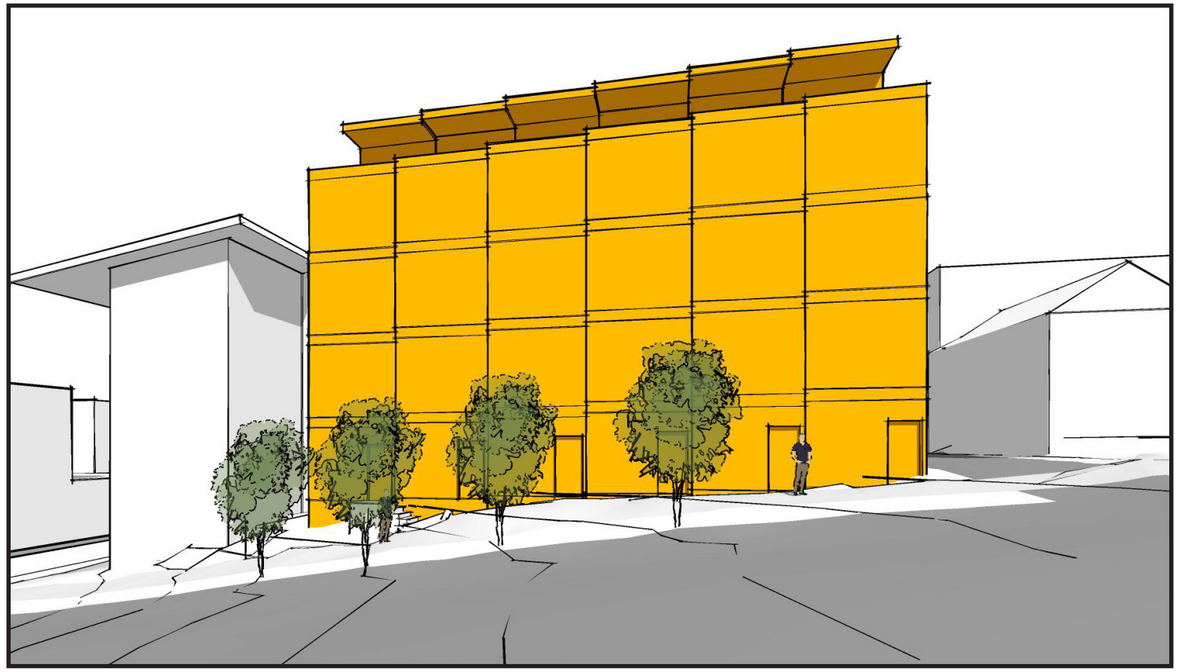


OPPORTUNITIES
- Reduced access easement allows front units to accomplish program in 3, wider stories, reducing the overall impact on the street facade. This also allows the 4th floor to step back from the street.
- Smaller drive access has less impact on the street and pedestrian experience
- Parking is screened from the street.
- Massing steps down with the topography, creating a visual distinction between homes.

CONSTRAINTS
- Requires access easement departure
- Requires facade length departure
- Requires average side yard setback departure

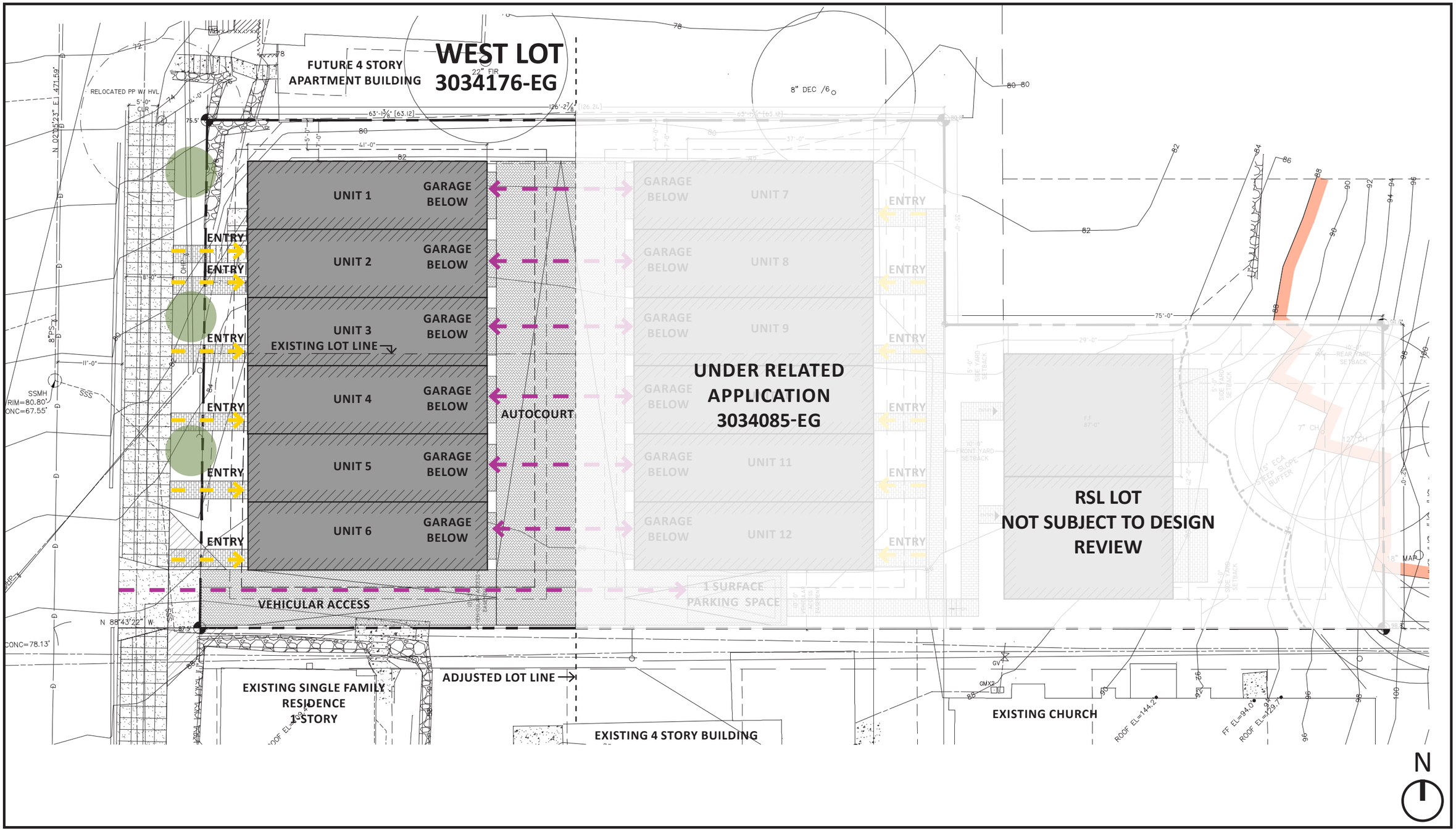
CONCEPT 1 MASSING





GREEN CANOPY HOMES

CONCEPT 1 SITE PLAN



CONCEPT 1 SHADOW STUDY

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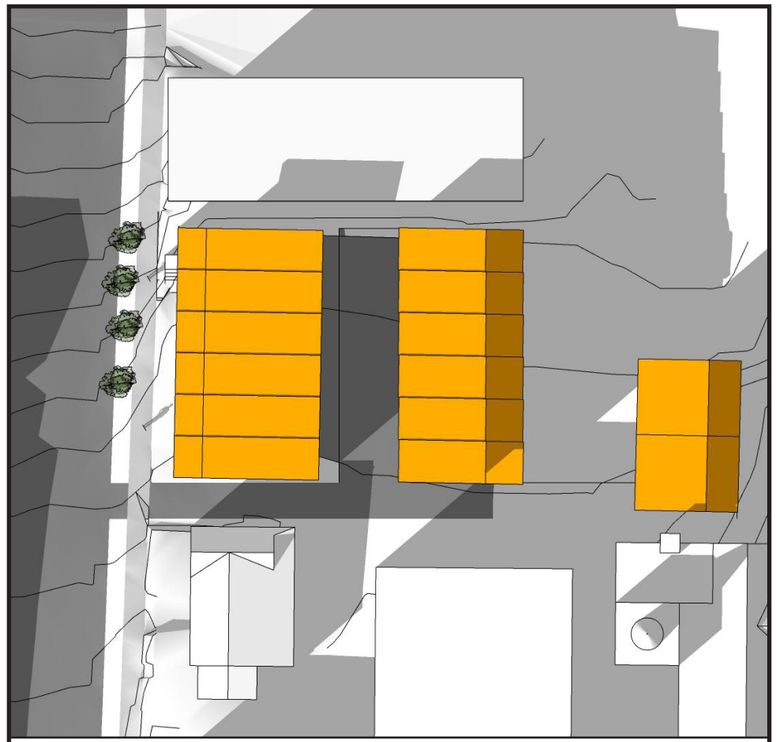
MARCH 21 12PM



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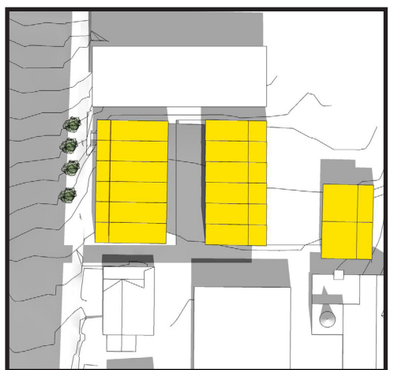


JUNE 21 12PM

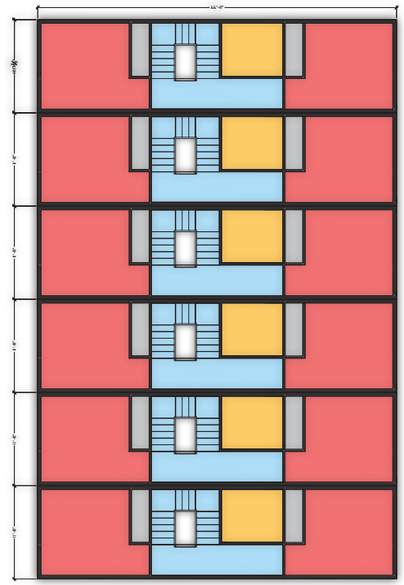
JUNE 21 3PM

DECEMBER 21 9AM

DECEMBER 21 12PM

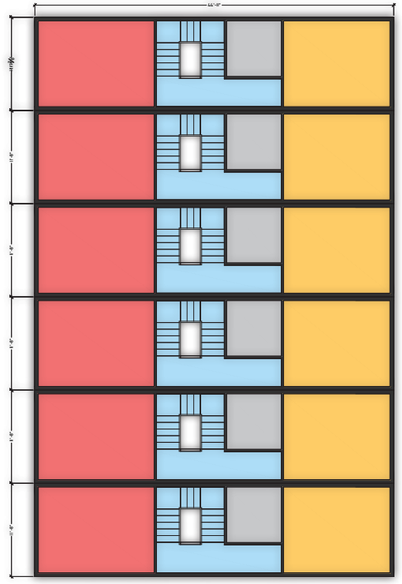
DECEMBER 21 3PM

GREEN CANOPY HOMES



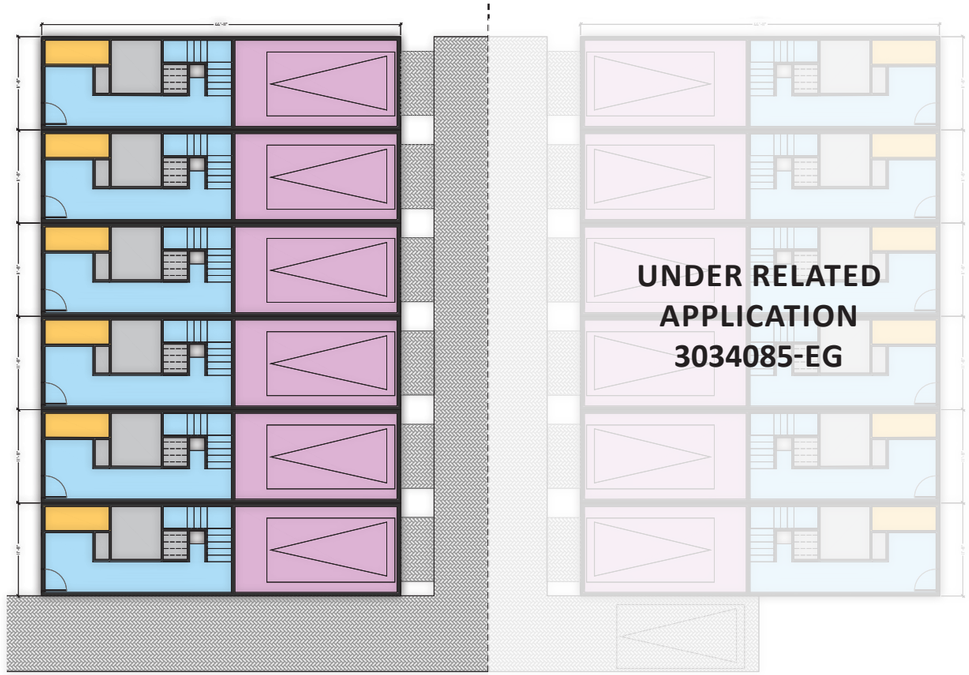
UNDER RELATED APPLICATION 3034085-EG

FLOOR PLAN LEVEL 3



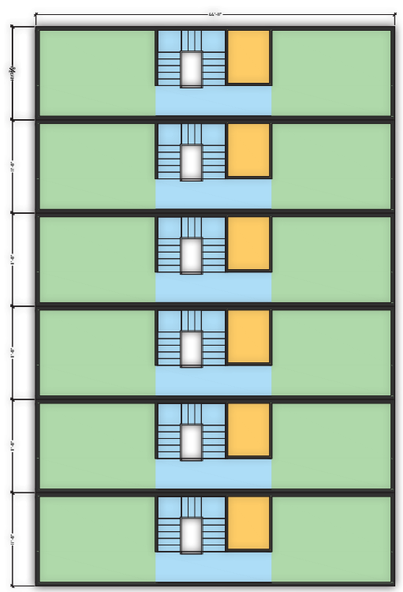
UNDER RELATED APPLICATION 3034085-EG

FLOOR PLAN LEVEL 4



UNDER RELATED APPLICATION 3034085-EG

FLOOR PLAN LEVEL 1

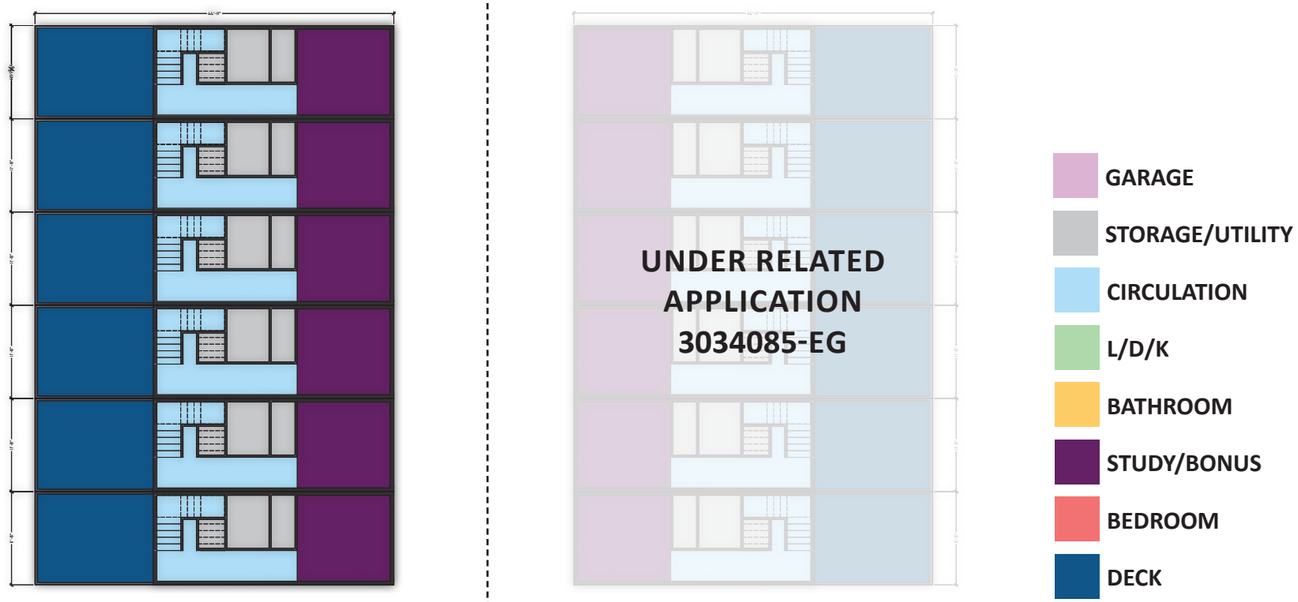


UNDER RELATED APPLICATION 3034085-EG

FLOOR PLAN LEVEL 2

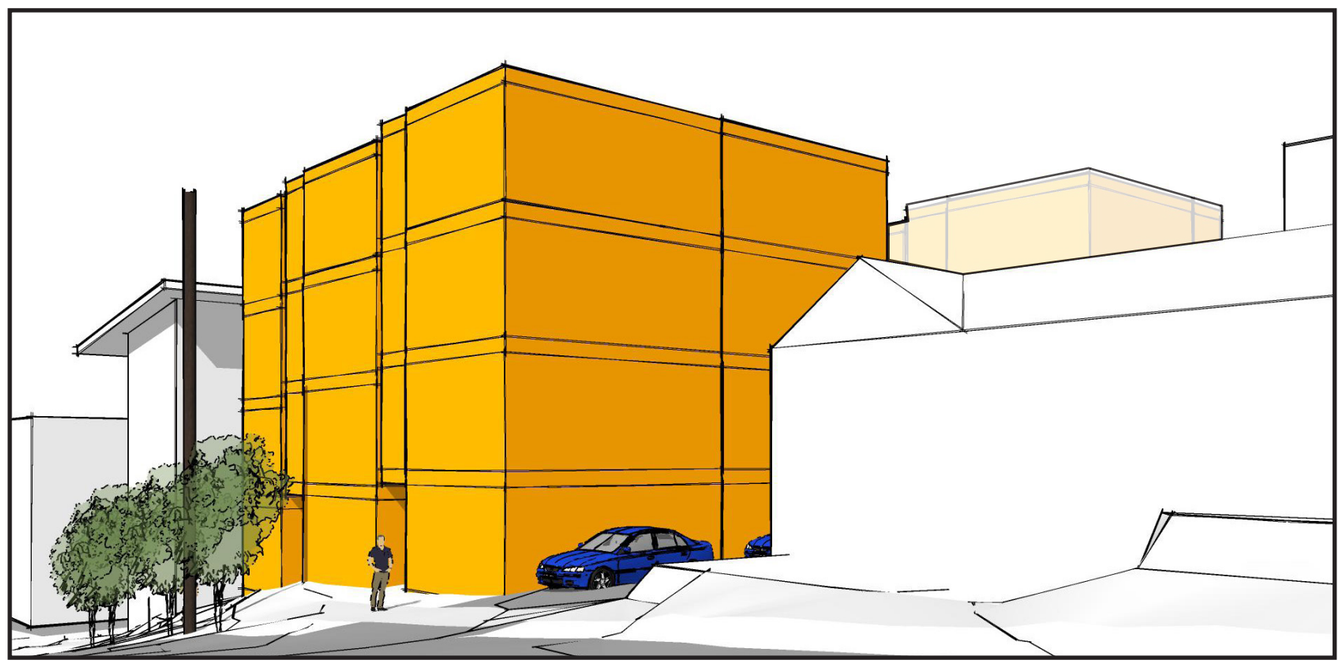
- GARAGE
- STORAGE/UTILITY
- CIRCULATION
- L/D/K
- BATHROOM
- STUDY/BONUS
- BEDROOM
- DECK

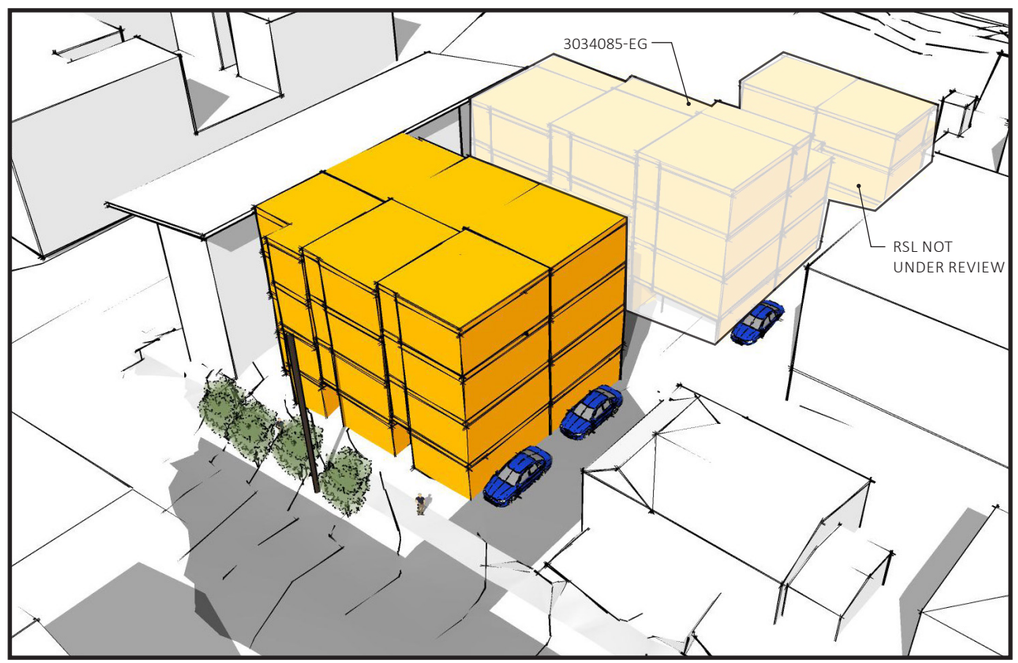
GREEN CANOPY HOMES

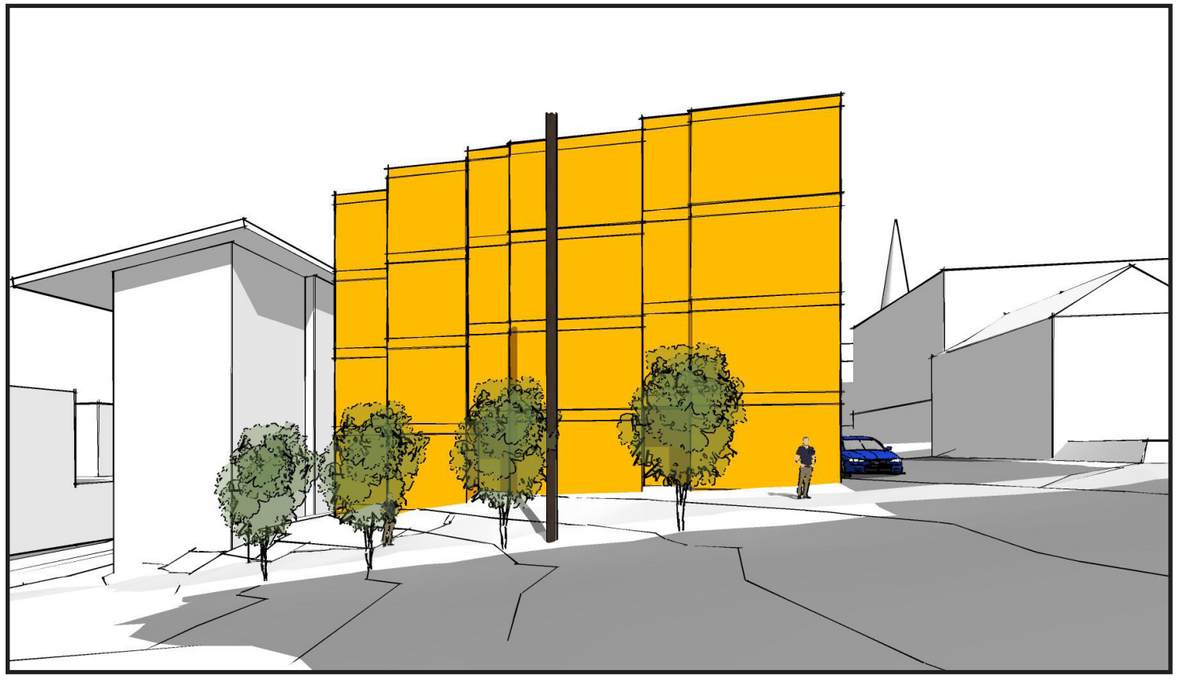


FLOOR PLAN LEVEL 5

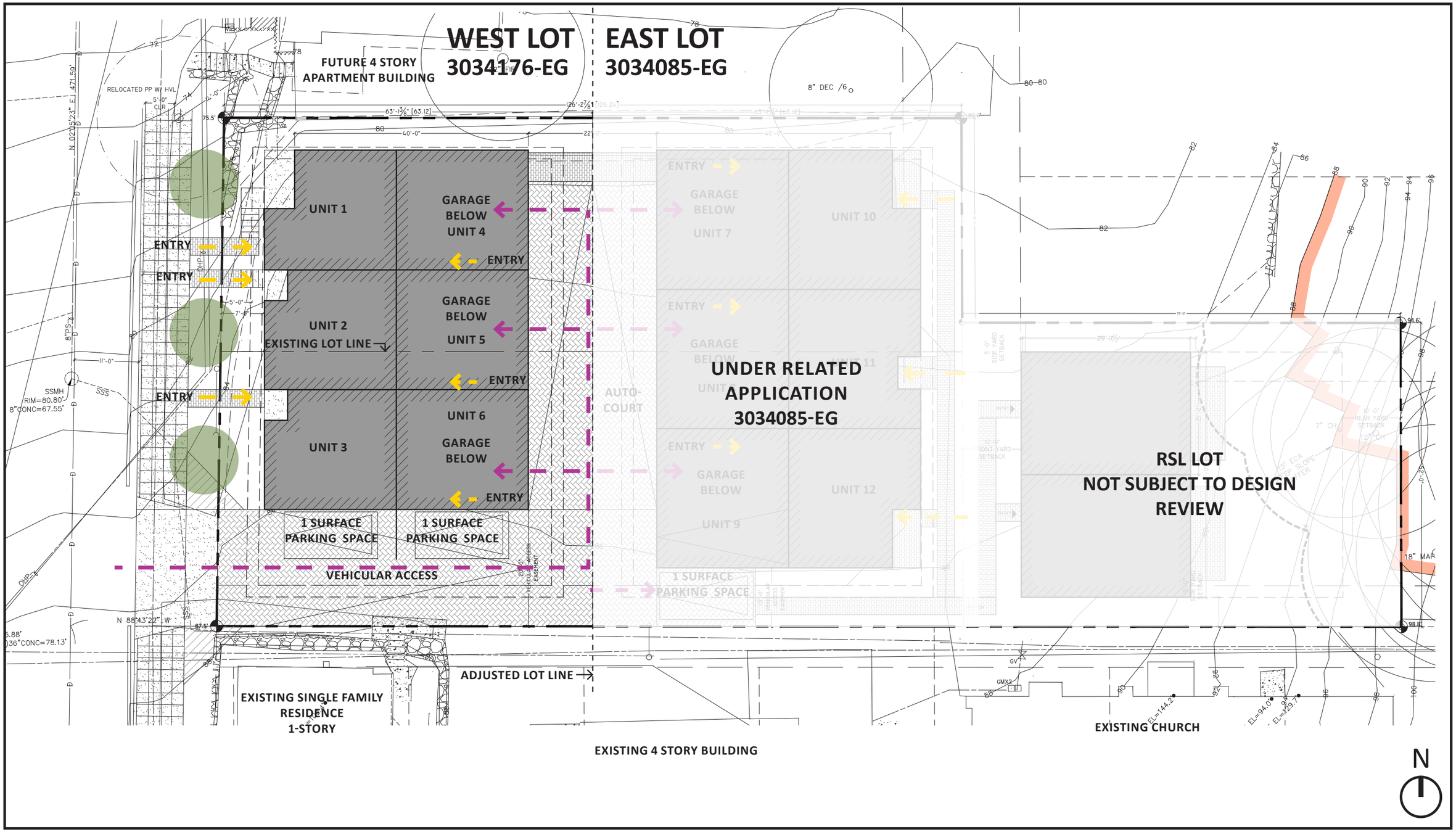
CONCEPT 2 MASSING





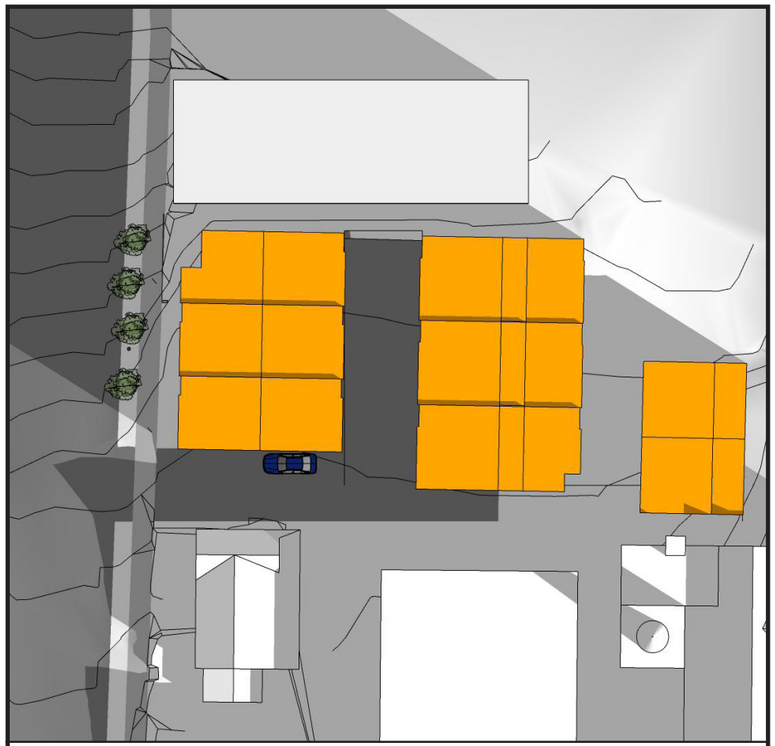


CONCEPT 2 SITE PLAN



GREEN CANOPY HOMES

CONCEPT 2 SHADOW STUDY



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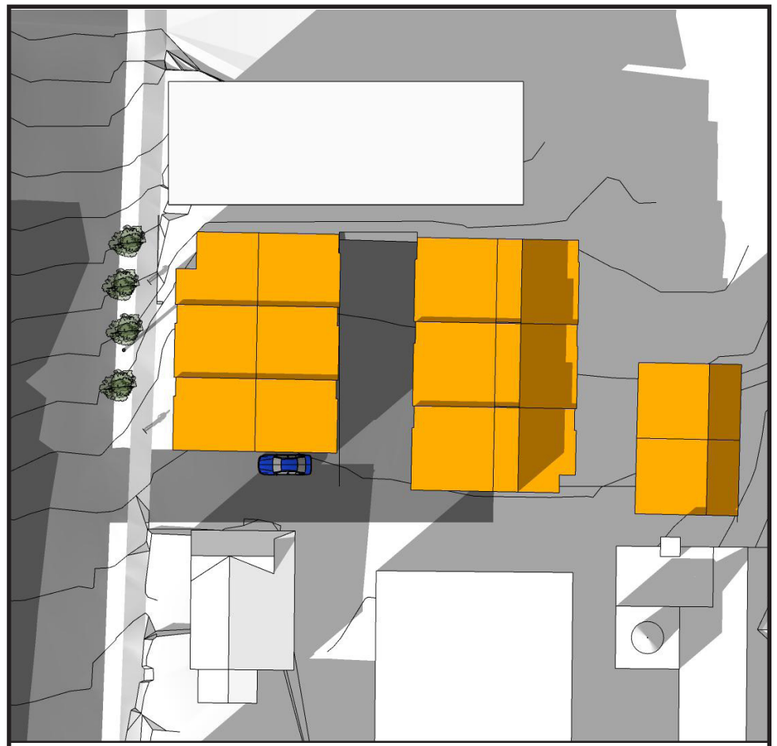
MARCH 21 12PM



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JUNE 21 9AM

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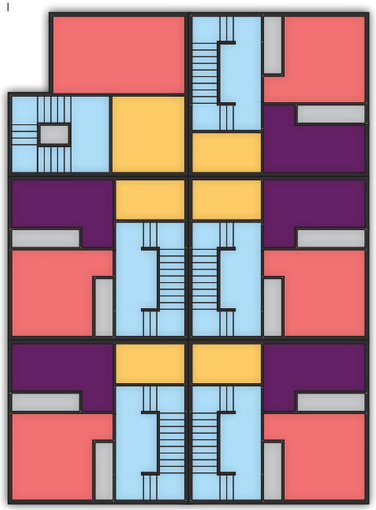
JUNE 21 3PM

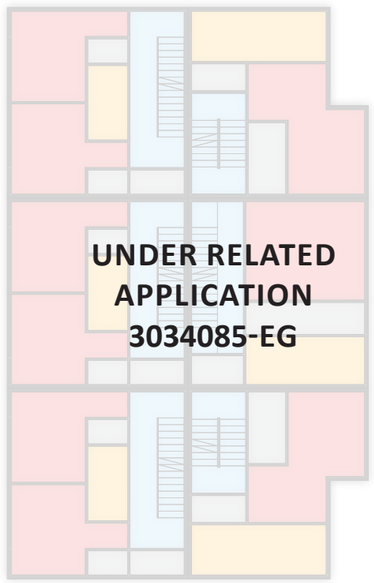
DECEMBER 21 9AM

DECEMBER 21 12PM

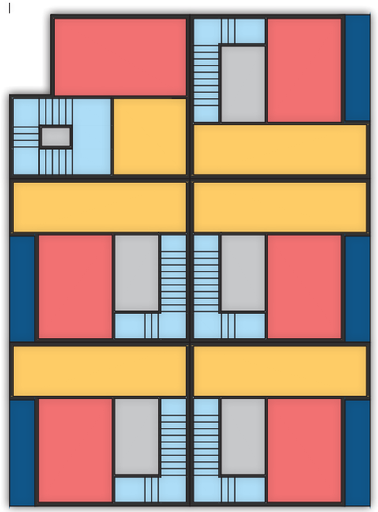
DECEMBER 21 3PM

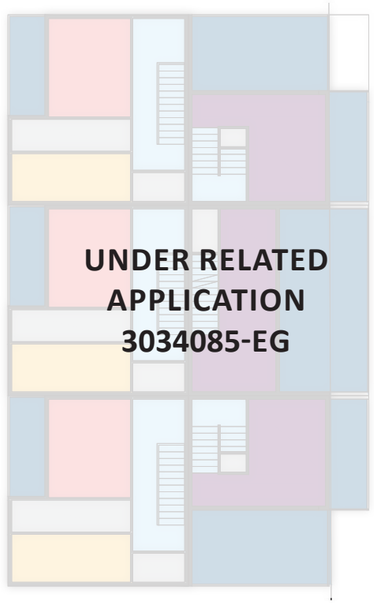
GREEN CANOPY HOMES





FLOOR PLAN LEVEL 3





FLOOR PLAN LEVEL 4

- GARAGE
- STORAGE/UTILITY
- CIRCULATION
- L/D/K
- BATHROOM
- STUDY/BONUS
- BEDROOM
- DECK

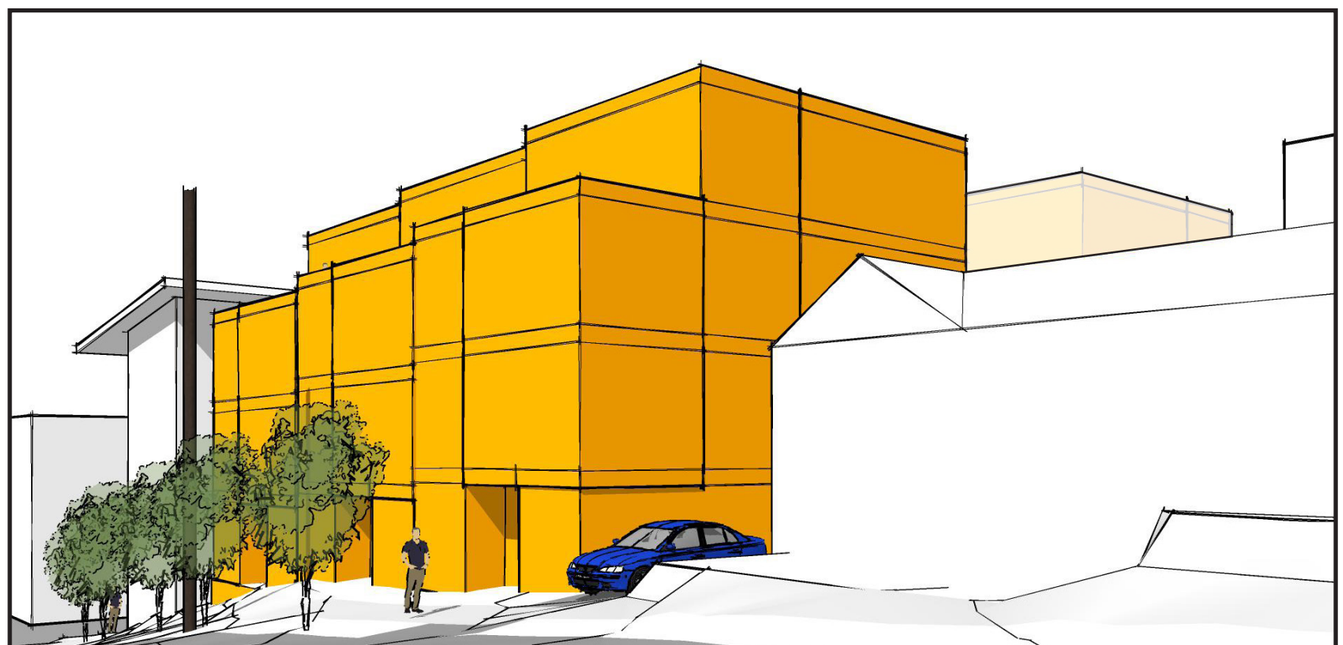
FLOOR PLAN LEVEL 1

FLOOR PLAN LEVEL 2

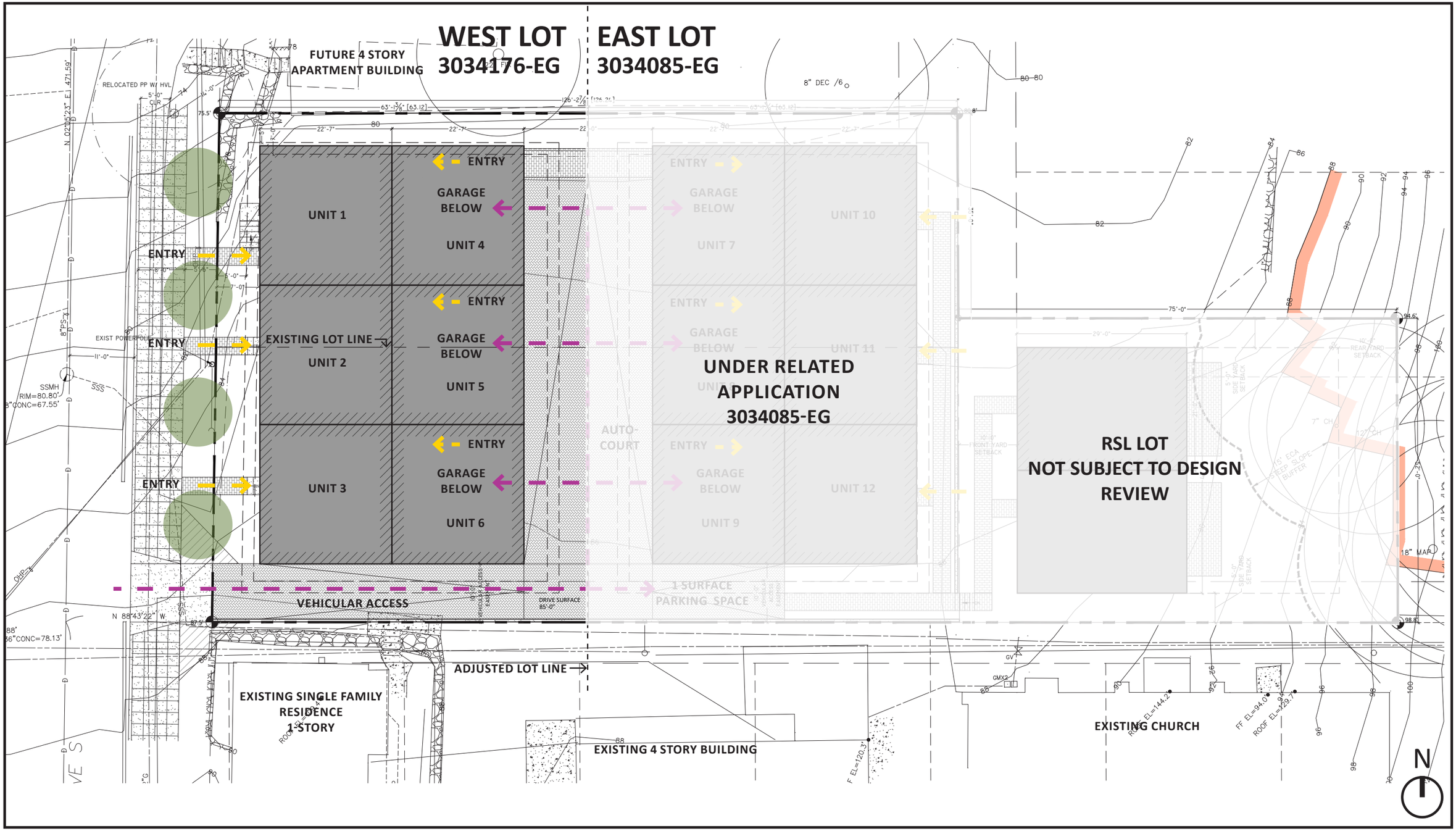
N

GREEN CANOPY HOMES

CONCEPT 3 MASSING- PREFERRED



CONCEPT 3 SITE PLAN - PREFERRED



GREEN CANOPY HOMES

CONCEPT 3 SHADOW STUDY

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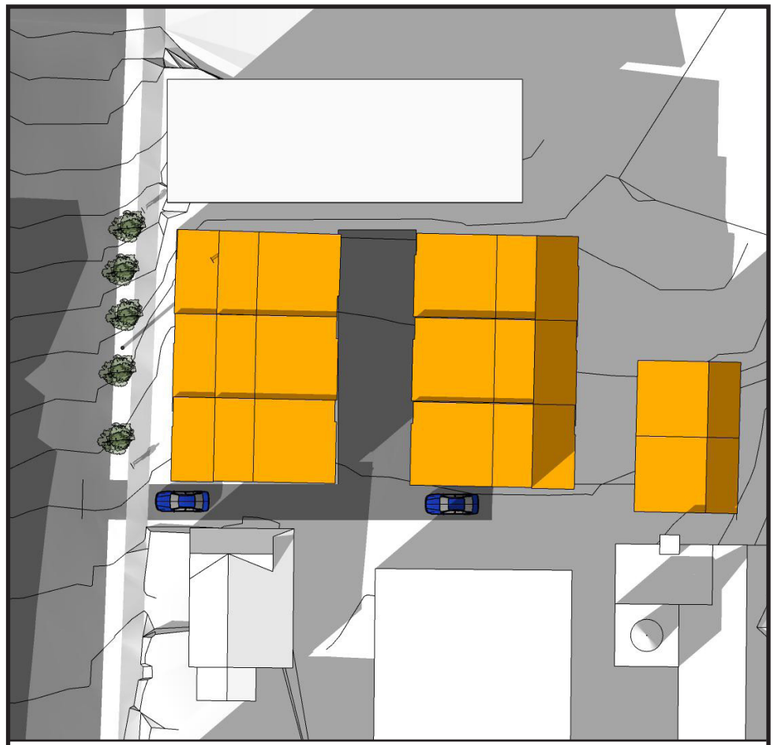

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JUNE 21 12PM

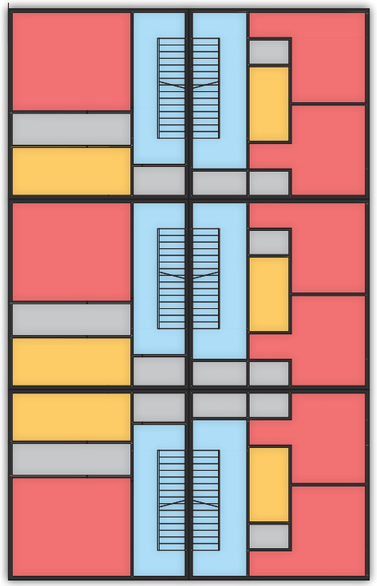
JUNE 21 3PM

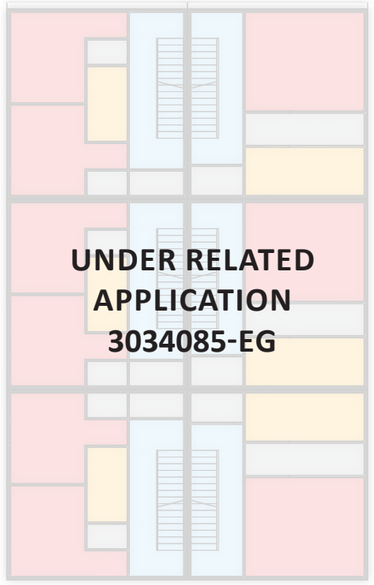
DECEMBER 21 9AM

DECEMBER 21 12PM

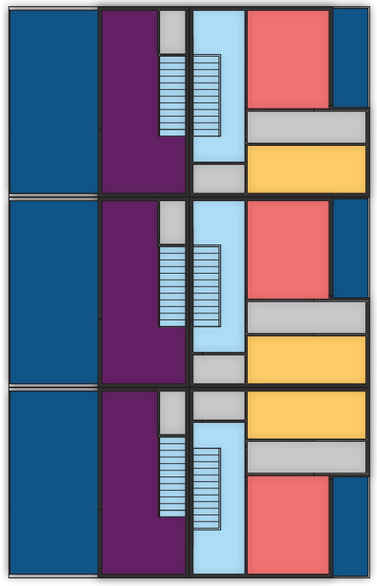
DECEMBER 21 3PM

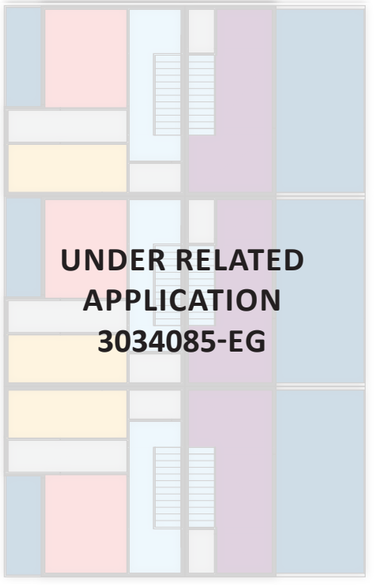
GREEN CANOPY HOMES





FLOOR PLAN LEVEL 3





FLOOR PLAN LEVEL 4

- GARAGE
- STORAGE/UTILITY
- CIRCULATION
- L/D/K
- BATHROOM
- STUDY/BONUS
- BEDROOM
- DECK

FLOOR PLAN LEVEL 1

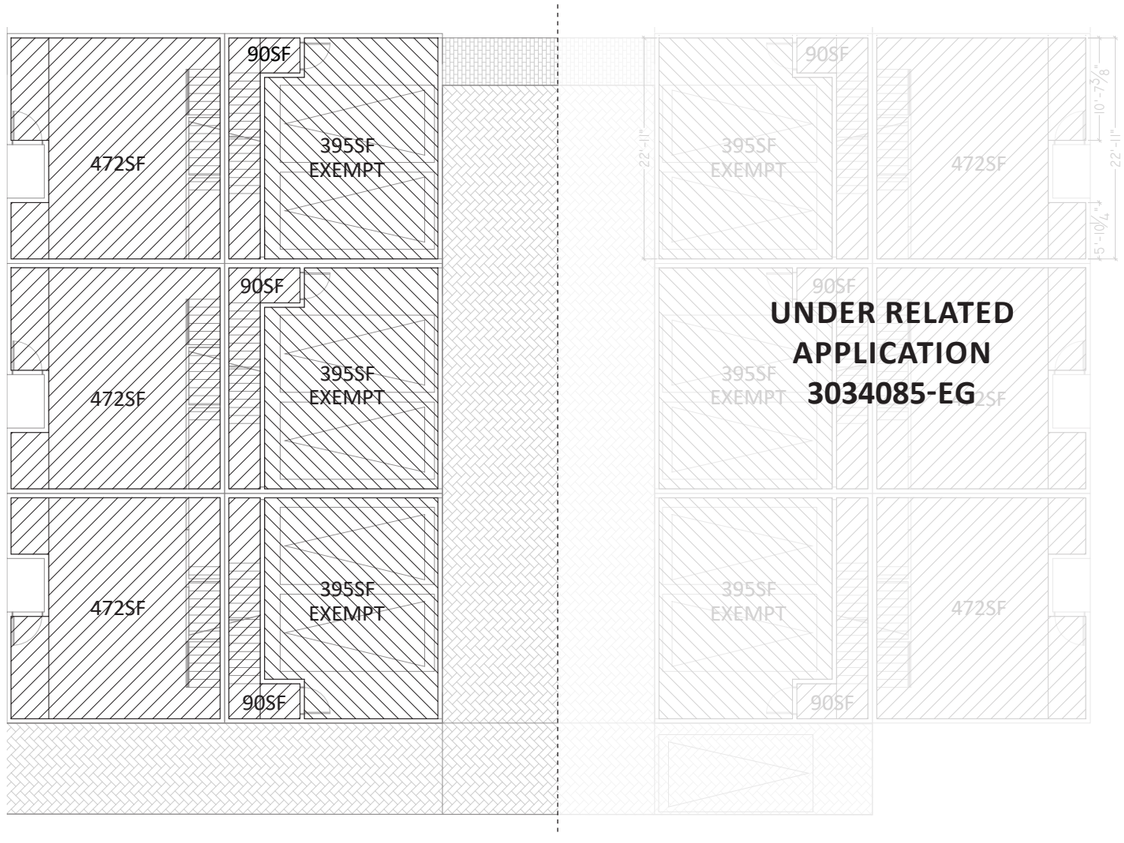
FLOOR PLAN LEVEL 2

N

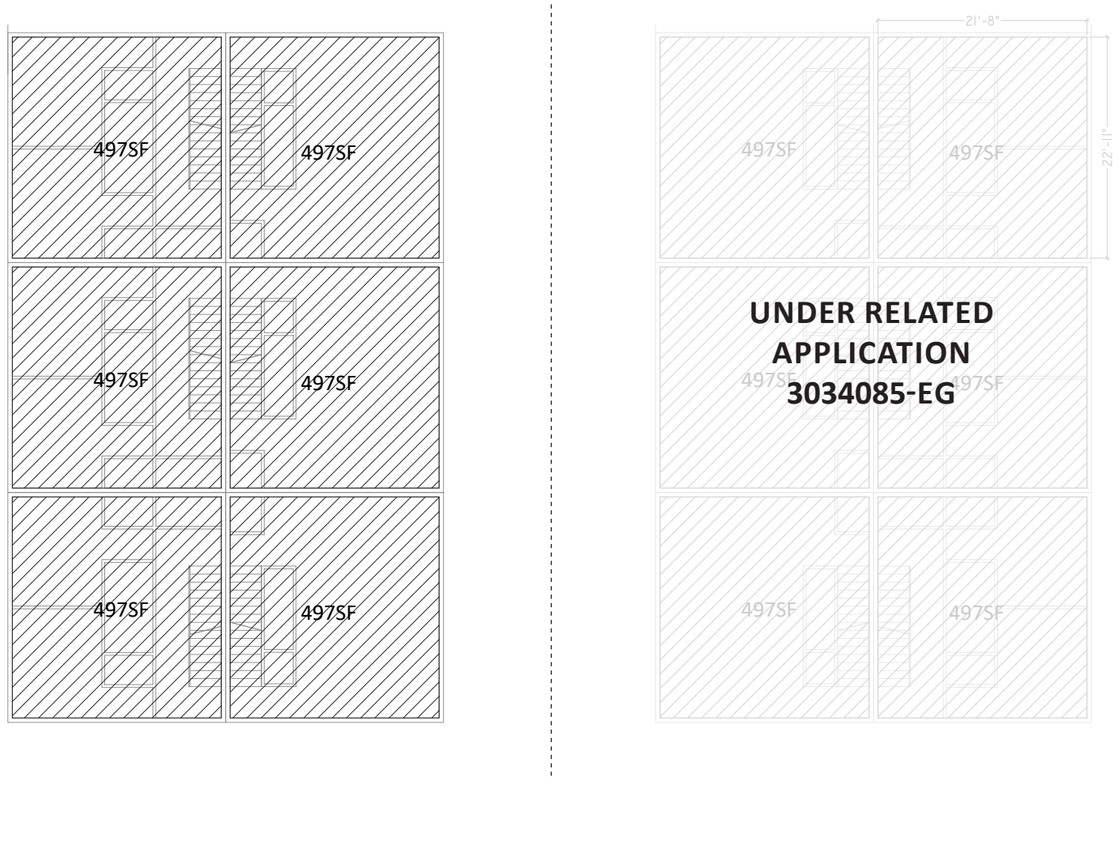
GREEN CANOPY HOMES

CONCEPT 3 FAR DIAGRAMS

West lot	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total
Level 4	241	241	241	439	439	439	2,040
Level 3	497	497	497	497	497	497	2,982
Level 2	497	497	497	497	497	497	2,982
Level 1	472	472	472	90	90	90	1,686
FAR - exceptions excluded	1,707	1,707	1,707	1,523	1,523	1,523	**9,690**
Exempt FAR	0	0	0	395	395	395	**1,185**
Total FAR (w/ exempt GSF)	1,707	1,707	1,707	1,918	1,918	1,918	**10,875**
Allowable FAR			Site area:	5,546	FAR limit:	2.3	**12,756**



FAR LEVEL 1



FAR LEVEL 2

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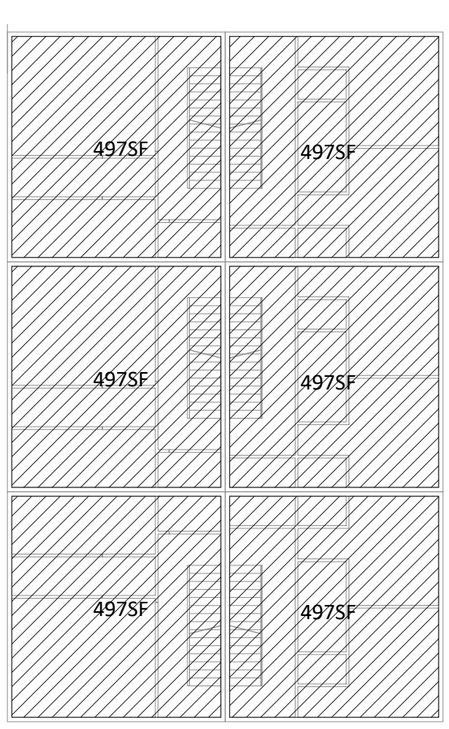
GREEN CANOPY HOMES

CONCEPT 3 FAR DIAGRAMS



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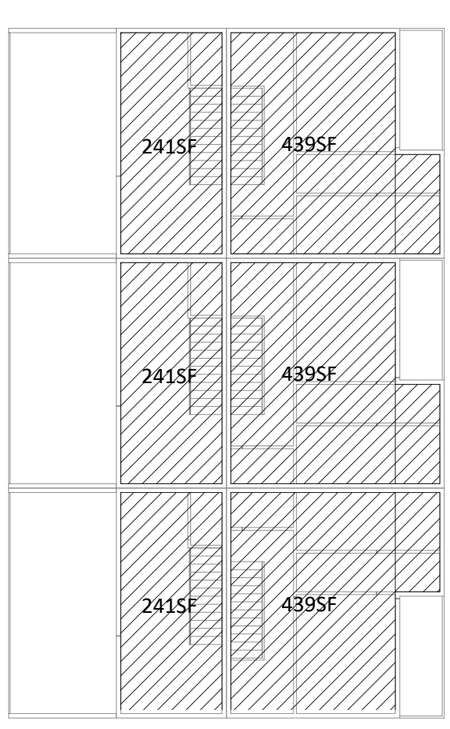

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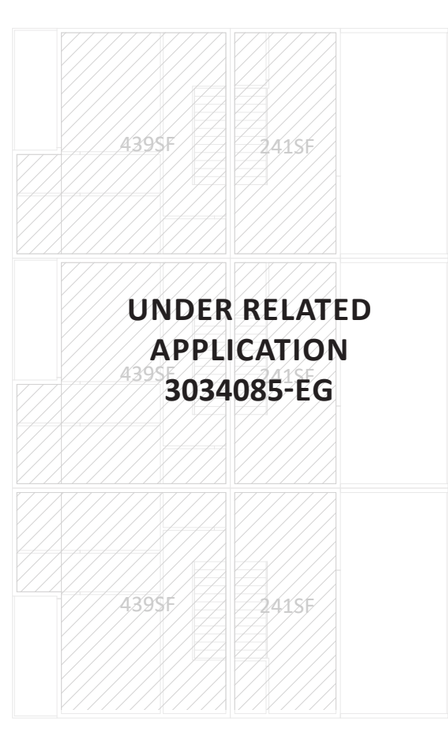

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GREEN CANOPY HOMES

CHARACTER RENDERING PREFERRED MASSING

West lot - view from 38th

CHARACTER RENDERING PREFERRED MASSING

East lot - view from neighboring lot

GREEN CANOPY HOMES

DEPARTURES REQUESTED - WEST LOT

DEPARTURE 1

DEVELOPMENT STANDARD 23.53.025 ACCESS EASEMENT STANDARDS

Vehicle access easements serving ... at least three but fewer than ten multifamily dwelling units.
C.1. Easement width, surfaced width, length, turnaround, and curbcut width shall be as required in subsection 23.53.025B.
B.1. Easement width shall be a minimum of twenty (20) feet;
B.2. The easement shall provide a hard-surfaced road way at least twenty (20) feet wide;

REQUESTED DEPARTURE 1

Reduce the access easement and pavement width to 10ft. (See exhibit A)

RATIONALE

It is our opinion that this departure will allow the project to better meet design guidelines *DC2.A.2 Reducing Perceived Mass* and *CS2.D.1. Existing Development and Zoning.* Reducing the access easement width adds additional width to the units, which allows us to meet our program requirements in one less story. Keeping the street facing units shorter reduces the overall bulk of the building visible from the street (*2. Reducing Perceived Mass)* and improves the relationship to the neighboring buildings by reducing the visible height (*1. Existing Development and Zoning*).

By widening the units, we are also able to park two vehicles below units 4-6, instead of parallel parking two vehicles in surface spots adjacent to the building. As a result, we can reduce the curb cut width and completely screen the parking from the street, which better meets the intent of *DC1.B. Vehicular access and Circulation 1b & C.2. Parking and Service Uses.* We are also able to provide one additional off-street parking space, addressing the community concerns about street parking.

DEPARTURES 2 & 3

DEVELOPMENT STANDARD 23.45.527. MAX FACADE LENGTH IN LOW RISE ZONES

B.1. The max combined length of all portions of facades within 15ft of a lot line that is neither a rear lot line or a street or alley lot line shall not exceed 65% of the length of that lot line.
(0.65)(63.12) = 41.03 = 41 feet. max facade length*

REQUESTED DEPARTURE 2

Increase facade length from 41 feet (65%) to 46 feet (72.9%) within 15 feet of the north property line. See Exhibit B

REQUESTED DEPARTURE 3

Increase facade length from 41.9 feet (65%) to 46 feet (72.9%) within 15 feet of the south property line.
See Exhibit C

RATIONALE

It is our opinion that these departures will allow the project to better meet design guidelines *DC2.A.2 Reducing Perceived Mass and CS2.D.1. Existing Development and Zoning.* Increasing the allowable facade length adds additional width to the units, which allows us to meet our program requirements in one less story. Keeping the street facing units shorter reduces the overall bulk of the building visible from the street (*2. Reducing Perceived Mass)* and improves the relationship to the neighboring buildings by reducing the visible height (*1. Existing Development and Zoning*).

Additional Context

If the site was developed using the original east/west lot configuration, the maximum allowable facade length along the northern property line would be ~82 ft in length. Adjusting the lot configuration to north/south results in two ~45ft segments with a ~20ft gap between segments is more in line with *DC2.A.2 Reducing Perceived Mass and CS2.D.1 Existing Development and Zoning*. See Exhibit D

DEPARTURE 4

DEVELOPMENT STANDARD 23.45.518 - SETBACKS AND SEPARATIONS

Table A Side setback for facades greater than 40 feet in length - 7 average, 5 minimum.

REQUESTED DEPARTURE 4

Reduction of the average side yard setback at the north property line from 7 feet to 5 feet

RATIONALE

It is our opinion that this departure will allow the project to better meet the design guideline *DC2.A.2 Reducing Perceived Mass* and *CS2.D.1 Existing Development and Zoning.* Reducing the side yard setback adds additional width to the units, which allows us to meet our program requirements in one less story. Keeping the street facing units shorter reduces the overall bulk of the building visible from the street (*2. Reducing Perceived Mass)* and improves the relationship to the neighboring buildings by reducing the visible height (*1. Existing Development and Zoning*).

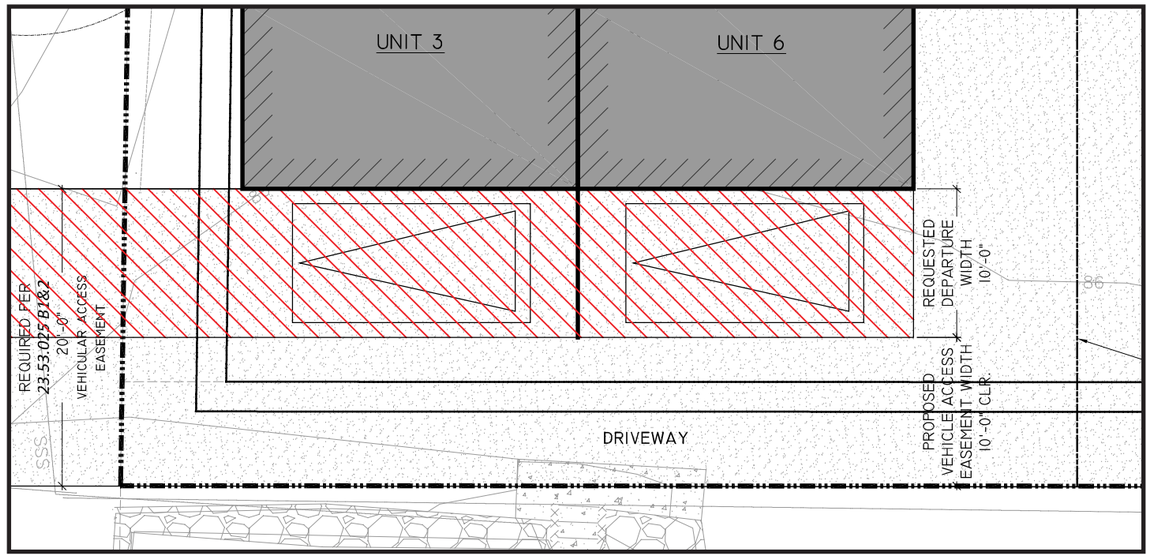

EXHIBIT A

GREEN CANOPY HOMES

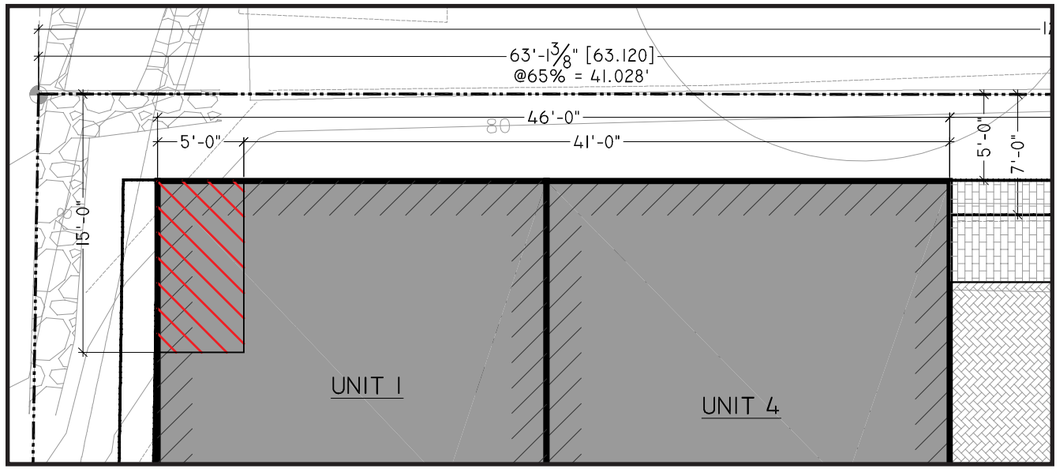

EXHIBIT B

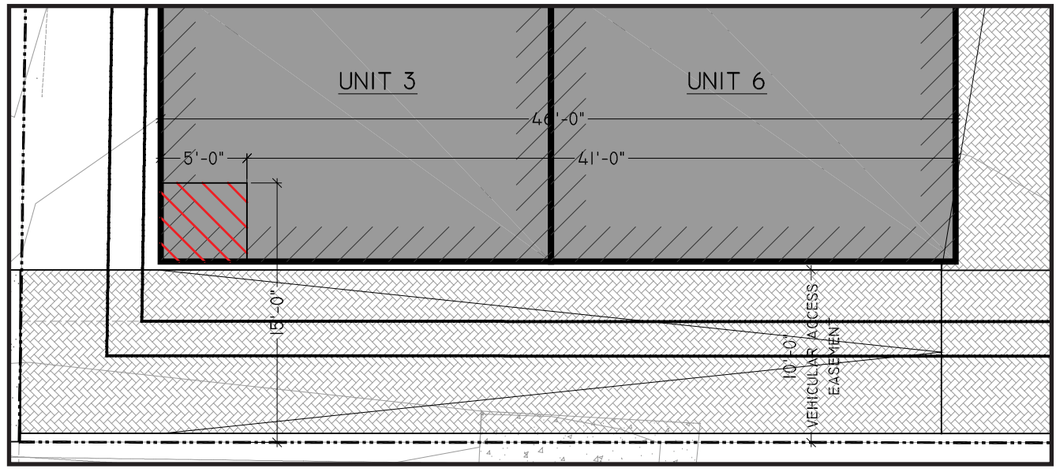

EXHIBIT C

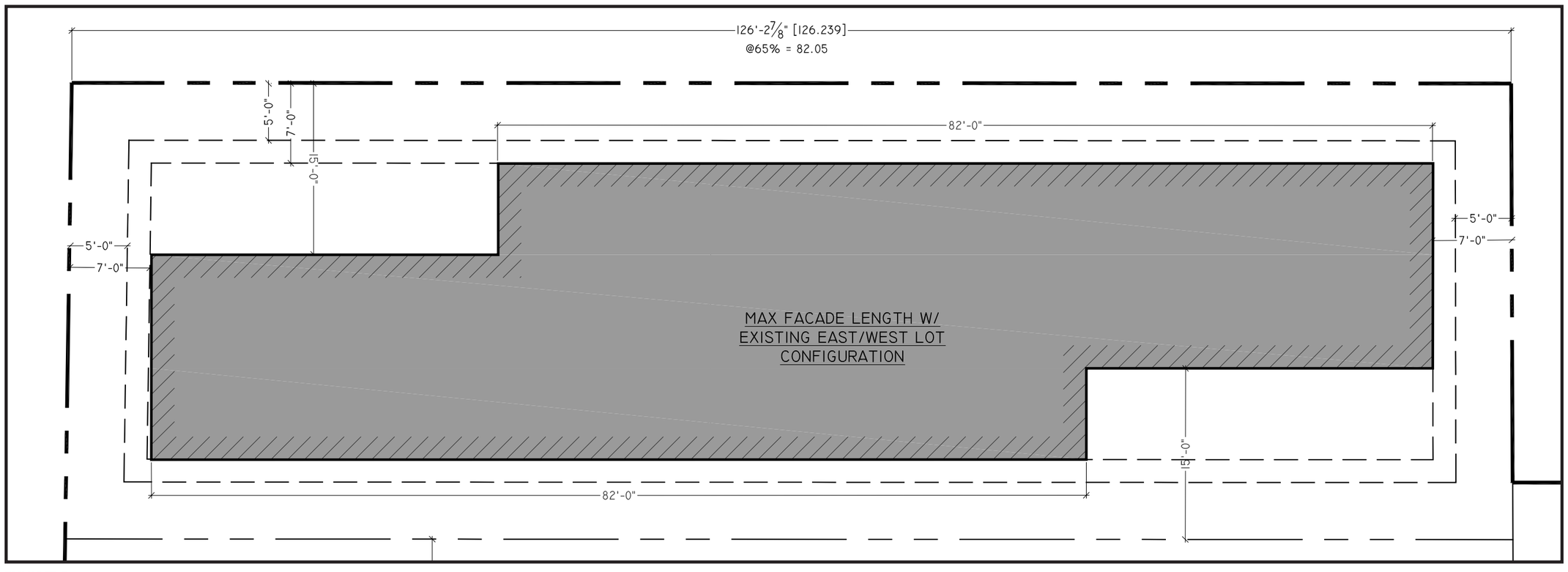

EXHIBIT D

GREEN CANOPY HOMES

PREVIOUS PROJECTS

3033 Beacon Ave S

3128 Wetmore Ave S

1432 South King St

152 20th Ave E

PREVIOUS PROJECTS

5544 15th Ave S

621 18th Ave S

1917 13th Ave S

5544 15th Ave S

2120 S Massachusetts St

GREEN
CANOPY
HOMES