



EARLY DESIGN GUIDANCE 2

2203 23rd Ave S.
Seattle, WA, 98144

SDCI PROJECT NO:

3034772-EG

MEETING DATE:

Design Review 11.24.2020

APPLICANT CONTACT:

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CARON

CARON REF #2019.013



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PACKAGE CONTACT INFORMATION

OWNER:
Gary Bodensab, Paine Property LLC

CARON ARCHITECTURE CONTACT:
Brock Williams, Project Manager
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SITE INFORMATION

ADDRESS:
2203 23rd Avenue S, Seattle, WA 98144

SDCI PROJECT NO.:
3034772-EG

PARCEL(S):
5393601265, 5393601250,
5393601245, 5393601275

SITE AREA:
51,013 SF

OVERLAY DESIGNATION:
Parking Flexibility Area
SE Seattle Reinvestment Area
Mt. Baker Hub Urban Village

DEVELOPMENT STATISTICS

ZONING:
C1-75 (M)

BUILDING HEIGHT LIMIT:
75'

FAR:
5.50

ALLOWABLE FAR:
280,571 SF

PROPOSED FAR:
249,528 SF

RESIDENTIAL UNITS:
259 Units

PARKING STALLS:
121 Stalls, No Minimum Requirement

BIKE STALLS:
259 Long-term Stalls
14 Short-term Stalls

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development includes a nine-story mixed-use building with on-site parking, three commercial spaces on the ground floor, 259 residential units, and residential amenity areas. The project proposes a preservation of one exceptional tree on the southwest corner of the site. The proposed development resides in a parking flexibility area with no minimum parking requirements, but a limited number of parking spaces is provided for residential and commercial use with parking access from S Walker Street. Two residential entrances are provided, one located at the northeast corner of the block and another on 22nd Avenue S. Two commercial spaces and their entries are located along 23rd Avenue S while the third commercial space occupies the NW corner of the block, with an access from 22nd Ave S. The existing building on site will be demolished.

SITE DESCRIPTION & ANALYSIS

The project is located on a full city block in the Mount Baker neighborhood bordered by S Walker Street and S College Street to the north and south, and 23rd Avenue S and 22nd Avenue S to the east and west respectively. It's presently occupied by a one-story commercial building with a non-profit organization tenant, and a small business office. The site slopes roughly forty feet from the southwest to the northeast and due to the severity of the slope is in an environmentally critical area. Many mature trees also occupy the site with three being considered exceptional.

ZONING ANALYSIS

The site lies in a C1-75 (M) zone with a 75 foot building height and mandatory housing affordability standards in effect. Multifamily residential and commercial uses are allowed as well as on-site parking. However, no parking is required due to the sites location in the Mount Baker Hub Urban Village and in a parking flexibility zone.

NEIGHBORHOOD CONTEXT

The site sits in a transition zone between single-family homes to the south and west and commercial businesses to the north and east. The neighborhood is low-lying as well with the tallest building being the newly constructed Lake Washington Girl's Middle School at three stories. Many of the commercial buildings and apartment complexes in the area are from a variety of design periods and don't respond to one particular style. The size of the site and its height limit will make it the tallest building in the near vicinity and largest building by footprint. However, due to the neighborhoods rapid growth and under-built environment around Rainier Avenue S, more 75 foot buildings are expected to be constructed in the coming years.

DEVELOPMENT SUMMARY (REVISED PREFERRED OPTION 3)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING SPACE	BIKE STALLS
ROOF	385 SF	336 SF	385 SF	-	-	-	-
9	16,863 SF	16,472 SF	16,001	-	20	-	-
8	35,846 SF	35,186 SF	35,257	-	46	-	
7	36,143 SF	35,475 SF	35,554	-	46	-	-
6	36,143 SF	35,475 SF	35,554	-	46	-	-
5	33,178 SF	32,269 SF	32,589	-	41	-	-
4	36,069 SF	35,580 SF	33,054	-	39	-	14
3	41,519 SF	34,713 SF	14,401	3,387 SF	16	62	-
2	32,584 SF	15,785 SF	5,562	-	5	59	-
1	19,976 SF	8,236 SF	4,216	8,064 SF	-	-	259
TOTAL	288,526 SF	249,528 SF	212,573 SF	11,451 SF	259 Units	121 Stalls	273 Stalls

DEVELOPMENT SUMMARY (TREE GROVE RETENTION STUDY)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING SPACE	BIKE STALLS
ROOF	521 SF	455 SF	521 SF	-	-	-	-
9	9,393 SF	9,115 SF	9,185 SF	-	20	-	-
8	24,725 SF	24,189 SF	24,348 SF	-	46	-	
7	25,207 SF	24,656 SF	24,829 SF	-	46	-	-
6	25,207 SF	24,656 SF	24,829 SF	-	46	-	-
5	23,459 SF	24,819 SF	23,081 SF	-	41	-	-
4	25,377 SF	24,922 SF	23,371 SF	-	39	-	7
3	26,026 SF	21,740 SF	19,337 SF	1,712 SF	16	62	-
2	10,761 SF	10,038 SF	3,500 SF	255 SF	5	59	-
1	17,496 SF	8,584 SF	4,142 SF	7,871 SF	-	-	259
TOTAL	188,170 SF	173,175 SF	157,143 SF	9,837 SF	259 Units	121 Stalls	266 Stalls

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

COMMUNITY OUTREACH SUMMARY

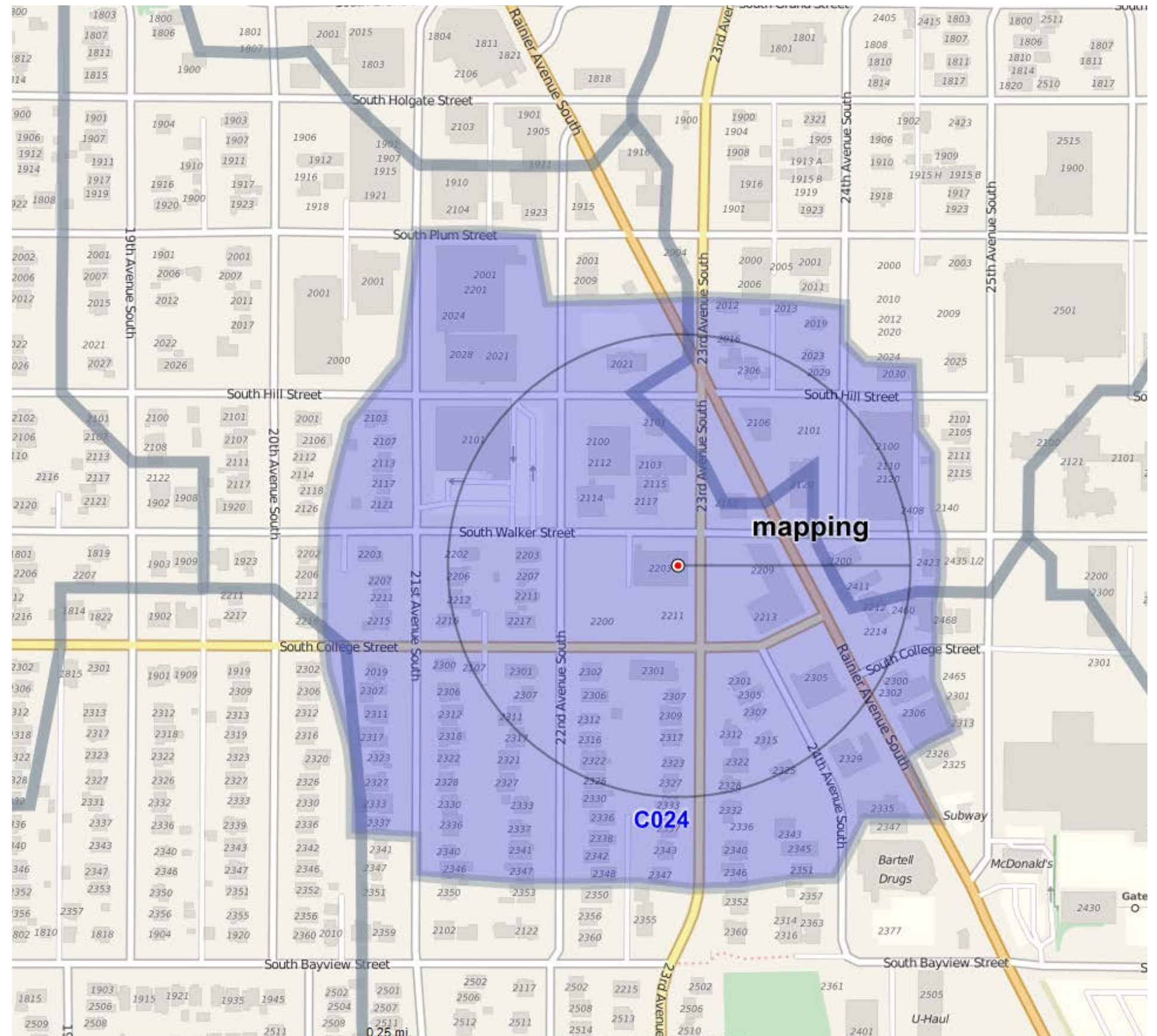
As a part of the Department of Neighborhoods Community Outreach Program, the project team mailed fliers to notify neighbors regarding the proposed project within a 500 ft radius of the project site, conducted an online survey and hosted a community meeting at the Beacon Hill Branch Library for neighbors to voice their concerns. The fliers and online survey were presented in 4 languages, English, Mandarin, Cantonese, and Spanish. Below is a summary of comments we received from the public through the survey and through the community meeting.

SUMMARY OF COMMENTS RECEIVED ON ONLINE SURVEY:

- Concerned about parking and traffic in this area.
- Concerned about providing enough parking and bike stalls.
- General concerns about formability, appearance, and the scale of the building.
- Would like to see the development to include public spaces.
- Would like to see the design maintain historical continuity and incorporate art.

SUMMARY OF COMMENTS RECEIVED FROM COMMUNITY MEETING:

- Concerned about increasing traffic on 23rd Avenue S and S College Street, which are busy arterial streets.
- Concerned about the current lacking of sidewalks and stop signs for pedestrians at 23rd Avenue S.
- Concerned about providing enough parking in this area.
- General concerns about formability, construction noise, and the scale of the building.
- Would like to see the design celebrates the diverse demographic and multicultural character of Beacon Hill.
- Would like to see the development pay attention to the building material, green spaces, and shared amenities.



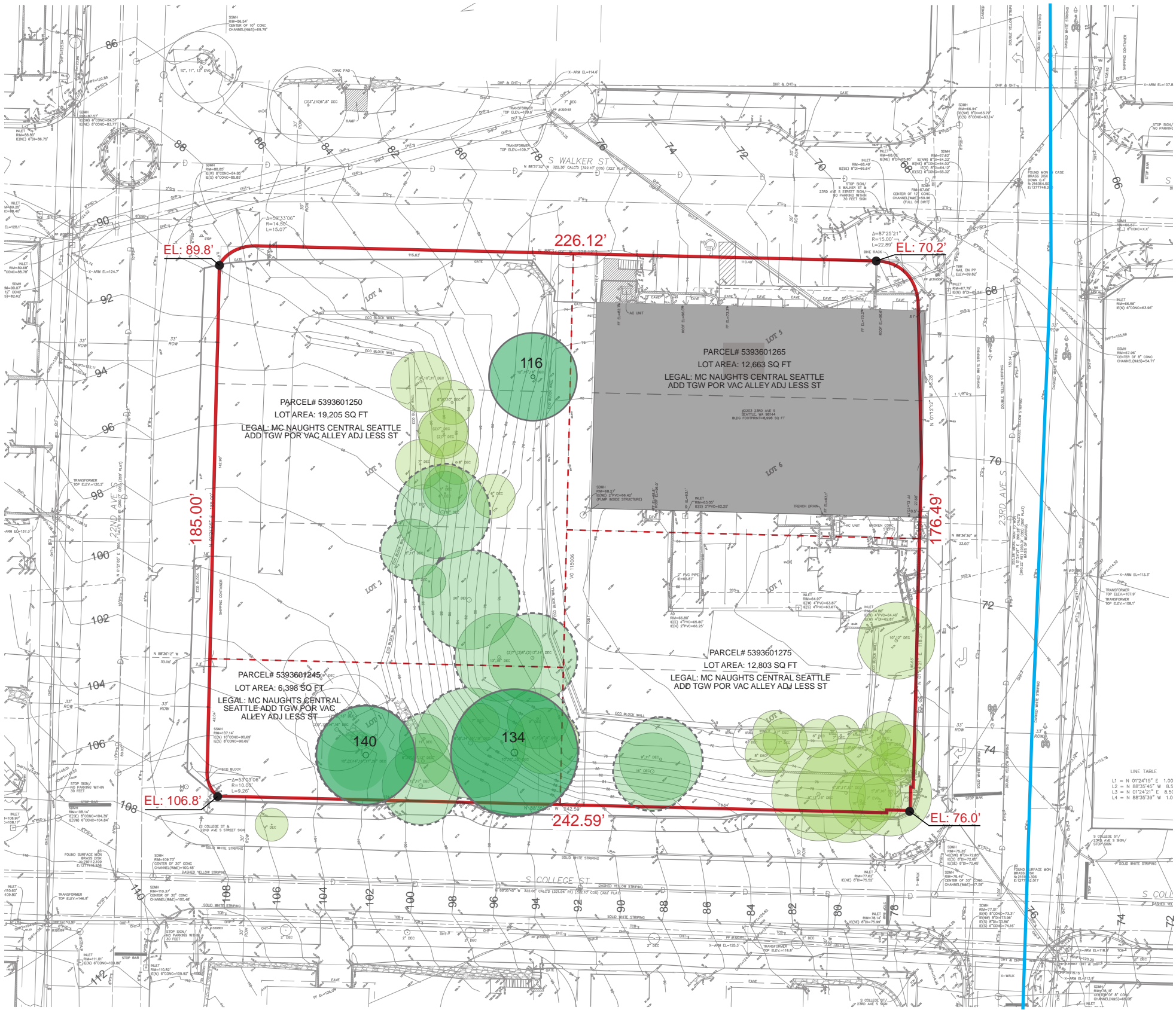
4.0 SURVEY / TREE SURVEY

KEY

- Existing Buildings
- Assessed Trees (>6" in diameter)
- Exceptional Trees
- Exceptional Tree Grove
- Property Lines
- Parcel Lot Line

ASSESSED TREES FROM ARBORIST REPORT

TREE ID	COMMON NAME	SCIENTIFIC NAME	EXCEPTIONAL	EXCEPTIONAL TREE GROVE	HEALTH
116	Bigleaf Maple	Acer macrophyllum	Yes	No	Good
117	Red Alder	Alnus rubra	No	No	Good
118	Bigleaf Maple	Acer macrophyllum	No	No	Good
119	Bigleaf Maple	Acer macrophyllum	No	No	Good
120	Bigleaf Maple	Acer macrophyllum	No	No	Good
121	Bigleaf Maple	Acer macrophyllum	No	No	Poor
122	Black Cottonwood	Populus trichocarpa	No	No	Good
123	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
124	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
125	Black Cottonwood	Populus trichocarpa	No	Yes	Good
126	Bigleaf Maple	Acer macrophyllum	No	Yes	Poor
127	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
128	Black Cottonwood	Populus trichocarpa	No	Yes	Good
129	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
130	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
131	Bigleaf Maple	Acer macrophyllum	No	Yes	Fair
132	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
133	Bigleaf Maple	Acer macrophyllum	No	Yes	Fair
134	Bigleaf Maple	Acer macrophyllum	Yes	Yes	Good
135	Bitter Cherry	Prunus emarginata	No	Yes	Good
136	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
137	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
138	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
139	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
140	Bigleaf Maple	Acer macrophyllum	Yes	Yes	Good
141	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
142	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
143	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
144	Red Alder	Alnus rubra	No	No	Good
145	Red Alder	Alnus rubra	No	No	Good
146	Red Alder	Alnus rubra	No	No	Good
147	Red Alder	Alnus rubra	No	No	Good
148	Red Alder	Alnus rubra	No	No	Good
149	Red Alder	Alnus rubra	No	No	Good
150	Red Alder	Alnus rubra	No	No	Good
151	Red Alder	Alnus rubra	No	No	Good
152	Red Alder	Alnus rubra	No	No	Good
153	Red Alder	Alnus rubra	No	No	Good
154	Red Alder	Alnus rubra	No	No	Good
155	Red Alder	Alnus rubra	No	No	Good
156	Bigleaf Maple	Acer macrophyllum	No	No	Good
157	Japanese Black Pine	Pinus thunbergii	No	No	Fair
158	Bigleaf Maple	Acer macrophyllum	No	No	Good
159	Bigleaf Maple	Acer macrophyllum	No	No	Good
160	Bigleaf Maple	Acer macrophyllum	No	No	Good
75008	Washington Hawthorn	Crataegus phaenopyrum	No	No	Good



4.0 TREE STUDY

KEEPING ALL 3 EXCEPTIONAL TREES SCENARIO:

As the development summary for Option 3 Alt on Page 50 in the Appendix shows, even after using all available departures, the development yield is still substantially lower than the other options. This study concludes that keeping all three trees renders the development infeasible.

KEEPING 2 OF THE 3 EXCEPTIONAL TREES

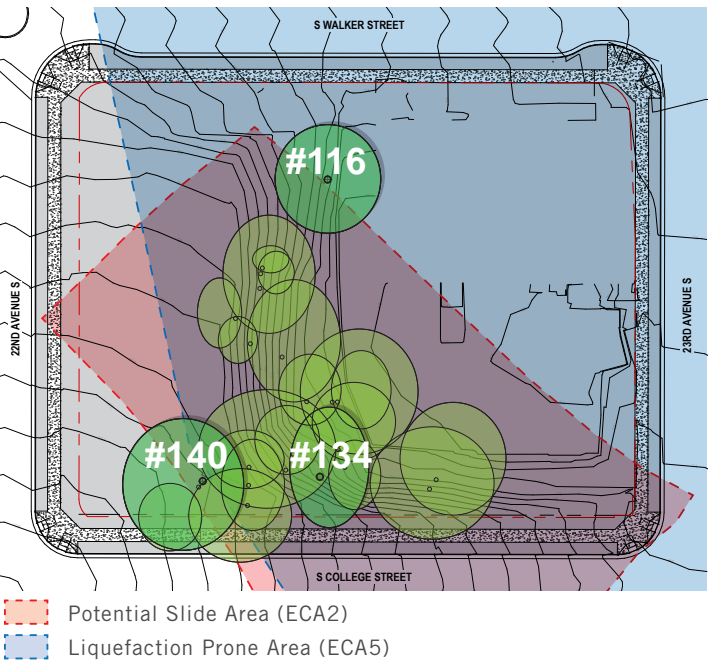
Tree 134 and 116 are located on a steep slope. Keeping these trees will pose a drainage and soil stability issue, as well as potential danger to the building and its future residents, given that the project site is mapped Potential Slide and Liquefaction Prone Area.

KEEPING 1 OF THE 3 EXCEPTIONAL TREES

Tree 140 will be preserved. Its preservation is possible due to its location on a relatively flat area.

LOCATION OF EXCEPTIONAL TREES

Trees #116 and #134 are located on a steep slope in an environmentally critical area. The steep slope that crosses the site also drains towards the interior and will be problematic for rainwater mitigation near the building. The removal of these two trees is preferred as they allow for the additional removal of any steep and environmentally critical soil as well as the opportunity to divert water from collecting near the building.



TREE #116 | HEALTH: GOOD, STRUCTURE: FAIR

Notes: Buried base to west; bark sloughing on north stem; multistem at base
“Tree 116 is an exceptional bigleaf maple tree with four trunks originating at the base with narrow unions and with dead bark peeling from the northernmost trunk. This tree is located on a slope just above an eco-block retaining wall to the east.”

TREE #134 | HEALTH: GOOD, STRUCTURE: FAIR

Notes: Center stem wound from 5 to 10 feet with decay; included bark
[No additional comments from arborist]



TREE #140 | HEALTH: GOOD, STRUCTURE: FAIR

Notes: Multistem at base; east stem wound from base to 15 feet with decay; recent disturbance to west and north
“Tree 140 is an exceptional bigleaf maple tree with five trunks originating at the base. At the time of our fist site visit, the adjacent parking area had recently been expanded to within approximately 3 feet of the base of this tree. This included the removal of three surveyed trees and a large amount of disturbance and compaction of soils within the dripline of this tree. On July 17, 2020 I observed additional damage to the trunk of this tree due to the use of the area for material and equipment storage by the company using the parking area.
Tree 140 has had impacts to its root system and trunk by the expansion of the gravel parking area and the use of this area for material and equipment storage. If this tree is to be retained, all equipment and materials should be removed from this area as soon as possible and access restricted so that no materials or equipment are kept within 10 feet of the trunk of this tree. Prior to construction, this gravel area must be decompacted by pneumatic air excavation to break up the gravel surface within the tree protection area. This tree will also require irrigation during the summer from June to September, watering once per week and wetting the soil to a depth of 12 inches.”



4.0 TREE GROVE STUDY

KEEPING EXCEPTIONAL TREE GROVE:

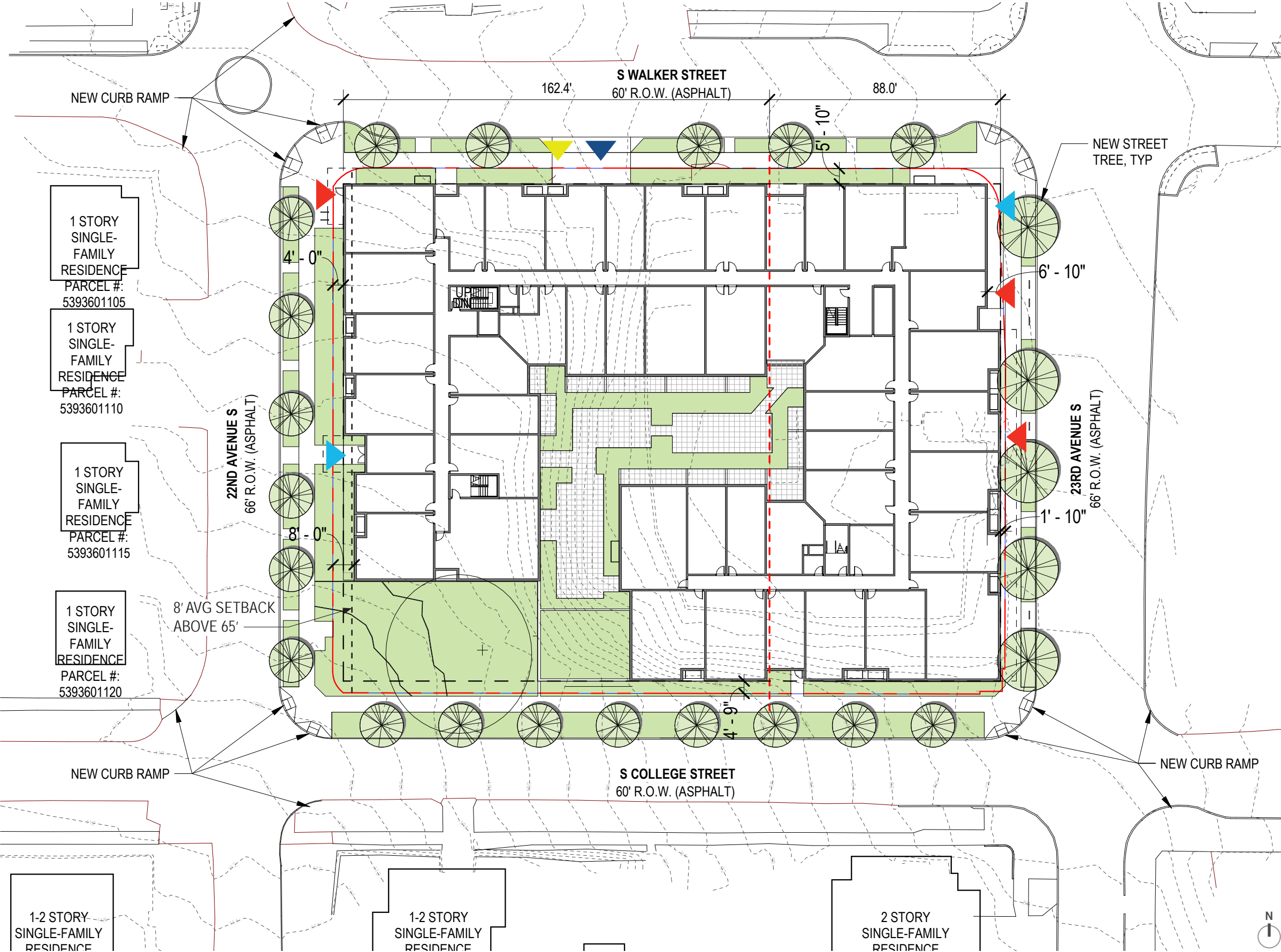
As shown in the tree grove preservation study option on page 50, the development potential of the site even after using available departures is significantly lower than what would deem an acceptable development of the property with a much lower yield than any of the other options. The conclusion is same as with retaining just the three exceptional trees, rendering the development infeasible.

One exceptional tree grove was found on-site. The city defines an exceptional grove as eight or more trees each with a diameter measuring 12 inches or greater with continuously overlapping canopies. The tree grove contains trees 125, 126, 128, 131, 133, 134, and 136, 143. Five trees (123, 124, 127, 132, 135) which do not meet the minimum diameter for inclusion within the grove are located within the bounds of the grove.



4.0 SITE PLAN

- KEY
- Proposed Building
 - Planting Strip
 - Curb / Pavement
 - Retail Entry
 - Residential Entry
 - Service Access
 - Vehicular Access



4.0 PRELIMINARY LANDSCAPE DESIGN (REVISED PREFERRED OPTION 3)



Vine maples and rockery at rugged corner



Courtyard Gather Spot

4.0 LANDSCAPE - INSPIRATIONS



Deep Landscape Frontage



Deep Landscape Frontage



Covered Amenity Area



Perimeter Terraces and Connector



Courtyard Gather Spot



Courtyard Gather Spot



Courtyard Connector

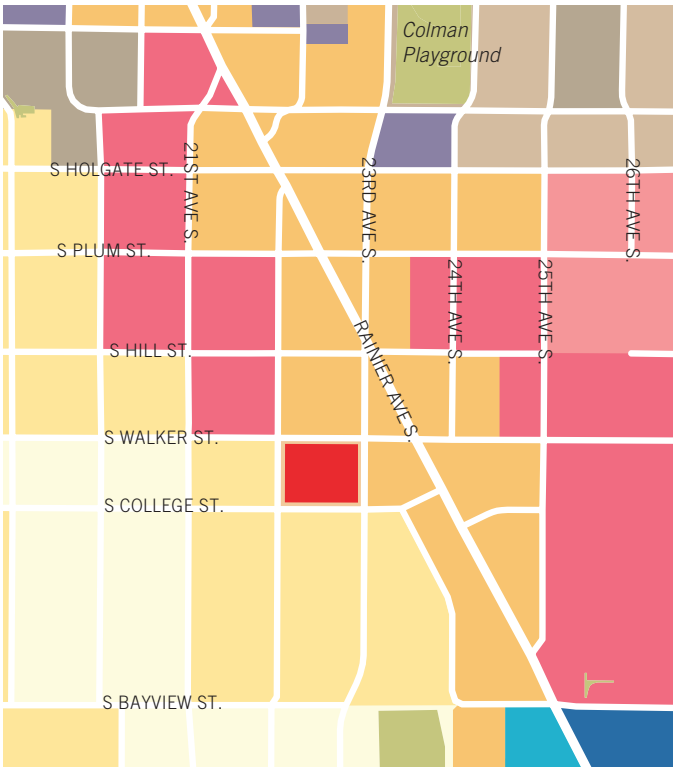


Courtyard Connector

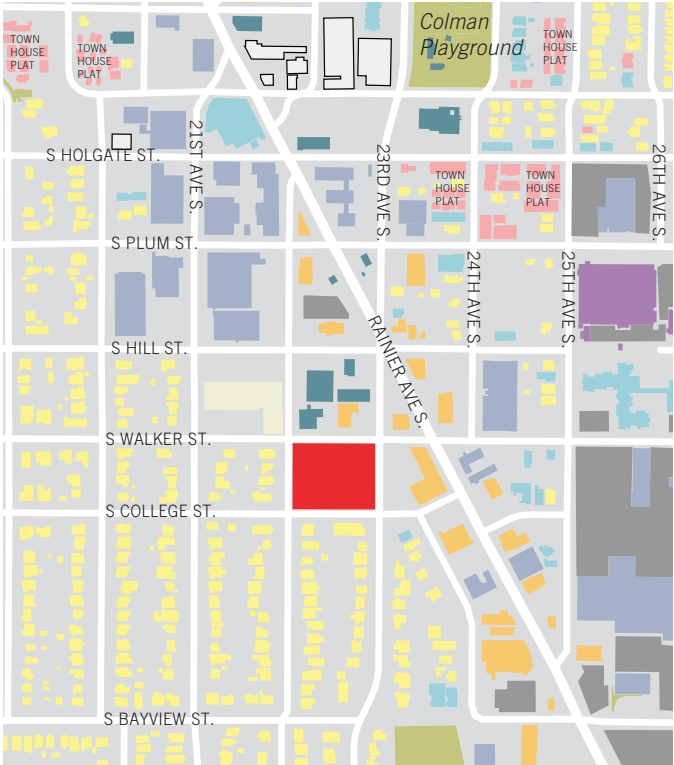
5.0 URBAN DESIGN ANALYSIS



VICINITY MAP (GOOGLE EARTH)



- ZONING**
- Project Site, C1-75 (M)
 - C1-55 (M)
 - C1-75 (M) / C2-75 (M)
 - MR (M2)
 - LR1 (M) / LR1 (M1)
 - LR3 (M1)
 - SF 5000
 - RSL (M)
 - NC3-75 (M)
 - SM-NR-95 (M)
 - SM-NR 145 (M)



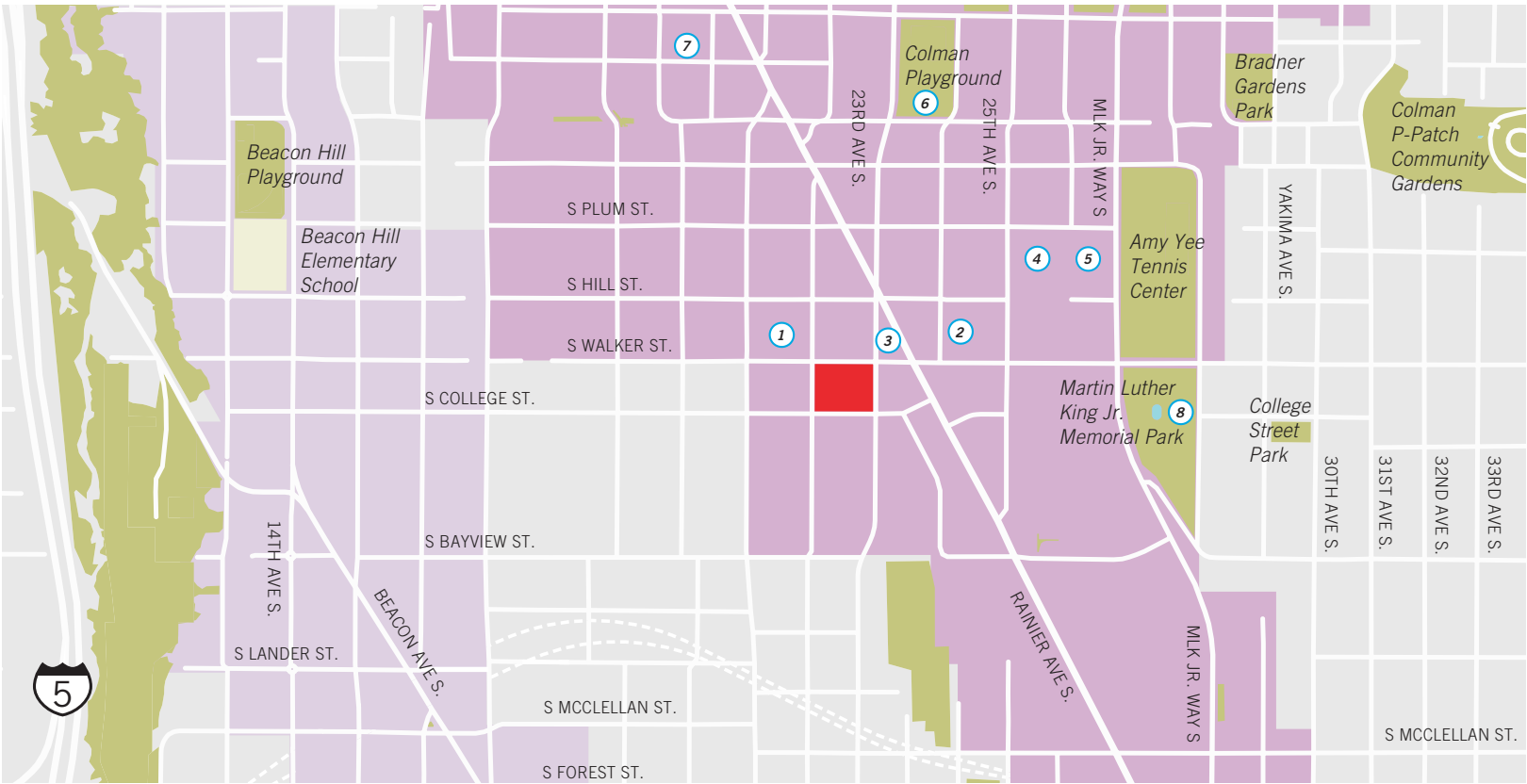
- SURROUNDING USES**
- Project Site
 - Mixed-Use
 - Multi-Family
 - Commercial
 - Townhouse / Duplex
 - Service Building
 - Office / Warehouse
 - Parking
 - Single Family
 - School
 - Vacant Building



5.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES / LANDMARKS

There are notably a number of non-profit/humanitarian organizations within the site vicinity, as well as neighborhood parks, and religious buildings. Most can be found to the north and east of the site across Rainer Avenue S while single-family neighborhoods reside to the south and west.



VICINITY MAP KEY

- Project Site
- Park
- North Beacon Residential Urban Village
- North Rainier Residential Urban Village
- 1 View (community nodes reference images)



1 LAKE WASHINGTON GIRLS MIDDLE SCHOOL
(0.1 MILES FROM SITE)



2 THE 2100 BUILDING
(0.2 MILES FROM SITE)



3 RAINIER FARMERS MARKET
(0.03 MILES FROM SITE)



4 THE LIGHTHOUSE FOR THE BLIND
(0.3 MILES FROM SITE)



5 AMERICAN RED CROSS
(0.3 MILES FROM SITE)



6 COLMAN PLAYGROUND
(0.3 MILES FROM SITE)



7 HAMLIN ROBINSON SCHOOL
(0.4 MILES FROM SITE)

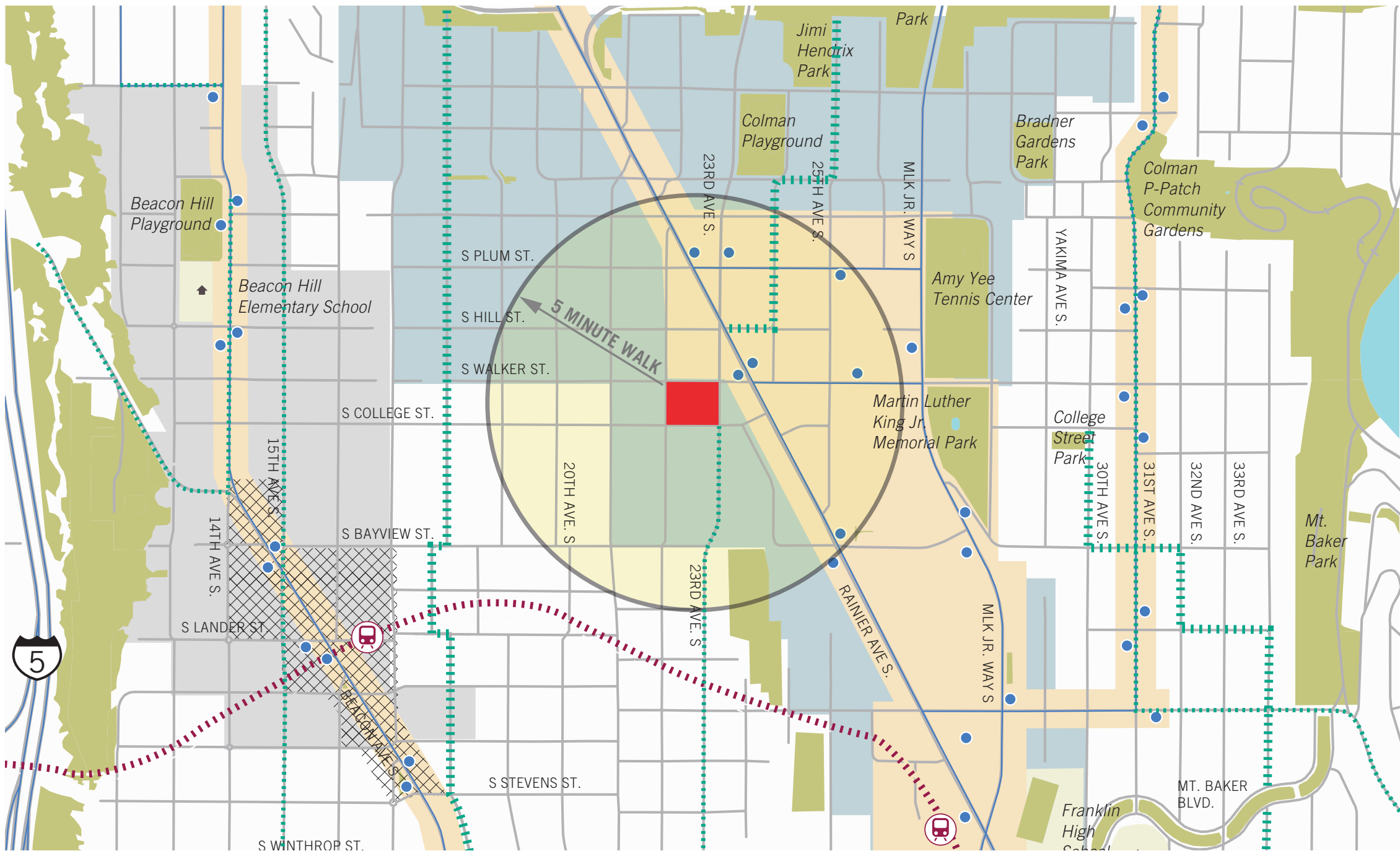


8 MARTIN LUTHER KING JR. MEMORIAL PARK
(0.4 MILES FROM SITE)

5.0 VICINITY MAP & TRANSPORTATION

TRANSPORTATION

The site is one block west of Rainier Avenue S, a major arterial that serves several bus routes. Multiple bus stops can be found within a five-minute walk from the site as well as streets with dedicated bike lanes and designated neighborhood greenways.



TRANSPORTATION & WALKING MAP

- | | |
|---|---|
| Project Site | Transit Routes |
| Parks | Bus Stops |
| Pedestrian Zones | Light Rail Route |
| Frequent Transit | ⚡ Light Rail Station |
| North Beacon Hill Res. Urban Village | Dedicated Bike Lanes |
| Mt. Baker Hub Urban Village | Neighborhood Greenways |

5.0 STREETSCAPES

1 23RD AVENUE S LOOKING EAST



2 23RD AVENUE S LOOKING WEST



5.0 STREETSAPES

3 S WALKER STREET LOOKING NORTH

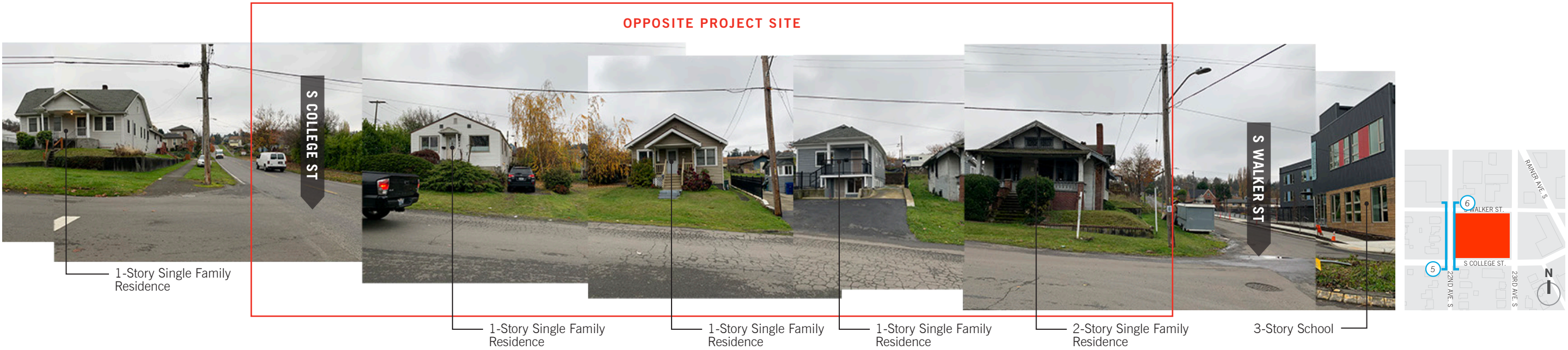


4 S WALKER STREET LOOKING SOUTH



5.0 STREETSCAPES

5 22ND AVENUE S LOOKING WEST



6 22ND AVENUE S LOOKING EAST



5.0 STREETSCAPES

7 S COLLEGE STREET LOOKING SOUTH



8 S COLLEGE STREET LOOKING NORTH



5.0 SITE PHOTOS

PROJECT SITE

The photos taken show the current state of the site with its many trees and a single-story brick building occupying the northeast corner. Surface grade parking is also found north and south of the existing building as well as to the west further up the hillside. The site has few sidewalks with the only improved section being located at the northeast corner along S Walker Street and 23rd Avenue S. In addition to the unique topological conditions that each street imbues, the four streets surrounding the site also have unique typological characteristics that range from residential to commercial uses. 22nd Avenue S and S College Street to the west and south respectively share the former, while 23rd Avenue S and S Walker street to the east and north share the latter.



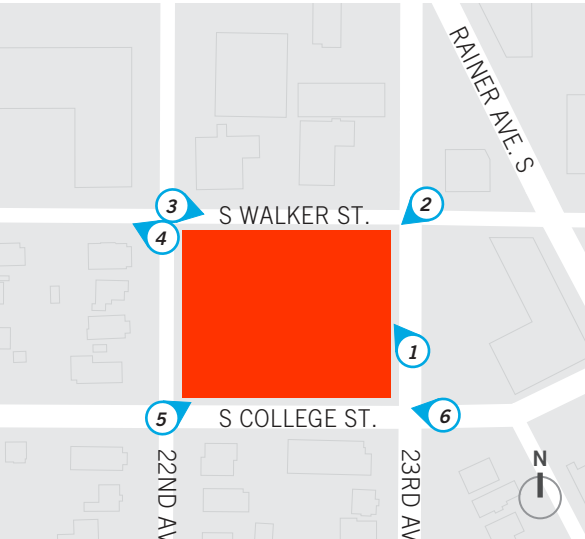
1 23RD AVENUE S LOOKING NORTHWEST



2 NORTHEAST CORNER OF SITE



3 NORTHWEST CORNER OF SITE



MAP KEY

- Project Site
- View



4 S WALKER STREET LOOKING NORTHWEST



5 SOUTHWEST CORNER OF SITE



6 SOUTHEAST CORNER OF SITE

5.0 DESIGN CUES

DESIGN CUES

Surrounding uses include mainly single family houses, drive-and-park businesses, and some multifamily structures. New multifamily housing are predominantly three story in height, and built close to zoning property lines to create a more vibrant streetscape. Stairs, stoops, and primary entries face the street with glazing and landscaping at street level. There are notably a number of non-profit/humanitarian organizations in the area but a lack of pedestrian-oriented retail and mixed-use developments.



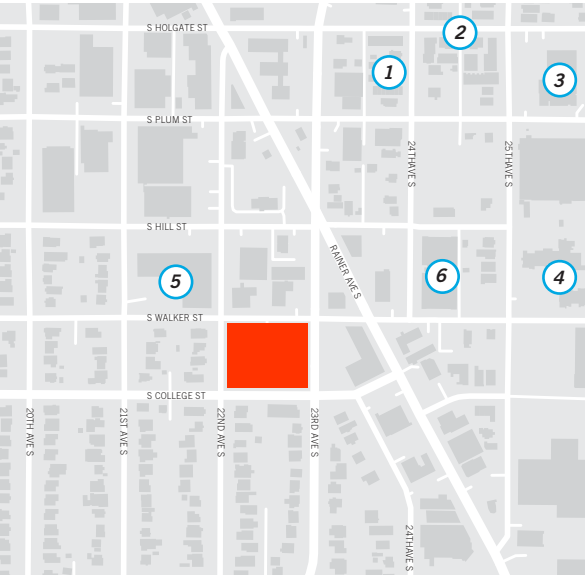
1 TOWNHOUSE DEVELOPMENT
2323 S HOLGATE STREET



2 TOWNHOUSE DEVELOPMENT
2416 S HOLGATE STREET



3 TOWNHOUSE DEVELOPMENT
1905 25TH AVE S



- MAP KEY
- Project Site
 - View



4 CENTER PARK APARTMENT COMPLEX
2121 26TH AVE S



5 LAKE WASHINGTON GIRLS' MIDDLE SCHOOL
2100 S WALKER ST



6 THE 2100 BUILDING
2100 24TH AVE S

5.0 EXISTING BUILDING ANALYSIS

DESIGN CLUES FROM THE EXISTING BUILDING:

- A Brick cladding with simple coursework and minimal ornamentation
- B A stepping of mass reflects the site's slope, provides visual interest, and emphasizes the corner
- C Repetitive punch openings but with a few unique opening sizes
- D Individual canopies over retail openings
- E Special treatment at entry
- F The use of landscape, awnings, patio, signage and mural to enliven the streetscape
- G Mural to add visual interest to blank facade
- H Prominent building signage located at corner
- I Narrow sidewalk along 23rd Avenue S which will need widening
- J Existing on-site parking along S Walker Street which disconnects building from pedestrian experience



VIEW OF EAST FACADE



VIEW OF NORTH FACADE

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION		DESCRIPTION	OPT 3	REVISED PREF. OPT3	TREE GROVE RETENTION
Development Standard Departures	23.41.012	B.11.f.	Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that: 1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) Avoiding development in the tree protection area will reduce the total development capacity of the site	N/A	√	√
Permitted Uses	23.47A.004	Table A	Drinking Establishments, Restaurant, Office, Retail Sales and Services, L/W, Residential	√	√	√
Street Level Uses	23.47A.005	B.	Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit.	Departure Request	√	√
Street Level Development Standards	23.47A.008	A.2.b	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	√	√	√
		A.2.c	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	√	√	√
		A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√	√	√
		B.2.a	Non-residential street-level requirements: 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	√	√	√
		B.3	Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	√	√	√
		B.4	Non-residential uses at street level shall have a floor-to-floor height of 13' min.	√	√	√
		D.1	At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry.	√	√	√
		D.2	Dwelling unit floor to be 4 feet above or 4 feet below sidewalk or provide 10' setback.	Departure Request	√	√
Structure height	23.47A.012	A.	75 Foot height limit per C1-75.	√	√	√
		C.2	Open railings, planters, parapets and firewalls may extend up to 4' feet above the applicable height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47a.012.C.2.	√	√	√
		C.4.b	Mechanical equipment may extend up to 15' above the applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.	√	√	√
		C.4	Rooftop features may extend up to 15 feet above the applicable height limit, as long as the extending from rooftop features do not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Mechanical equipment; c. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge; f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√	√	√
Setback requirements	23.47A.014	A.	Rooftop features are not allowed in setbacks, except that for upper-level setbacks: 1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins.	√	√	√
		C.1	For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	√	√	√
Amenity area	23.47A.024	A.	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.	√	√	√
Parking location & access	23.47A.032	B.1.a	Parking shall not be located between a structure and a street lot line	√	√	√
		B.1.b	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.	√	√	√
		B.3	Off-street parking may be located anywhere on a lot in C1 zones, except that structures with residential uses in C zones, shall meet the requirements for parking location for NC zones as provided in subsection 23.47a.032.B.1, Except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided between a street and a structure, but only on sides facing other commercially zoned lots.	Departure Request	√	√
Bicycle Parking	23.54.015	D.2.	Long term: 1 bicycle per dwelling unit Short term: 1 bicycle per 20 dwelling units	√	√	√
Solid waste and recycle	23.54.040	Table A	Space required for shared storage space for solid waste containers for residential development with more than 100 dwelling unites requires 575 square feet plus 4 square feet for each unit above 100.	√	√	√
			Per table A - Space required for shared storage space for solid waste containers for non-residential development with gross floor area of 0-5,000 sf requires 82 square fee.	√	√	√
		D.1	For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.	√	√	√

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7.0 DESIGN GUIDELINES

CS1 – NATURAL SYSTEMS AND SITE FEATURES

C.2. TOPOGRAPHY: ELEVATION CHANGES

Use the existing site topography when locating structures and opens paces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

ARCHITECT RESPONSE:

The site sits adjacent to single-family zones across S College Street and 22nd Avenue S and care was taken to ensure the proposed options reduced their scale with upper level setbacks. The bulk of each option is further reduced by either breaking up the upper floors into two separate buildings or by creating large vertical setbacks. Finally, ground-floor residential units with ample landscaping are proposed along both zone transitions to retain a quiet, residential environment.

CS2 – URBAN PATTERN AND FORM

B.2. ADJACENT SITES, STREETS, AND OPEN SPACES: CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

ARCHITECT RESPONSE:

The proposed site encompasses an entire city block and straddles a zone transition from larger commercial developments along Rainier Avenue S to the east and quieter and smaller single-family neighborhoods to the south and west. In order to manage the scale of the proposed designs with such varying degrees of neighborhood development, each street front was studied individually to best handle its site constraints. Ground floor commercial space, while essential for the vibrancy of a neighborhood, is ill-suited for single-family neighborhoods and is located only along the east and north facades. Similarly ground-floor units are preferable for quieter street fronts and are located to the south and west where the site sits adjacent to single-family homes. Lastly, widened sidewalks with continuous planting strips and street trees are proposed along on all street fronts to soften the landscape and to create a more pedestrian-friendly environment.

C.3. RELATIONSHIP TO THE BLOCK: FULL BLOCK SITES

Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

ARCHITECT RESPONSE:

Each proposed revised massing option addresses the monolithic presence of the building and its site context and breaks down its bulk in unique ways. A step down in its roofline is provided to match the slope of the site while further accentuating the vertical break by providing vertical recesses along its facades. Additionally, an interior courtyard is provided and is oriented outward towards the street to help break up the bulk of the building. This helps the building to read as two smaller, intertwined masses rather than one monolithic mass. The revised preferred option orients its interior courtyard south towards adjacent single-family housing which helps reduce the building’s presence and provides more southern exposure for interior units.

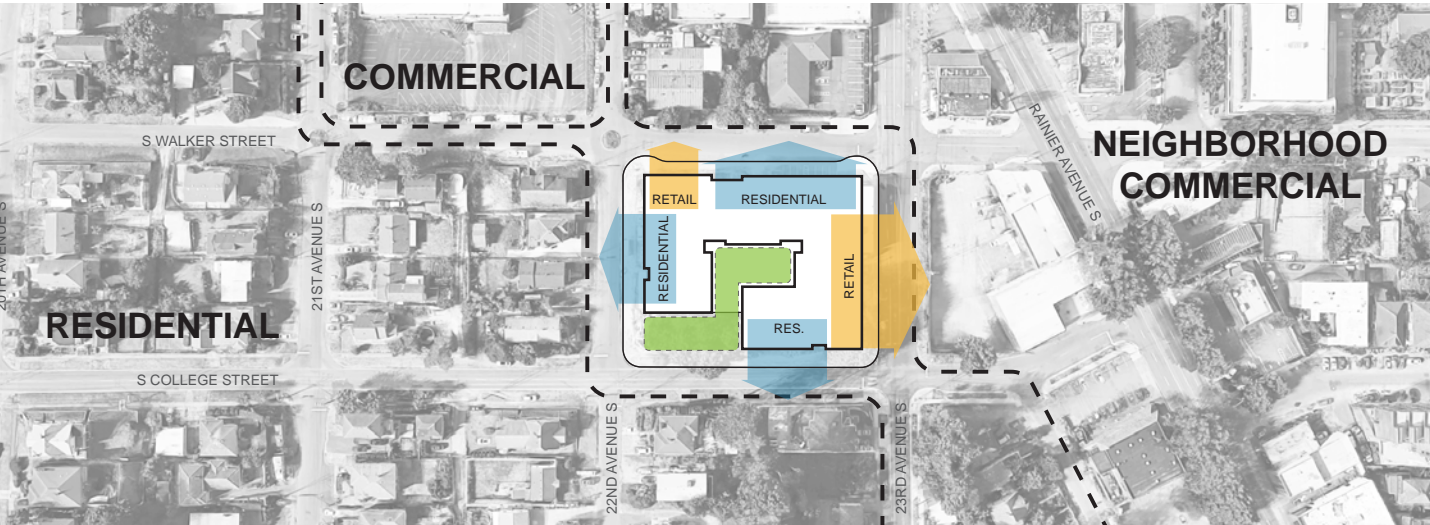
Due to the proposed retention of an exceptional tree on the southwest corner, the building is pulled further back than from the previously proposed options. This will help ensure a less dominant form adjacent to single-family residences as well as more room for landscaping.

D.3. HEIGHT, BULK, AND SCALE: ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

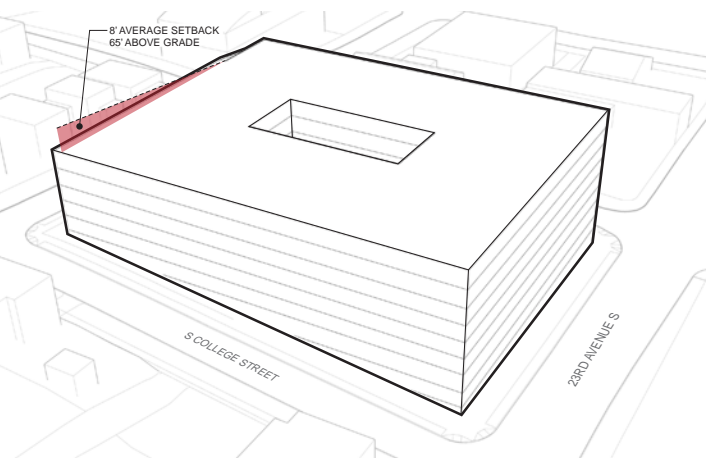
ARCHITECT RESPONSE:

- The proposed design utilizes these steps to address the zone transition along 22nd Ave S and S College St:
- 1. Brick base is introduced. The height of the base reflects the height limit of the RSL zone across these two streets.
 - 2. The ‘Townhouse’ look is proposed to bring the residential feel to the west and south facades.
 - 3. Upper level setback is provided along 22nd Ave S and S College St to reduce the perceived height, while a canopy there softens the corner and further reflects the residential character of these two streets.
 - 4. Vertical recesses are proposed throughout to break up mass and emphasize building corners.
 - 5. Balcony insets further break up mass and provide additional modulation and rhythm on the facades.

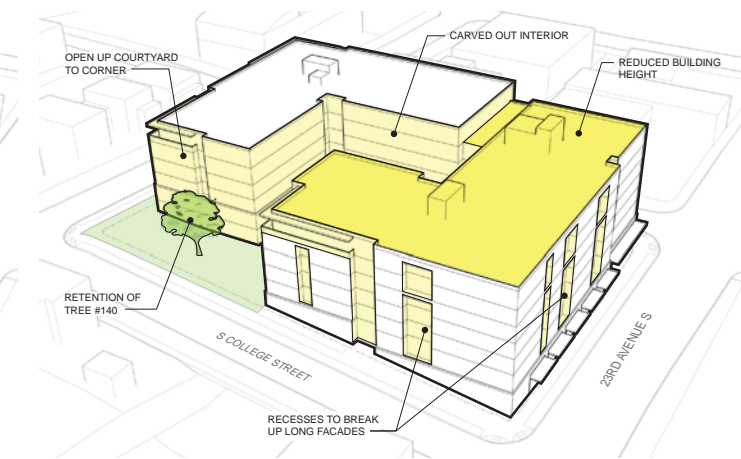


CS2.B.2. The map above illustrates the site’s location between commercial zoning to the northeast and residential zoning to the southwest. Ground floor commercial and residential uses are proposed along each street front respectively to best address their individual character.

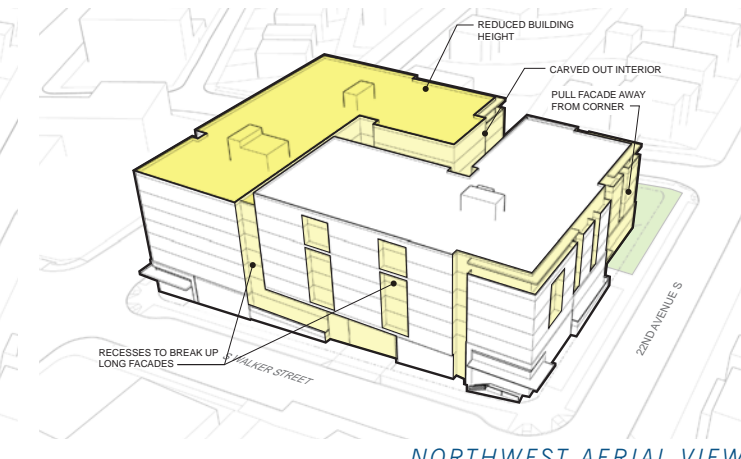
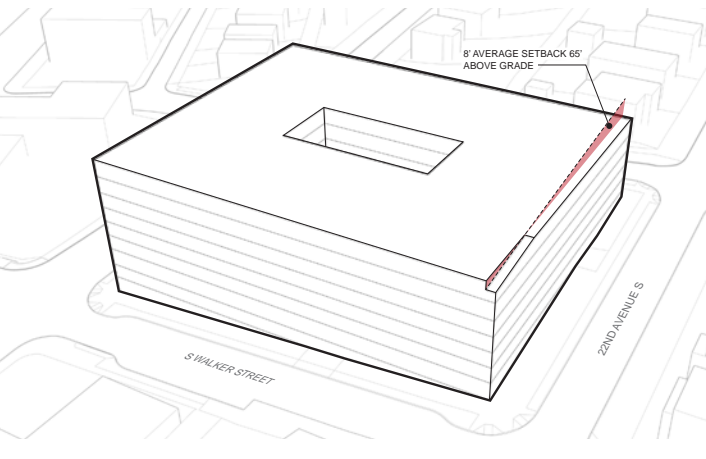
MAXIMUM ENVELOPE



PROPOSED MASSING (REVISED PREFERRED OPTION 3)



SOUTHEAST AERIAL VIEW



NORTHWEST AERIAL VIEW

CS2.C.3. The diagrams above illustrate how the base massing has been reduced in size on all four street fronts. The largest move is shown along S College Street which sees the introduction of a south-facing courtyard and a reduced floor height along the east half of the building. Vertical recesses are proposed along all sides as well which help to break the building down into smaller forms.

7.0 DESIGN GUIDELINES

PL2 – WALKABILITY

B.3. SAFETY AND SECURITY: STREET-LEVEL TRANSPARENCY

Ensure transparency of street-level uses where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

ARCHITECT RESPONSE:

Transparency is maintained along all facades that contain commercial uses and are places along strategic site corners where they will be most visible. Due to the slope of the site, some facades unavoidably have portions that are blank due to back of house uses jutting out from below grade. These areas are made less noticeable by proposing landscaping in front and by proposing vegetation walls on the blank facade itself.

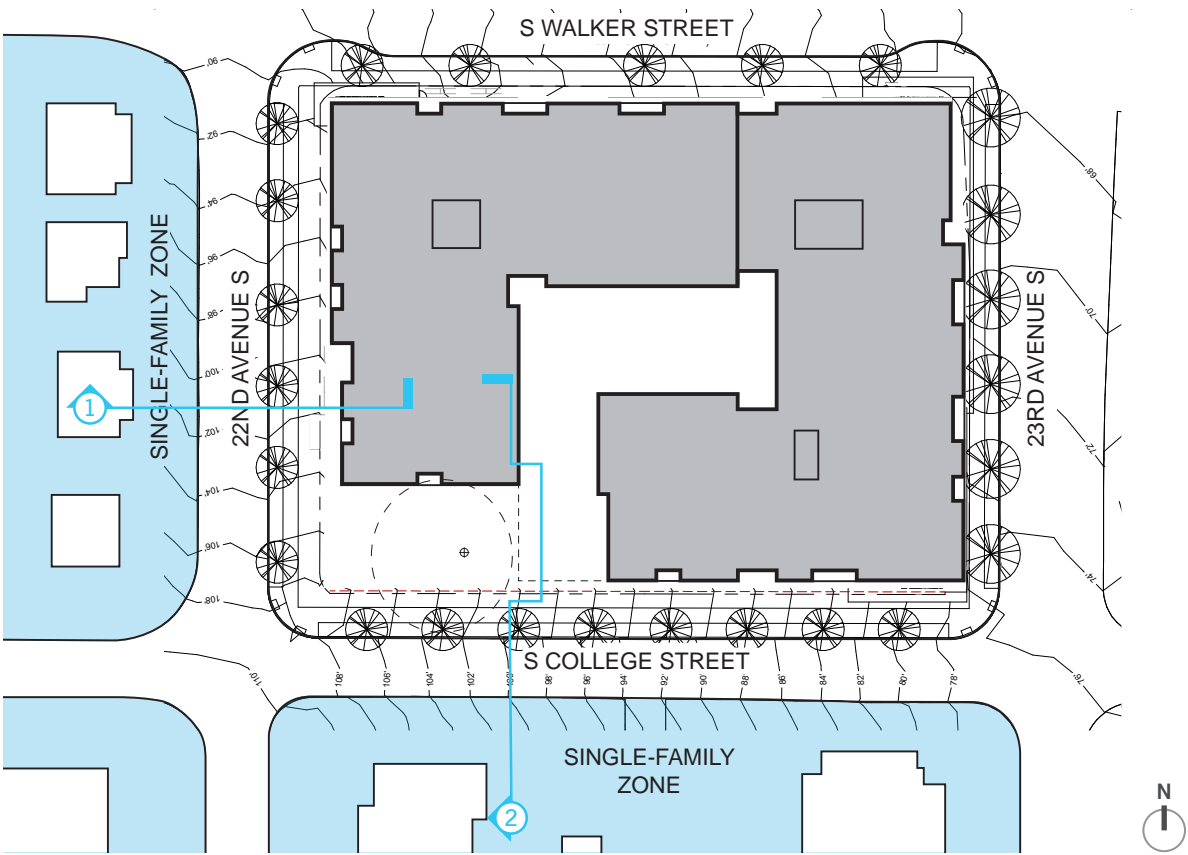
PL3 – STREET-LEVEL INTERACTION

B.2. RESIDENTIAL EDGES: 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 and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

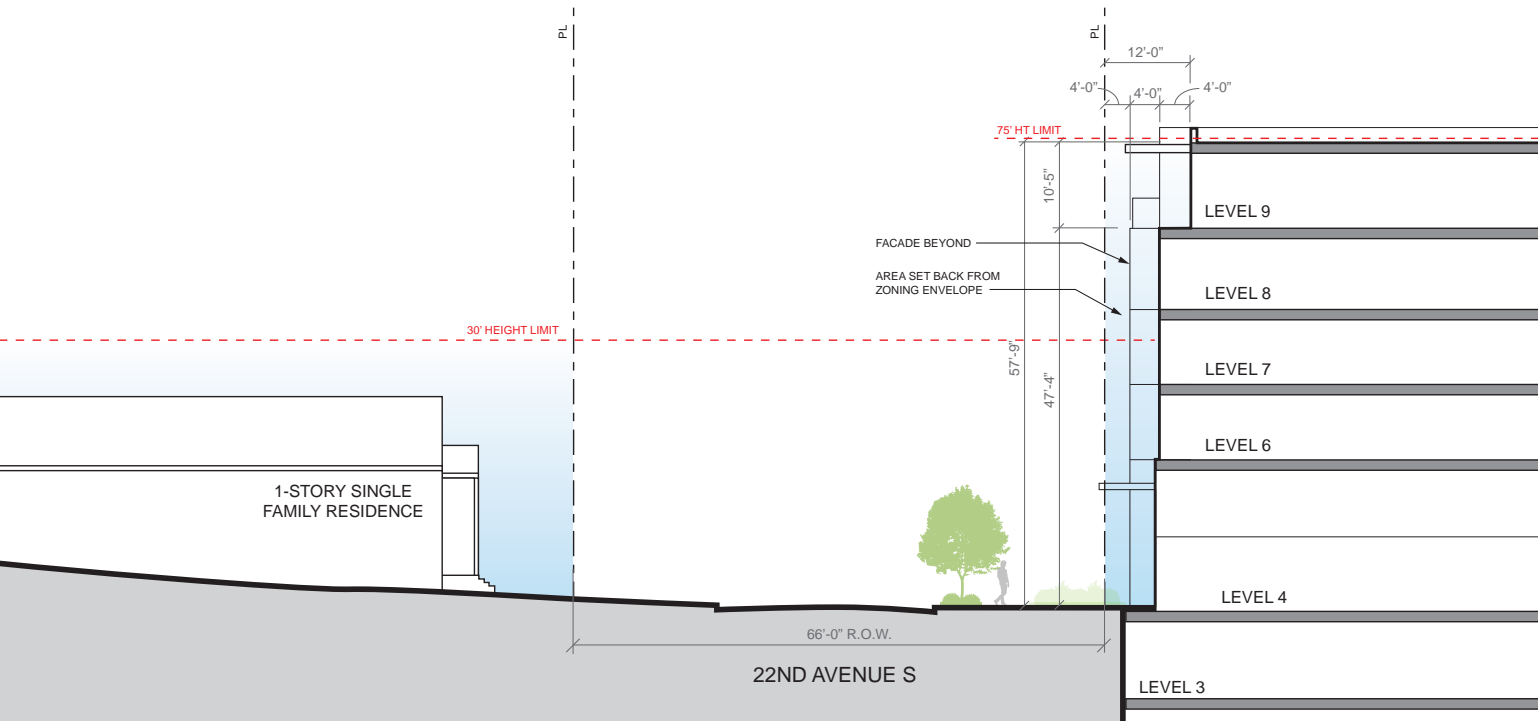
ARCHITECT RESPONSE:

The ground-level residential units are either set back 10 feet from the property line or located at least 4 feet above adjacent grade. The elevated floor along with a landscape buffer offers privacy and creates a sense of security. The setback with landscaping and patio serves as a transition from a public to private realm.



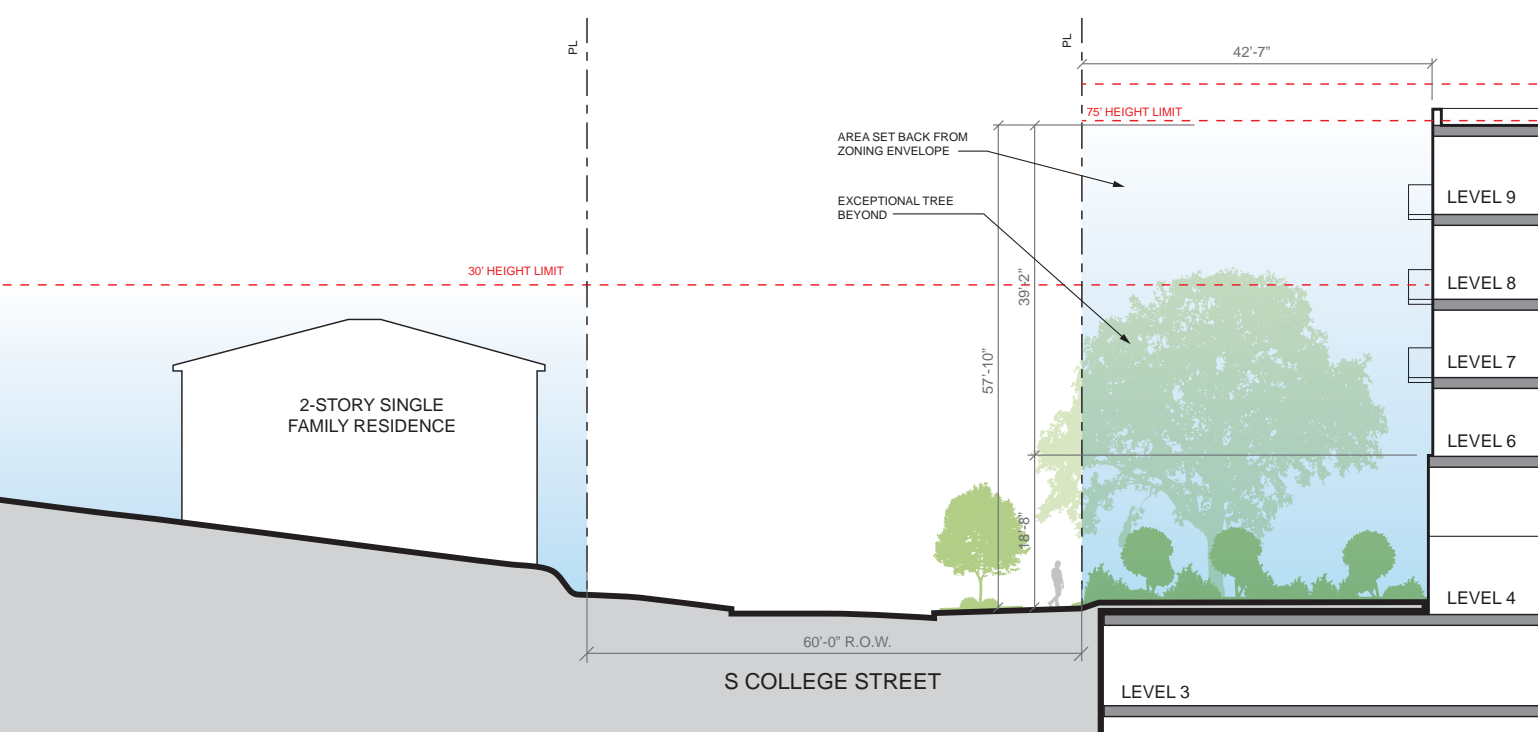
KEY MAP (REVISED PREFERRED OPTION 3)

SITE SECTION OF WEST FACADE



SECTION 1

SITE SECTION OF SOUTH FACADE



SECTION 2

CS2.D.3. The sections above illustrate how the proposed facade along 22nd Avenue S and S College Street sets back from the street front to help reduce the building's size and bulk. Ground floor dwelling units with ample landscaping in front are also proposed to soften the building at the sidewalk, making for a more pedestrian-friendly street front.

7.0 ITEMIZED RESPONSE TO EDG

COMMENT 1.A | MASSING AND ZONE TRANSITION

Staff is generally supportive of the alternative massing option (Option 3 Alternate) in terms of the tree retention, open space locations, and breaks in the massing of the building. Staff has concerns with the building’s massing response to the zone transition on the west and south sides of the site, in addition to ground floor level uses and their location. A Second EDG review is required to examine additional massing options that resolve these concerns, described in more detail below. (CS2.C, CS2.D)

ARCHITECT RESPONSE:

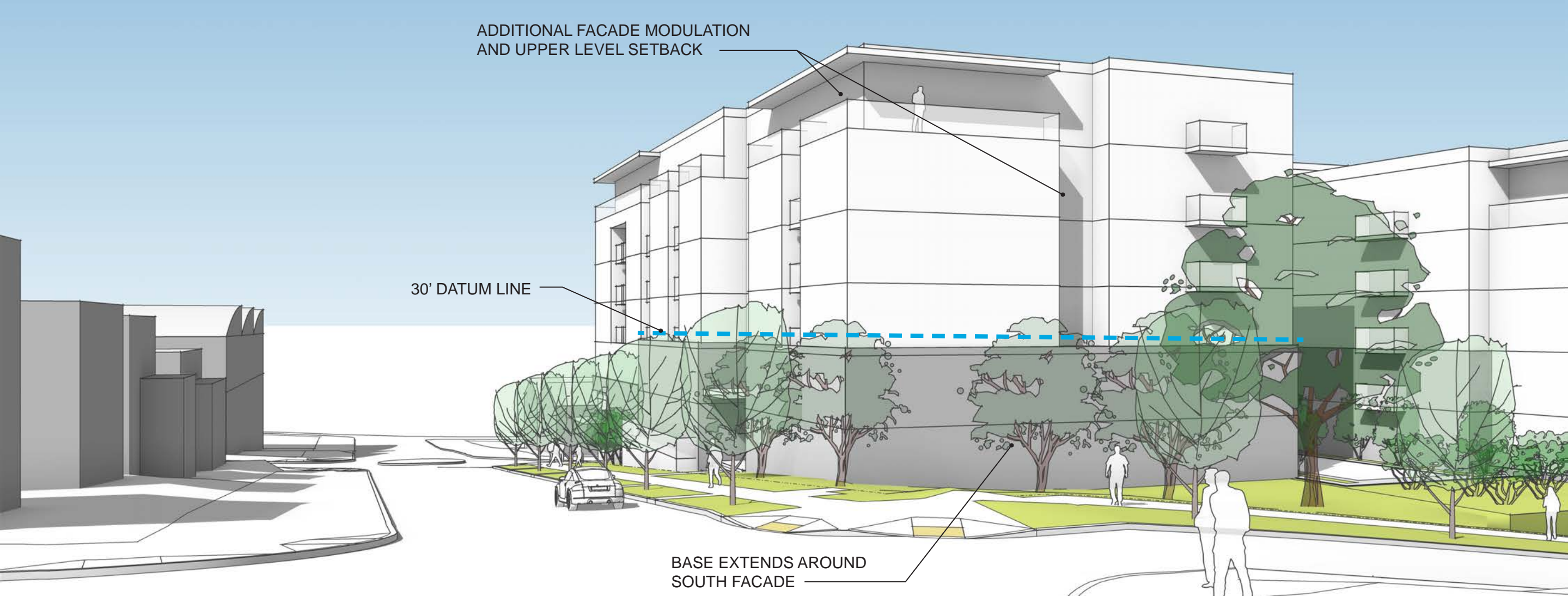
Noted. A Revised Preferred Option 3 is proposed to address these concerns.

COMMENT 1.B

Staff is concerned with lack of modulation and scale of the uninterrupted building facades on the west and south sides of the project site. The west and south building facades face the adjacent residential small lot (RSL) zoning district, which has a maximum building height of 30 feet. Echoing public comment, staff recommends breaking up the perceived mass and scale of the building using a combination of building setbacks, façade articulation, and secondary material treatment. Incorporate an initial break in the buildings mass on the west and south sides at the maximum height limit of the properties across 22nd Avenue South and South College Street. Additional steps or recessed massing should be incorporated into the upper levels along the west and south facades to further minimize the perceived bulk to the structure. (DC2.A.2, CS2.D.3)

EDG 2 REVISED PREFERRED OPTION 3

EDG PREFERRED OPTION 3



7.0 ITEMIZED RESPONSE TO EDG

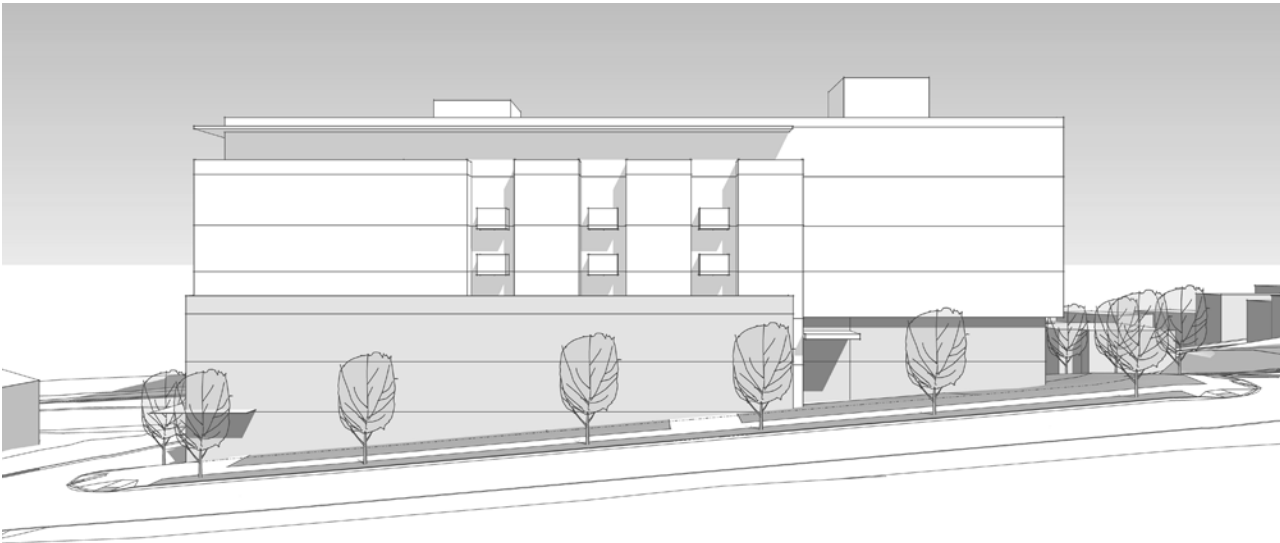
COMMENT 1.B (CONTINUED)

ARCHITECT RESPONSE:

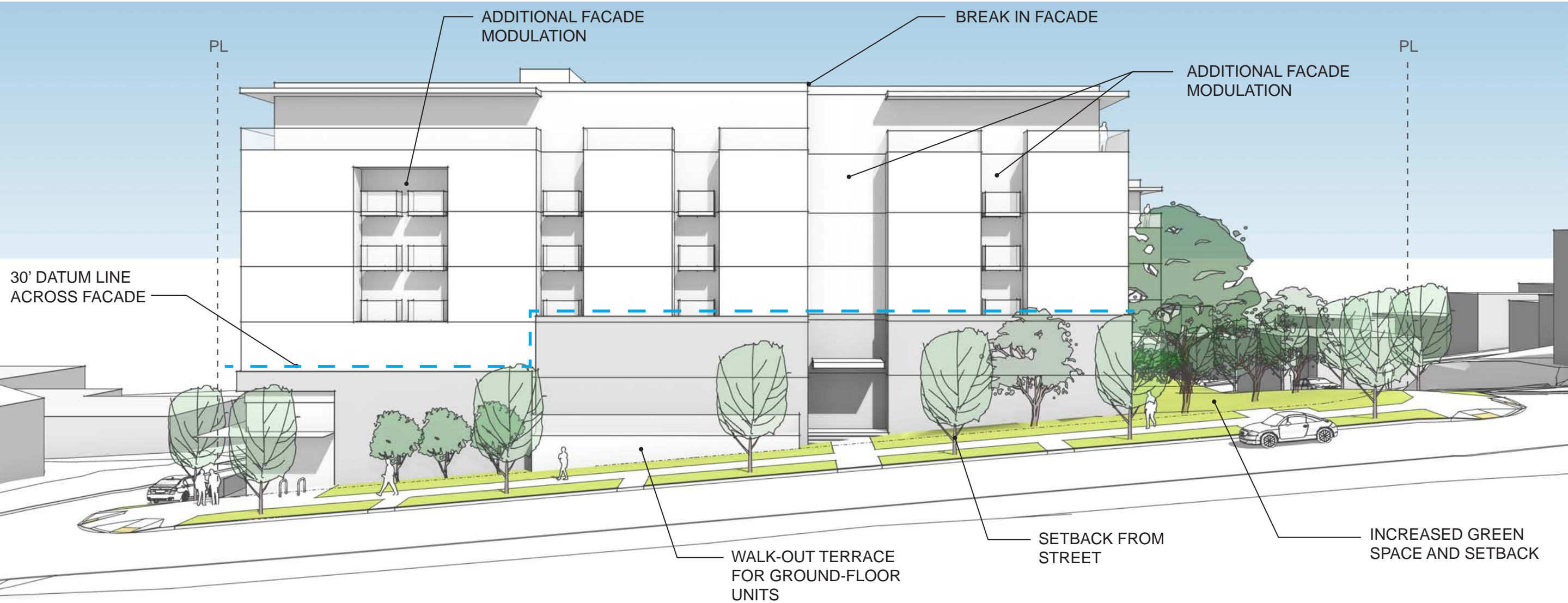
The south and west facade were studied in greater detail and further modulated along both facades to help add depth and interest to the facade while helping to break down the scale of the building. The proposed design utilizes these steps to address the concerns regarding the scale of the building and how it fits into two different contexts surrounding the block:

- 1. The previously proposed cantilever on the southwest corner was removed and a 30' datum was introduced along the facade to help balance the building and provide a weighty, more residential feel to the corner. (CS2-C3, DC2- C3)
- 2. A brick base is introduced along the east and west facades. The height of the base along 22nd Ave S and S College St reflects the height limit of the RSL zone across the streets. (CS2-C3, DC2- C3)
- 3. An upper level setback is provided along 22nd Ave S and S College St to reduce the perceived height, while a canopy there softens the corner and further reflects the residential character of these two streets. An additional break in the facade is introduced along the residential entry to help modulate the upper level and not have it be one continuous roofline. (CS2-C3, DC2- C3, DC2-C1)
- 4. The 'townhouse' look is proposed along 22nd Ave S and S College St to bring the residential feel to these two streets. (DC2- C3)

EDG PREFERRED OPTION 3



EDG 2 REVISED PREFERRED OPTION 3



7.0 ITEMIZED RESPONSE TO EDG

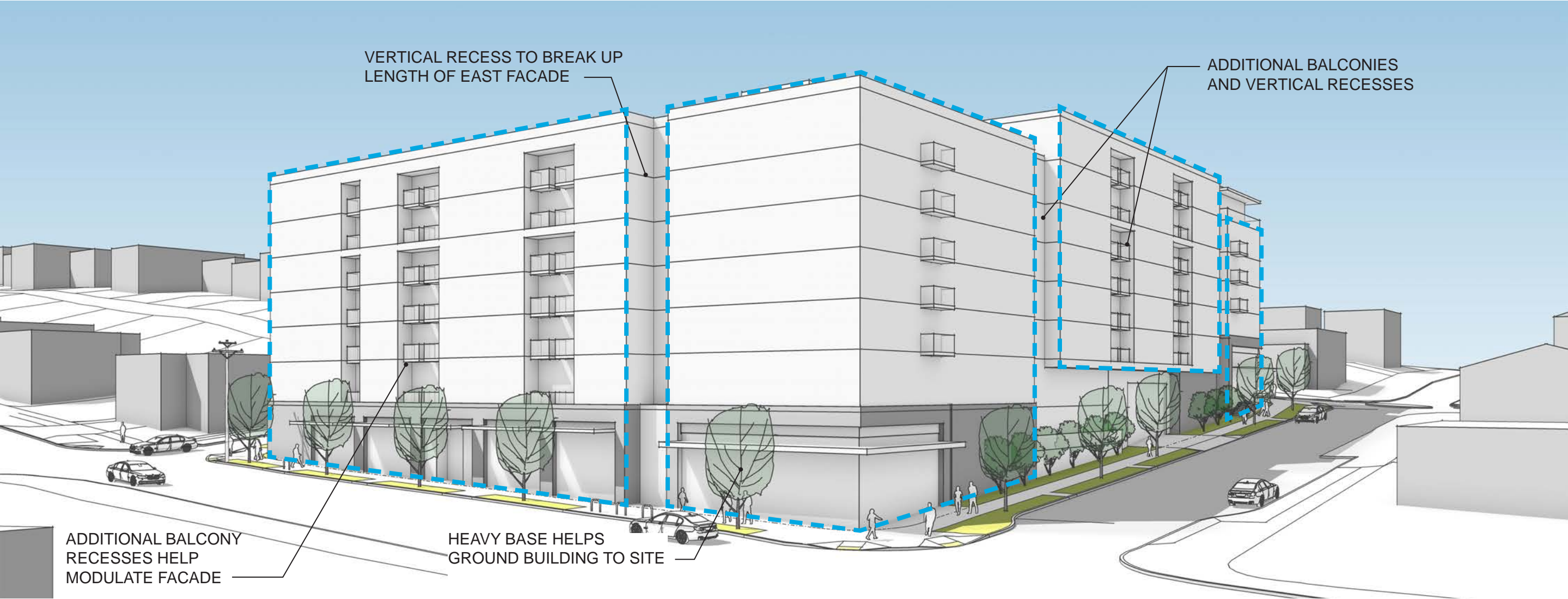
COMMENT 1.C

On the north and east facades, introduce façade articulation and the inclusion of secondary architectural elements to provide visual depth and interest to the building. Although the adjacent zoning to the north and east permits a similar size and scale building to staff’s recommended option (Option 3 alternative), the existing development pattern of one and two story commercial buildings warrants further treatment on these two facades for visual interest. (DC2.A.2, DC2.C.1)

ARCHITECT RESPONSE:

- 1. Similar to the south and west facades, additional recesses in the north and east facades were introduced to help break up the bulk of the building into several, smaller masses. (CS2-C3)
- 2. Balcony insets further break up mass and provide additional modulation and rhythm on the facades. (CS2-C3, DC2-A2, DC2-C1)
- 3. Horizontal break line is introduced on the taller mass along 23rd Ave S, S Walker St, as well as on the SE corner. This break visually divides the 6-story façade into a 4-story and 2-story portions. This design solution helps reduce the perceived height. (CS2-D3)
- 4. A brick base is proposed along the east facade to reflect the character of adjacent commercial buildings and to introduce a human-scaled touch to the facade. (CS2-C3, DC2- C3)

EDG 2 REVISED PREFERRED OPTION 3



EDG PREFERRED OPTION 3



7.0 ITEMIZED RESPONSE TO EDG

COMMENT 2.A | TREE PRESERVATION

Staff’s support for Option 3 Alternate is in part due to the preservation of the exceptional trees on the site. Staff acknowledges public comment supporting tree removal. However, by preserving the trees, the massing of the building is physically separated and broken down. This site design, in addition to introducing green spaces for increased landscaping at the southwest corner of the site, is an appropriate response to the adjacent zoning and land use context. Per the Tree Survey on page 5 of the early design guidance packet, tree 140 should remain as it is located on fairly level ground and provides a break the building massing at an intersection with residential single-family homes across the street. This break in the buildings mass is an appropriate response to the design guidelines and is consistent with the requirements of SMC 25.11.080. (CS1.C, CS1.D)

ARCHITECT RESPONSE:

Noted. Per a follow up guidance, a Revised Preferred Option 3 preserves Tree 140 and creates generous open space at the SW corner. It also reduces the length of the south & west-facing façades. As a result, this proposed design responds well to the residential character of 22nd Ave and S College St by breaking up the building into smaller masses and adding green open space to the neighborhood anchored by a mature tree.

Please note that we have documented the net loss of development potential by preserving the tree. Additionally, it seems that the tree-preserving scheme does not support safe and defensive space strategies per National Criminal Justice Reference Service. While orienting units toward the landscape space surrounding the tree may mitigate the lack of territorial definition, the lack of pedestrian traffic on the highly sloped street will contribute to the creation of no-one land, thus creating a security risk. The resulting street atmosphere goes against the guidelines given in PL2-B1.

COMMENT 2.B

Trees 134 and 116 of the Tree Survey are both located on slopes which would put them generally below the finished sidewalk grade. Of these two trees, tree 134 is located on a steep slope that staff recognizes could create potential challenges with the project’s development and providing usable open space. Staff recommends the next design review packet provide two design alternatives, one that maintains all three trees and the other that retains either one or two of the exceptional trees. The alternative showing one or two trees to remain must include information on the health of the trees to remain and be removed. Removal of the tree or trees would be considered by staff if a design with removal of the tree(s) provides a better design response to Design Guidelines with regard to the topography of the site. Include a study that illustrates why one or more of the exceptional trees cannot be retained even with one or more departure requests in accordance with SMC 25.11.080. (CS1.C, CS1.D)

An updated arborist report was provided to staff after the EDG report was issued on 8/17/2020. In that report it was noted that the existing trees, including two of the exceptional trees make up an exceptional grove of trees. The trees that make up this tree grove are noted in the tree survey on page 5.

ARCHITECT RESPONSE:

The EDG 2 packet provides a Revised Preferred Option 3 with Tree 140 preserved. Per a follow up guidance from the Staff, we have used and modified the Preferred Option 3 as a basis for response to the EDG 1 guidance.

The Option 3 Alt, with all 3 trees preserved, shown on the EDG 1 packet remains as-is and is included in the EDG 2 packet under the Appendix section. Option 3 Alt was presented to document that a comparable development was not feasible on the site with all three trees preserved, even with a potential relief to the setbacks, height limit, or parking standards per Tree ordinance SMC 25.11.080. Development summary diagrams on page 60 has been added to the package to clearly illustrate the development yield when retaining the trees in comparison with the other options. Per the updated arborist report we have updated our response and provided an option study to preserve the entire exceptional tree grove starting on page 47. This study along with the previous option that preserved the three exceptional trees was presented to document that the comparable development was not financially feasible on the site saving the exceptional trees or the entire exception tree grove, even with a potential relief to the setbacks, height limit or parking standards per tree ordinance SMC 25.11.080.

Please see the Tree Study on Page 6. The information on the health of the trees has been added to the Tree Inventory table on Page 5.

COMMENT 3.A & 3.B | STREET-LEVEL ACTIVATION

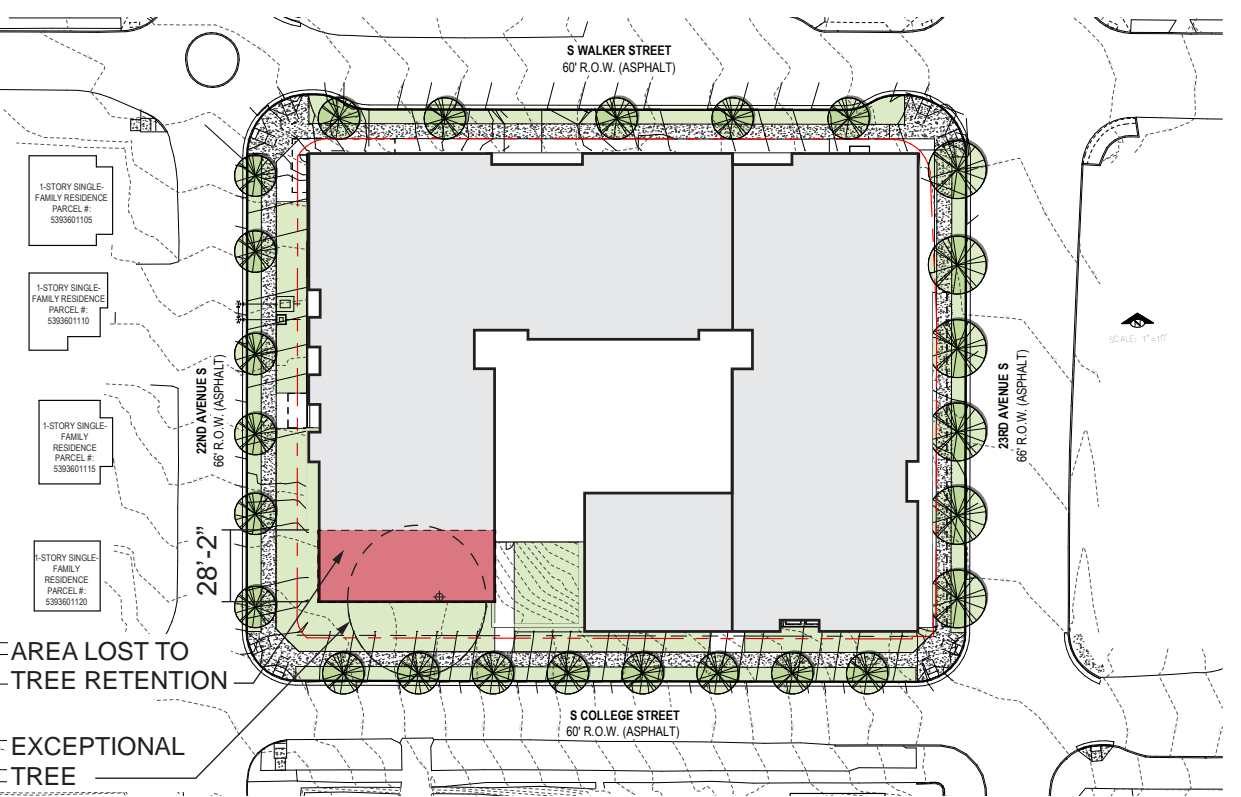
While staff supports the massing of Option 3 Alternate and acknowledges public comment regarding entries, the primary residential lobby at the site’s northeast corner needs to be relocated south. The street level uses on level 1 along 23rd Avenue South need to change to reflect the Level 1 uses and locations shown in Option 2. In Option 2 the residential lobby is located centrally along 23rd Avenue South with commercial spaces north and south of the lobby. The commercial space on the northeast corner of the site wraps the corner and provides commercial space facing South Walker Street. (PL3.A, PL3.C)

Introduce façade modulation on the street level uses to help differentiate the residential lobby and commercial spaces from one another. The current floor plans for staff’s preferred massing generally lack this design detail. (CS2.C.3, PL3.A)

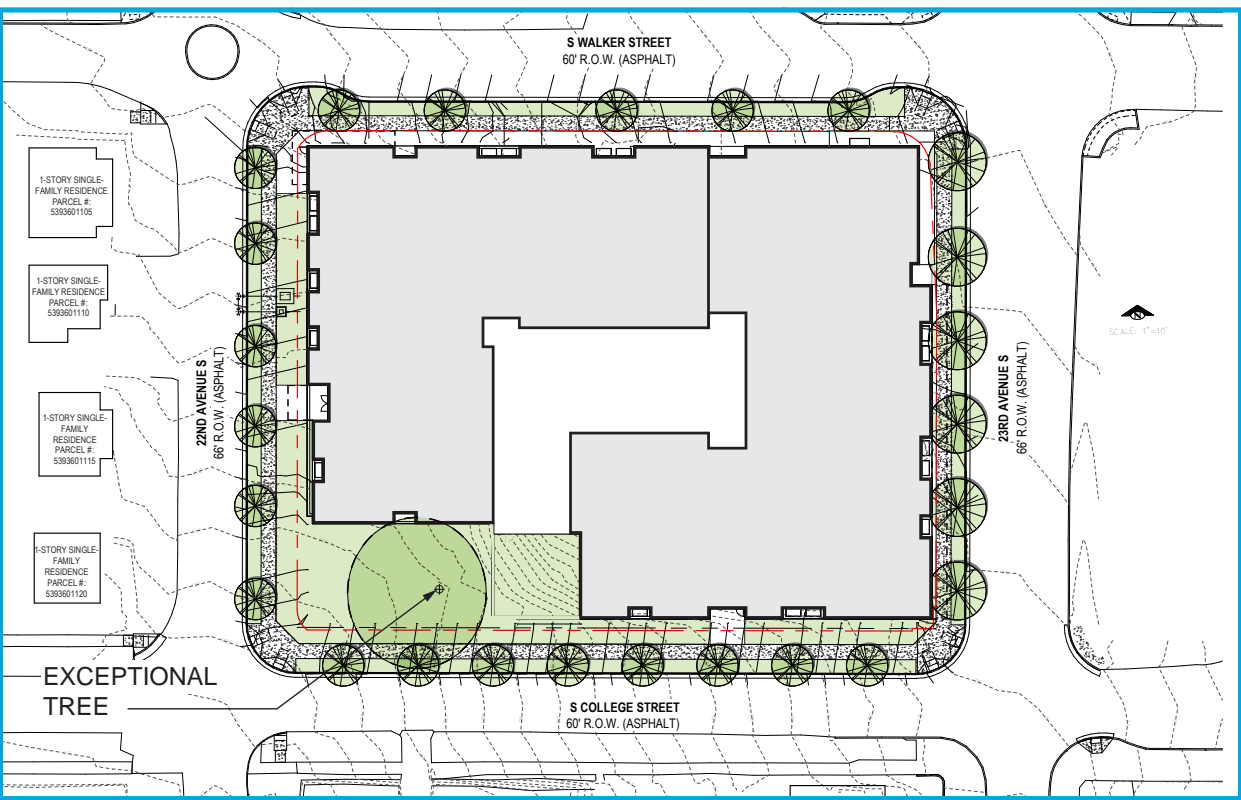
ARCHITECT RESPONSE:

Refer to sheets 45-46 for further analysis.

EDG PREFERRED OPTION 3



EDG 2 REVISED PREFERRED OPTION 3



7.0 ITEMIZED RESPONSE TO EDG

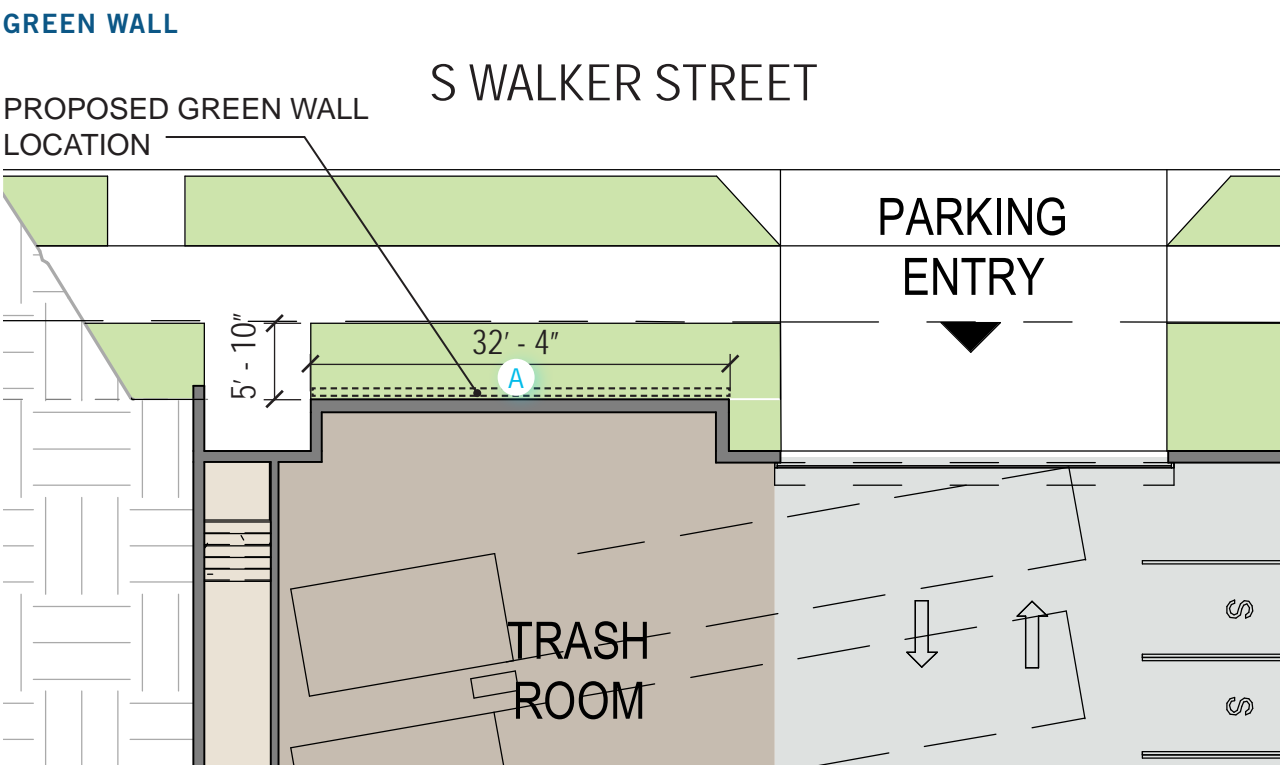
COMMENT 4.A | VEHICULAR ACCESS AND SERVICE USES

Staff agrees with public comment and supports locating access to the on-site parking and trash storage area off South Walker Street, but is concerned with the potential blank wall condition created by grouping both the garage access and utility/trash storage room. Staff recommends the applicant explore materials and secondary architectural features to create an aesthetically pleasing garage entrance and trash room that fits into the overall context of the building design. In the next design please provide example materials and street level illustrations demonstrating your intended design direction to address this issue. (DC1.C.2, DC2.B.2)

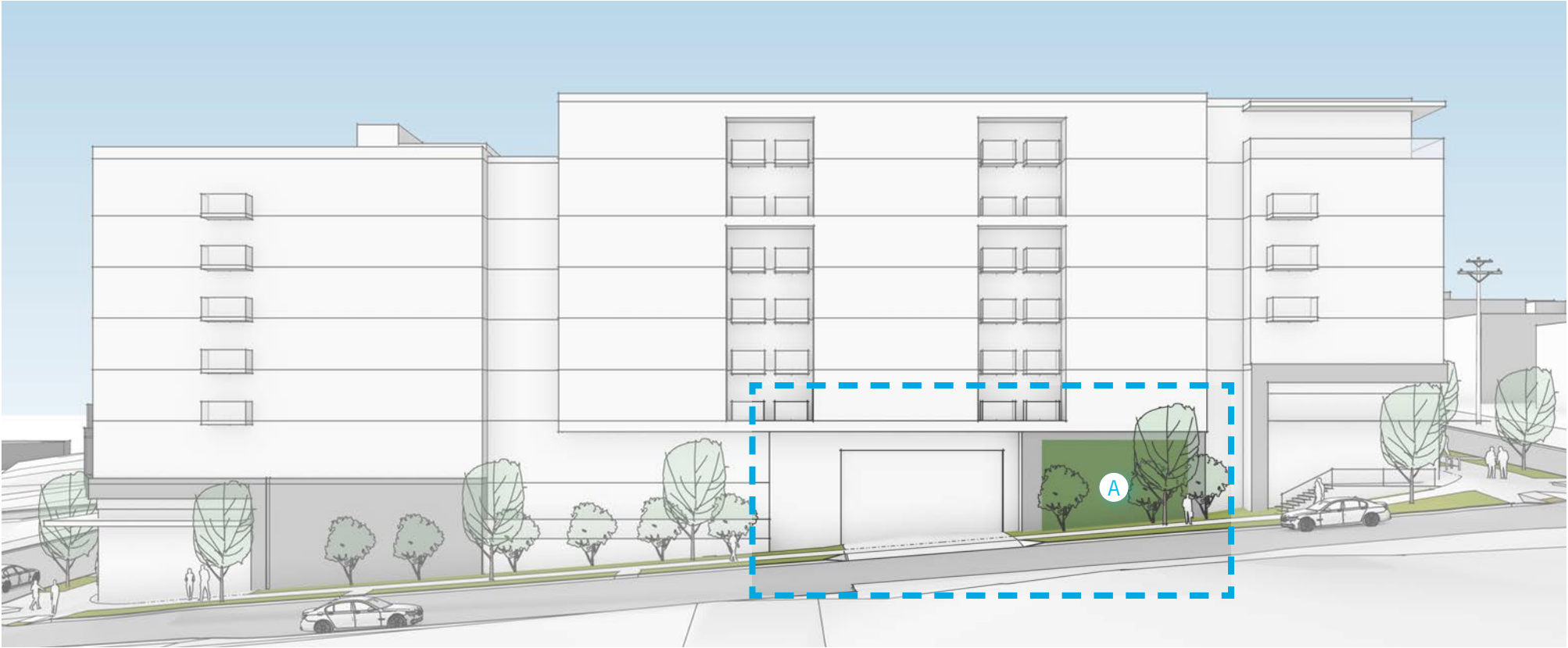
ARCHITECT RESPONSE:

A green wall is proposed on the street-level façade adjacent to the garage entry door. The green wall will be of a cable system installed in a visually pleasing pattern, a type of ‘mural’ that serves as a reminder of what used to exist on the project site. In addition to providing a visual interest along the sidewalk, the green wall will also offer added greenery to the area. (DC1-C2, DC2-B2)

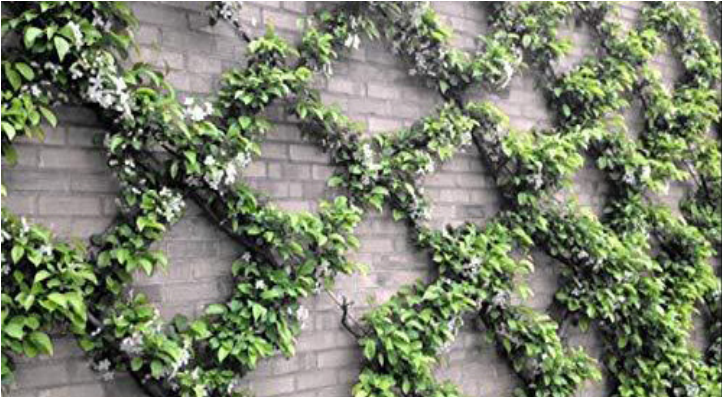
Note: The examples shown are purely representational and express the intention of the facade and not indicative of a final design. Further development of the green wall system along S Walker Street will occur as the project moves forward into recommendation-level review.



NORTH FACADE



REFERENCE IMAGERY



A GREEN WALL ALONG BLANK FACADE

7.0 ITEMIZED RESPONSE TO EDG

COMMENT 5.A | MATERIAL APPLICATION

Staff recommends selecting a material palette that fits well into the neighboring context, applied in a manner that helps break down the massing to a more appropriate scale, and that reinforces the proposed shifts in the massing along all façades. Echoing public comments, staff recommends the next design packet include a study of the materials and window patterns of the existing building on the project site. The study will need to demonstrate how these materials could be applied to the building’s north and east façades to address the commercial nature of the adjacent streets. The west and south sides of the project site should incorporate materials that reflect the residential nature of development along the sections of 22nd Avenue South and South College Street across from the project site. (CS3.A, DC2.B.1, DC4.A)

ARCHITECT RESPONSE:

The full material application will be presented and studied during the recommendation meeting. At the EDG level, we are illustrating the architectural concept and logic for the application of the materials.

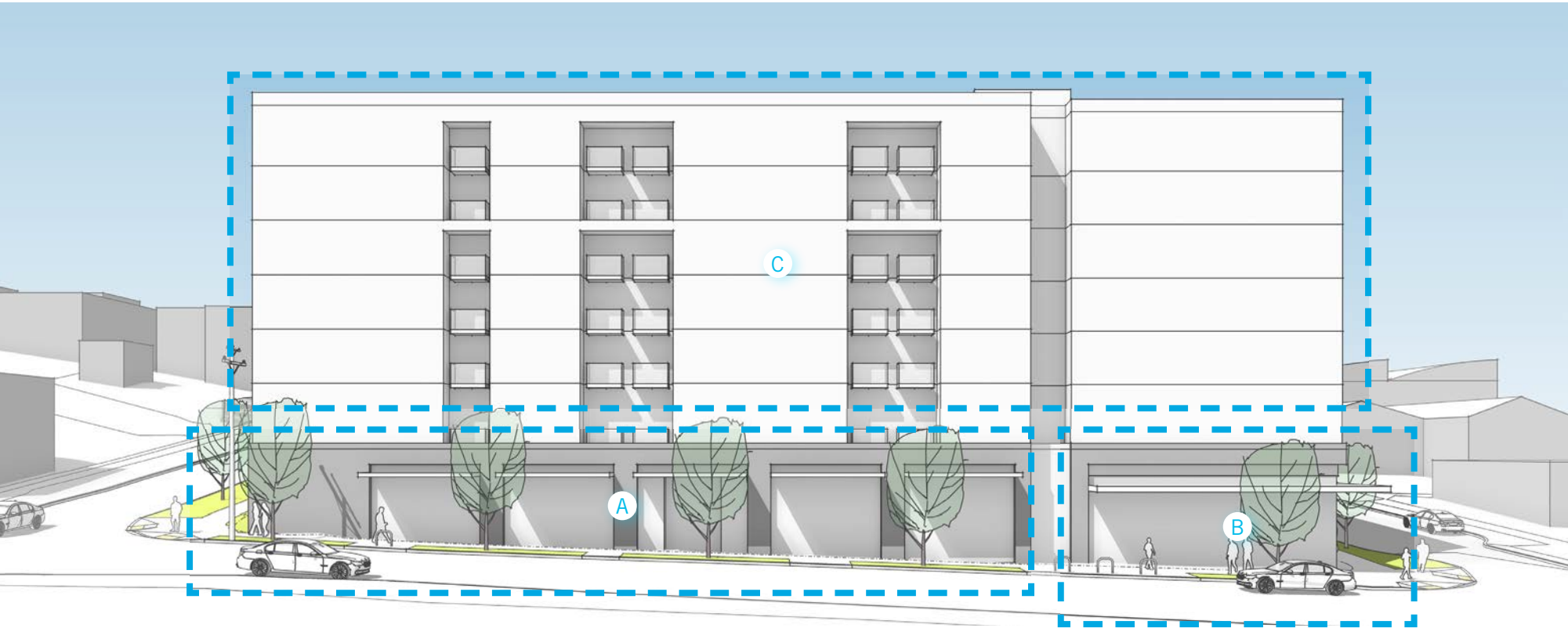
Based on the study of the existing building on the project site (re: Page 19) and the surrounding site context, the followings are proposed: Minimal approach to material and color palette is taken. Their application breaks down the massing and scale of the building but does not clutter the façades. It also creates a rhythm on the façades that will be experienced as one walks around the block, up and down the slopes.

- Materials proposed are brick, metal paneling, wood-finish paneling, and fiber cement paneling.
- Colors proposed are dark gray, light gray, white, wood and brick color.
- Bricks are proposed at the building base to bring the natural and texture-rich materiality close to pedestrians. Its presence serves as reminder of what used to be on the project site. Metal panels are proposed to reflect an industrial context present in the Rainier neighborhood. (CS3-A, DC4-A)
- Metal panels and fiber cement panels make up the main body of the façades, accentuated by wood insets and logically placed balconies. (DC2-B1, DC4-A)

The materials and colors, in conjunction with massing moves and secondary architectural elements, are applied systematically to achieve these goals:

- Provide a clear distinction between the ‘commercial’ and ‘residential’ façades (DC2-B1)
- Accentuate the corners, entries, recesses, and massing shift along the slopes and around the block. (DC2-B1)

EAST FACADE



REFERENCE IMAGERY



A HEAVY BASE WITH RECESSED STOREFRONT



B BUILDING ENTRY OPENS UP TO CORNER



C RECESSED BALCONIES AND MODULATED FACADE

7.0 ITEMIZED RESPONSE TO EDG

CONCEPTUAL RENDERING SHOWING POTENTIAL MATERIALS

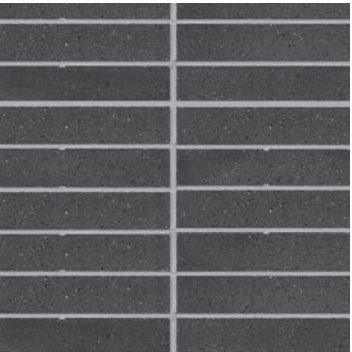


VIEW FROM SOUTHWEST

MATERIAL IMAGERY



A BRICK



B FIBER CEMENT PANELING



C METAL PANELING



D WOOD-FINISH PANELING



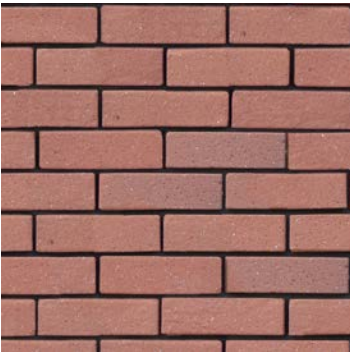
7.0 ITEMIZED RESPONSE TO EDG

CONCEPTUAL RENDERING SHOWING POTENTIAL MATERIALS

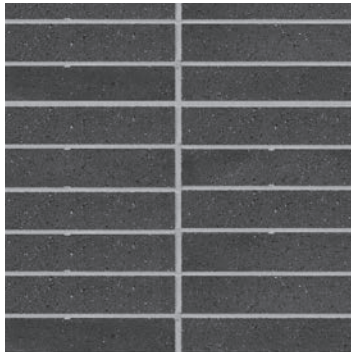


VIEW FROM NORTHEAST

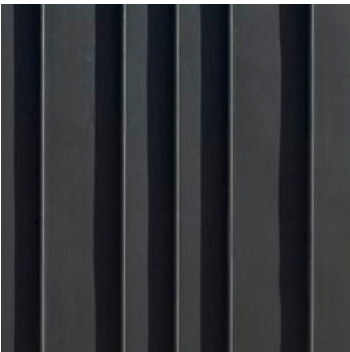
MATERIAL IMAGERY



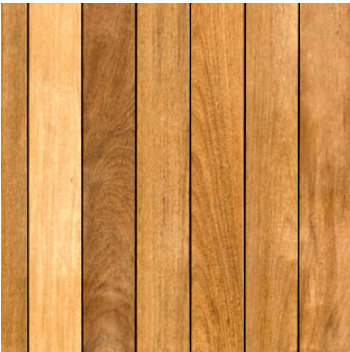
A BRICK



B FIBER CEMENT PANELING



C METAL PANELING



D WOOD-FINISH PANELING



8.0 ARCHITECTURAL MASSING CONCEPTS



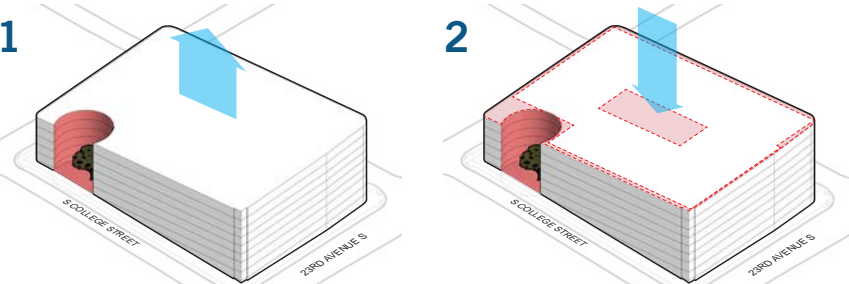
	Option 3	Revised Preferred Option 3	Tree Grove Retention Study
CONCEPT:	Courtyard	Exceptional Tree Retained	All Exceptional Trees and Exceptional Tree Grove Retained
# UNITS:	268 Units	259 Units	184 Units
AMENITY AREA SF	13,778 SF	13,390 SF	11,525 SF
COMMERCIAL RETAIL SF:	9,000 SF	9,720 SF	9,130 SF
PARKING STALLS:	146	121	0
BIKE STALLS:	268 (Long-term), 16 (Short-term)	259 (Long-term), 14 (Short-term)	200 (Long-term), 14 (Short-term)
PROPOSED FAR	5.17	4.88	3.32
FAR SF:	263,955 SF	249,528 SF	169,570 SF
GROSS FLOOR AREA:	292,142 SF	288,526 SF	189,377 SF
OPPORTUNITIES:	<ul style="list-style-type: none">• Orientation of courtyard provides abundant solar exposure• Best orients landscaping on southwest corner towards adjacent single-family residences.• Stepping of upper levels reflects the natural grade of the site• Retains strong commercial street edge along 23rd Avenue S and residential edge along 22nd Avenue S	<ul style="list-style-type: none">• One exceptional tree is retained on site• Orientation of courtyard provides abundant solar exposure• Best orients landscaping on southwest corner towards adjacent single-family residences.• Stepping of upper levels reflects the natural grade of the site• Retains strong commercial street edge along 23rd Avenue S and residential edge along 22nd Avenue S	<ul style="list-style-type: none">• All exceptional trees and exceptional tree grove is retained on site• More green space provided along south and north facade
CONSTRAINTS:	<ul style="list-style-type: none">• Upper mass will partially shade podium courtyard	<ul style="list-style-type: none">• Upper mass will partially shade podium courtyard	<ul style="list-style-type: none">• Development is substantially smaller than preferred option• Building is broken into two smaller masses and is less efficient than previous schemes. No below-grade parking can be provided on site• Outdoor amenity at level 4 is not feasible• Center of site is not usable due to retention of trees and due to slope of site• Steep slope below tree grove is retained and remains seismically prone to liquefaction
CODE COMPLIANCE:	Departures requested	Code Compliant	Code Compliant

EDG 2 - REVISED PREFERRED OPTION 3

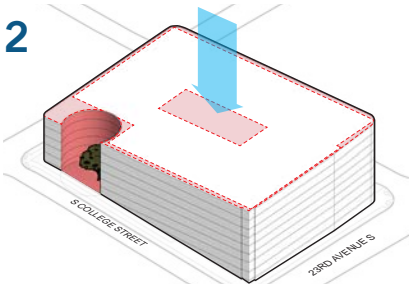
8.0 REVISED PREFERRED OPTION 3 | SUMMARY

DESIGN PARTI – COURTYARD

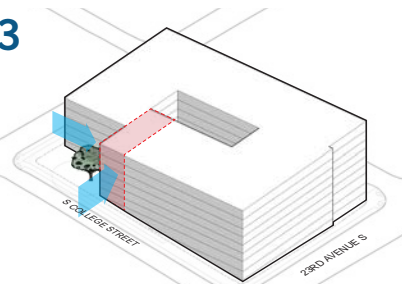
The building massing steps one floor level to reflect the slope of the natural grade as it rises from 23rd Ave S to 22nd Ave S. A south facing interior courtyard located on top of a multi-level podium will provide occupants with generous amounts of sunlight and outdoor amenities opportunities throughout the year. Upper level terraces can provide distant views towards Mount Rainier to the south and downtown Seattle to the north.



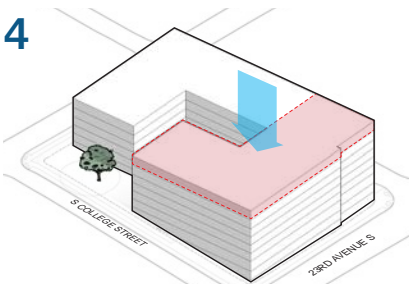
EXTRUDE FORM



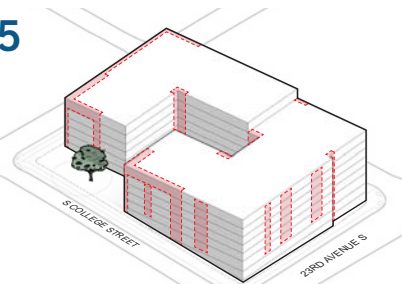
CREATE COURTYARD



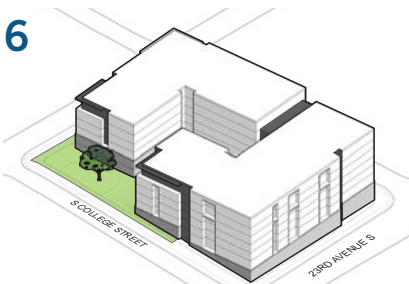
OPEN UP TO STREET



STEP DOWN MASSING



MODULATE FACADE



FINAL CONCEPT

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHEAST

- A Commercial Space
- B Residential Lobby
- C Landscaping
- D Facade Modulations



MASSING DIAGRAM FROM NORTHWEST

DESIGN INSPIRATION



Upper level setbacks, canopies, and recesses scale back the building while adding more depth to the facade.



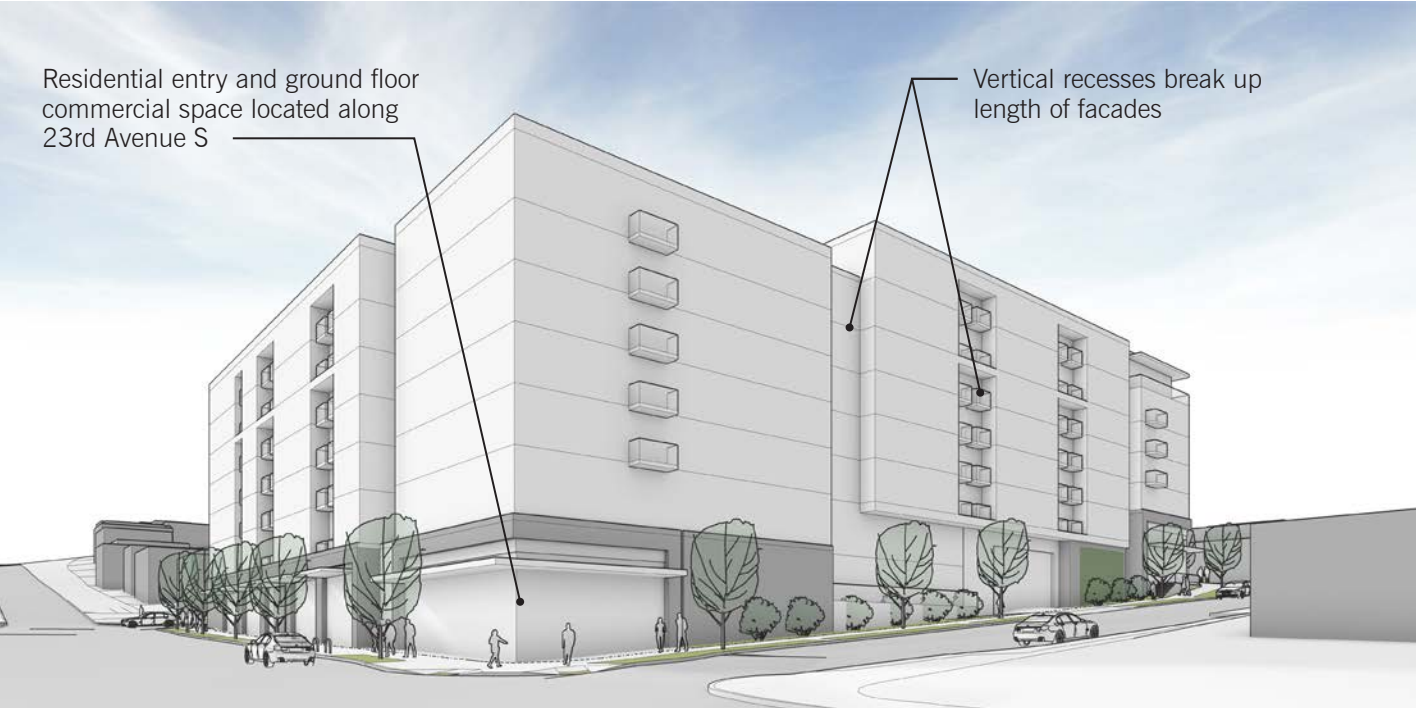
The modulated facade helps add texture to the building and visual interest.



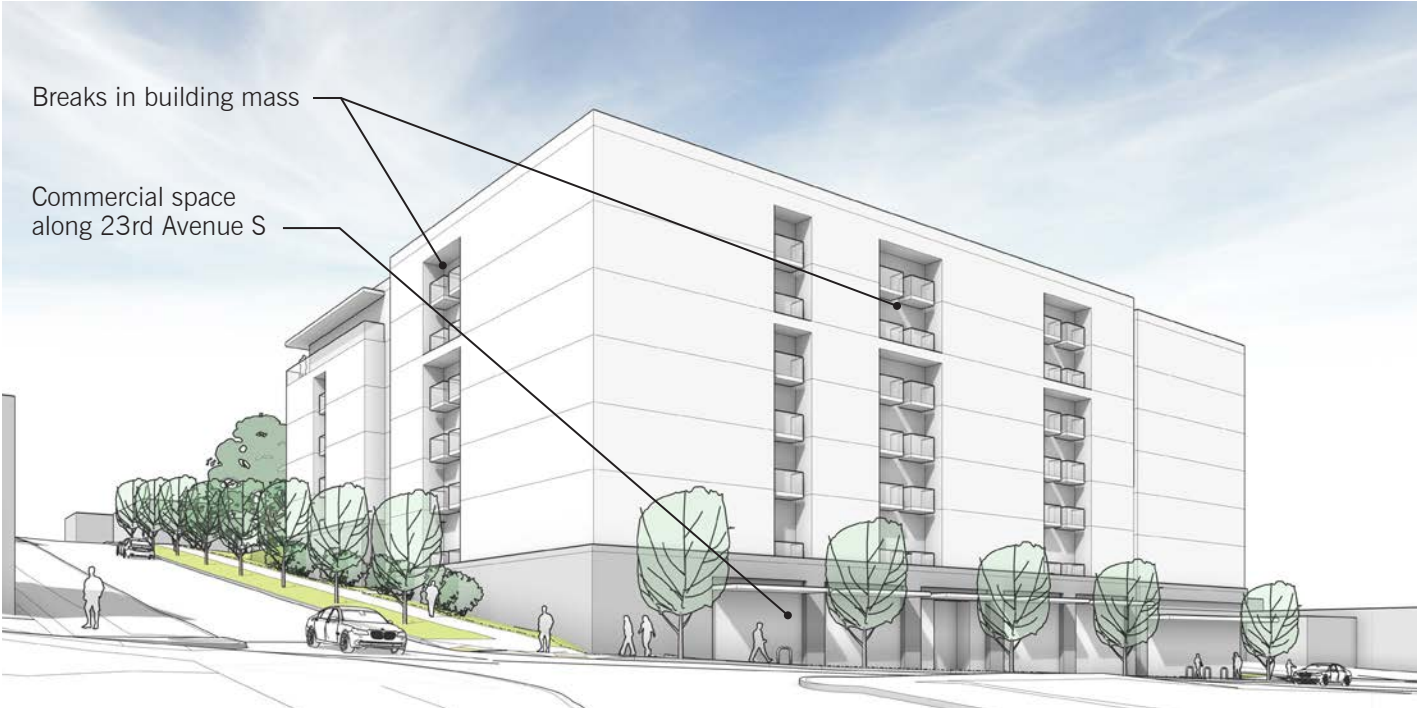
The interior courtyard is activated by expansive views inward and natural light accessed via a south-facing outlet.

8.0 REVISED PREFERRED OPTION 3 | SUMMARY

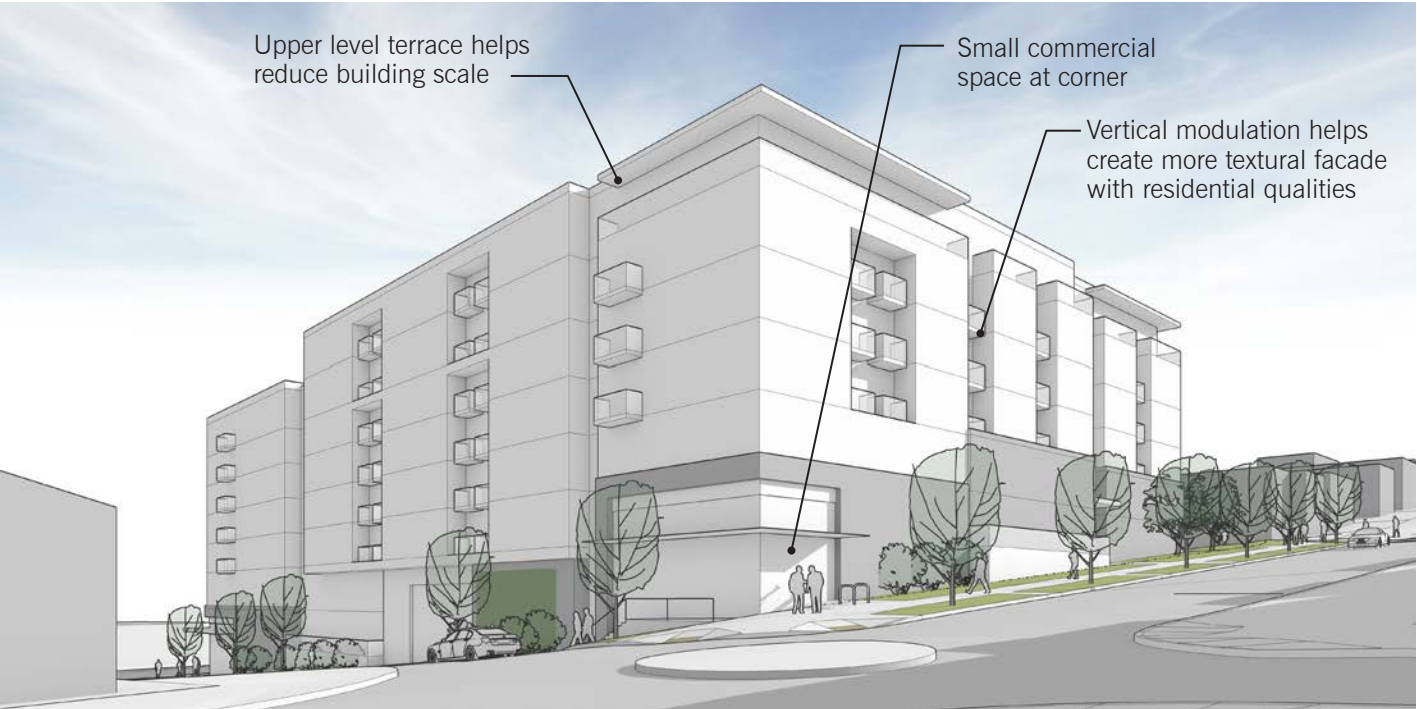
DESIGN ANALYSIS



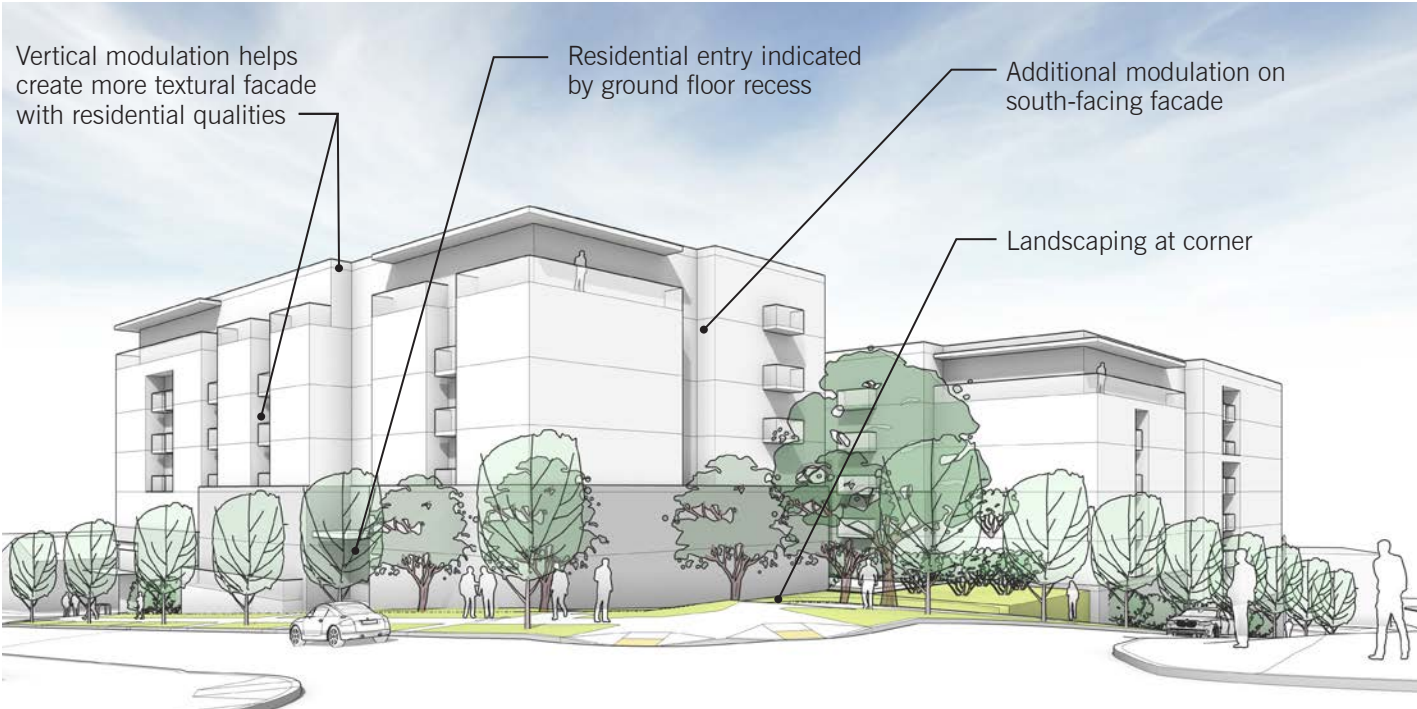
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

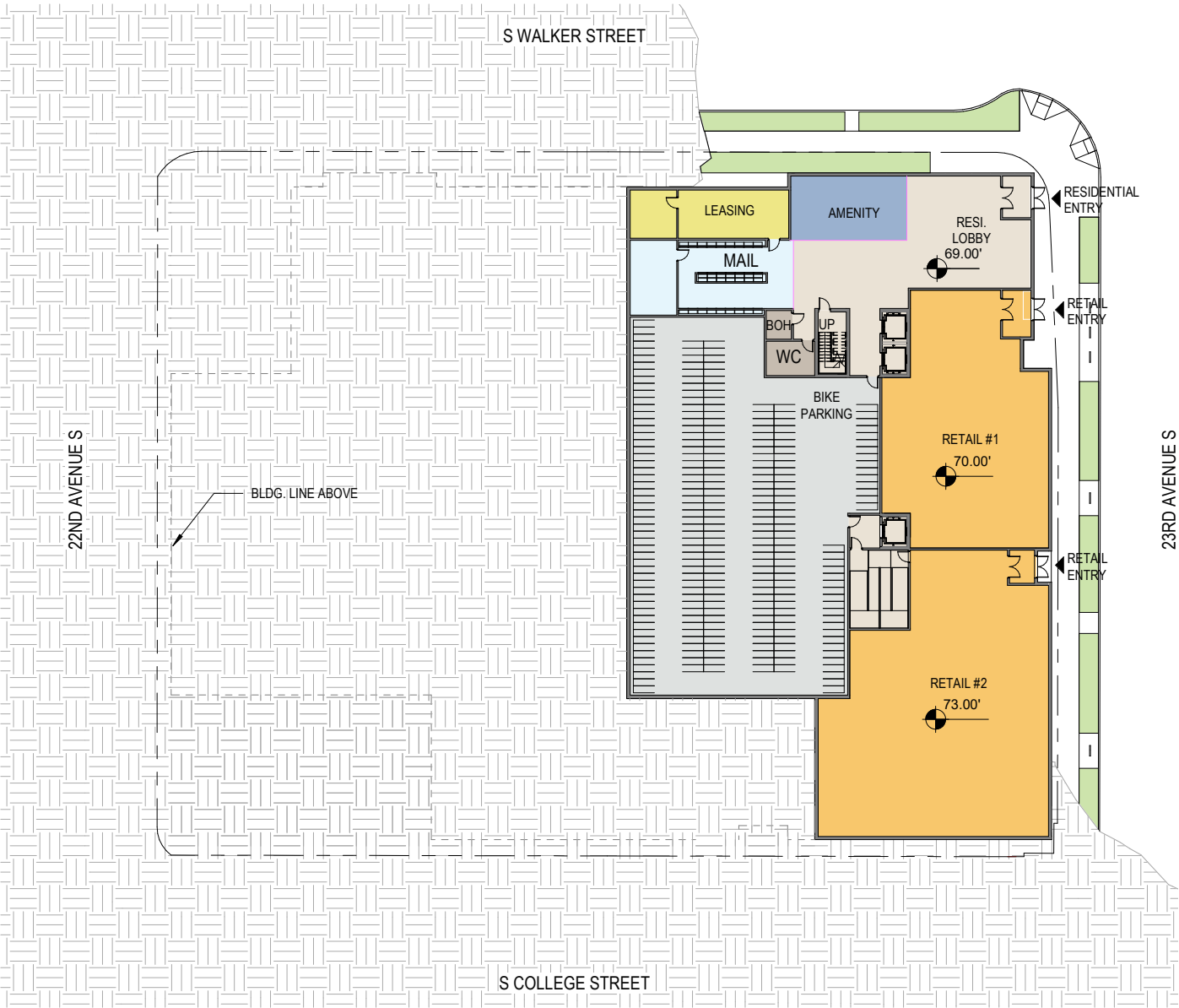


VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

8.0 REVISED PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 1



LEVEL 2

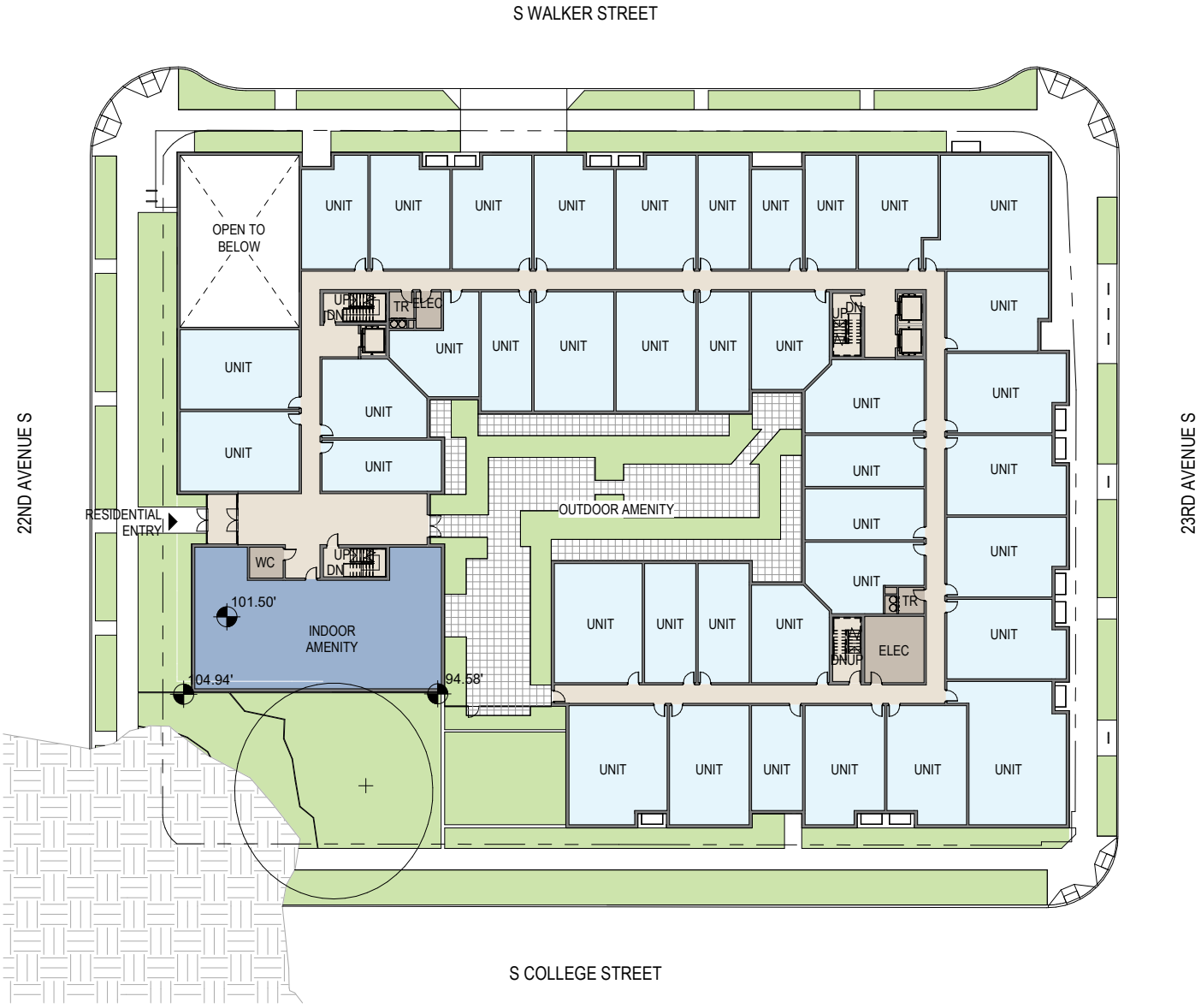
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 REVISED PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 3



LEVEL 4

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 REVISED PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 5



LEVEL 6-7

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 REVISED PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 8

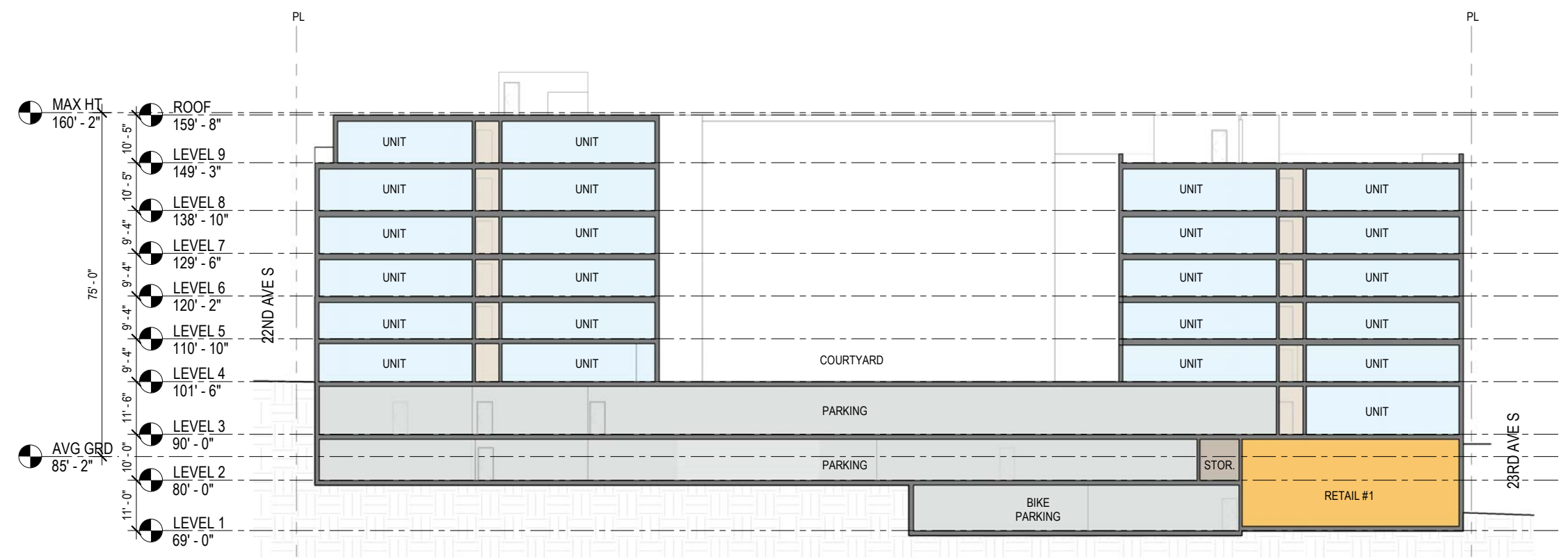


LEVEL 9

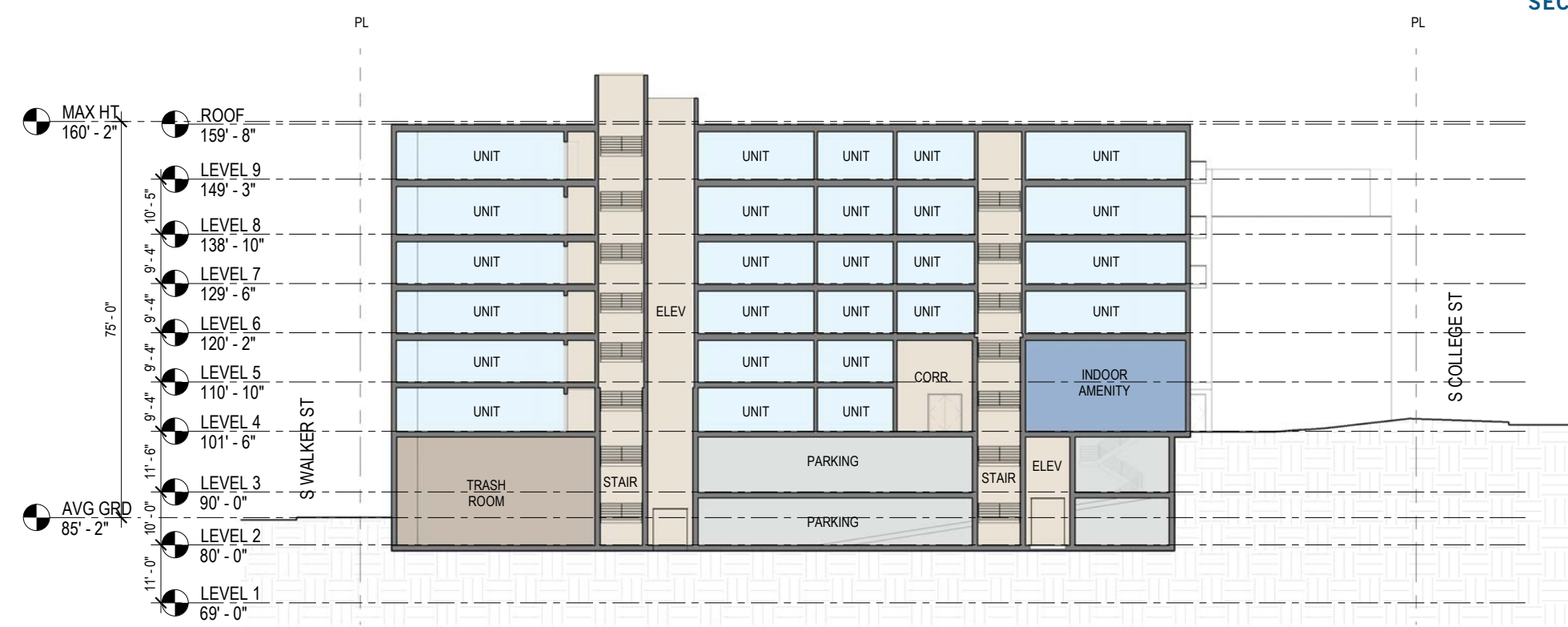
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 REVISED PREFERRED OPTION 3 | SECTIONS

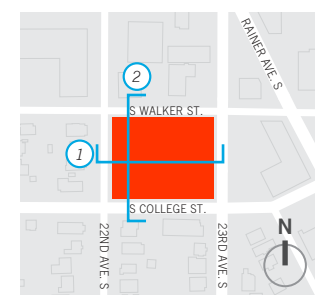


SECTION 1



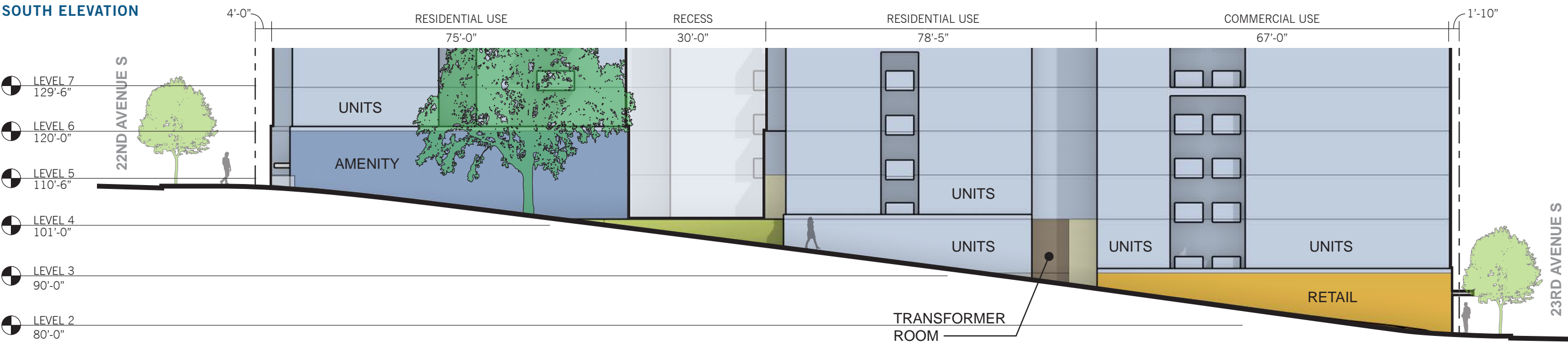
SECTION 2

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

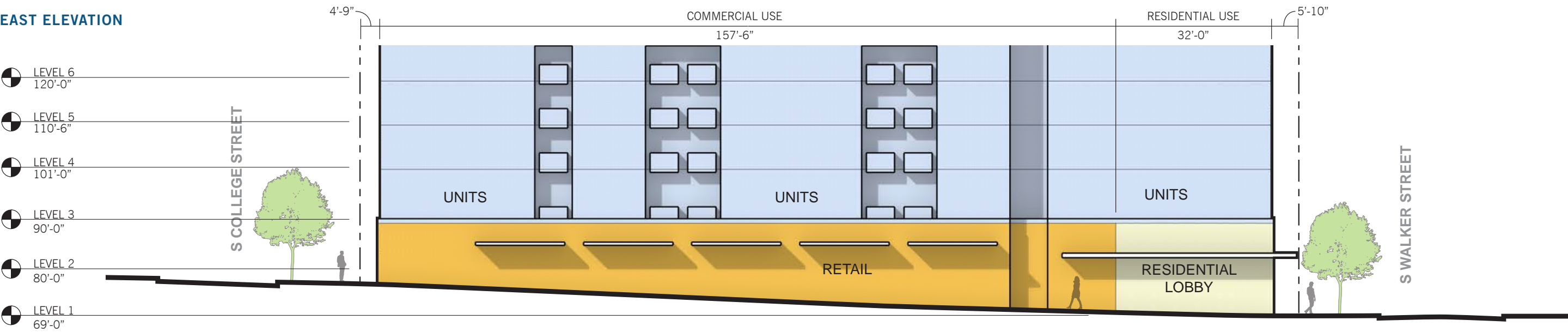


8.0 REVISED PREFERRED OPTION 3 | STREET-LEVEL USE

SOUTH ELEVATION

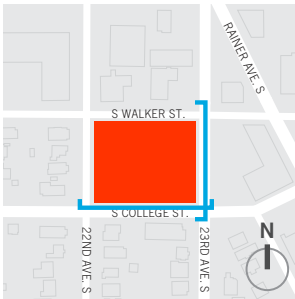


EAST ELEVATION



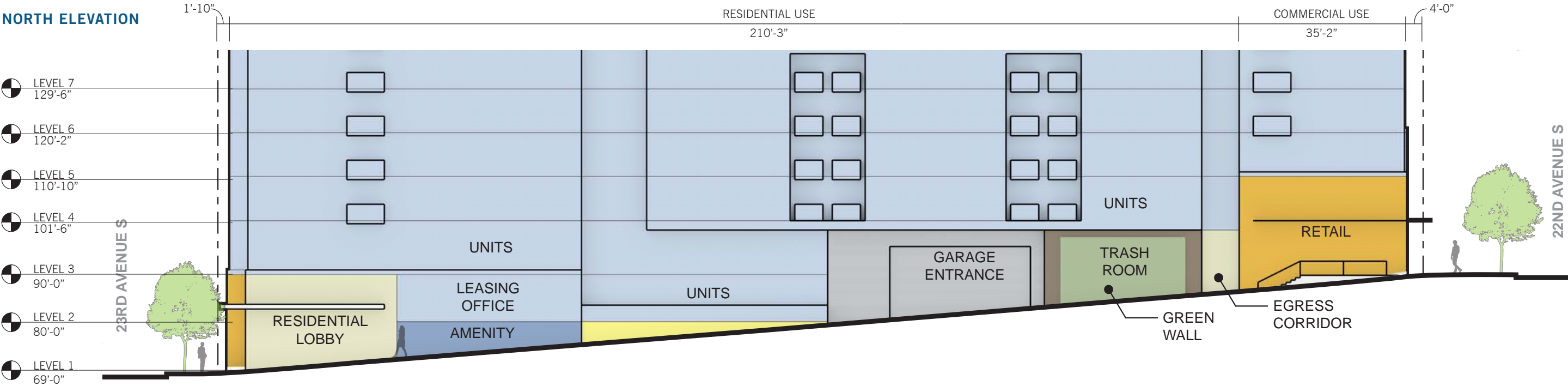
KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Residential Lobby
- Parking

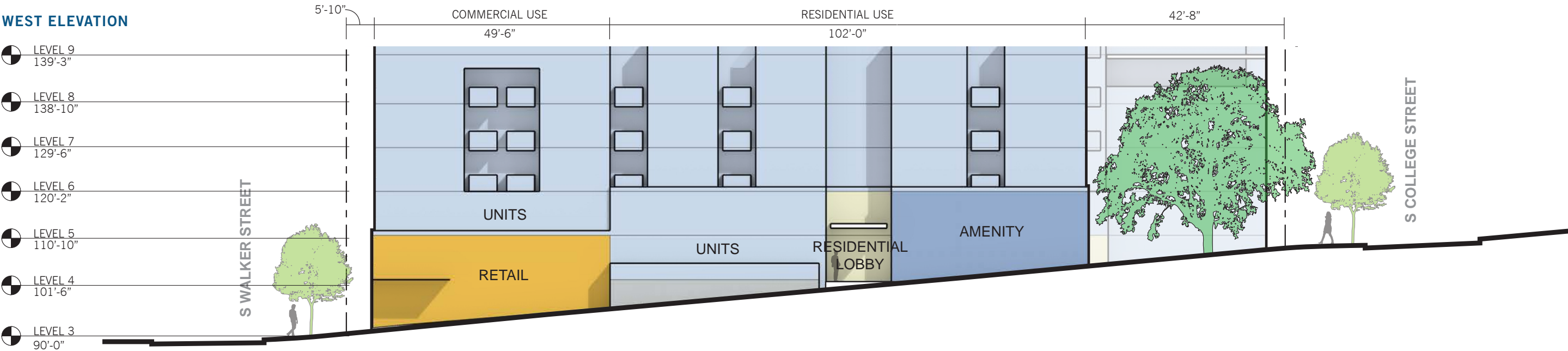


8.0 REVISED PREFERRED OPTION 3 | STREET-LEVEL USE

NORTH ELEVATION

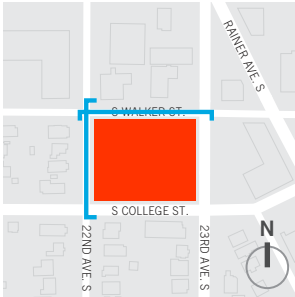


WEST ELEVATION



KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Residential Lobby
- Parking



8.0 REVISED PREFERRED OPTION 3 | SHADOW STUDY

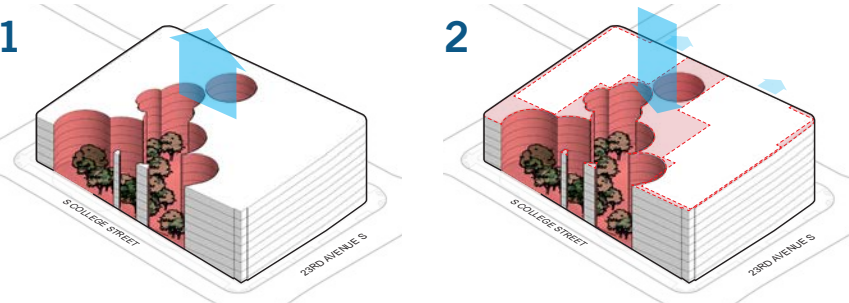


TREE GROVE RETENTION STUDY

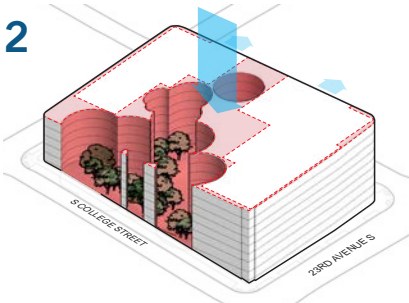
8.0 TREE GROVE RETENTION STUDY | SUMMARY

DESIGN PART I – GROVE RETENTION

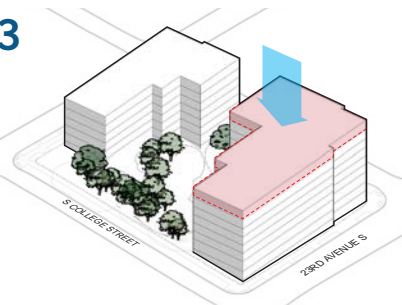
This schemes shows how the building’s form would manifest if the exceptional grove outlined in the arborist’s report was retained. Unlike previous building forms, the study shows how the development will need to be split into two separate buildings and how each shape pushes and pulls to make room for the adjacent trees. Similar to other options, each building steps down from west to east and the east and west facade designs are largely maintained from the proposed Revised Preferred Option 3.



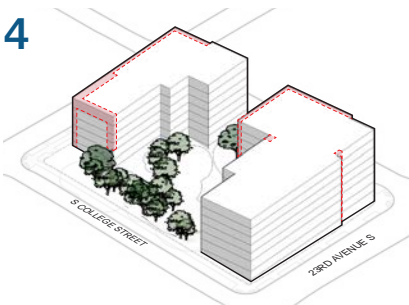
EXTRUDE FORM



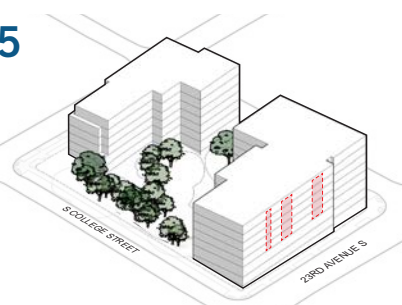
FIND BUILDING PROFILE



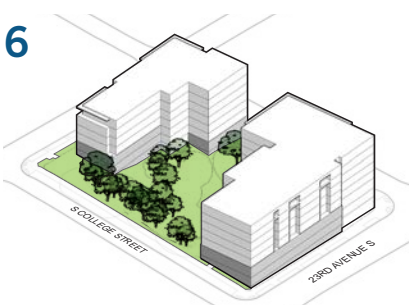
STEP DOWN MASSING



MODULATE FACADE



ADD BALCONIES & RECESSES



FINAL CONCEPT

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHEAST

- A Commercial Space
- B Residential Lobby
- C Retained Grove Trees
- D Facade Modulations



MASSING DIAGRAM FROM NORTHWEST

DESIGN INSPIRATION



Upper level setbacks, canopies, and recesses scale back the building while adding more depth to the facade.



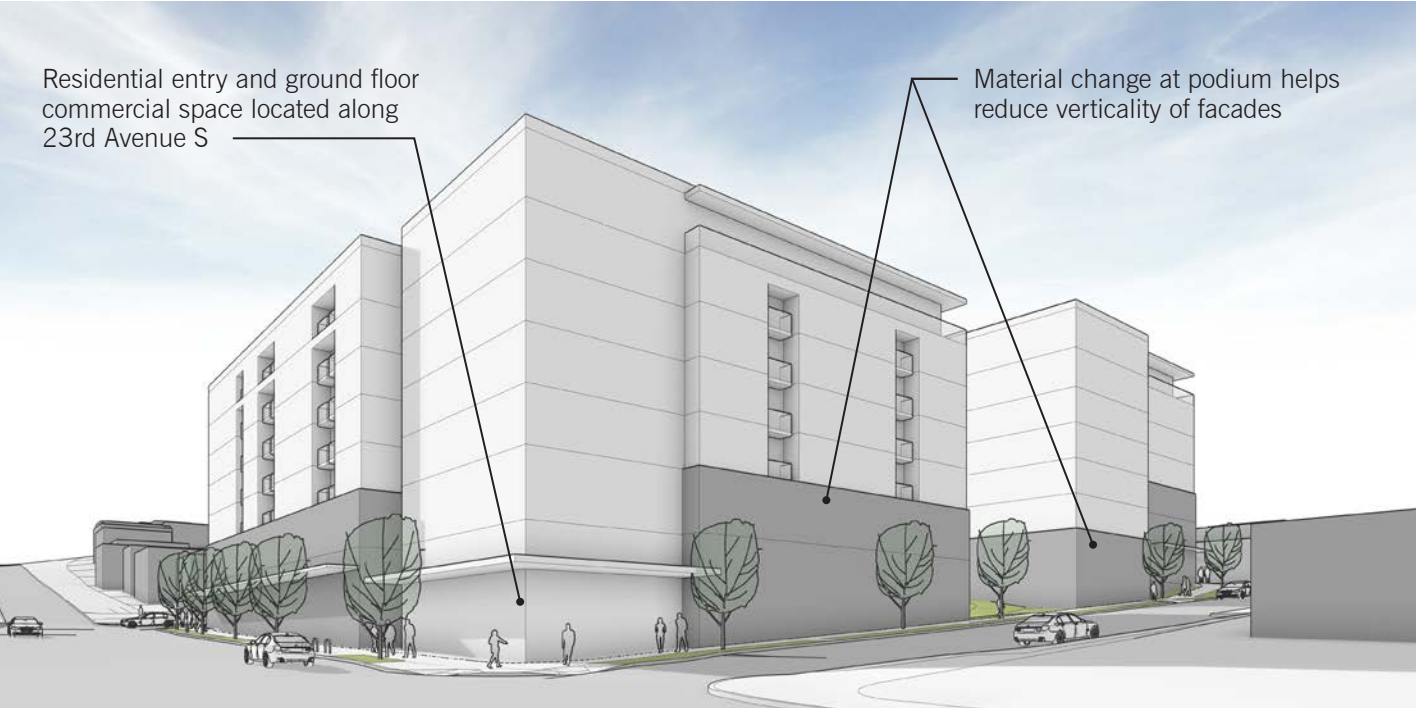
The modulated facade helps add texture to the building and visual interest.



The interior courtyard is activated by expansive views inward and natural light accessed via a south-facing outlet.

8.0 TREE GROVE RETENTION STUDY | SUMMARY

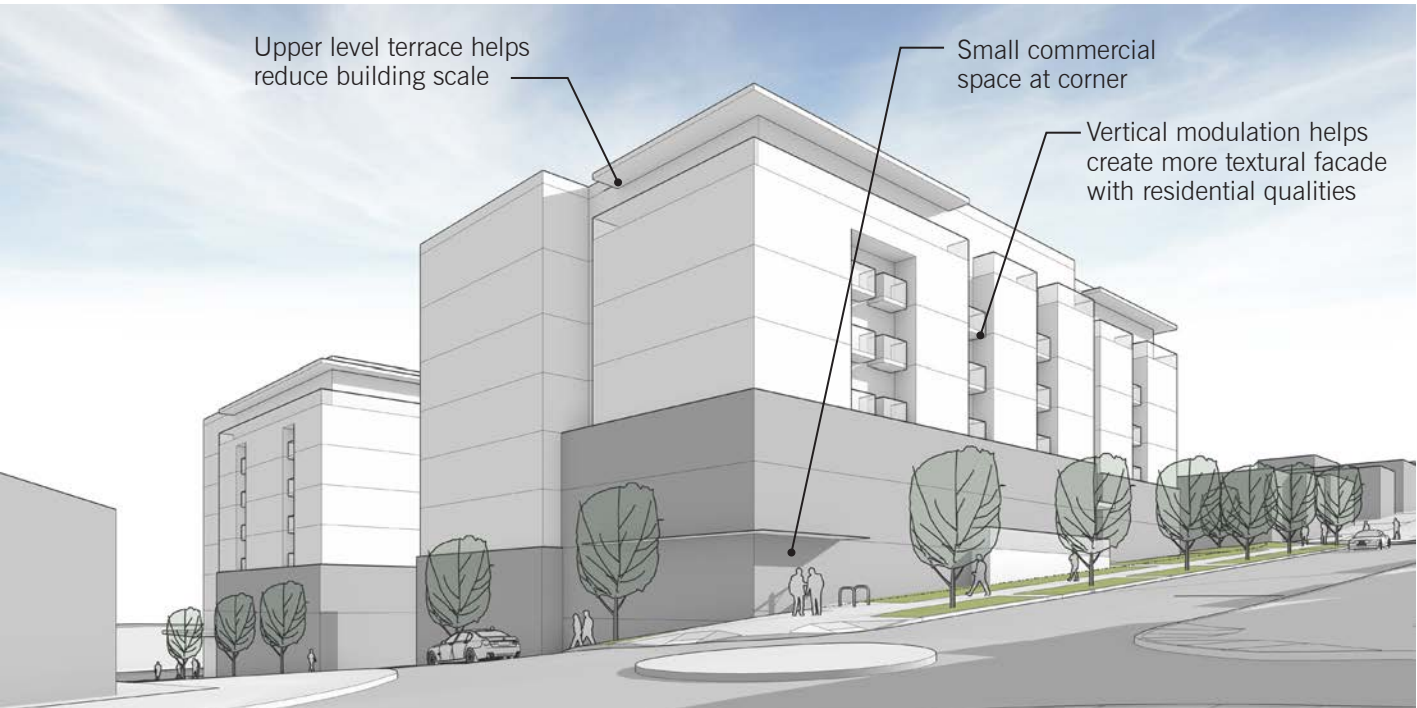
DESIGN ANALYSIS



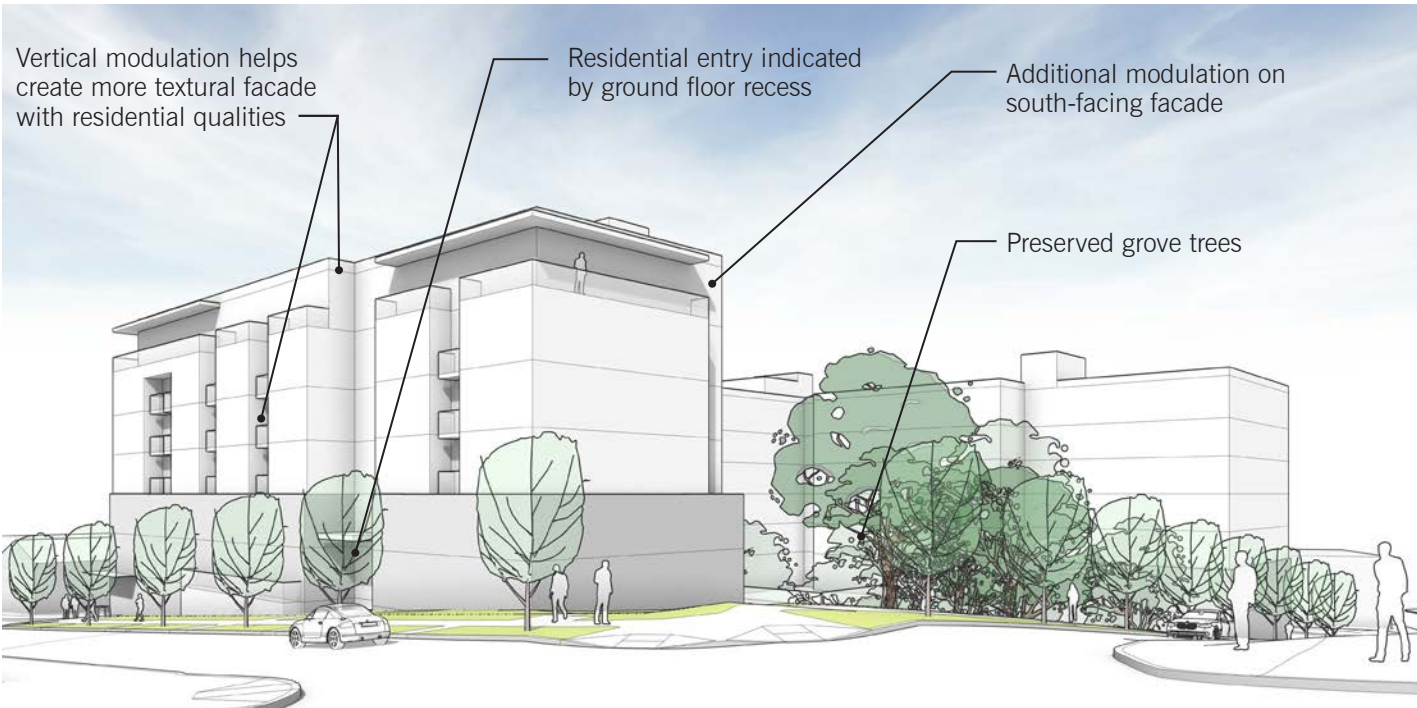
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

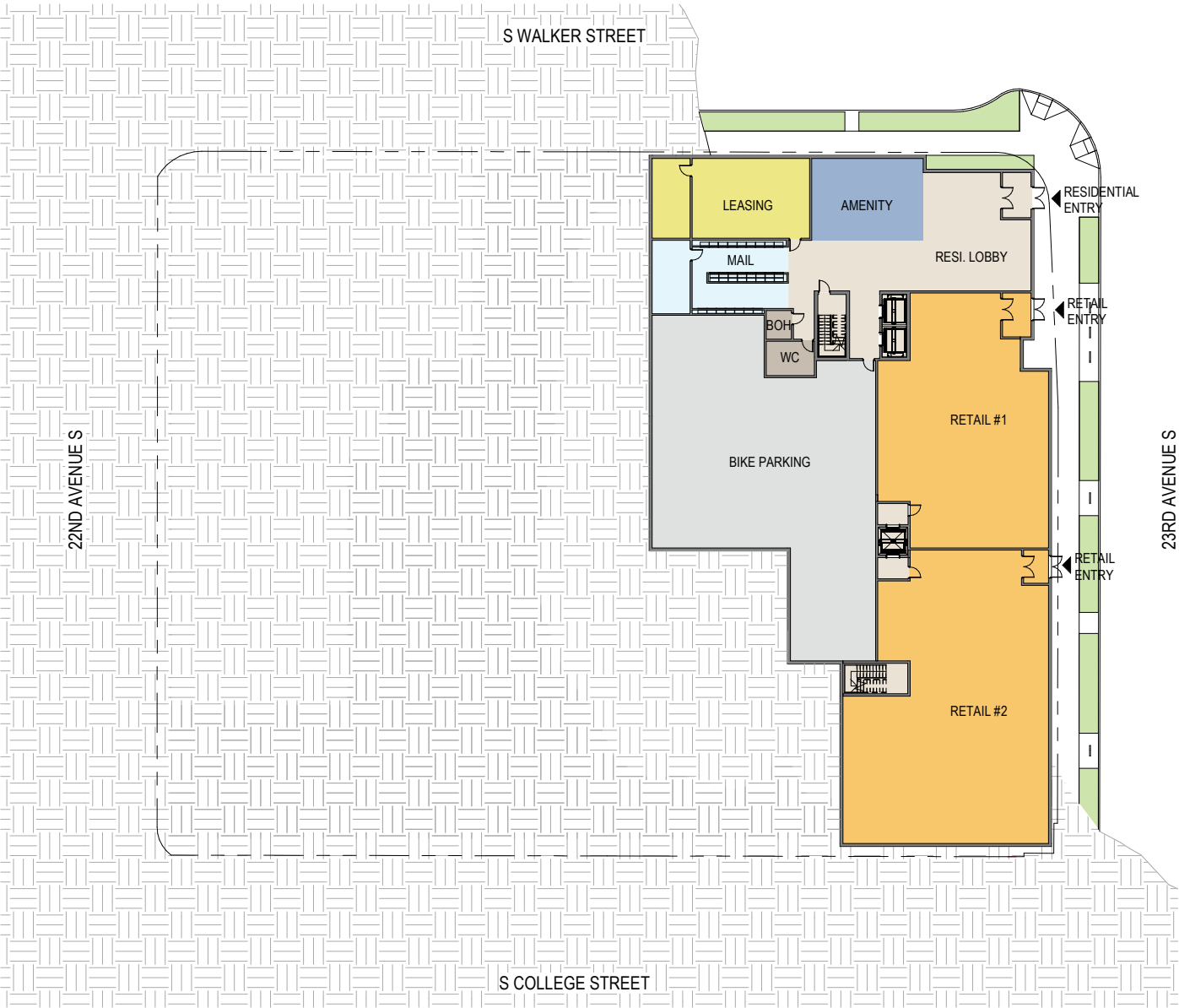


VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

8.0 TREE GROVE RETENTION STUDY | FLOOR PLANS



LEVEL 1



LEVEL 2

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 TREE GROVE RETENTION STUDY | FLOOR PLANS



LEVEL 3



LEVEL 4

KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking



8.0 TREE GROVE RETENTION STUDY | FLOOR PLANS



LEVEL 5



LEVEL 6-7

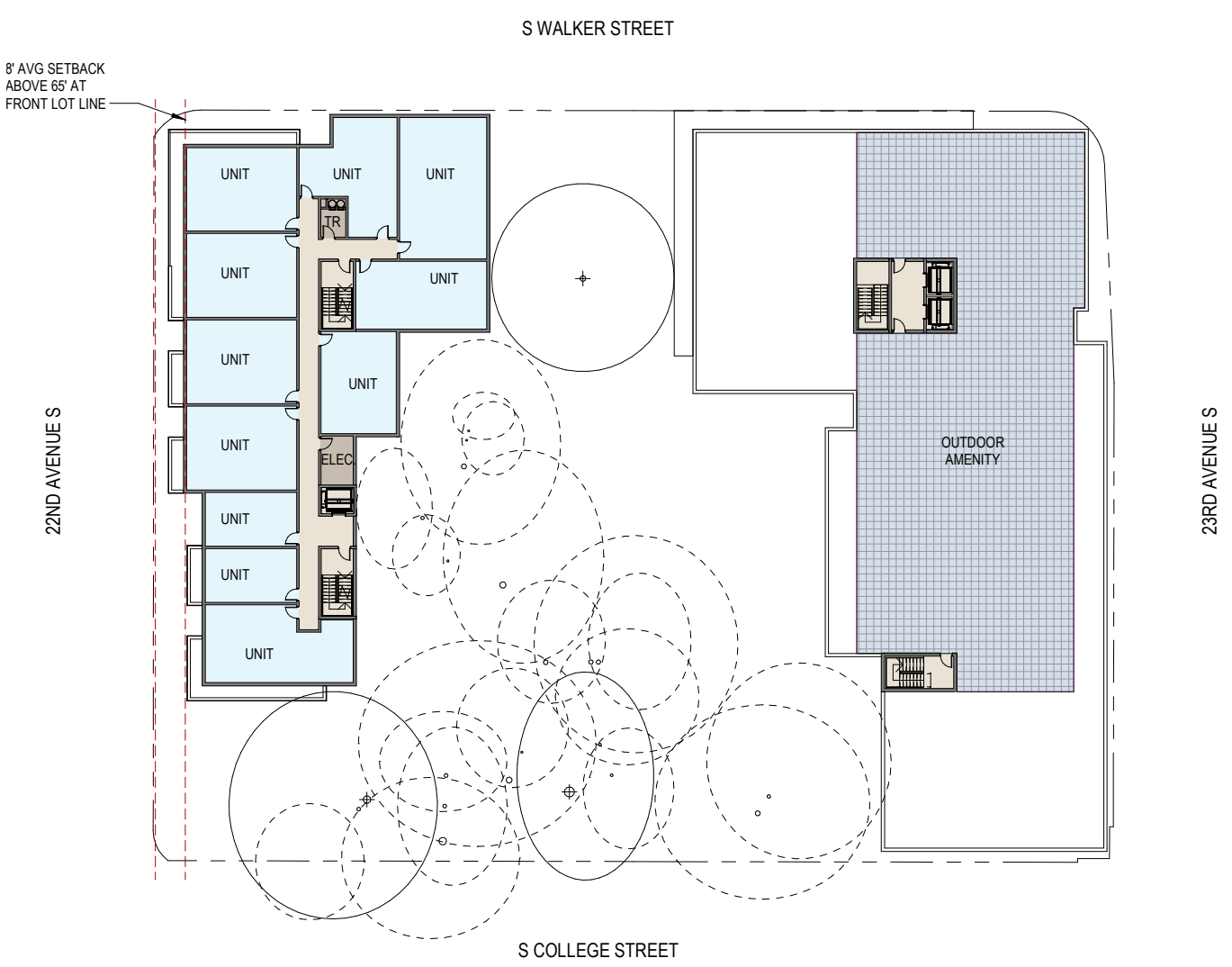
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 TREE GROVE RETENTION STUDY | FLOOR PLANS



LEVEL 8

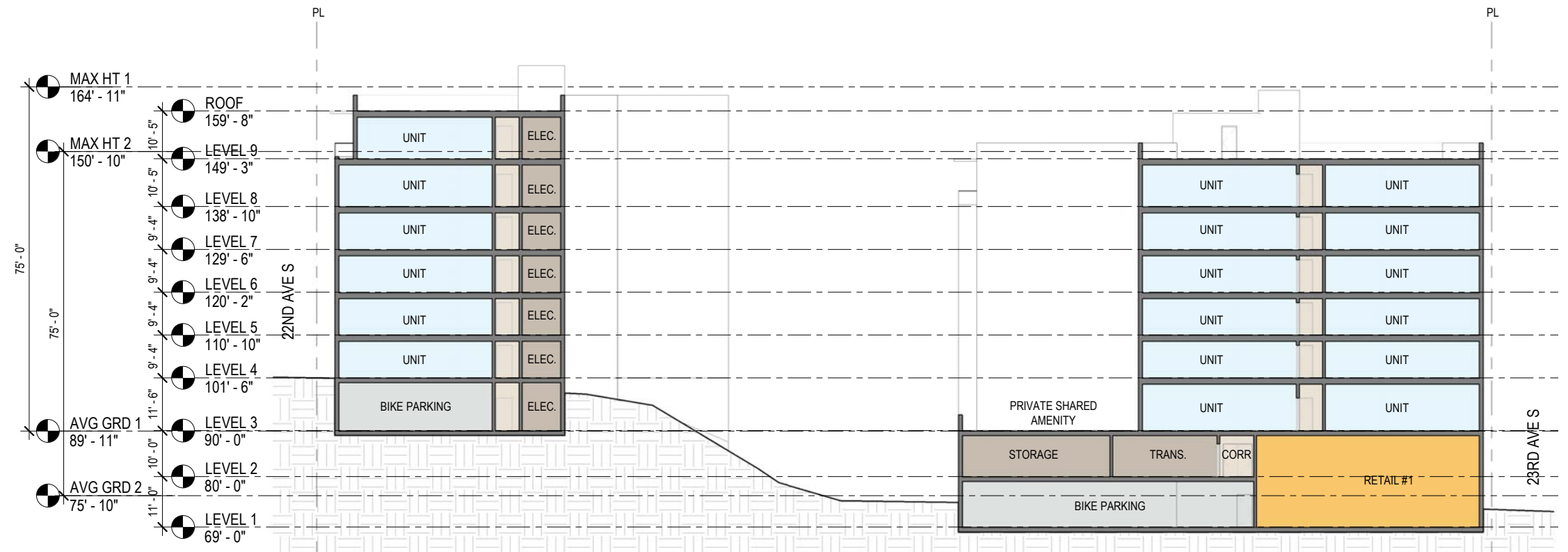


LEVEL 9

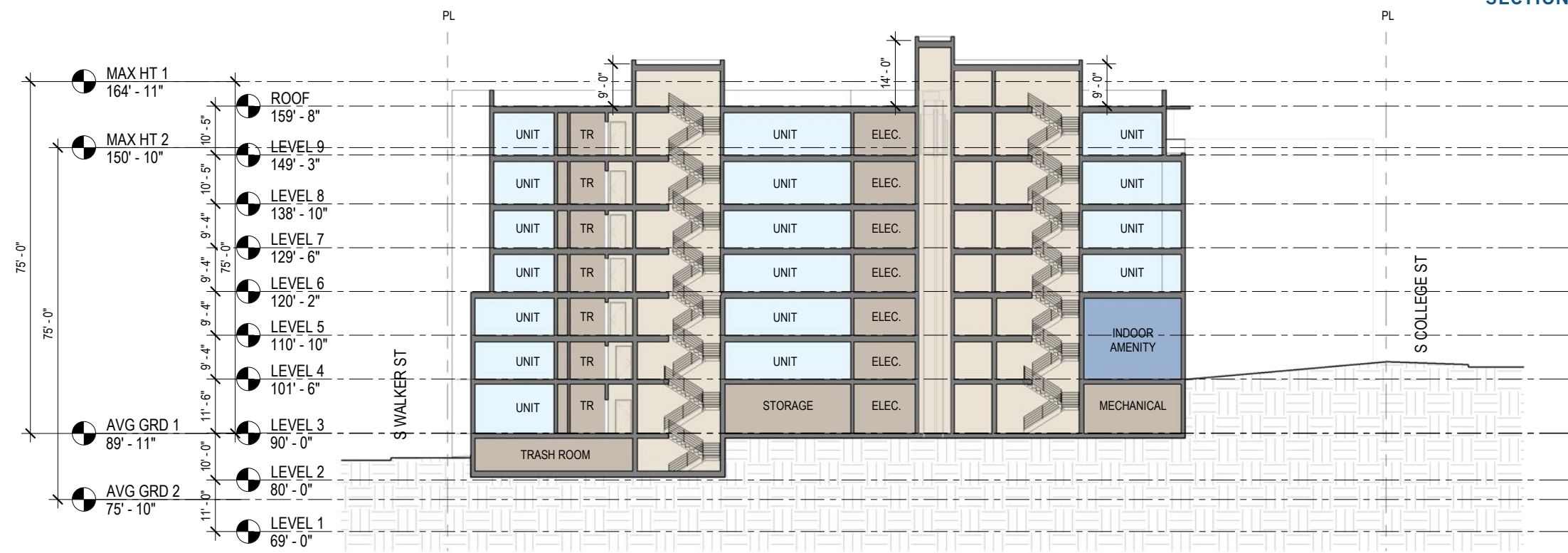
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 TREE GROVE RETENTION STUDY | SECTIONS

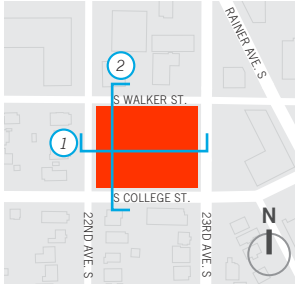


SECTION 1



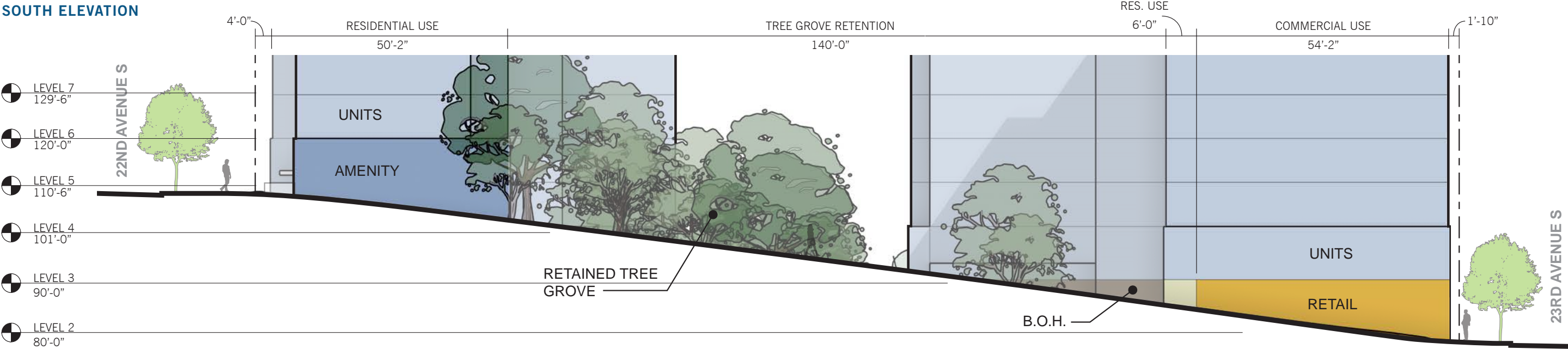
SECTION 2

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

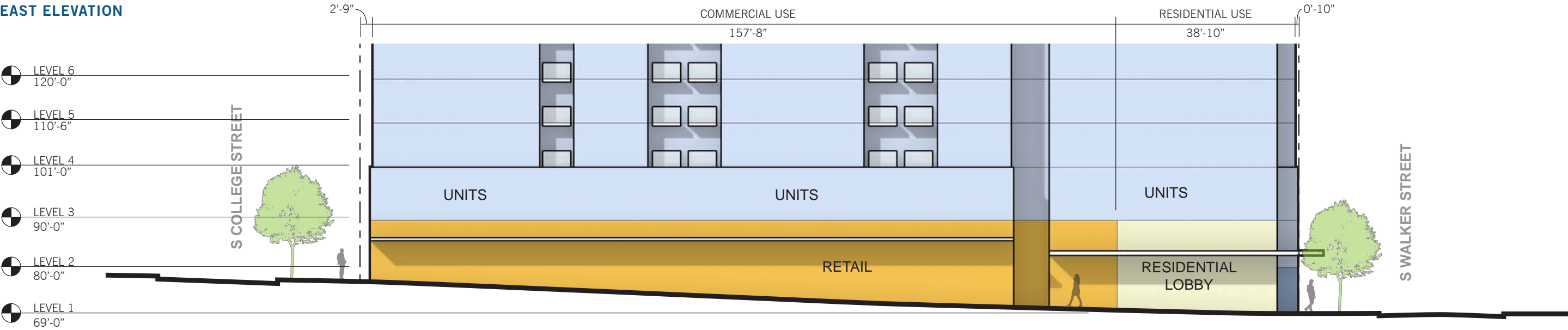


8.0 TREE GROVE RETENTION STUDY | STREET-LEVEL USE

SOUTH ELEVATION

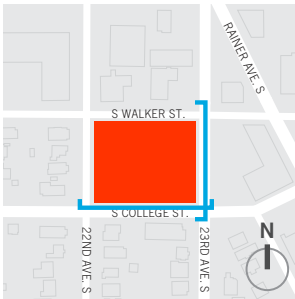


EAST ELEVATION

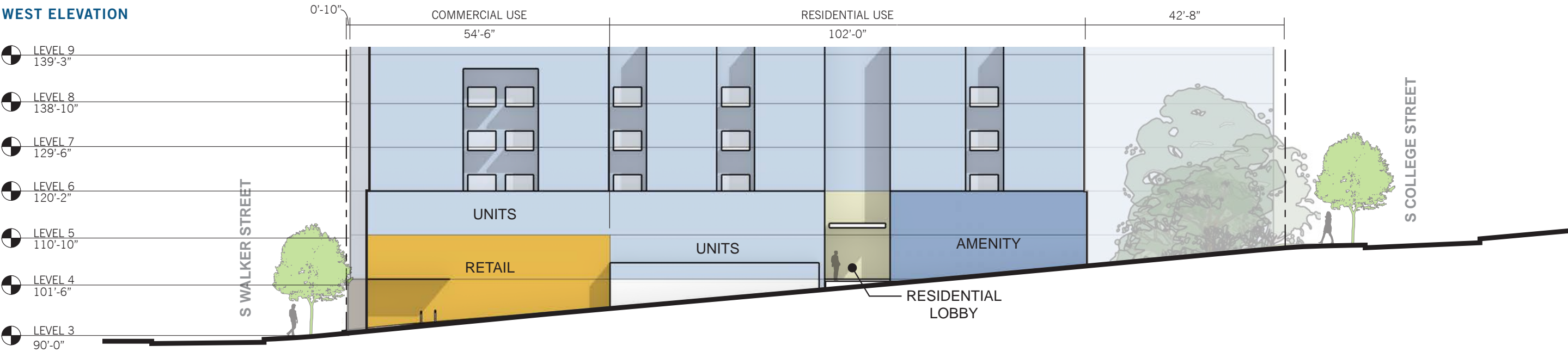
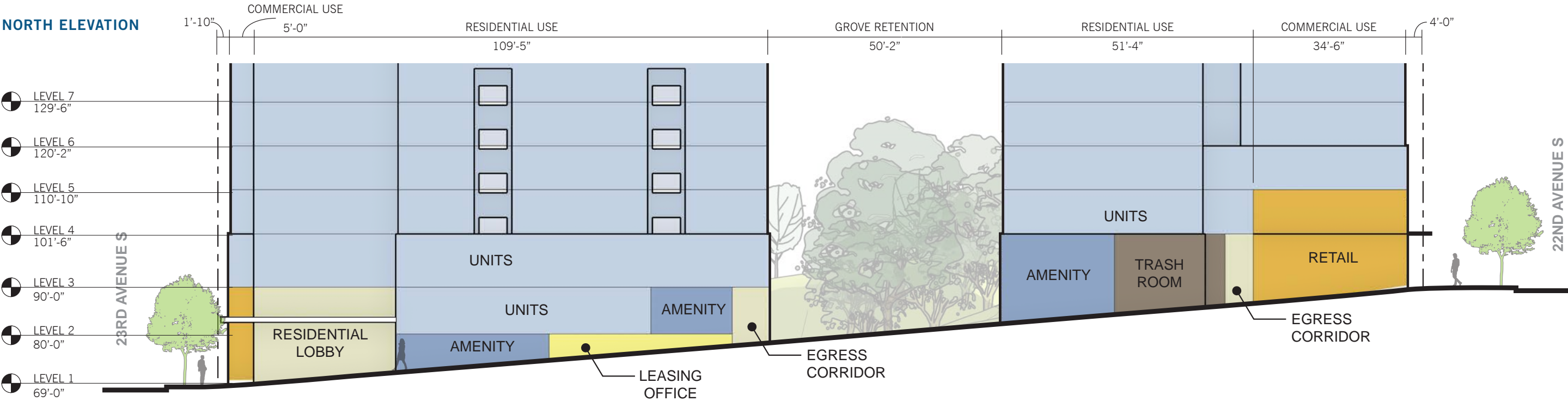


KEY

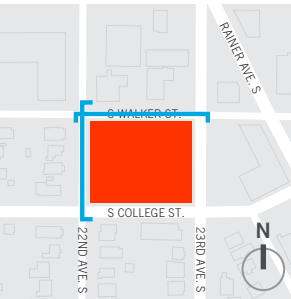
- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Residential Lobby
- Parking



8.0 TREE GROVE RETENTION STUDY | STREET-LEVEL USE



- KEY**
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Residential Lobby
 - Parking



8.0 TREE GROVE RETENTION STUDY | SHADOW STUDY



10.0 ADDITIONAL STUDIES | NORTHEAST CORNER ENTRY

COMMENT 3.A | STREET-LEVEL ACTIVATION

While staff supports the massing of Option 3 Alternate and acknowledges public comment regarding entries, the primary residential lobby at the site’s northeast corner needs to be relocated south. The street level uses on level 1 along 23rd Avenue South need to change to reflect the Level 1 uses and locations shown in Option 2. In Option 2 the residential lobby is located centrally along 23rd Avenue South with commercial spaces north and south of the lobby. The commercial space on the northeast corner of the site wraps the corner and provides commercial space facing South Walker Street. (PL3.A, PL3.C)

ARCHITECT RESPONSE:

The purpose of this study is to explore the pros and cons of placing a commercial use at the NE corner.

COMMERCIAL/RETAIL SPACE ON THE NE CORNER:

The project is primarily residential in nature. The steep-sloped surrounding streets, as well as the location in the neighborhood’s zone transition, do not support intensive retail and commercial environment. Of all four streets surrounding the block, 23rd Avenue S is the least sloped and the most commercial-oriented street with the opportunity for commercial spillage to the sidewalk, street café, and outdoor sales. It is also the street which in the future may be developed with reciprocal mixed-use developments with street-level commercial/retail use that will further reinforce its character. The potential business that will likely occupy these commercial spaces are small services and food & beverage establishments, preserving the mom-and-pop character of the businesses in the neighborhood now. Flexibility and adaptability of the space are paramount to successful and lively street-level experience.

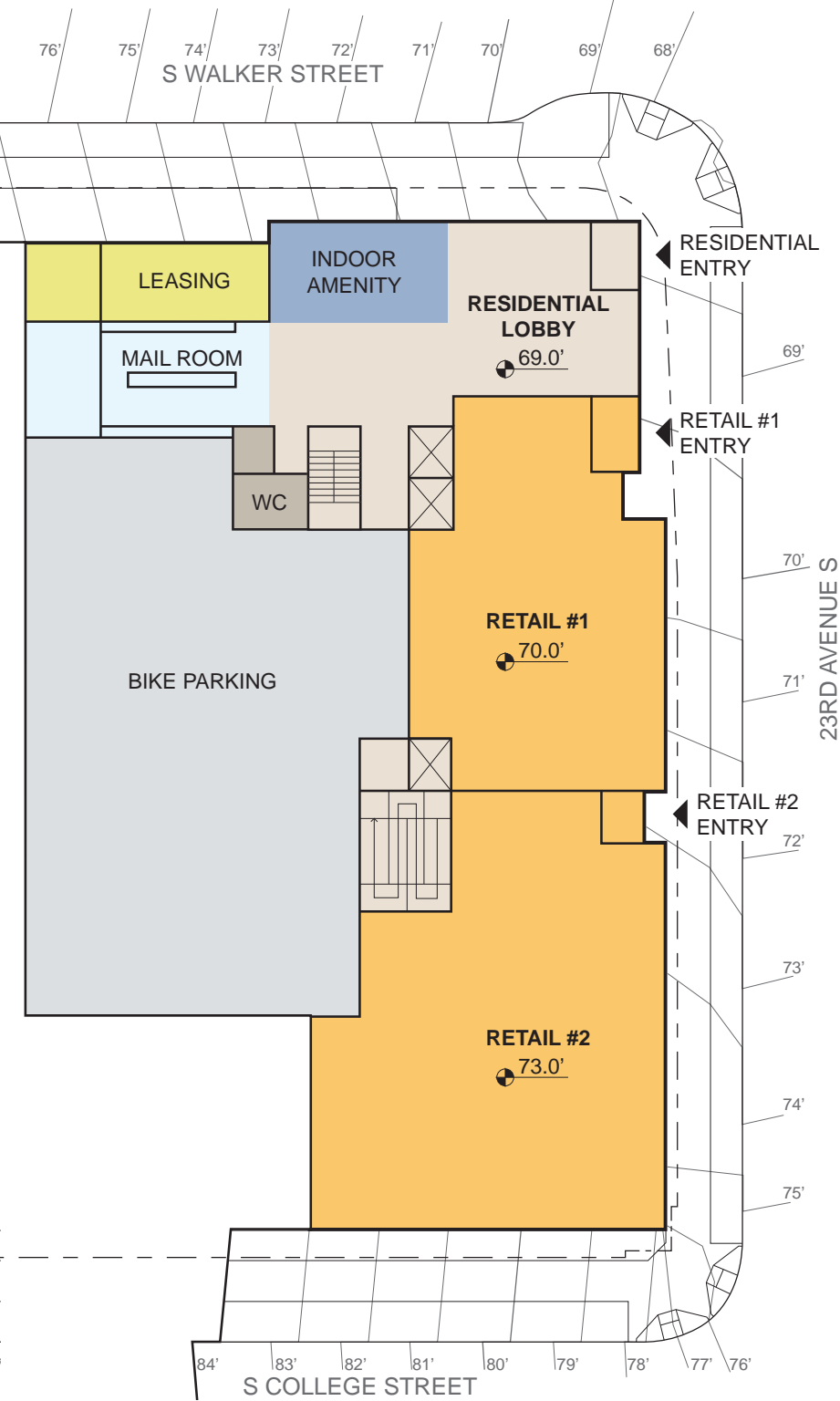
COMMENT 3.B

Introduce façade modulation on the street level uses to help differentiate the residential lobby and commercial spaces from one another. The current floor plans for staff’s preferred massing generally lack this design detail. (CS2.C.3, PL3.A)

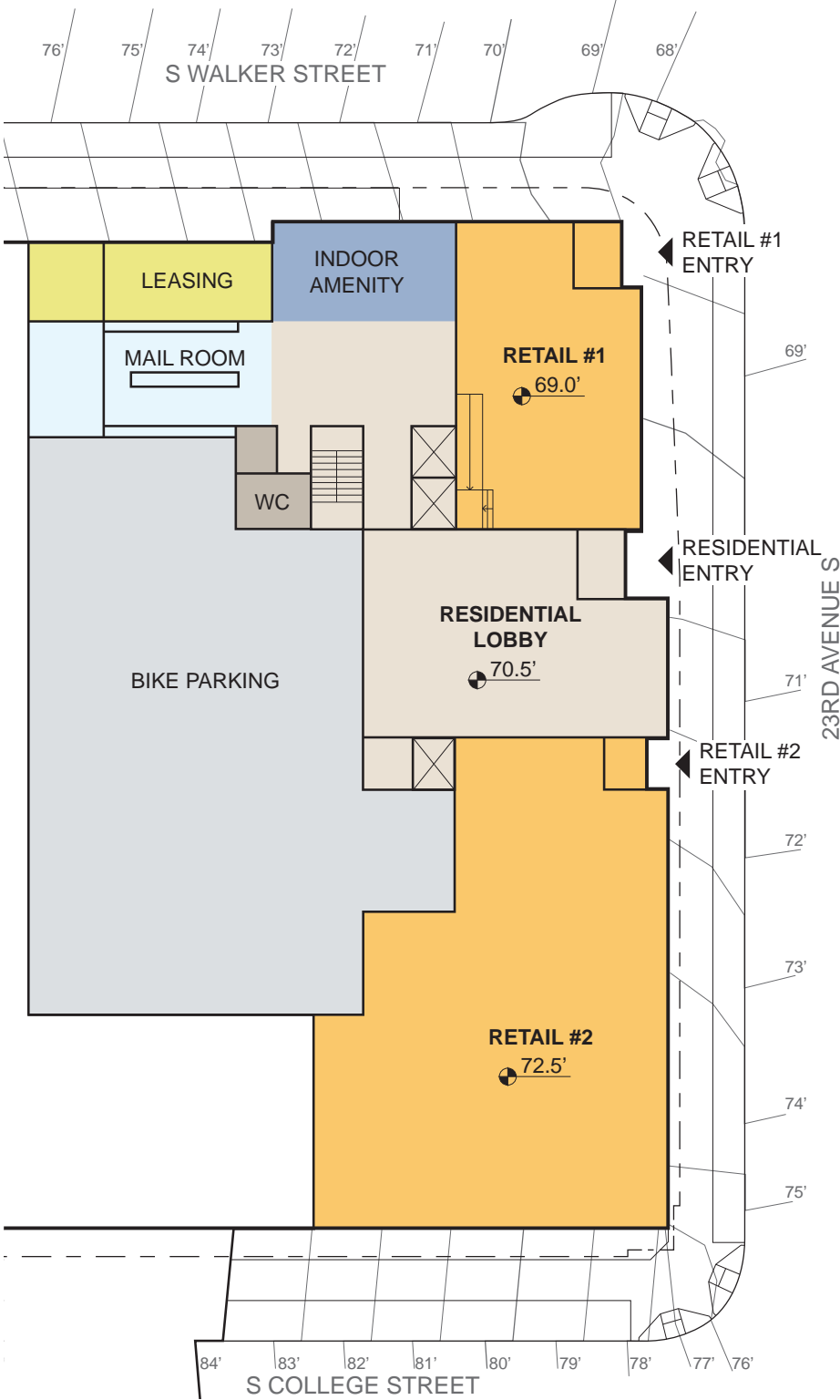
ARCHITECT RESPONSE:

Recesses along the east facade help break up the length of the ground-level storefront and help delineate entryways for retail and the residential lobby. Further studies of the storefront design have been explored to help modulate the facade and provide a human-scaled pedestrian environment along 23rd Avenue S. Refer to sheet 29 for more information.

PREFERRED RESIDENTIAL LOBBY LOCATION



ALTERNATE RESIDENTIAL LOBBY LOCATION



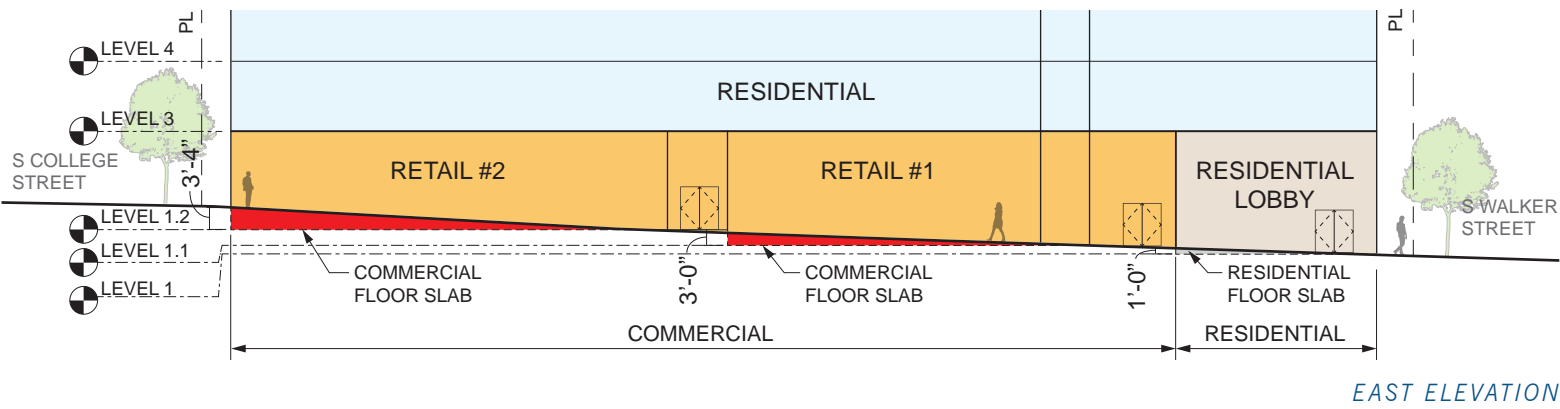
10.0 ADDITIONAL STUDIES | NORTHEAST CORNER ENTRY

PREFERRED RESIDENTIAL LOBBY LOCATION

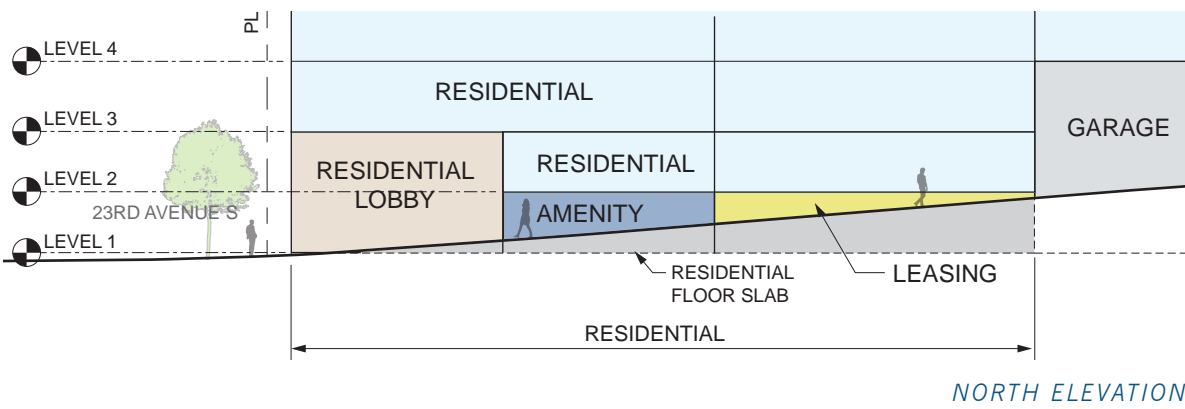
- Pros:**

 - Both retail spaces are connected making them more flexible in form which will increase chances of securing an anchor tenant or tenants.
 - Both retail spaces have direct access to service elevator and trash room without the need to cross through the residential lobby
 - Lobby is more efficient in form which lends itself to more ground-floor retail space
- Cons:**

 - Retail is not as visible to pedestrians from northeast



Commercial Floor Slab Below Grade
Residential Floor Slab Below Grade

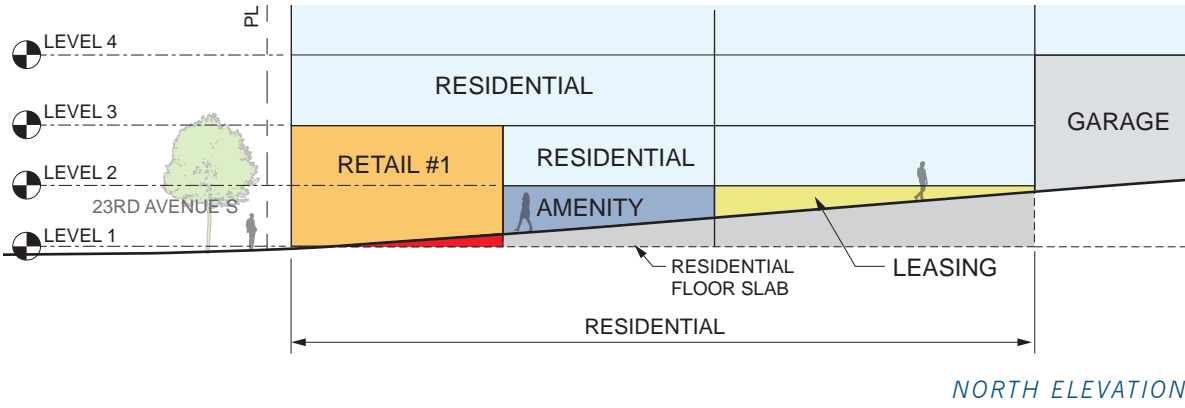
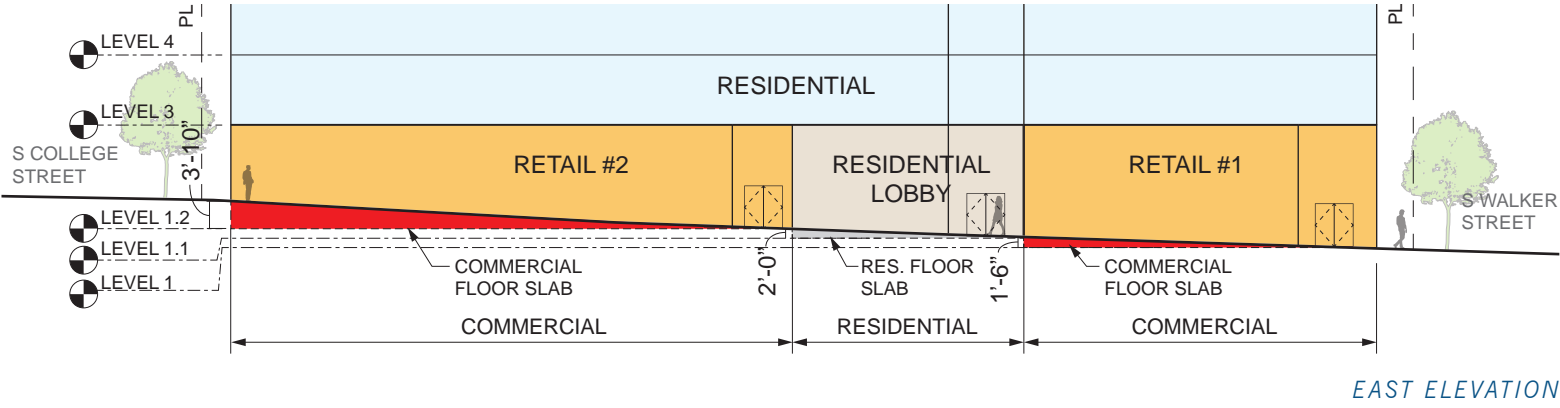


ALTERNATE RESIDENTIAL LOBBY LOCATION

- Pros:**

 - Capture corner with commercial/retail use
 - Offer more visibility for commercial/retail use at corner location
- Cons:**

 - Limited opportunity to create inviting outdoor space on a busy corner for the retail
 - Separating retail spaces reduces flexibility and occupancy
 - Create a cross circulation between commercial and residential use – NE commercial access to services (trash, restrooms) will pass through residential lobby. Additionally, a ramp will be needed in this commercial space to provide an accessibility route to the lobby, thus reducing the usable space for commercial activities.
 - Small retail use on the corner does not support the hierarchical concept and prominence of its location.



CONCLUSION

We have reviewed the design guidelines, particularly those related to entries, retail and corner sites: CS2-C1 Relationship to the Block, PL3-A1 Entries, PL3-C1-3 Retail Edges and DC2-E Form and Function. After studying the options, we feel it is imperative that the commercial space along 23rd Avenue S is contiguous to allow flexibility of tenants and program. It helps define the function and use in plan and in the exterior façade design. Locating the entry lobby in the middle of the block and dividing the commercial spaces limits the type and size of tenants and poses problems with BOH circulation. With the residential lobby at the corner, the entrance can be grander and more visible to draw people in from adjacent streets and the business district along Rainer Ave S. A corner entry lobby will always be occupied with people coming and going and could be opened up to the adjacent commercial space as well. This will enhance the pedestrian experience of the whole development, creating a pedestrian friendly and accessible entry.

10.0 ADDITIONAL STUDIES | LOST SQUARE FOOTAGE

REVISED PREFERRED OPTION

The following diagrams illustrate the net development loss between EDG2 Revised Preferred Option 3 and EDG Preferred Option 3 in addition to further development loss due to retention of the grove trees. Per 25.11.080, the removal of the exceptional tree is allowed if the applicant demonstrates that the tree protection could not be achieved through development standards adjustment if the following sections:

23.41.12 | FAR

Additional FAR will not benefit the project, as we are not maximizing the total allowable FAR on the site.

HEIGHT

We have added height volume to the southern portion of the project, which will affect the daylighting of the courtyard. Additional height is not feasible as it will exceed the high-rise threshold of the fire code. Additionally, the EDG guidance is to provide the perception of a shorter building, especially on the eastern and southern facades.

SETBACKS

The only feasible option to regard the development potential would be to reduce the residential setbacks required by the 23.47A.008 D2. EDG guidance does not support this departure.

PARKING

Reduction of parking to help preserve the tree is irrelevant, all parking is below grade and would not mitigate the loss of residential space.

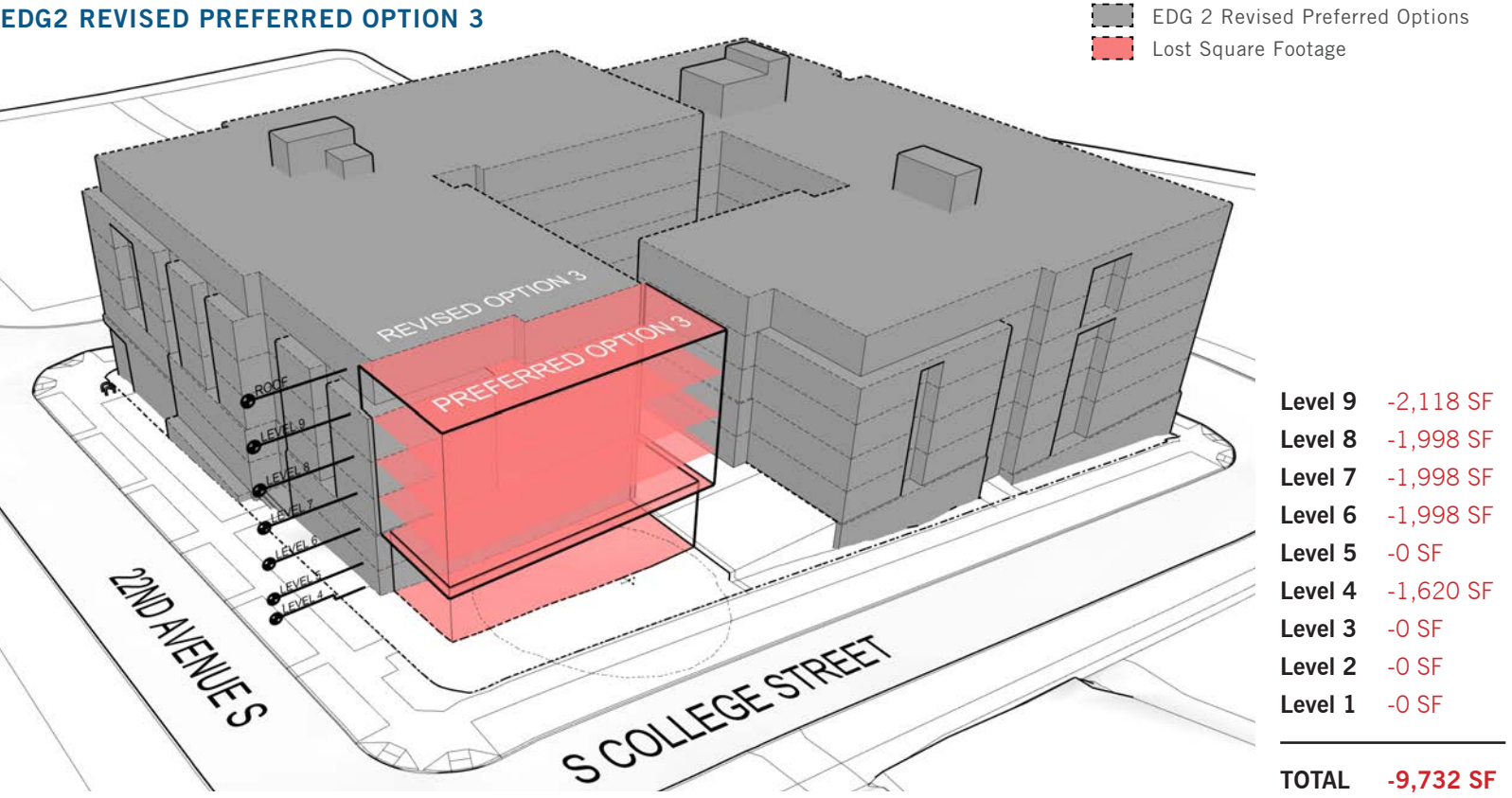
LOSS SQUARE FOOTAGE

The upper diagram shows a loss of 9,732 SF compared to Preferred Option 3. Through reconfiguration and additional massing changes, we are able to add back 6,116 SF, resulting in a net loss of 3,616 SF and 9 units.

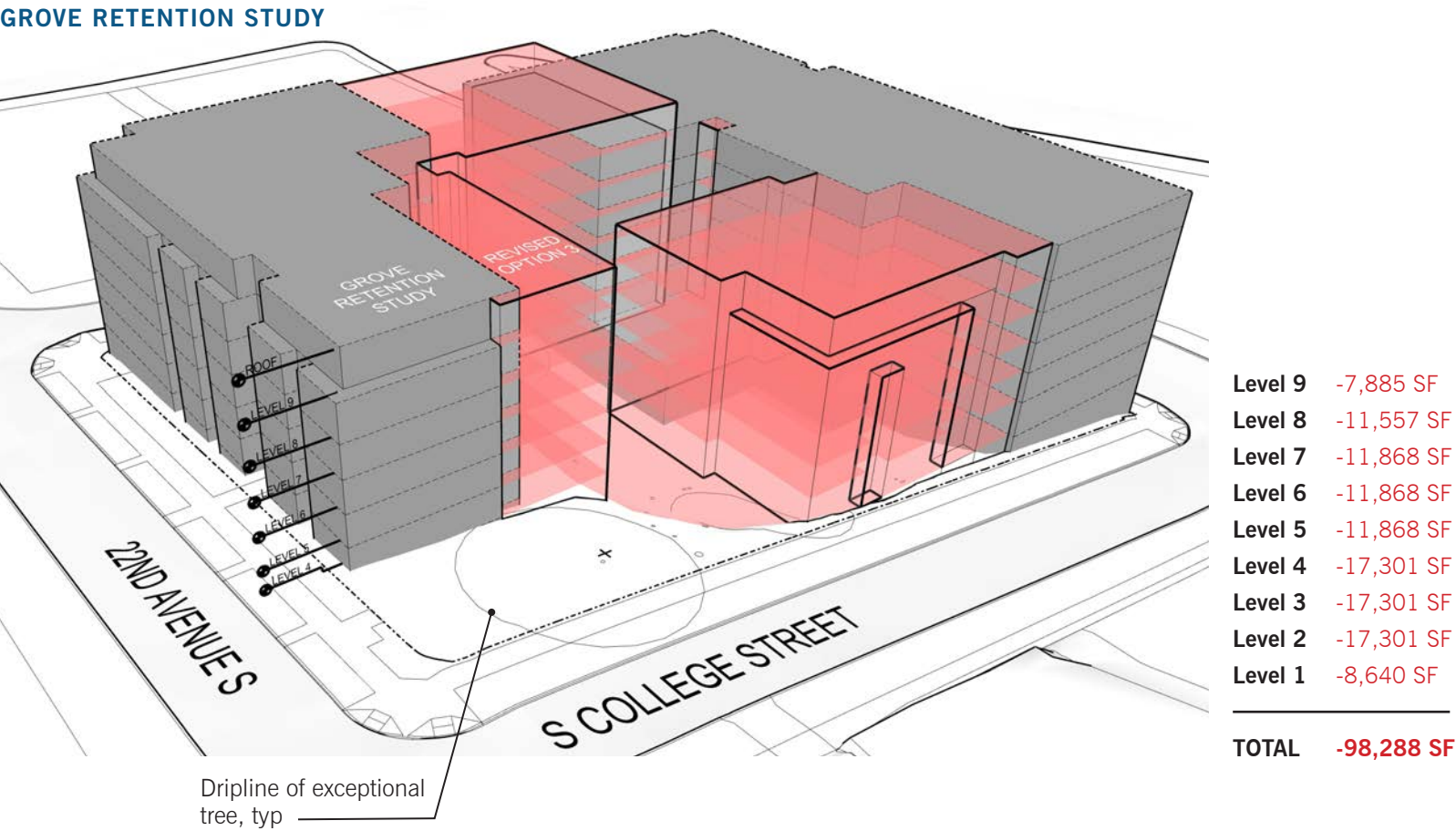
The lower diagram shows a loss of 98,288 SF compared to Revised Preferred Option 3. Due to the grove trees' location in the middle of the site, the building mass is split into two separate buildings which greatly decreases each building's efficiency as well as the opportunity to include below-grade parking in the design. Furthermore, outdoor amenity that was proposed on level 4 must be relocated elsewhere which further disrupts the efficiency of the Revised Preferred Options 3's form.

The applicant would like to seek Director approval to remove the significant trees and the removal of all grove trees.

EDG2 REVISED PREFERRED OPTION 3



GROVE RETENTION STUDY



APPENDIX

8.0 ARCHITECTURAL MASSING CONCEPTS



	Option 1	Option 2	Option 3 Alternate
CONCEPT:	Interlock	Terrace	Exceptional Trees Retained
# UNITS:	277 Units	265 Units	229 Units
AMENITY AREA SF	12,774 SF	12,774 SF	7,756 SF
COMMERCIAL RETAIL SF:	8,048 SF	11,190 SF	8,029 SF
PARKING STALLS:	156	142	88
BIKE STALLS:	277 (Long-term), 16 (Short-term)	265 (Long-term), 16 (Short-term)	229 (Long-term), 16 (Short-term)
PROPOSED FAR	5.03	4.98	4.62
FAR SF:	256,380 SF	253,957 SF	235,561 SF
GROSS FLOOR AREA:	292,421 SF	290,167 SF	260,263 SF
OPPORTUNITIES:	<ul style="list-style-type: none">Strong corners with continuous street edgesPodium level courtyard opens outward towards residential area beyondBuilding is visually split into two masses which helps reduce the scale of the development	<ul style="list-style-type: none">Large courtyard opens to street and gives direct views outward for interior unitsPlan indents at east and west facades to clearly express residential entrancesWest courtyard helps scale back facade from adjacent single-family residences.	<ul style="list-style-type: none">Three exceptional trees are retained on siteIncrease in amount of greenspaceBuilding footprint is reduced in size
CONSTRAINTS:	<ul style="list-style-type: none">Small courtyardUpper level connection broken up by courtyardCourtyard residential units facing each other in close proximity	<ul style="list-style-type: none">Narrow east facing courtyardCorner weakened by mid-block residential entrancesRetail weakened by mid-block residential entrances	<ul style="list-style-type: none">Existing grade below exceptional trees drops below grade at sidewalk and creates wells near buildingExisting grade in south-facing courtyard is environmentally critical due to severity of slopeParking levels are exposed due to grade changeBuilding height is raised one story higher than other options
CODE COMPLIANCE:	Departures requested	Departure requested	Departures requested

VIEW OF NORTH FACADE

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION		DESCRIPTION	OPT 3	OPT 3 ALT	REVISED PREF. OPT3
Development Standard Departures	23.41.012	B.11.f.	Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that: 1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) Avoiding development in the tree protection area will reduce the total development capacity of the site	N/A	Departure Request	√
Permitted Uses	23.47A.004	Table A	Drinking Establishments, Restaurant, Office, Retail Sales and Services, L/W, Residential	√	√	√
Street Level Uses	23.47A.005	B.	Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit.	Departure Request	Departure Request	√
Street Level Development Standards	23.47A.008	A.2.b	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	√	√	√
		A.2.c	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	√	√	√
		A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√	√	√
		B.2.a	Non-residential street-level requirements: 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	√	√	√
		B.3	Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	√	√	√
		B.4	Non-residential uses at street level shall have a floor-to-floor height of 13' min.	√	√	√
		D.1	At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry.	√	√	√
		D.2	Dwelling unit floor to be 4 feet above or 4 feet below sidewalk or provide 10' setback.	Departure Request	Departure Request	√
Structure height	23.47A.012	A.	75 Foot height limit per C1-75.	√	Departure Request	√
		C.2	Open railings, planters, parapets and firewalls may extend up to 4' feet above the applicable height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47a.012.C.2.	√	√	√
		C.4.b	Mechanical equipment may extend up to 15' above the applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.	√	√	√
		C.4	Rooftop features may extend up to 15 feet above the applicable height limit, as long as the extending from rooftop features do not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Mechanical equipment; c. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge; f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√	√	√
Setback requirements	23.47A.014	A.	Rooftop features are not allowed in setbacks, except that for upper-level setbacks: 1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins.	√	√	√
		C.1	For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	√	Departure Request	√
Amenity area	23.47A.024	A.	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.	√	√	√
Parking location & access	23.47A.032	B.1.a	Parking shall not be located between a structure and a street lot line	√	√	√
		B.1.b	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.	√	√	√
		B.3	Off-street parking may be located anywhere on a lot in C1 zones, except that structures with residential uses in C zones, shall meet the requirements for parking location for NC zones as provided in subsection 23.47a.032.B.1, Except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided between a street and a structure, but only on sides facing other commercially zoned lots.	Departure Request	√	√
Bicycle Parking	23.54.015	D.2.	Long term: 1 bicycle per dwelling unit Short term: 1 bicycle per 20 dwelling units	√	√	√
Solid waste and recycle	23.54.040	Table A	Space required for shared storage space for solid waste containers for residential development with more than 100 dwelling unites requires 575 square feet plus 4 square feet for each unit above 100.	√	√	√
			Per table A - Space required for shared storage space for solid waste containers for non-residential development with gross floor area of 0-5,000 sf requires 82 square fee.	√	√	√
		D.1	For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.	√	√	√

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION		DESCRIPTION	OPT 1	OPT 2	OPT 3	OPT 3 ALT
Development Standard Departures	23.41.012	B.11.f.	Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that: 1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) Avoiding development in the tree protection area will reduce the total development capacity of the site	N/A	N/A	N/A	Departure Request
Permitted Uses	23.47A.004	Table A	Drinking Establishments, Restaurant, Office, Retail Sales and Services, L/W, Residential	√	√	√	√
Street Level Uses	23.47A.005	B.	Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit.	Departure Request	Departure Request	Departure Request	Departure Request
Street Level Development Standards	23.47A.008	A.2.b	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	√	√	√	√
		A.2.c	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	√	√	√	√
		A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√	√	√	√
		B.2.a	Non-residential street-level requirements: 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	√	√	√	√
		B.3	Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	√	√	√	√
		B.4	Non-residential uses at street level shall have a floor-to-floor height of 13' min.	√	√	√	√
		D.1	At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry.	√	√	√	
		D.2	Dwelling unit floor to be 4 feet above or 4 feet below sidewalk or provide 10' setback.	Departure Request	√	Departure Request	Departure Request
Structure height	23.47A.012	A.	75 Foot height limit per C1-75.	√	√	√	Departure Request
		C.2	Open railings, planters, parapets and firewalls may extend up to 4' feet above the applicable height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47a.012.C.2.	√	√	√	√
		C.4.b	Mechanical equipment may extend up to 15' above the applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.	√	√	√	√
		C.4	Rooftop features may extend up to 15 feet above the applicable height limit, as long as the extending from rooftop features do not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Mechanical equipment; c. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge; f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√	√	√	√
Setback requirements	23.47A.014	A.	Rooftop features are not allowed in setbacks, except that for upper-level setbacks: 1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins.	√	√	√	√
		C.1	For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	√	√	√	Departure Request
Amenity area	23.47A.024	A.	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.	√	√	√	√
Parking location & access	23.47A.032	B.1.a	Parking shall not be located between a structure and a street lot line	√	√	√	√
		B.1.b	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.	√	√	√	√
		B.3	Off-street parking may be located anywhere on a lot in C1 zones, except that structures with residential uses in C zones, shall meet the requirements for parking location for NC zones as provided in subsection 23.47a.032.B.1, Except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided between a street and a structure, but only on sides facing other commercially zoned lots.	Departure Request	√	Departure Request	√
Bicycle Parking	23.54.015	D.2.	Long term: 1 bicycle per dwelling unit Short term: 1 bicycle per 20 dwelling units	√	√	√	√
Solid waste and recycle	23.54.040	Table A	Space required for shared storage space for solid waste containers for residential development with more than 100 dwelling unites requires 575 square feet plus 4 square feet for each unit above 100.	√	√	√	√
			Per table A - Space required for shared storage space for solid waste containers for non-residential development with gross floor area of 0-5,000 sf requires 82 square fee.	√	√	√	√
		D.1	For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.	√	√	√	√

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The following proposal is three design options for a nine-story multifamily residential structure with on-site parking, ground floor commercial spaces, residential units, and residential amenity areas. An alternate ten-story option is also proposed with the inclusion of three exceptional trees on site. This project resides in a parking flexibility area with no minimum parking requirements, but a limited amount of parking spaces are provided for residential and commercial retail use with parking access located along S Walker Street. The development will provide approximately 268 multifamily units with building entrances located along S Walker Street and 22nd Avenue S.

SITE DESCRIPTION & ANALYSIS

The project is located on a full city block in the Mount Baker neighborhood bordered by S Walker Street and S College Street to the north and south, and 23rd Avenue S and 22nd Avenue S to the east and west respectively. It's presently occupied by a one-story commercial building with a non-profit organization tenant, and a small business office. The site slopes roughly forty feet from the southwest to the northeast and due to the severity of the slope is in an environmentally critical area. Many mature trees also occupy the site with three being considered exceptional.

DEVELOPMENT SUMMARY (OPTION 1)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING SPACE	BIKE STALLS
ROOF	178 SF	178 SF	178 SF	-	-	-	-
9	15,573 SF	19,363 SF	15,485 SF	-	25	-	-
8	37,325 SF	37,325 SF	37,156 SF	-	49	-	-
7	37,325 SF	37,325 SF	37,156 SF	-	49	-	-
6	37,325 SF	37,325 SF	37,156 SF	-	49	-	-
5	34,930 SF	34,930 SF	34,761 SF	-	44	-	-
4	35,379 SF	35,379 SF	35,210 SF	-	40	-	-
3	44,646 SF	35,776 SF	12,871 SF	1,990 SF	15	81	-
2	35,673 SF	15,758 SF	5,754 SF	-	6	75	-
1	14,067 SF	6,811 SF	2,781 SF	6,058 SF	-	-	277
TOTAL	292,421 SF	256,380 SF	218,508 SF	8,048 SF	277 Units	156 Stalls	277 Stalls

DEVELOPMENT SUMMARY (PREFERRED OPTION 3)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING SPACE	BIKE STALLS
ROOF	178 SF	178 SF	178 SF	-	-	-	-
9	17,868 SF	17,868 SF	17,677 SF	-	24	-	-
8	36,819 SF	36,819 SF	36,411SF	-	45	-	-
7	37,621 SF	37,621 SF	37,213 SF	-	46	-	-
6	37,621 SF	37,621 SF	37,213 SF	-	46	-	-
5	34,466 SF	34,466 SF	34,058 SF	-	41	-	-
4	35,249 SF	35,249 SF	34,812 SF	-	37	-	-
3	41,877 SF	38,182 SF	16,806 SF	2,018 SF	19	75	-
2	34,689 SF	18,198 SF	6,064 SF	-	6	69	-
1	15,754 SF	7,751 SF	3,497 SF	6,982 SF	-	-	268
TOTAL	292,144 SF	263,955 SF	182,611 SF	9,000 SF	268 Units	144 Stalls	268 Stalls

ZONING ANALYSIS

The site lies in a C1-75 (M) zone with a 75 foot building height and mandatory housing affordability standards in effect. Multifamily residential and commercial uses are allowed as well as on-site parking. However, no parking is required due to the sites location in the Mount Baker Hub Urban Village and in a parking flexibility zone.

NEIGHBORHOOD CONTEXT

The site sits in a transition zone between single-family homes to the south and west and commercial businesses to the north and east. The neighborhood is low-lying as well with the tallest building being the newly constructed Lake Washington Girl's Middle School at three stories. Many of the commercial buildings and apartment complexes in the area are from a variety of design periods and don't respond to one particular style. The size of the site and its height limit will make it the tallest building in the near vicinity and largest building by footprint. However, due to the neighborhoods rapid growth and under-built environment around Rainier Avenue S, more 75 foot buildings are expected to be constructed in the coming years.

DEVELOPMENT SUMMARY (OPTION 2)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING SPACE	BIKE STALLS
ROOF	195 SF	195 SF	195 SF	-	-	-	-
9	18,963 SF	18,963 SF	18,359 SF	-	21	-	-
8	36,374 SF	36,374 SF	35,970 SF	-	48	-	-
7	36,374 SF	36,374 SF	35,970 SF	-	48	-	-
6	36,374 SF	36,374 SF	35,970 SF	-	48	-	-
5	32,939 SF	32,939 SF	32,535 SF	-	44	-	-
4	34,321 SF	34,321 SF	33,242 SF	675 SF	40	-	-
3	43,211 SF	34,998 SF	13,025 SF	2,132 SF	15	85	-
2	37,352 SF	15,668 SF	3,473 SF	-	1	76	68
1	14,064 SF	7,751 SF	3,455 SF	8,383 SF	-	-	197
TOTAL	290,167 SF	253,957 SF	212,194 SF	11,190 SF	265 Units	142 Stalls	265 Stalls

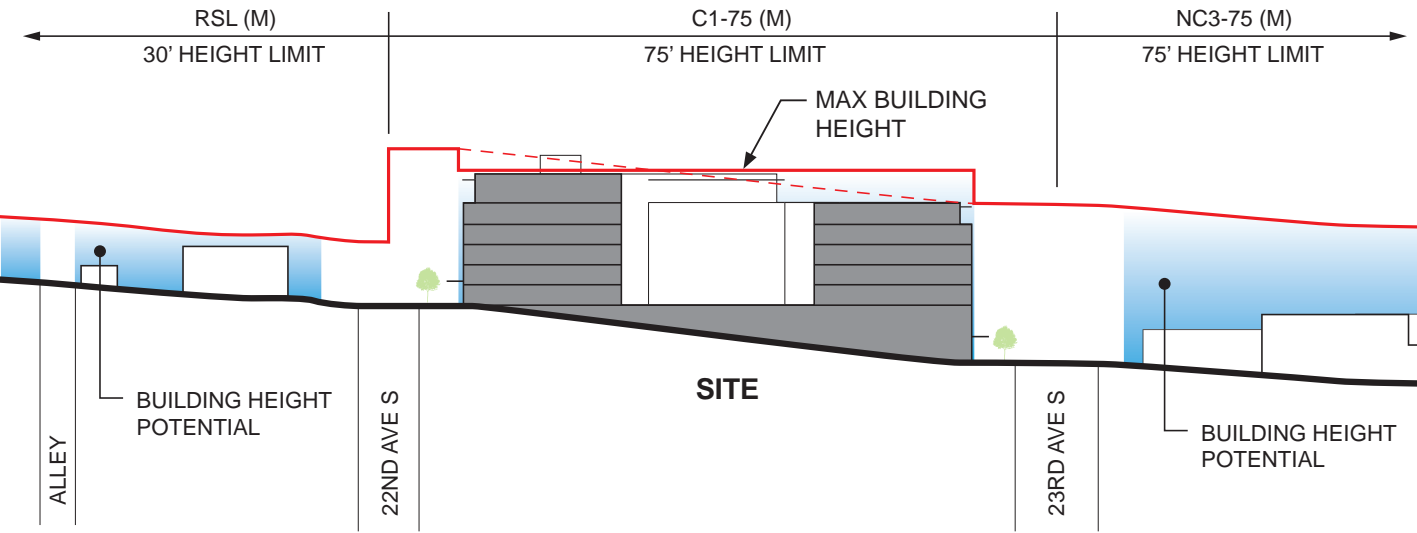
DEVELOPMENT SUMMARY (OPTION 3 ALT)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING SPACE	BIKE STALLS
ROOF	195 SF	754 SF	754 SF	-	-	-	-
10	11,263 SF	11,263 SF	11,037 SF	-	13	-	-
9	27,879 SF	28,879 SF	27,406 SF	-	34	-	-
8	29,212 SF	29,212 SF	28,739 SF	-	34	-	-
7	29,212 SF	29,212 SF	28,739 SF	-	34	-	-
6	29,212 SF	29,212 SF	28,739 SF	-	34	-	-
5	28,769 SF	28,769 SF	28,296 SF	-	33	-	-
4	25,245 SF	25,245 SF	24,772 SF	-	28	-	3
3	32,128 SF	28,449 SF	13,976 SF	2,068 SF	15	43	-
2	25,725 SF	20,892 SF	5,084 SF	-	4	45	-
1	15,846 SF	6,480 SF	2,199 SF	6,186 SF	-	-	255
TOTAL	255,245 SF	238,367 SF	199,741 SF	8,254 SF	229 Units	88 Stalls	258 Stalls

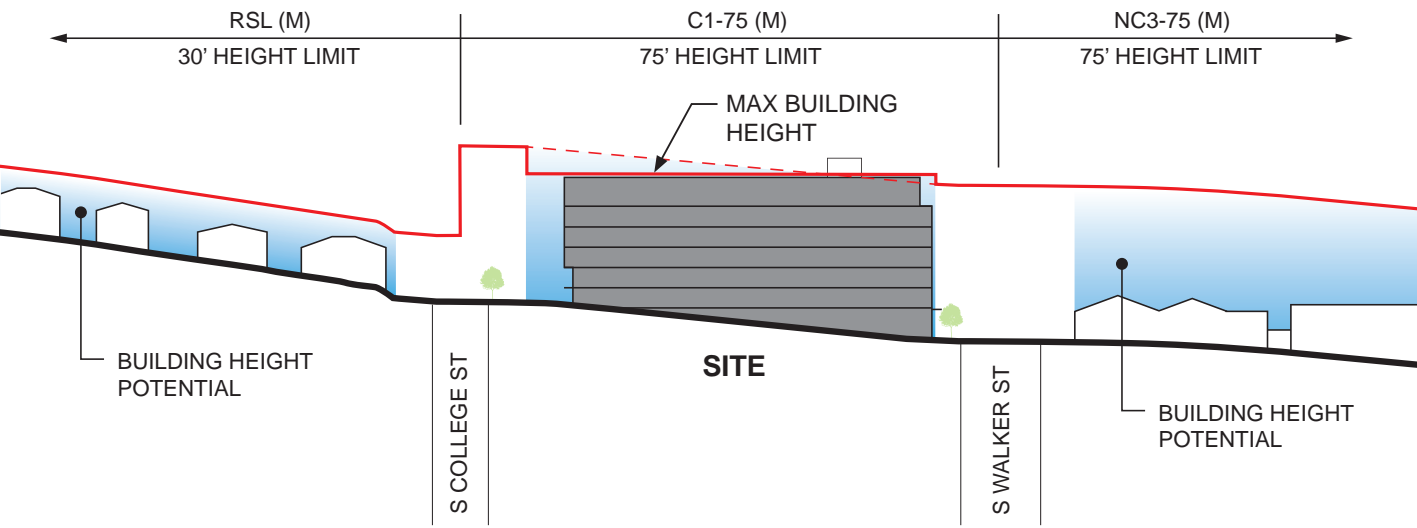
5.0 STREETSAPES

NEIGHBORHOOD CONTEXT

The site lies in a transition zone between neighborhood commercial to the northeast and single-family housing to the southwest. While sloping the building along the grade change is common for steep sites and typically adheres to Seattle’s design guidelines, averaging out the site retains an overall lower roofline facing single-family zones and a higher roofline facing multifamily zones. Upper level setbacks along the south and west facade help to scale the building back further and provide and even lower roofline expression.

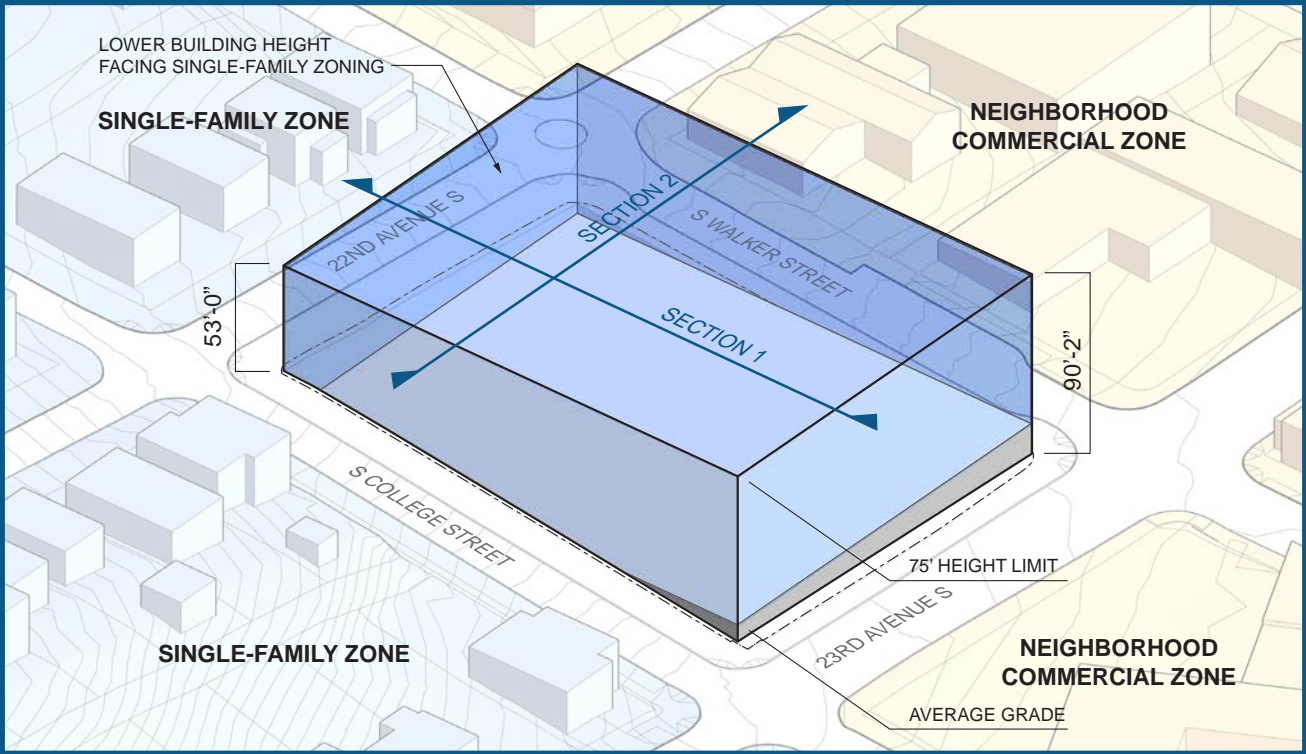


SECTION 1

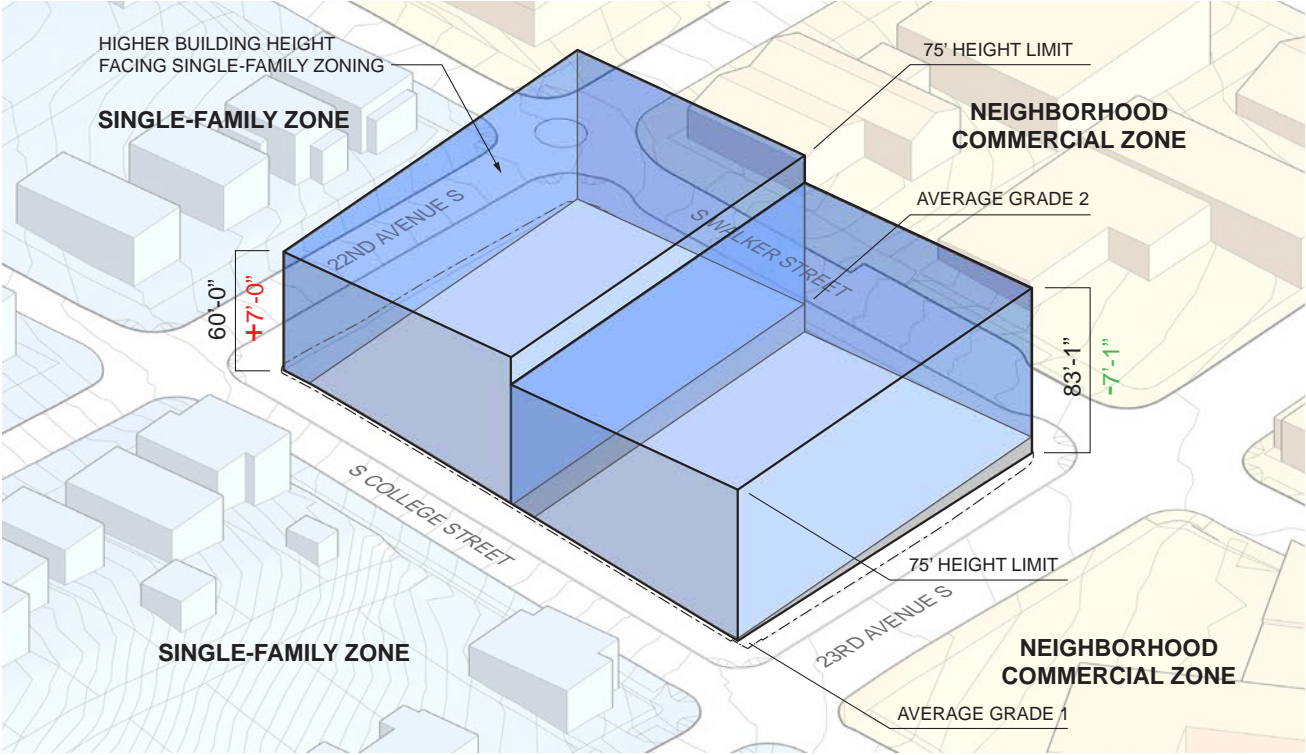


SECTION 2

SINGLE AVERAGE GRADE (PREFERRED)



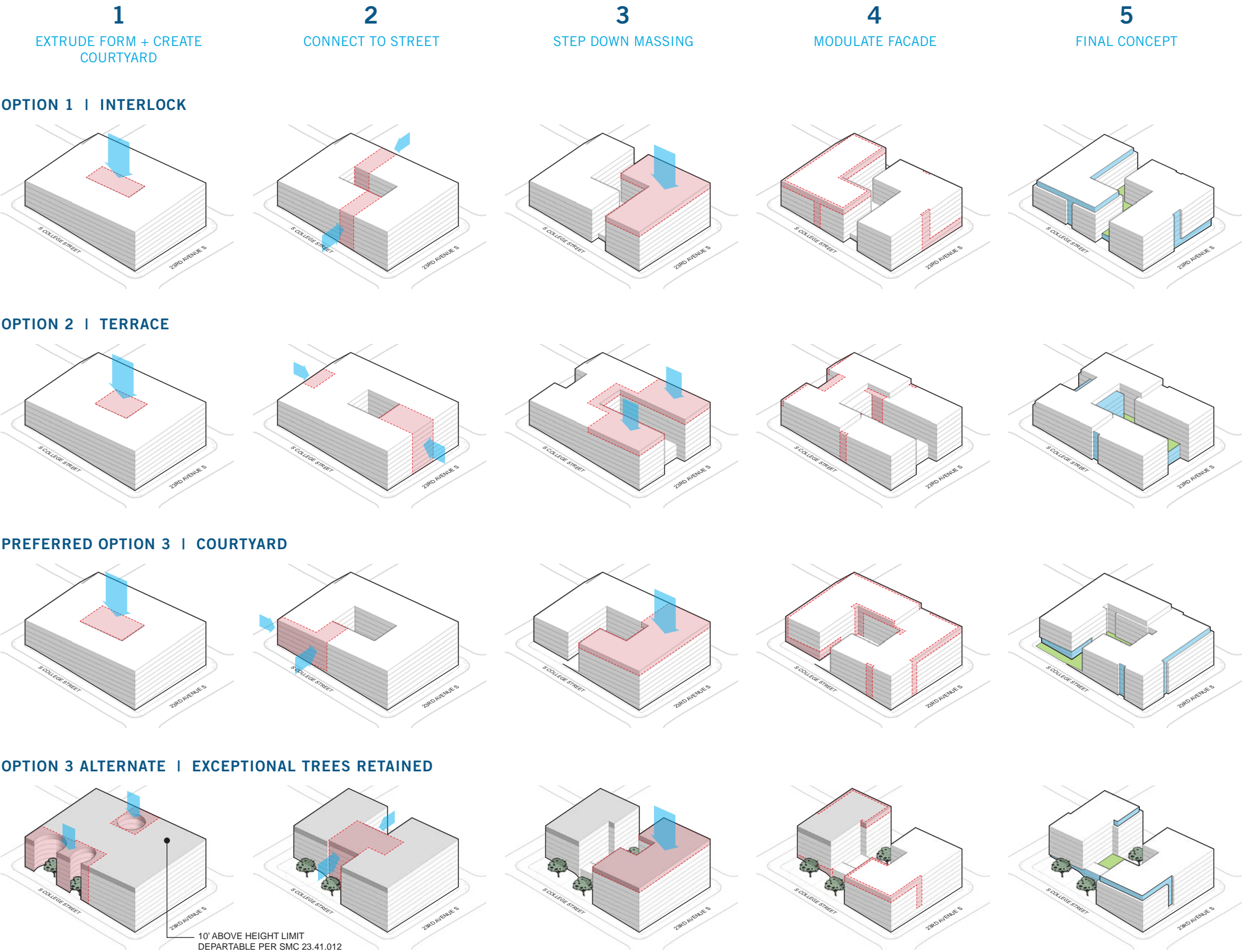
MULTIPLE AVERAGE GRADES (NOT PREFERRED)



8.0 ARCHITECTURAL MASSING CONCEPTS

MASSING CONCEPTS

The steps shown illustrate how each proposed design was reached starting from the site's zoning envelope. Each massing option takes design cues from surrounding site context, site constraints, and site's dramatic slope. Creating a building that responds to the grade change while respecting adjacent single-family residences are critical design elements that have shaped each massing option into three distinct buildings with one alternate scheme. Additional elements such as setbacks, recesses, and landscape elements help to further activate each design and help break down the scale of the development into smaller and more neighborhood-friendly masses.

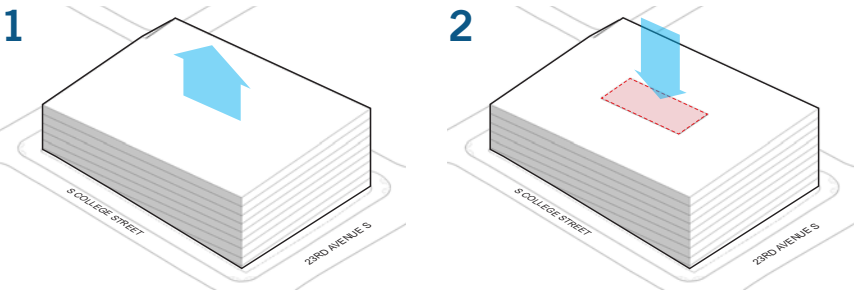


10' ABOVE HEIGHT LIMIT
DEPARTABLE PER SMC 23.41.012

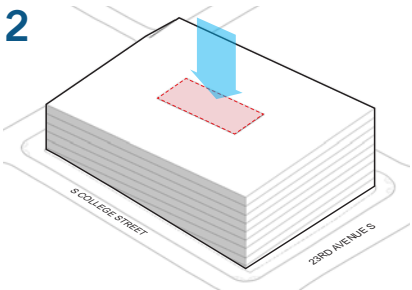
8.0 OPTION 1 | SUMMARY

DESIGN PARTI – INTERLOCK

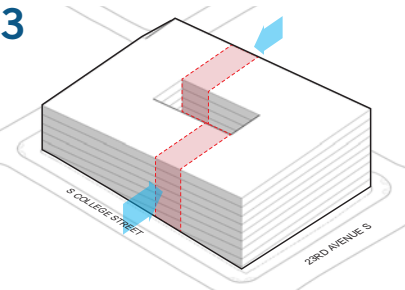
The building's interlocking form is inspired by the site's central courtyard and the desire to retain visual connections to the street. This has the added benefit of allowing more sunlight in to the building's interior as well as helps break down the scale of the site from one large building into two smaller wings. Recesses in the facade further articulate form and provide various entries, terraces, and balcony locations.



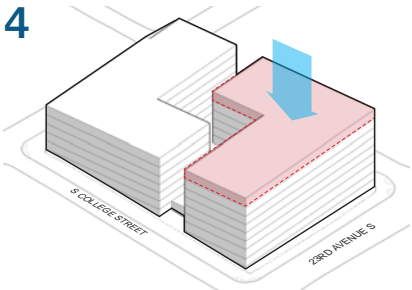
EXTRUDE FORM



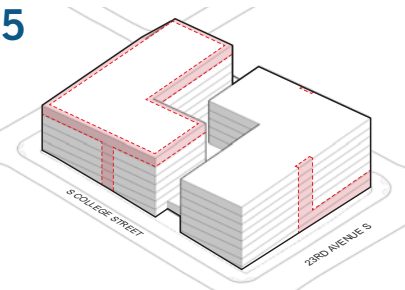
CREATE COURTYARD



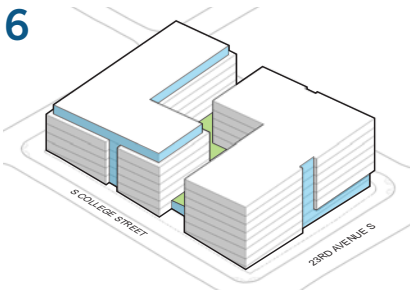
OPEN UP TO STREET



STEP DOWN MASSING

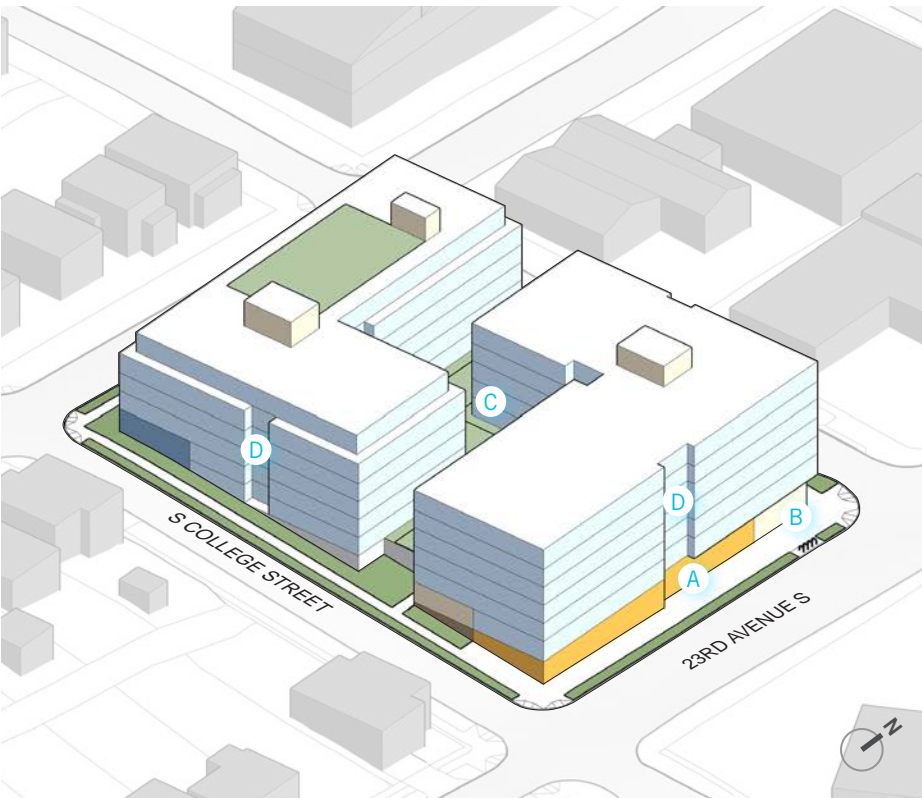


MODULATE FACADE



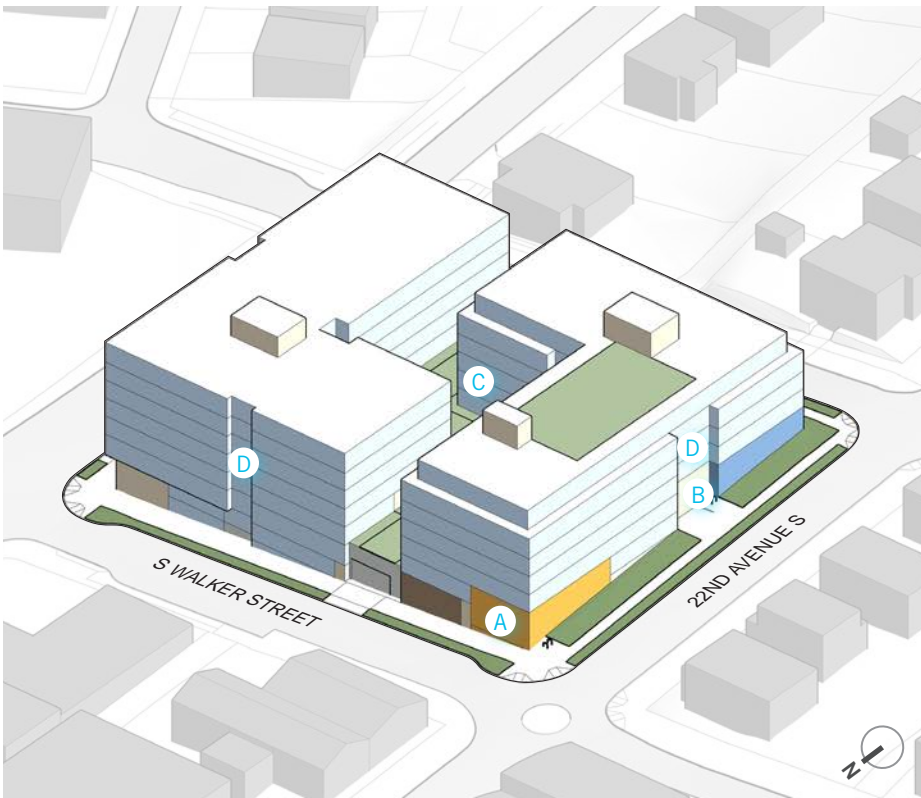
FINAL CONCEPT

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHEAST

- A Commercial Space
- B Residential Lobby
- C Interior Courtyard
- D Facade Modulations



MASSING DIAGRAM FROM NORTHWEST

DESIGN INSPIRATION



The upper floor sets back from the primary facade, creating a drastically reduced presence along the street.



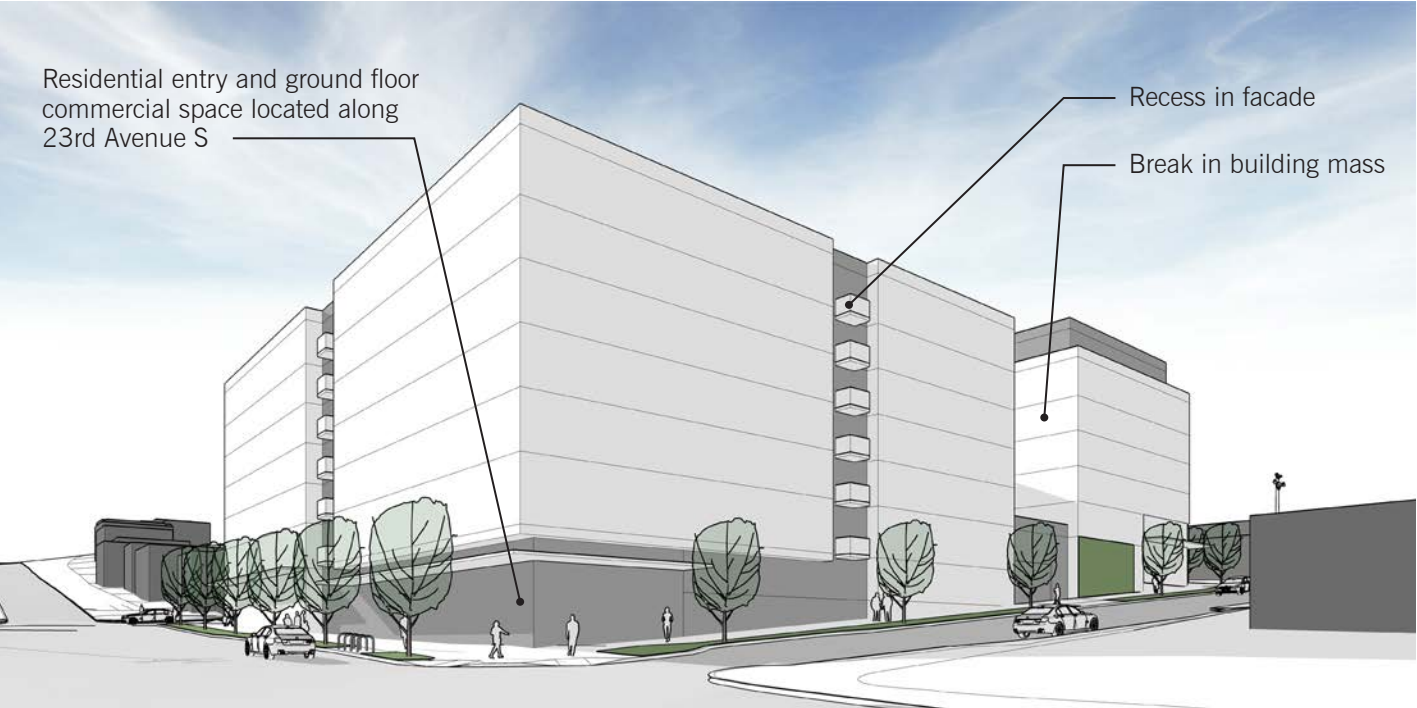
The use of various building forms and patterns helps to break down scale of development while adding visual interest.



Interior courtyard has visual access to adjacent street.

8.0 OPTION 1 | MASSING

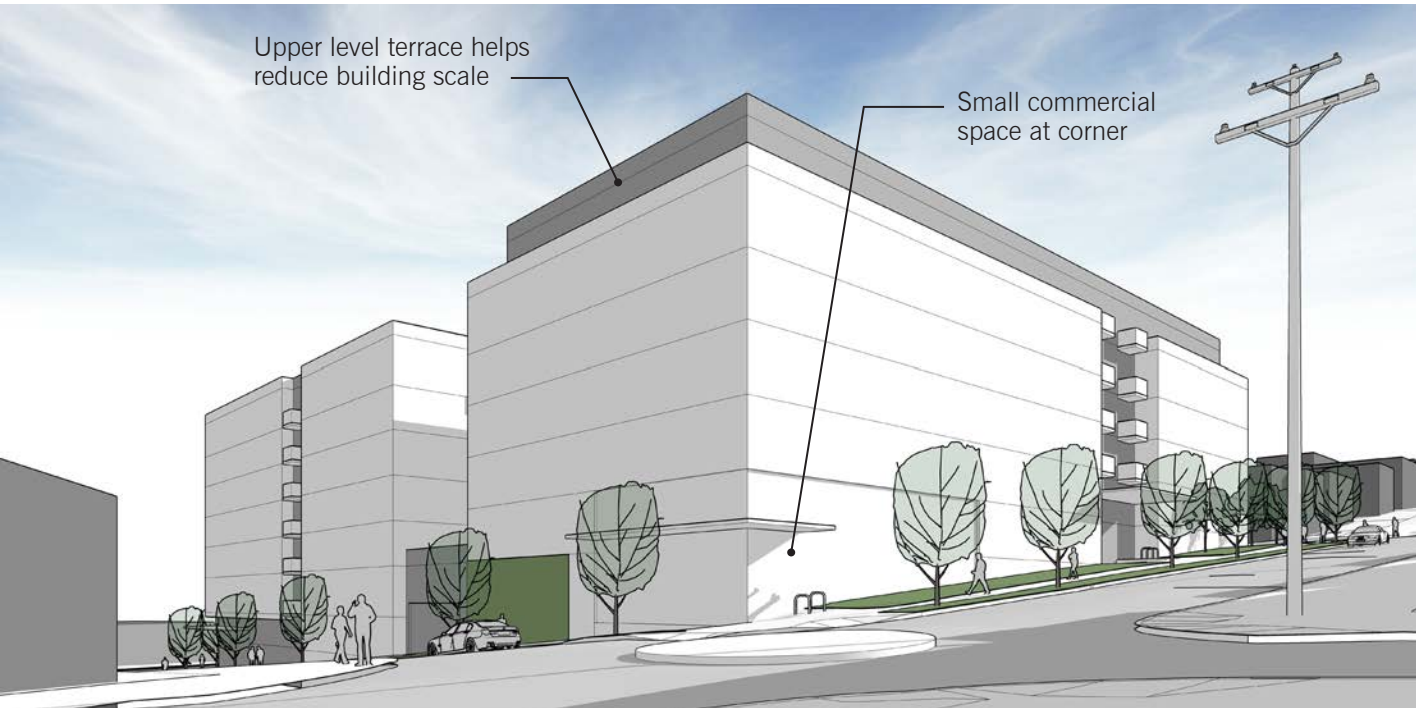
DESIGN ANALYSIS



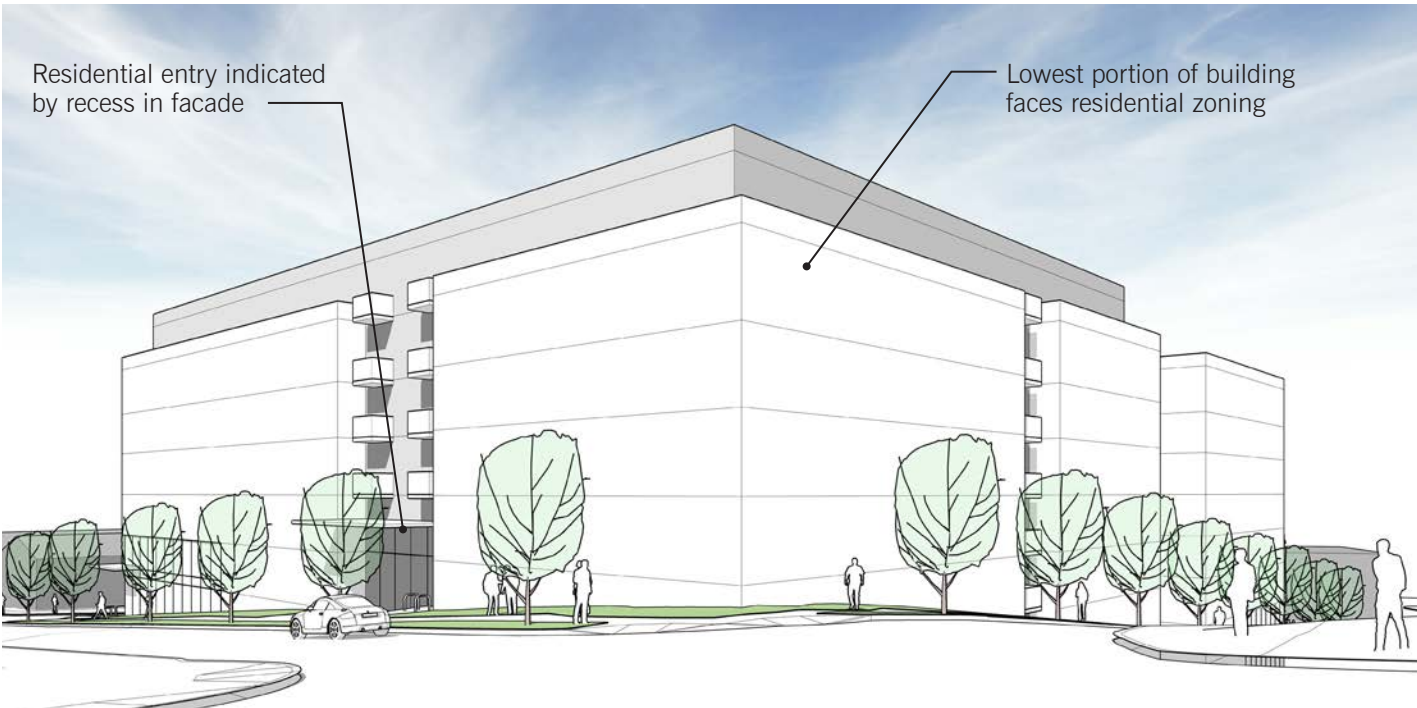
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

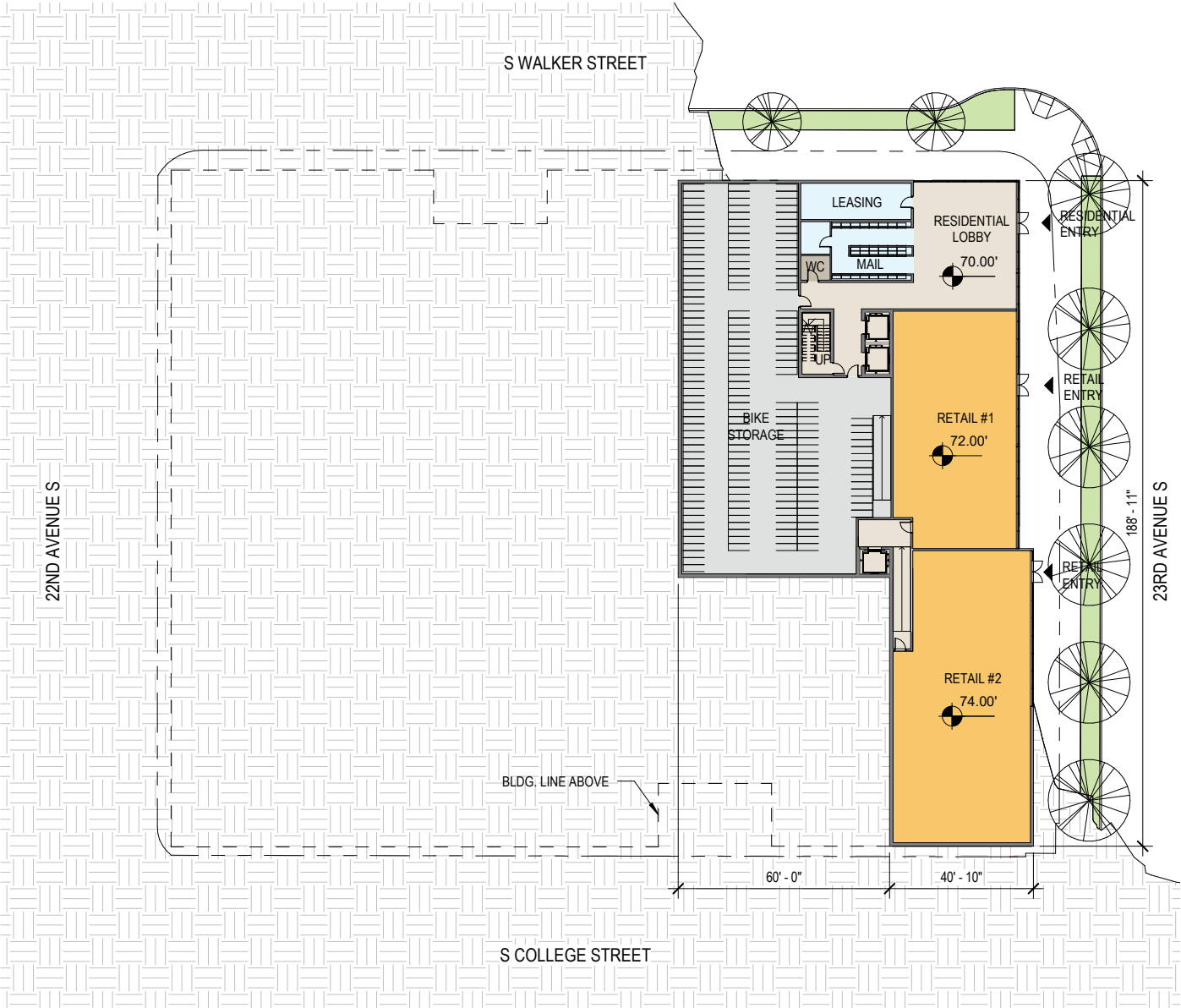


VIEW FROM NORTHWEST

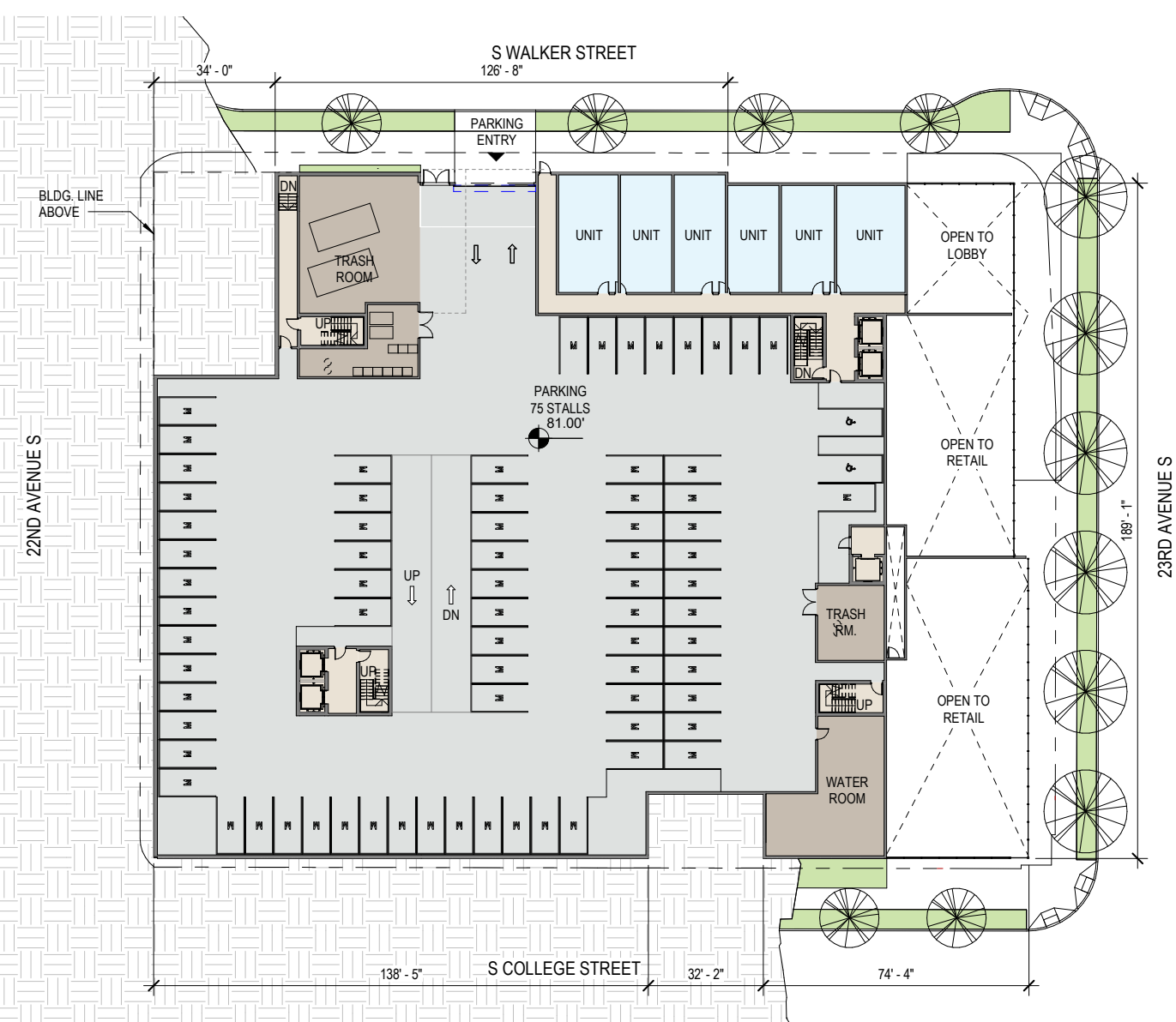


VIEW FROM SOUTHWEST

8.0 OPTION 1 | FLOOR PLANS



LEVEL 1



LEVEL 2

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 1 | FLOOR PLANS



LEVEL 3



LEVEL 4

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 1 | FLOOR PLANS



LEVEL 5

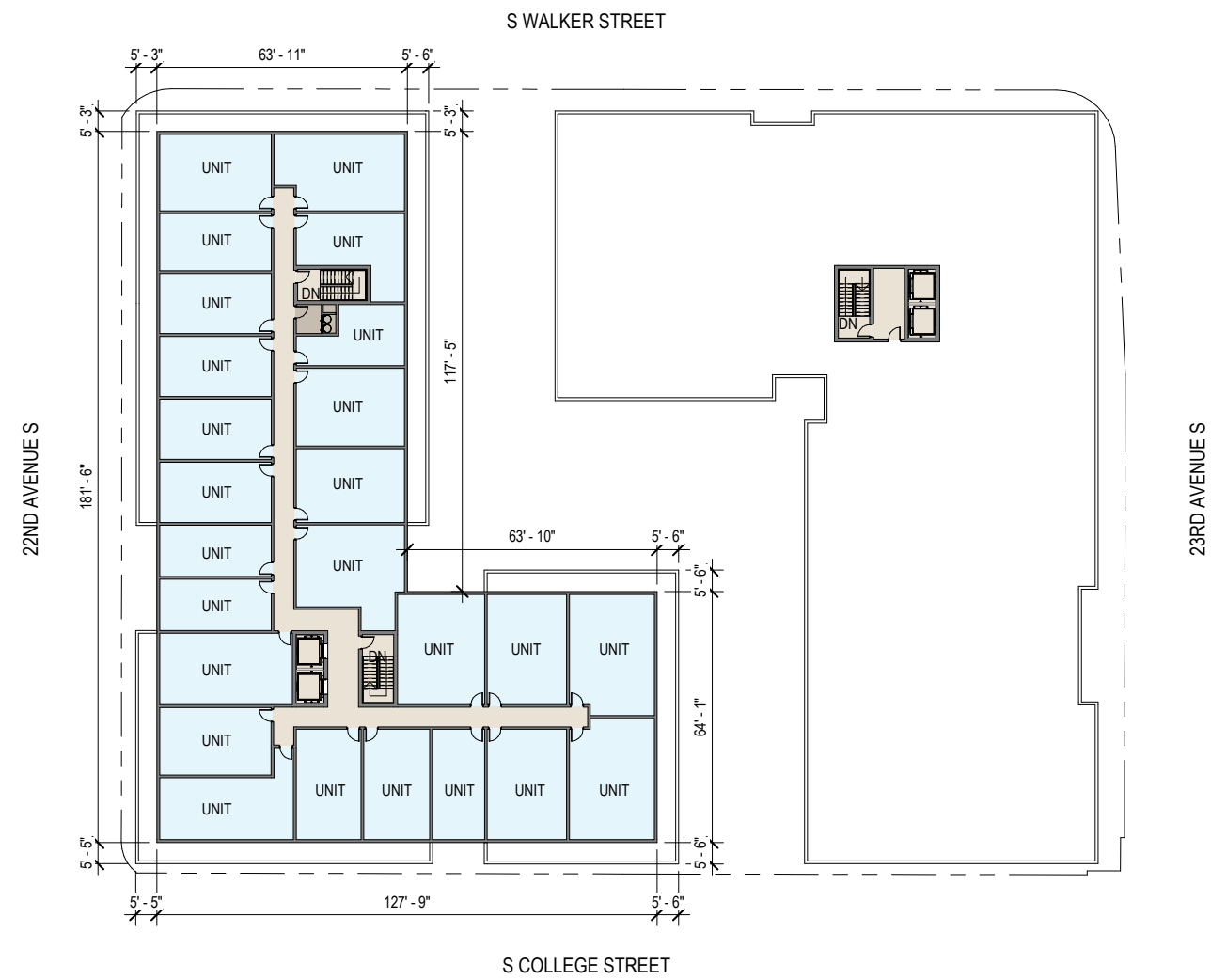


LEVEL 6-8

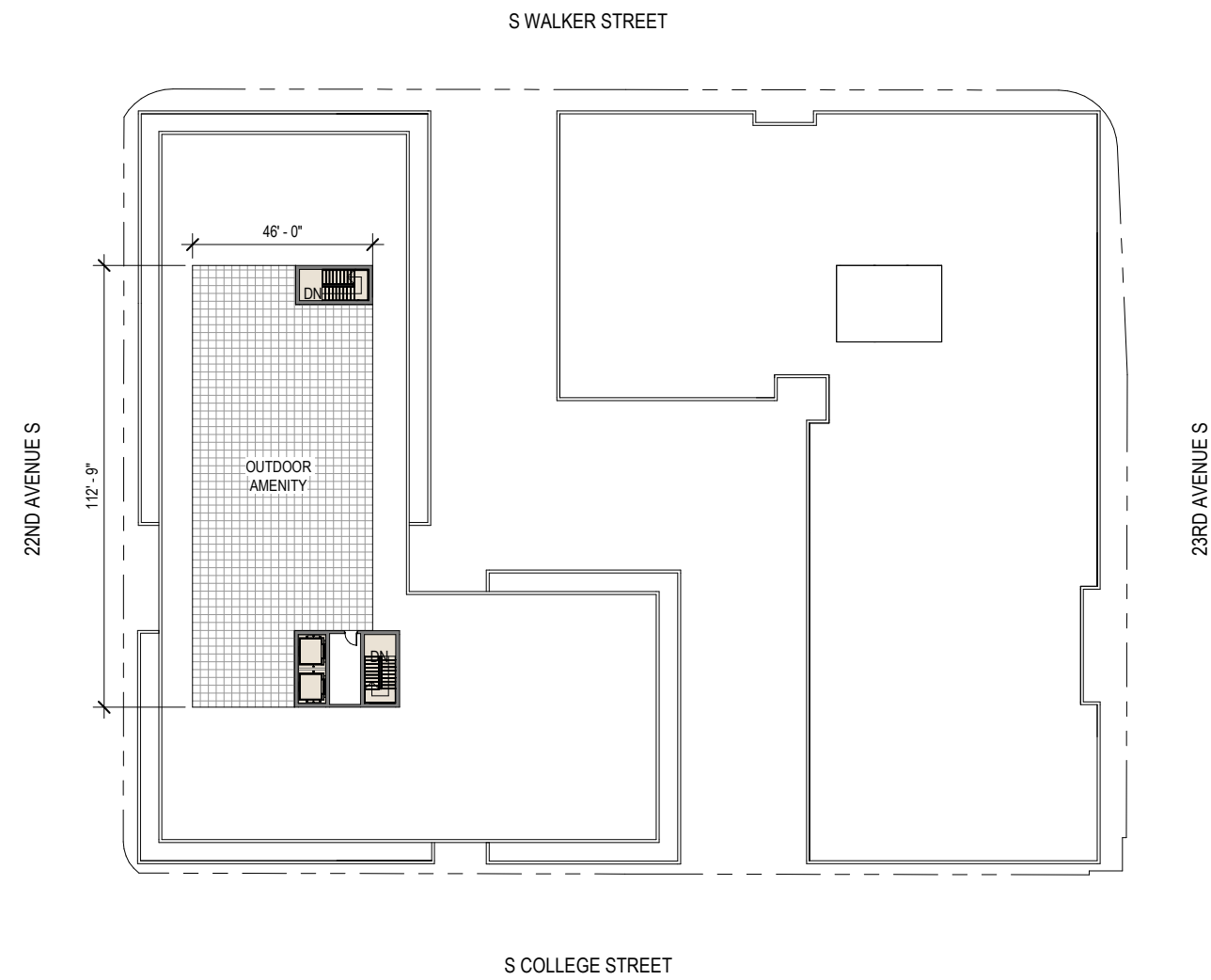
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 1 | FLOOR PLANS



LEVEL 9

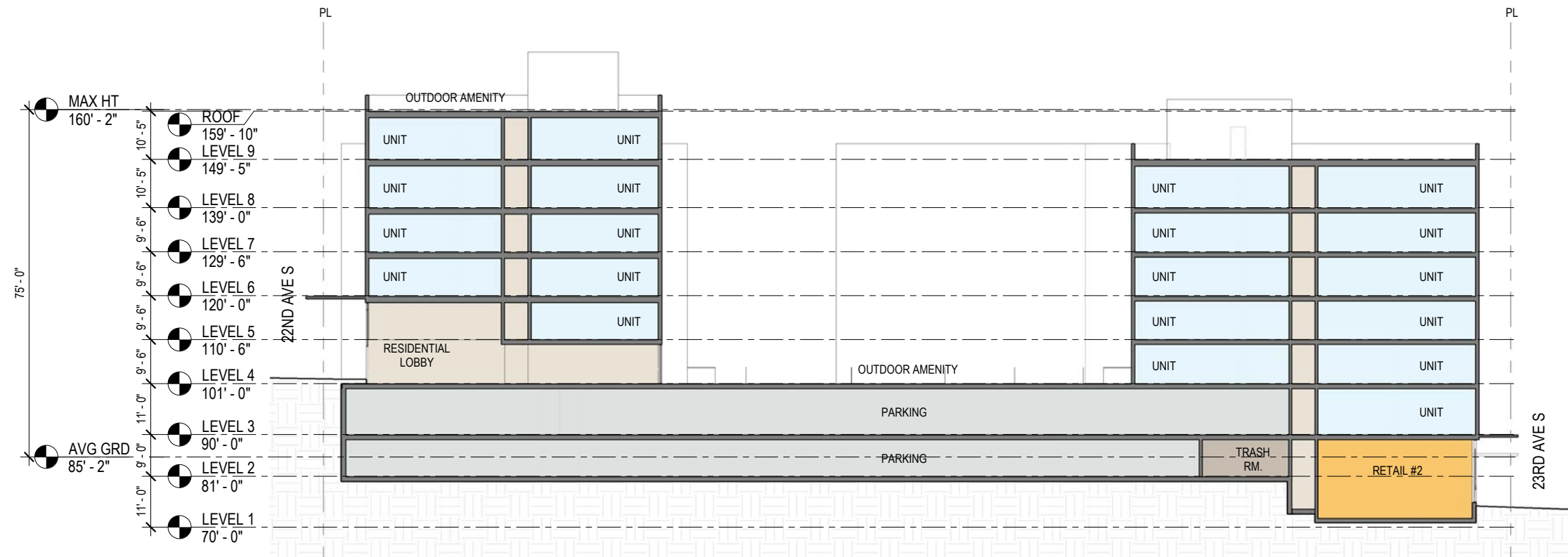


ROOF

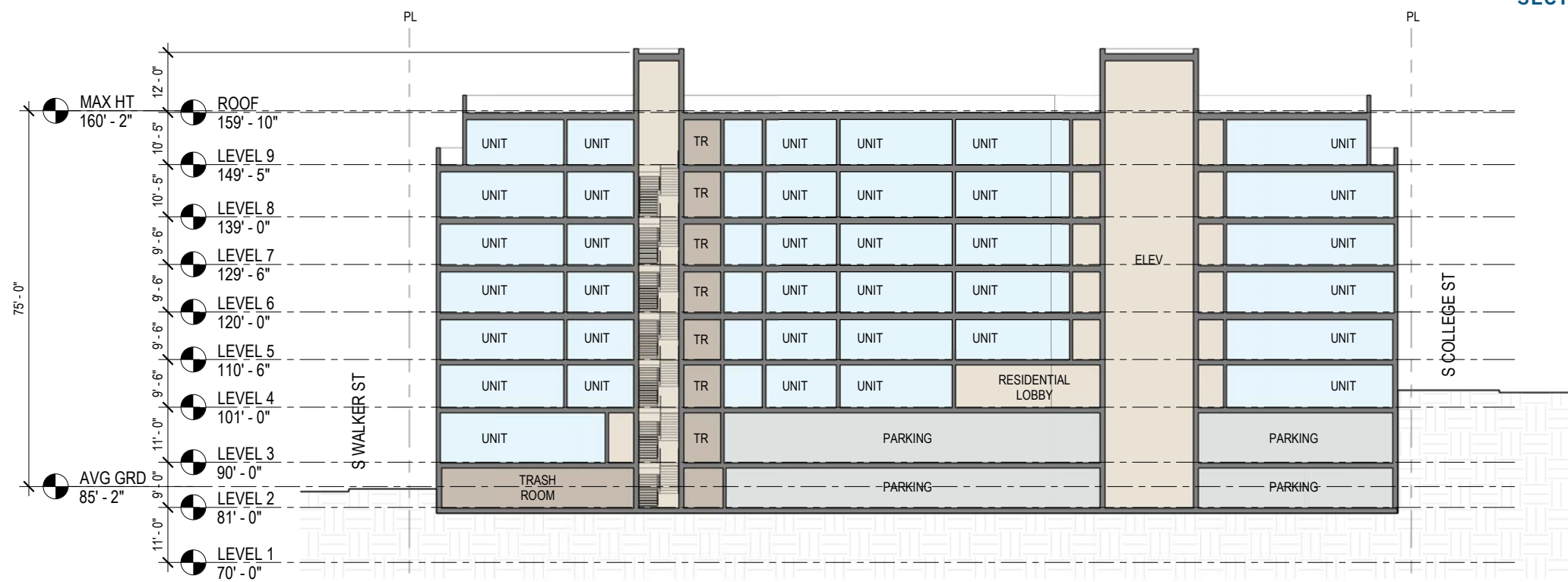
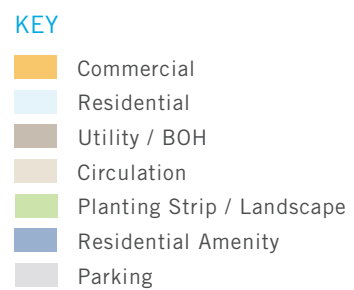
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



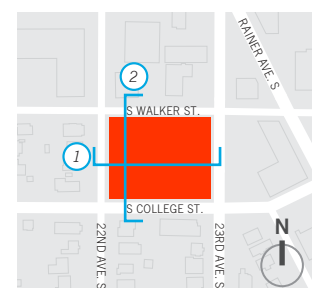
8.0 OPTION 1 | SECTIONS



SECTION 1

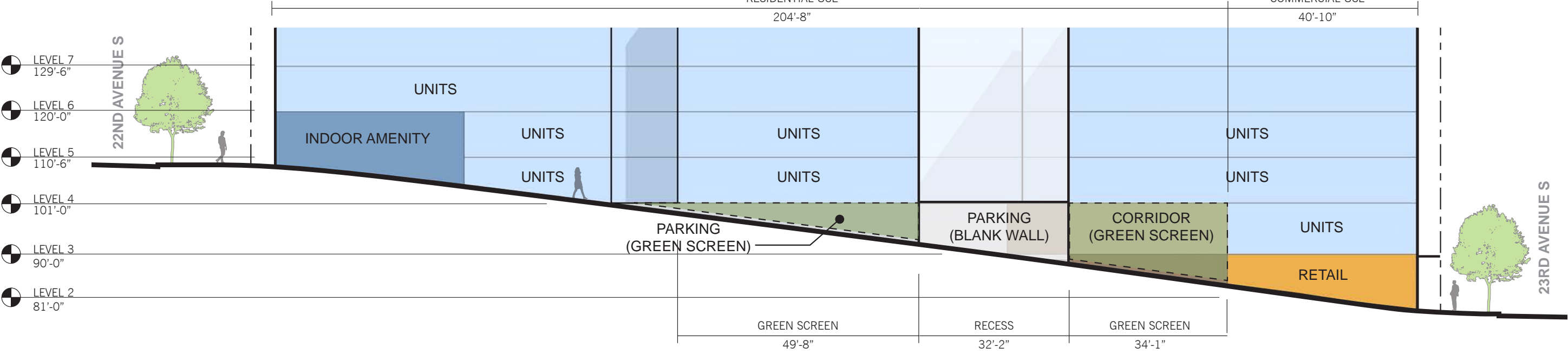


SECTION 2

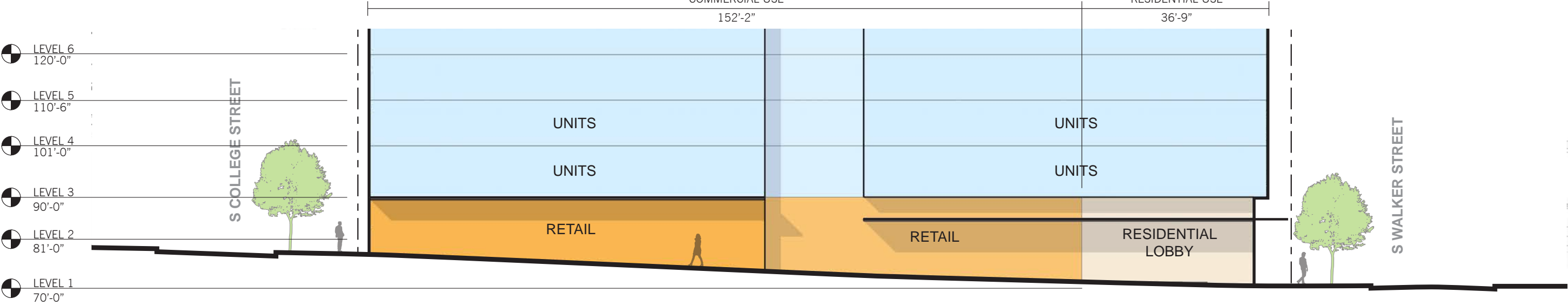


9.0 OPTION 1 | STREET-LEVEL USE

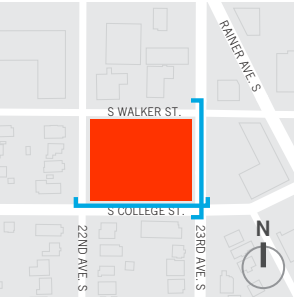
SOUTH ELEVATION



EAST ELEVATION

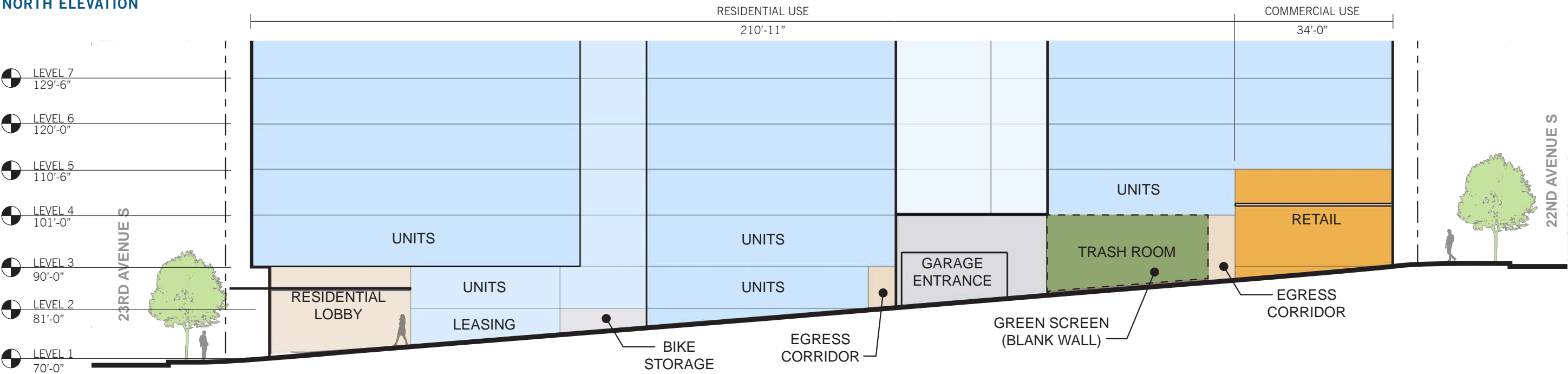


- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

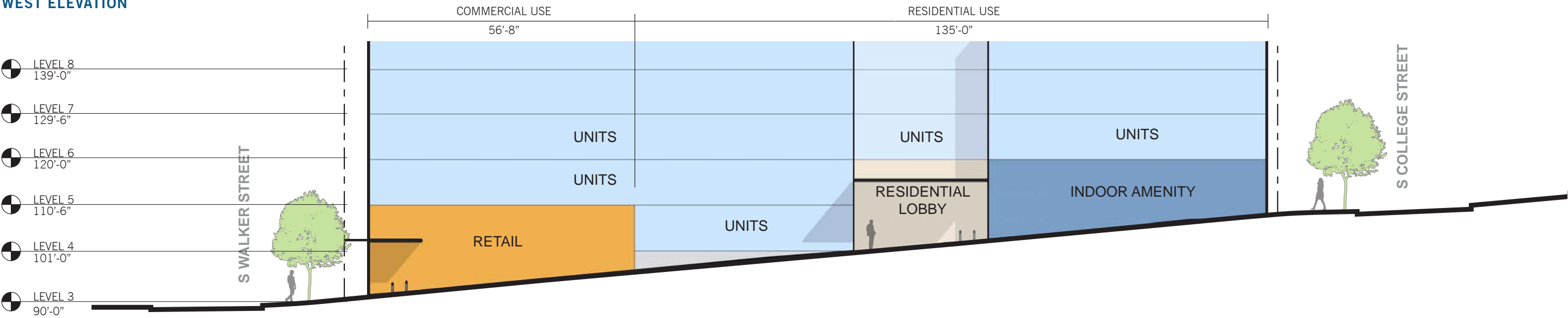


9.0 OPTION 1 | STREET-LEVEL USE

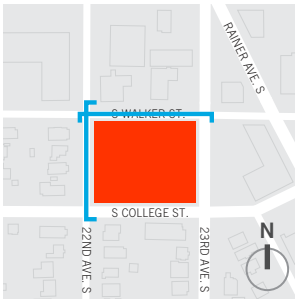
NORTH ELEVATION



WEST ELEVATION



- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



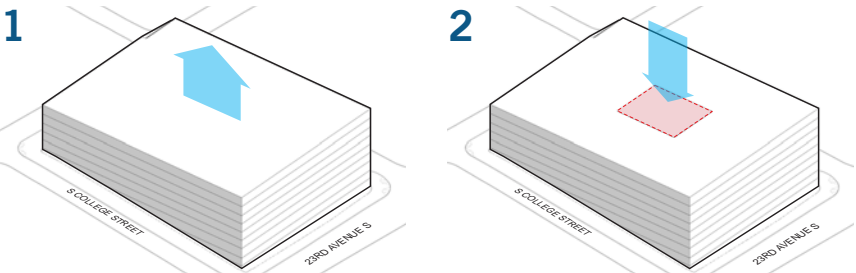
8.0 OPTION 1 | SHADOW STUDY



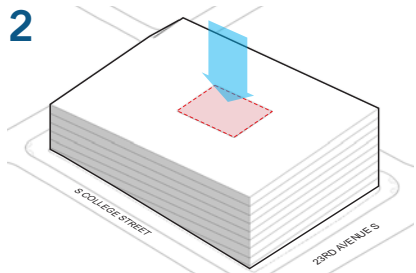
8.0 OPTION 2 | SUMMARY

DESIGN PARTI – TERRACE

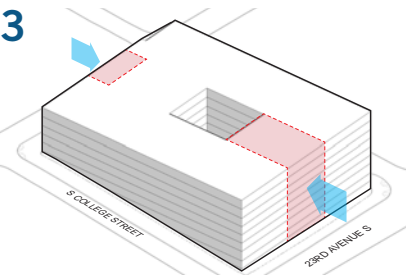
The building massing steps to reflect the slope of the natural grade as it rises from South 23rd Avenue to South 22nd Avenue. An east facing interior courtyard located on top of a multi-level podium can provide occupants with ample sunlight and outdoor amenity opportunities throughout the year. Upper level terraces can provide distant views towards Mount Rainier to the south and downtown Seattle to the north.



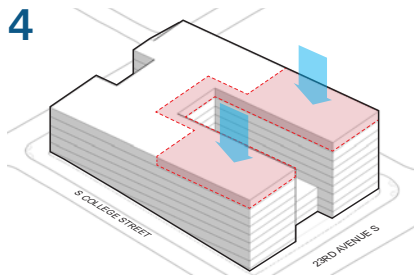
EXTRUDE FORM



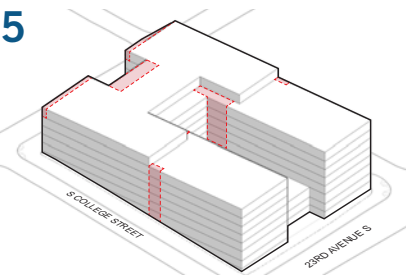
CREATE COURTYARD



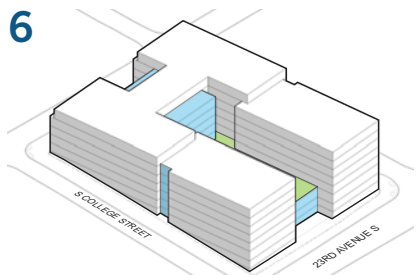
OPEN UP TO STREET



STEP DOWN MASSING

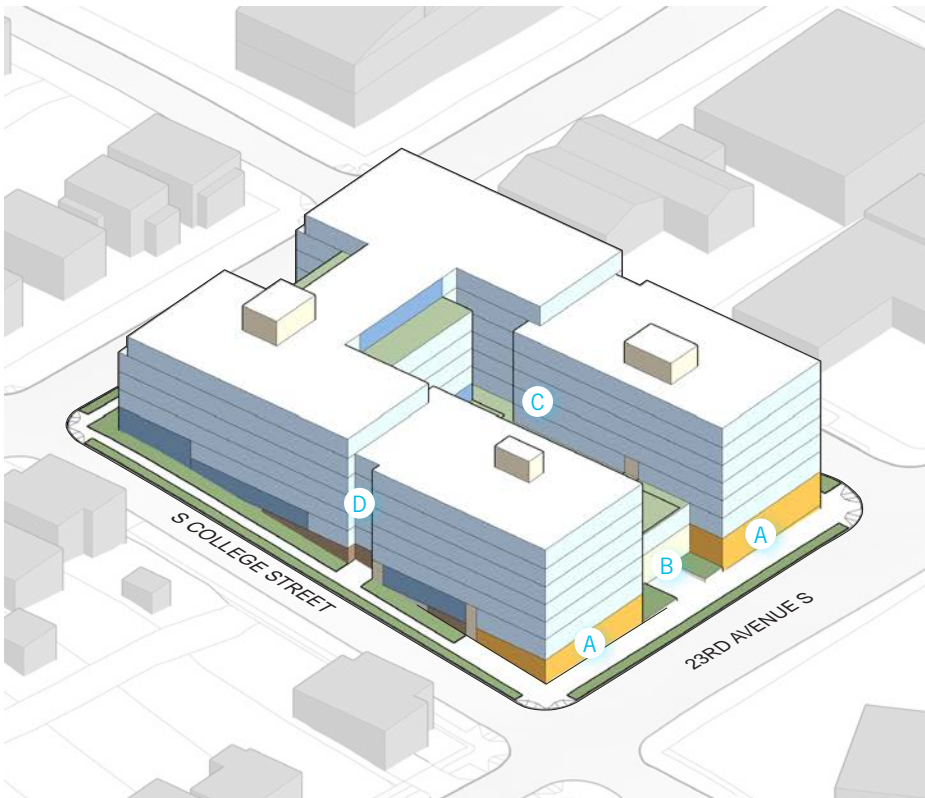


MODULATE FACADE



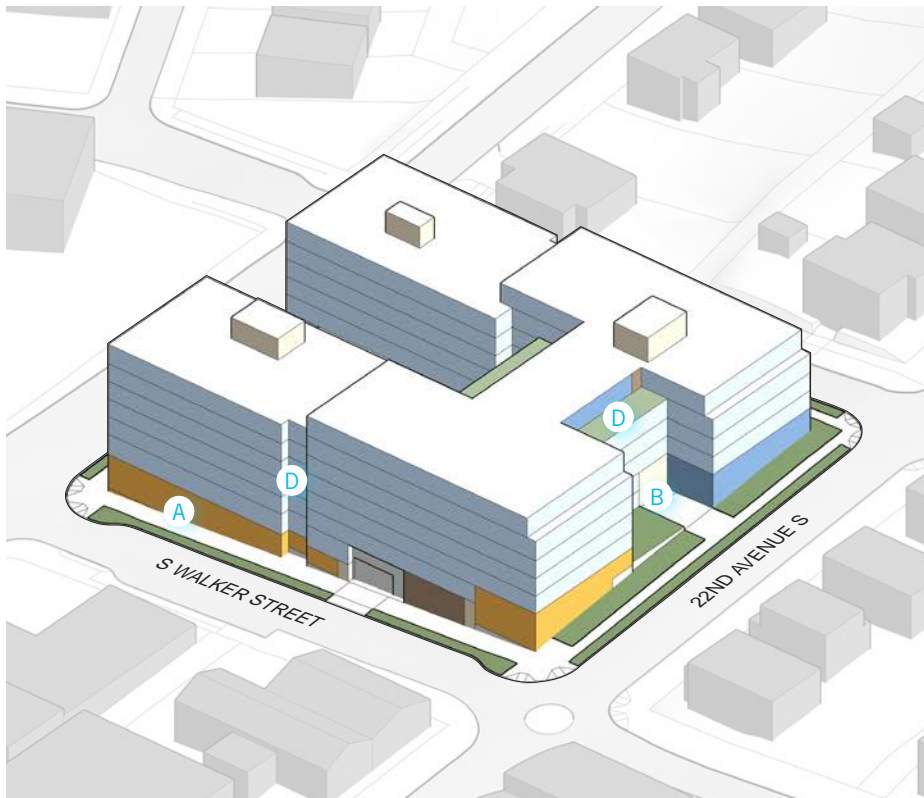
FINAL CONCEPT

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHEAST

- A Commercial Space
- B Residential Lobby
- C Interior Courtyard
- D Facade Modulations



MASSING DIAGRAM FROM NORTHWEST

DESIGN INSPIRATION



The building responds to the site's grade change by stepping down in several sections.



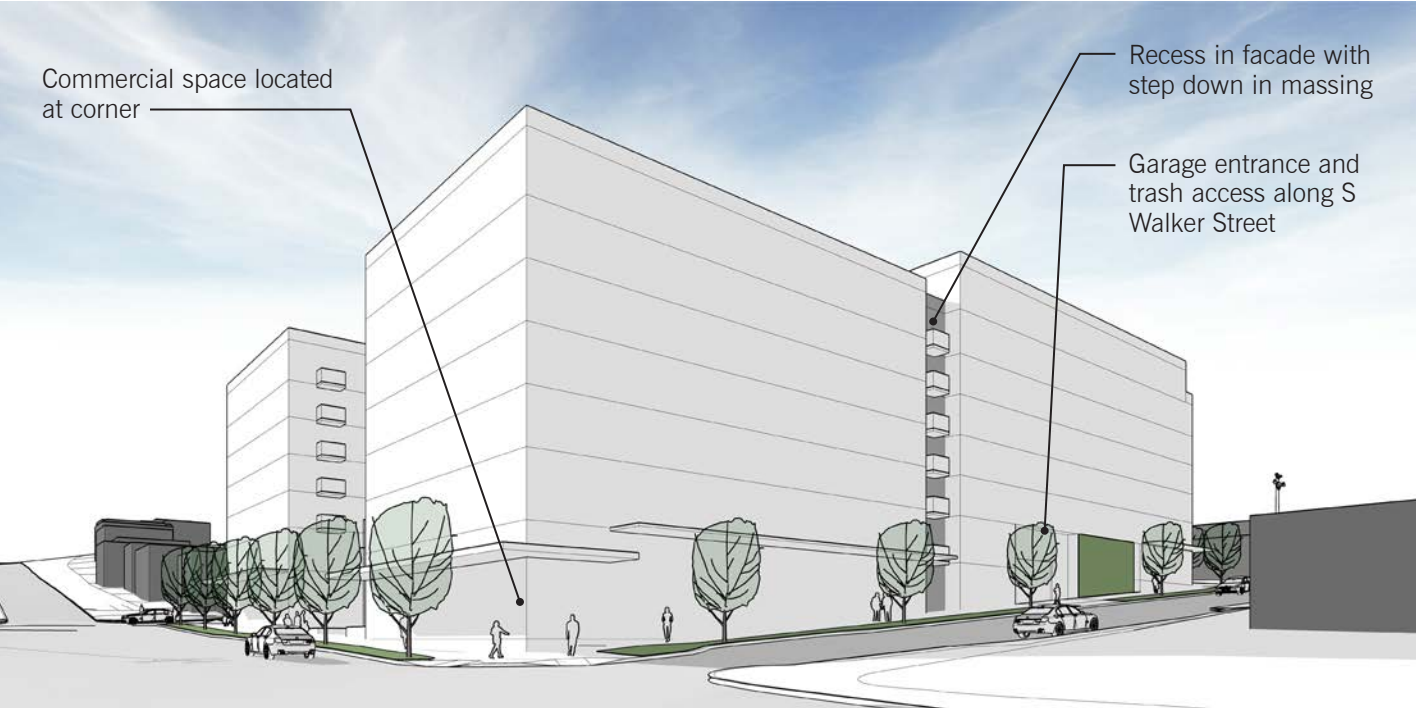
Central rooftop courtyard makes for an activated space with views out to the neighborhood.



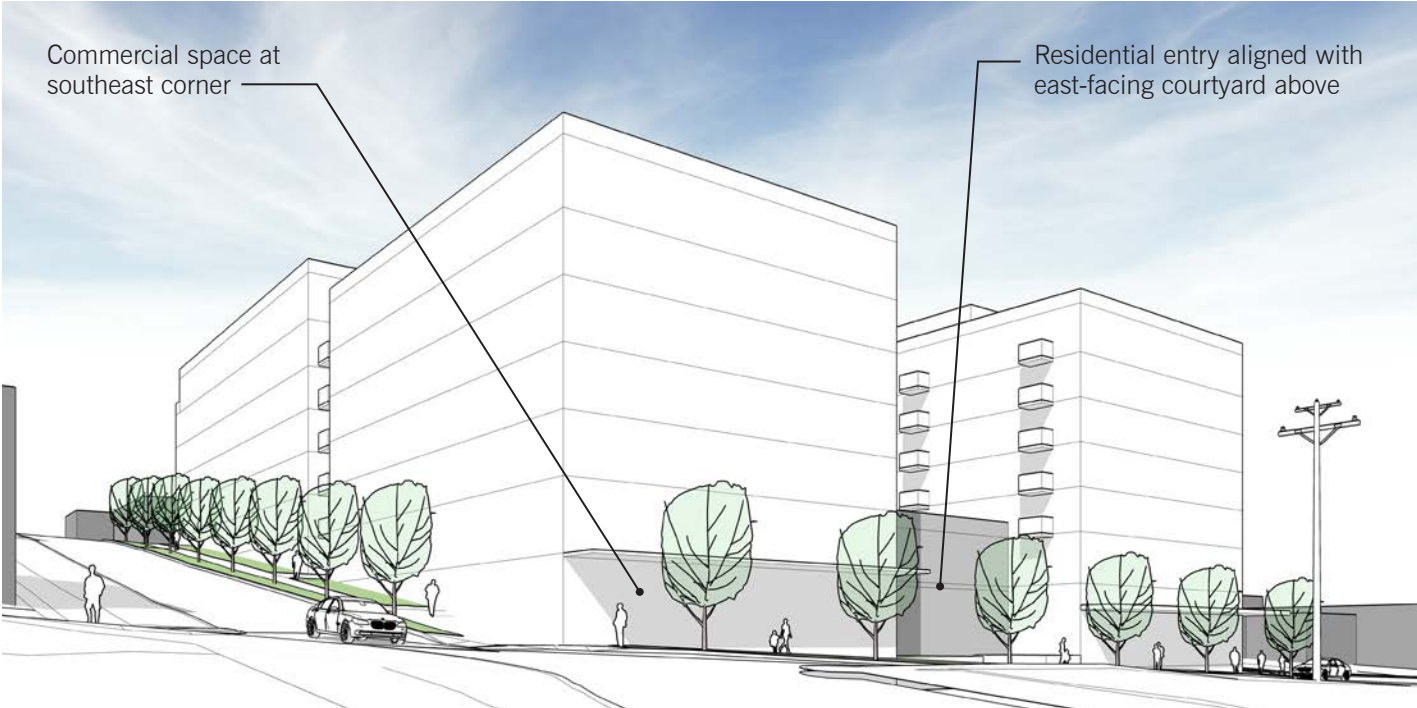
Building entrance sets back from street creating small courtyard with clear sense of entry.

8.0 OPTION 2 | MASSING

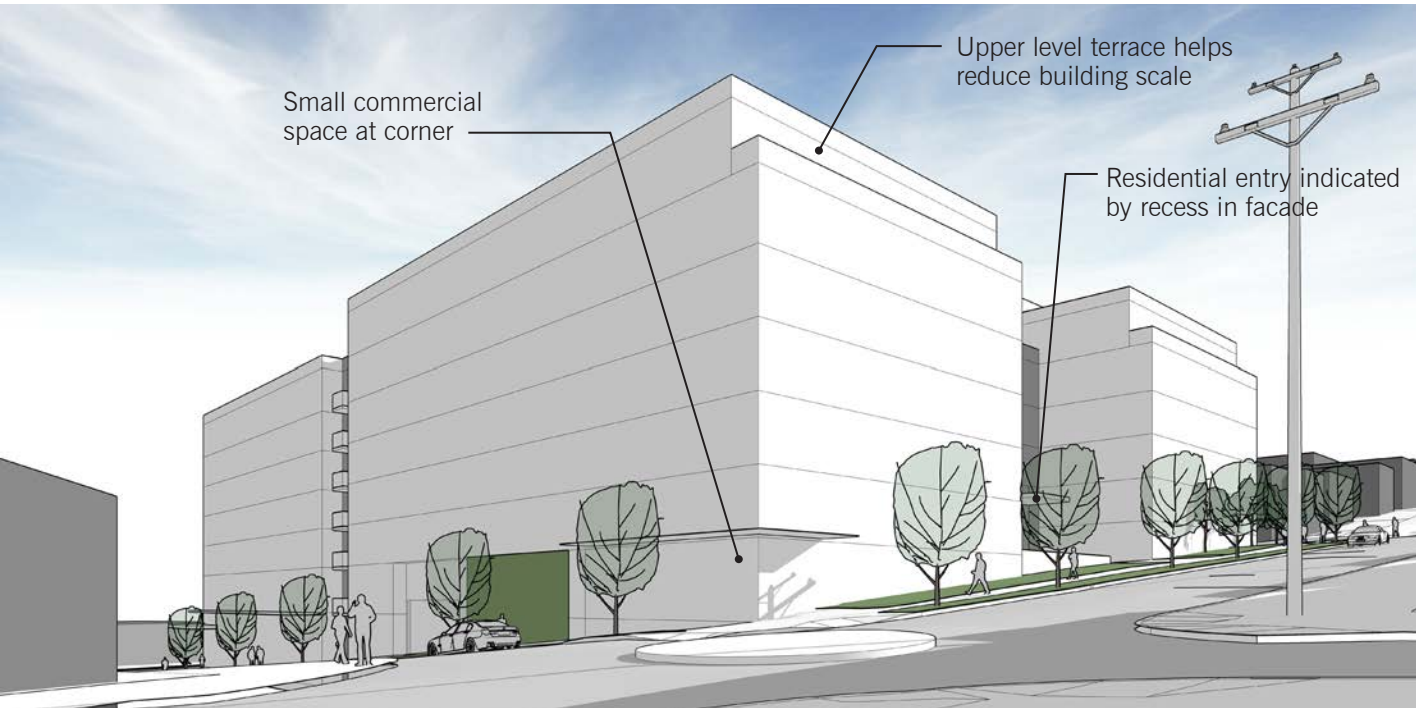
DESIGN ANALYSIS



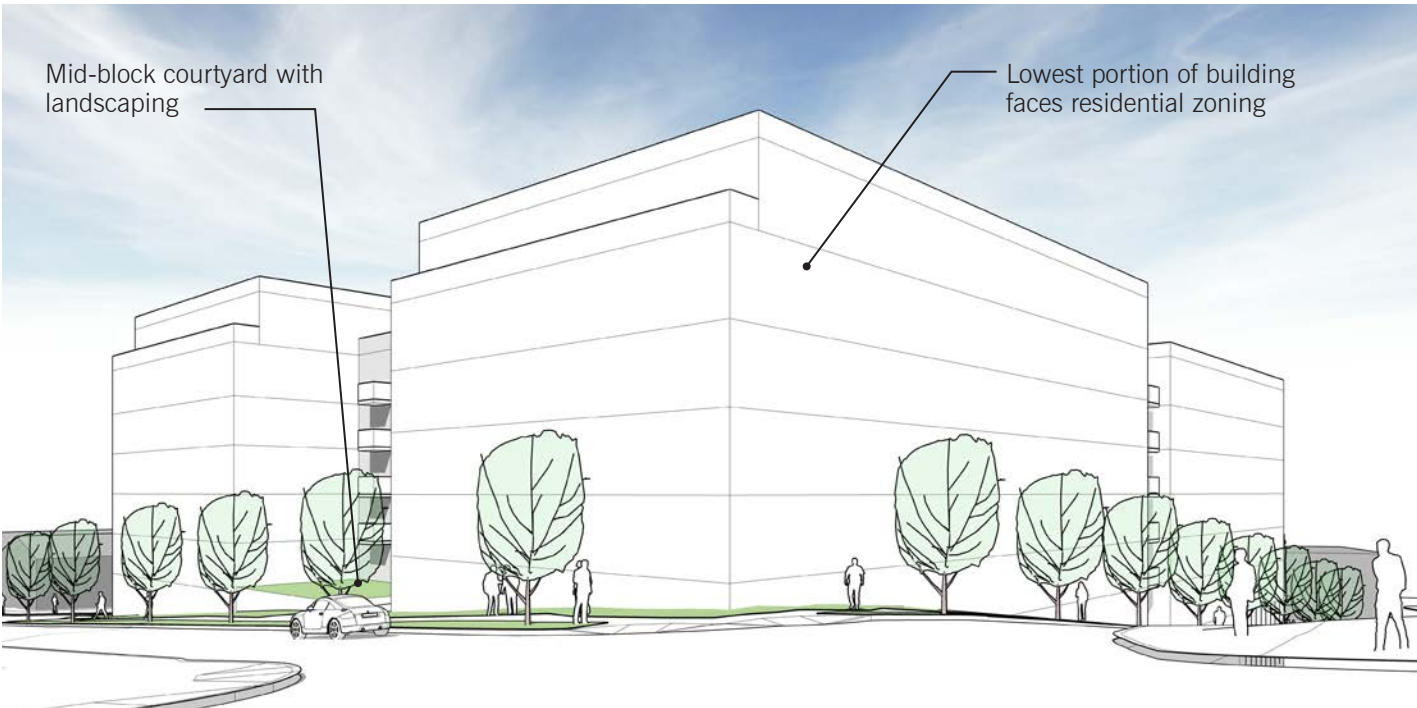
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

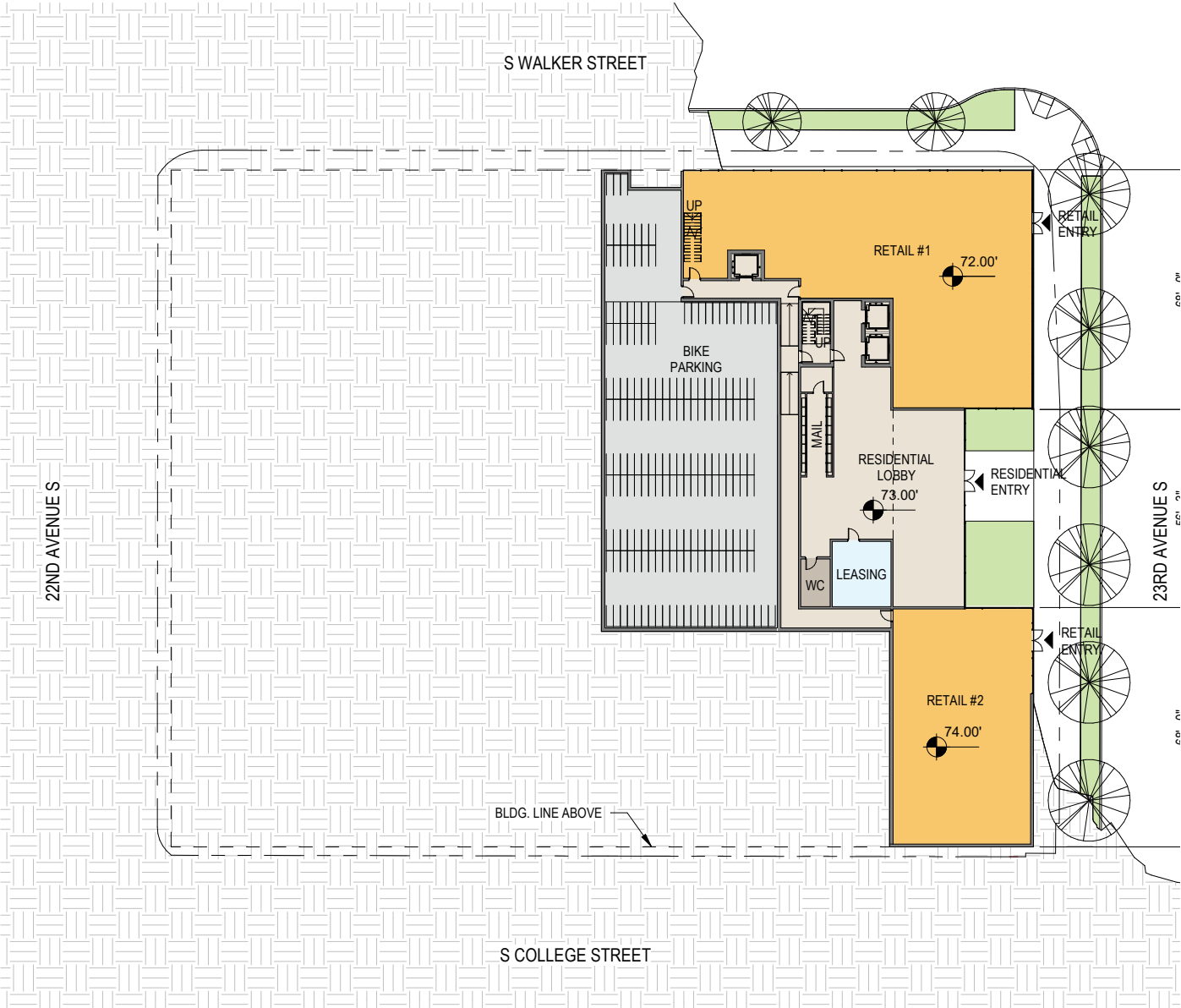


VIEW FROM NORTHWEST

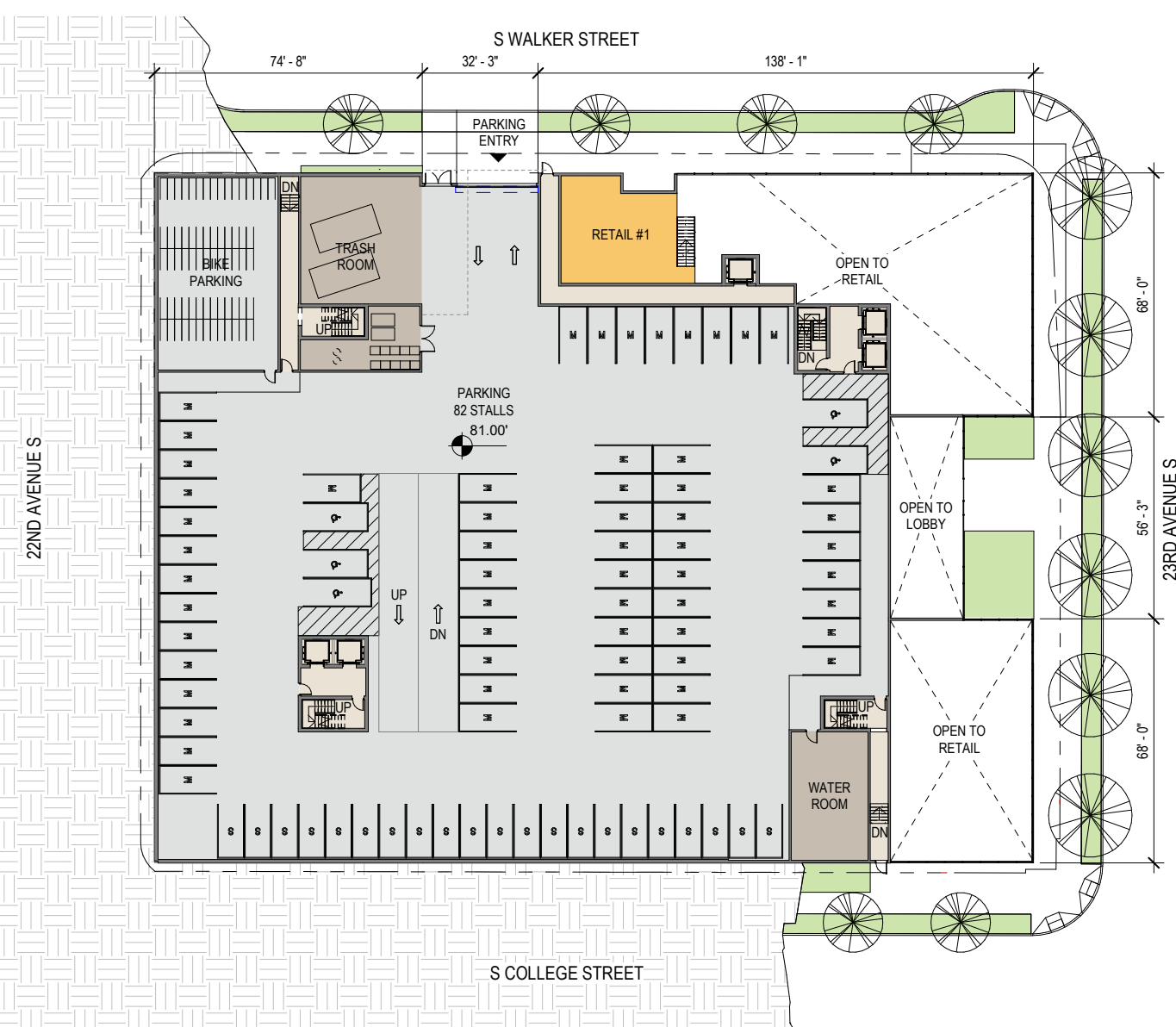


VIEW FROM SOUTHWEST

8.0 OPTION 2 | FLOOR PLANS



LEVEL 1



LEVEL 2

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 2 | FLOOR PLANS



LEVEL 3



LEVEL 4

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 2 | FLOOR PLANS



LEVEL 5



LEVEL 6-8

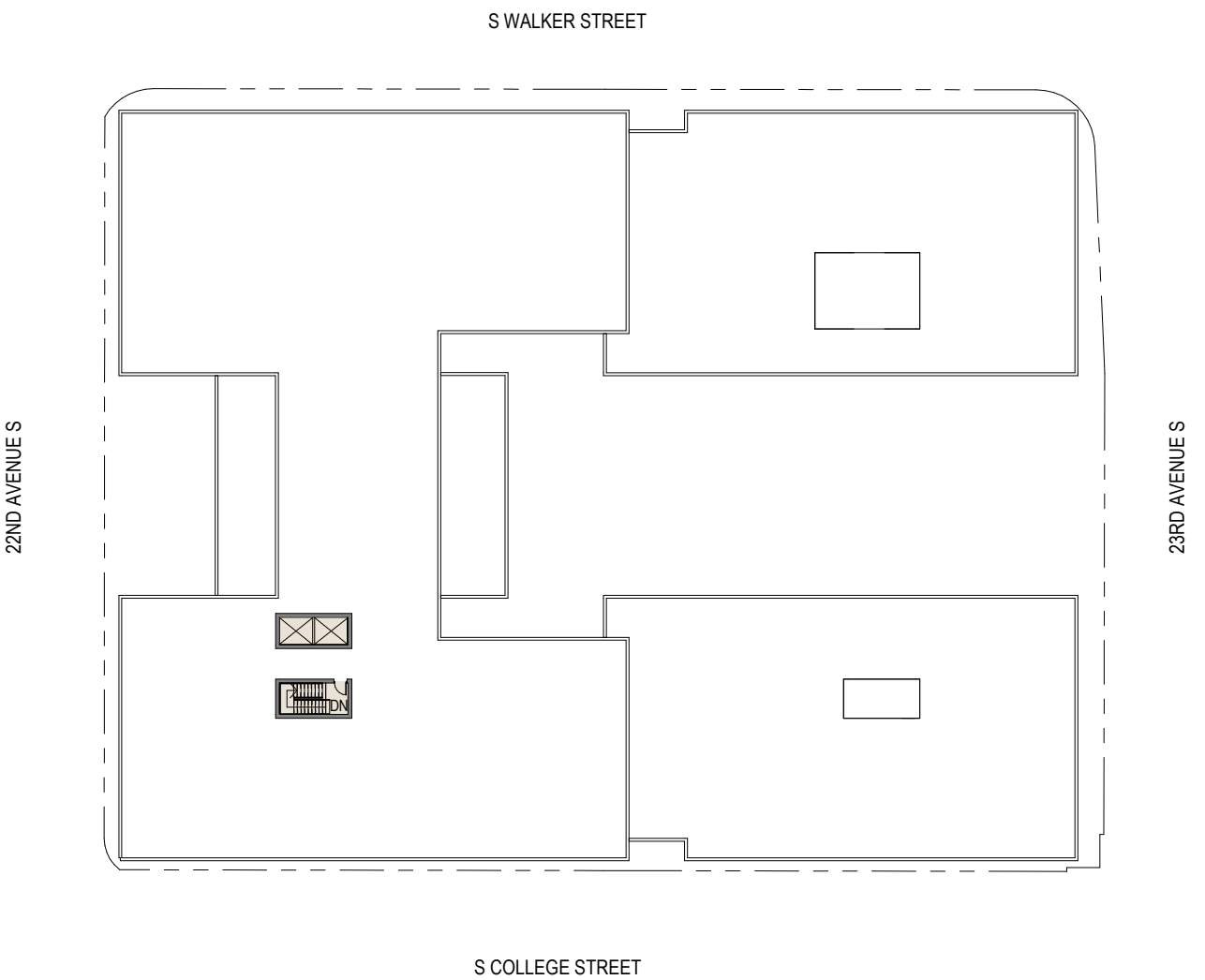
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 2 | FLOOR PLANS



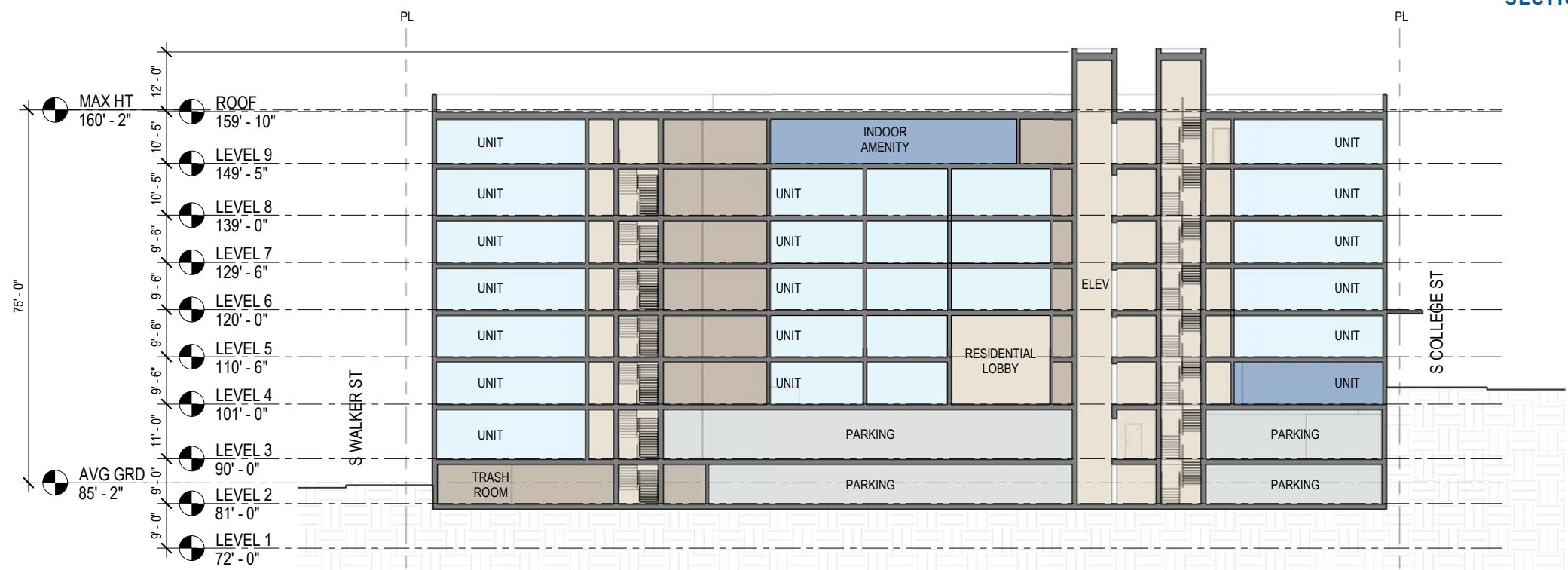
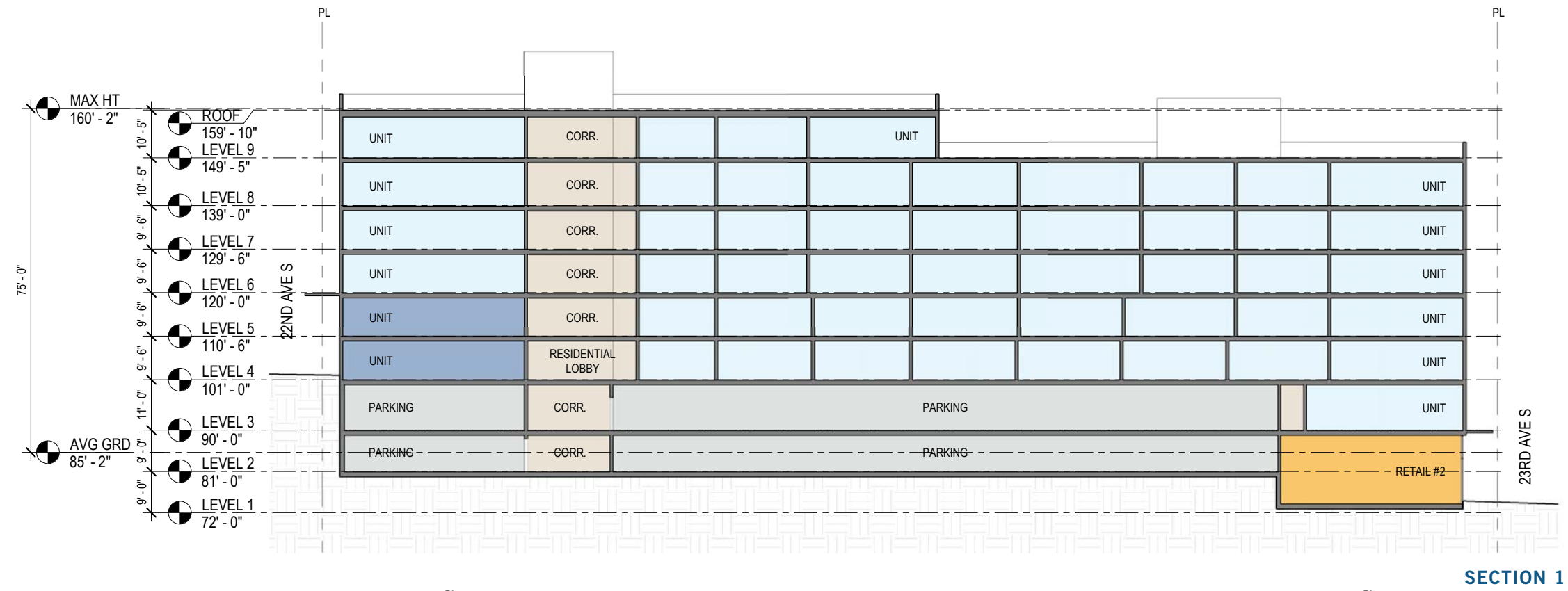
LEVEL 9



ROOF

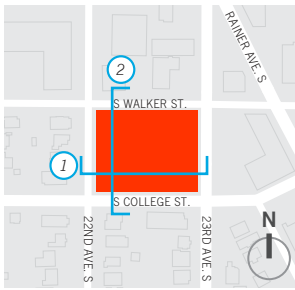
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

9.0 OPTION 2 | SECTIONS



KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking



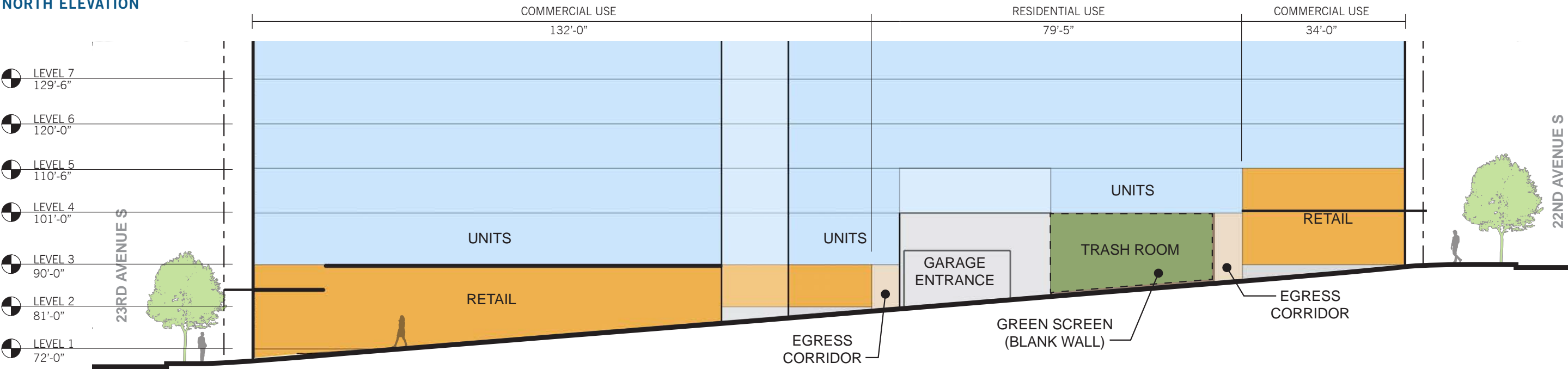
SOUTH ELEVATION



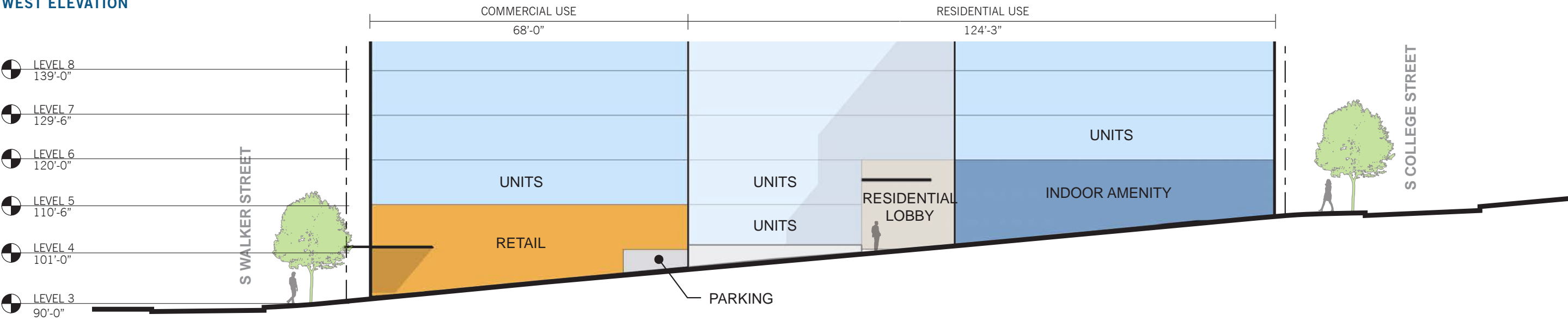
-
- A map of the area around the property. The property is highlighted with a red rectangle at the intersection of S Walker St and S College St. The map shows surrounding streets: 22ND AVE S to the west, 23RD AVE S to the east, and RANIER AVE S to the northeast. A north arrow is located in the bottom right corner.

9.0 OPTION 2 | STREET-LEVEL USE

NORTH ELEVATION



WEST ELEVATION



- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



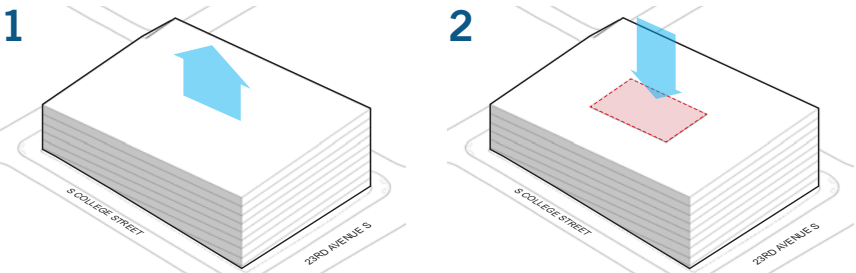
9.0 OPTION 2 | SHADOW STUDY



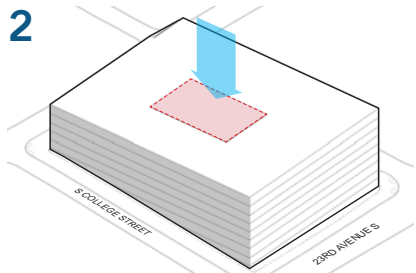
8.0 PREFERRED OPTION 3 | SUMMARY

DESIGN PARTI – COURTYARD

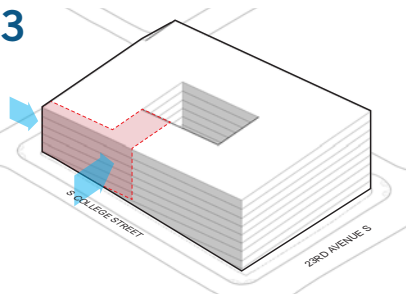
The building massing steps one floor level to reflect the slope of the natural grade as it rises from South 23rd Avenue to South 22nd Avenue. A south facing interior courtyard located on top of a multi-level podium will provide occupants with generous amounts of sunlight and outdoor amenities opportunities throughout the year. Upper level terraces can provide distant views towards Mount Rainier to the south and downtown Seattle to the north.



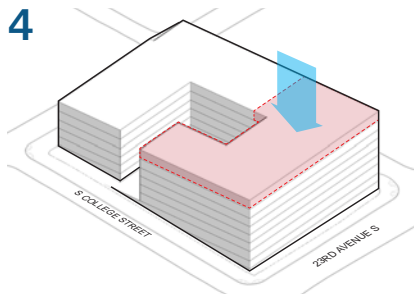
EXTRUDE FORM



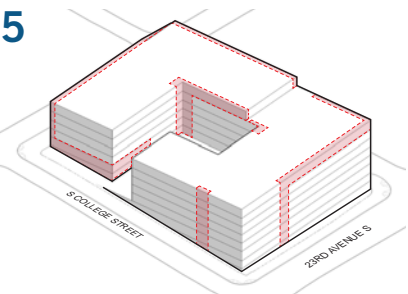
CREATE COURTYARD



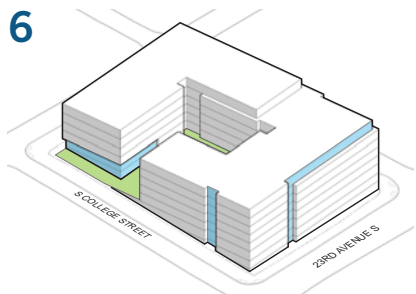
OPEN UP TO STREET



STEP DOWN MASSING

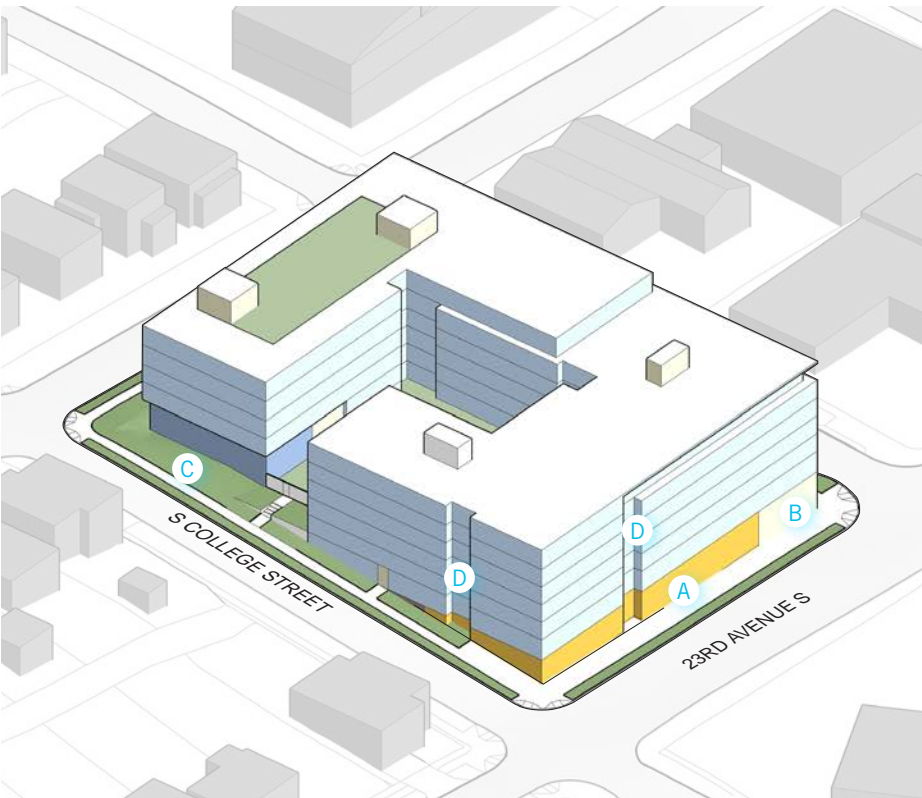


MODULATE FACADE



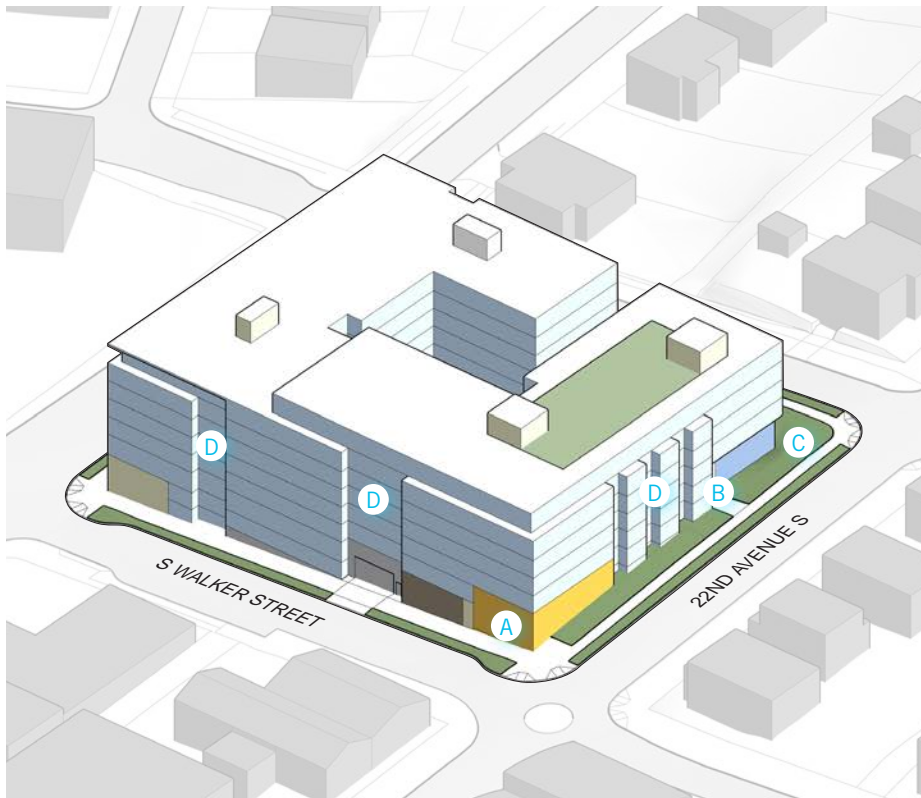
FINAL CONCEPT

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHEAST

- A Commercial Space
- B Residential Lobby
- C Landscaping
- D Facade Modulations



MASSING DIAGRAM FROM NORTHWEST

DESIGN INSPIRATION



Upper level setbacks, canopies, and recesses scale back the building while adding more depth to the facade.



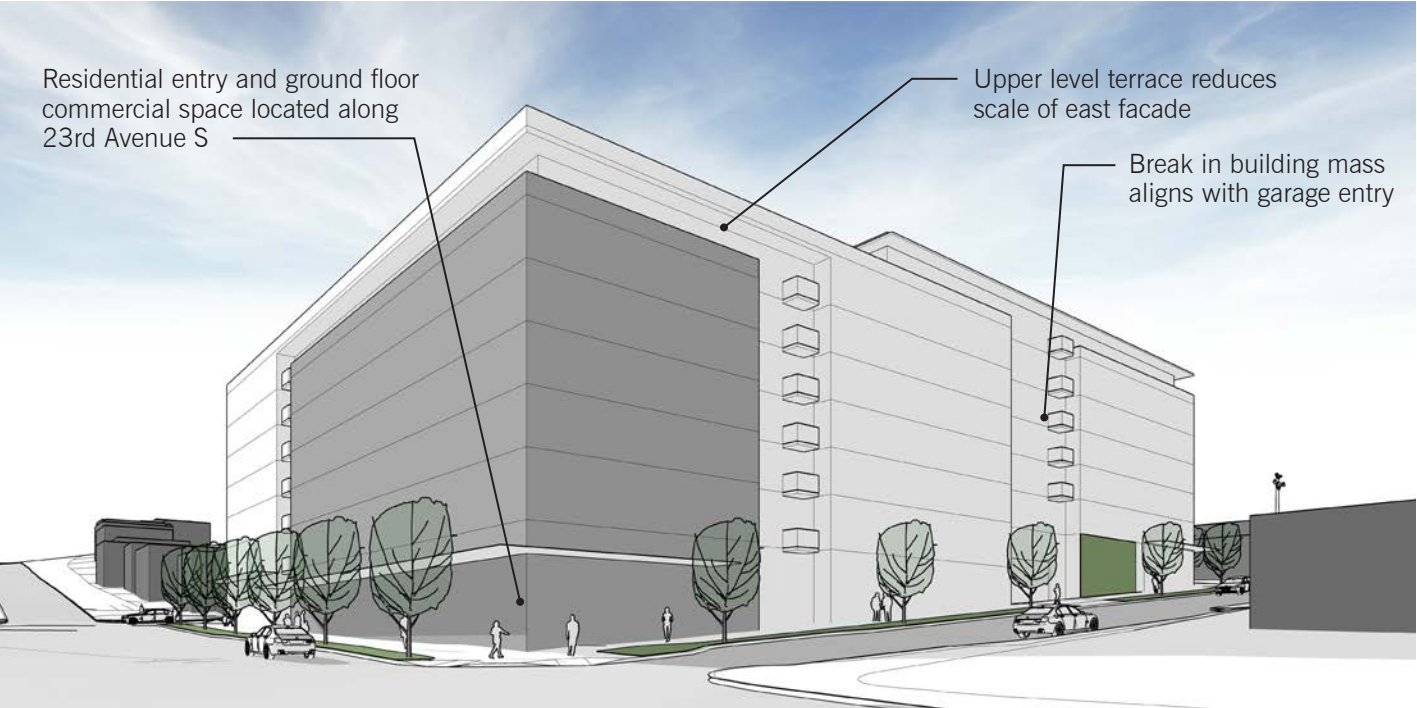
The modulated facade helps add texture to the building and visual interest.



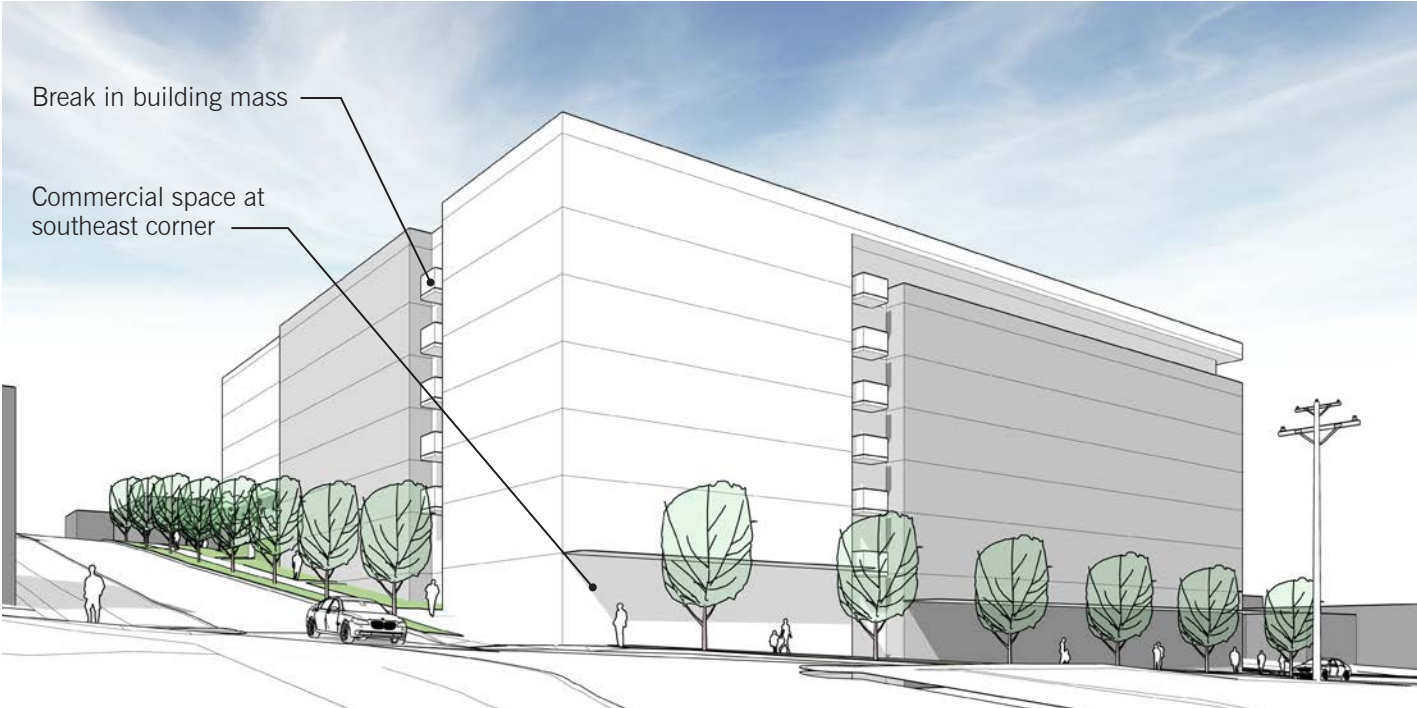
The interior courtyard is activated by expansive views inward and natural light accessed via a south-facing outlet.

8.0 PREFERRED OPTION 3 | MASSING

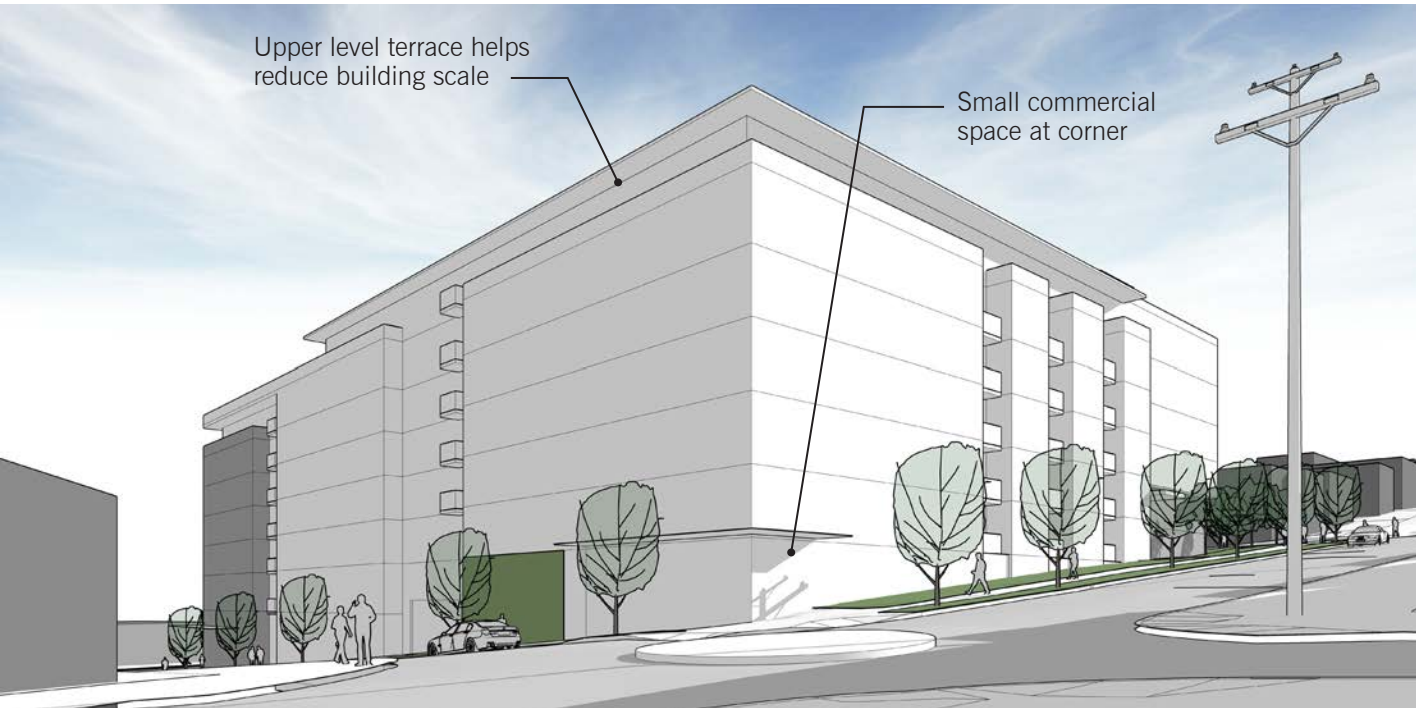
DESIGN ANALYSIS



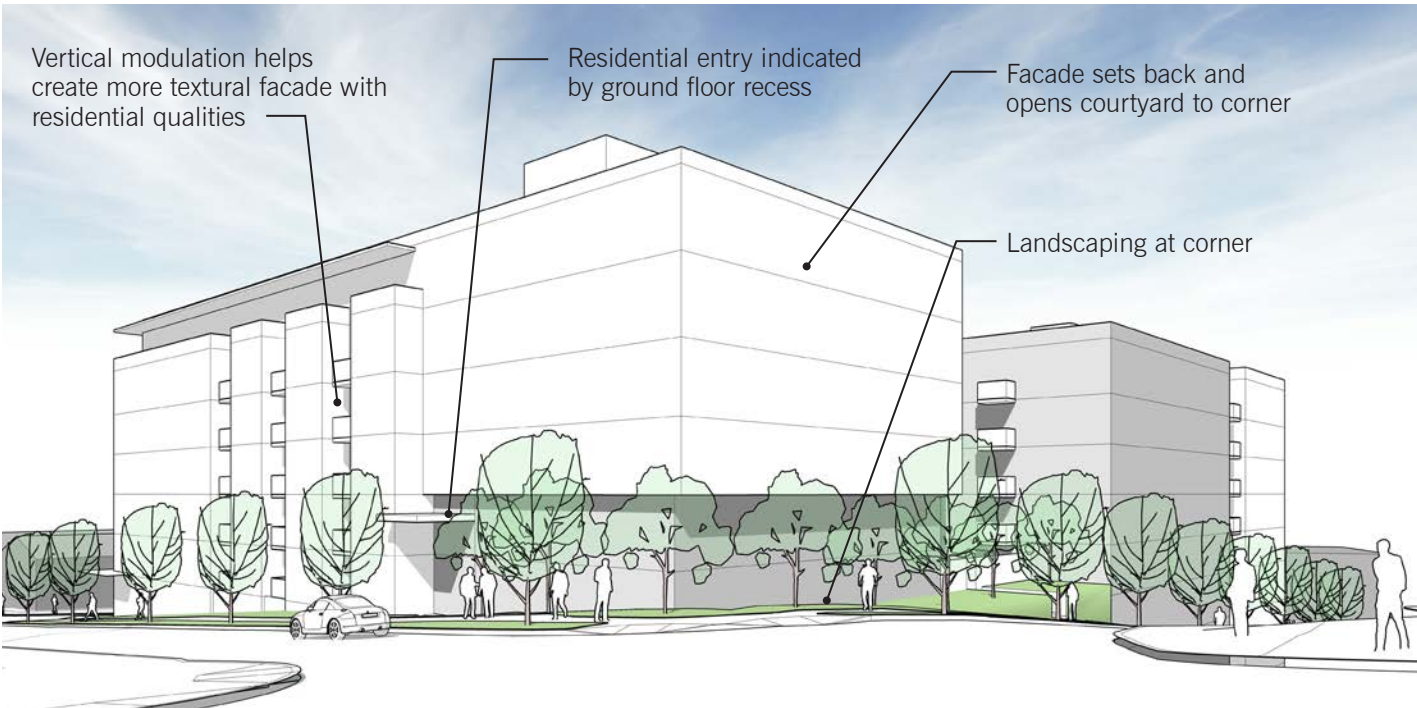
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

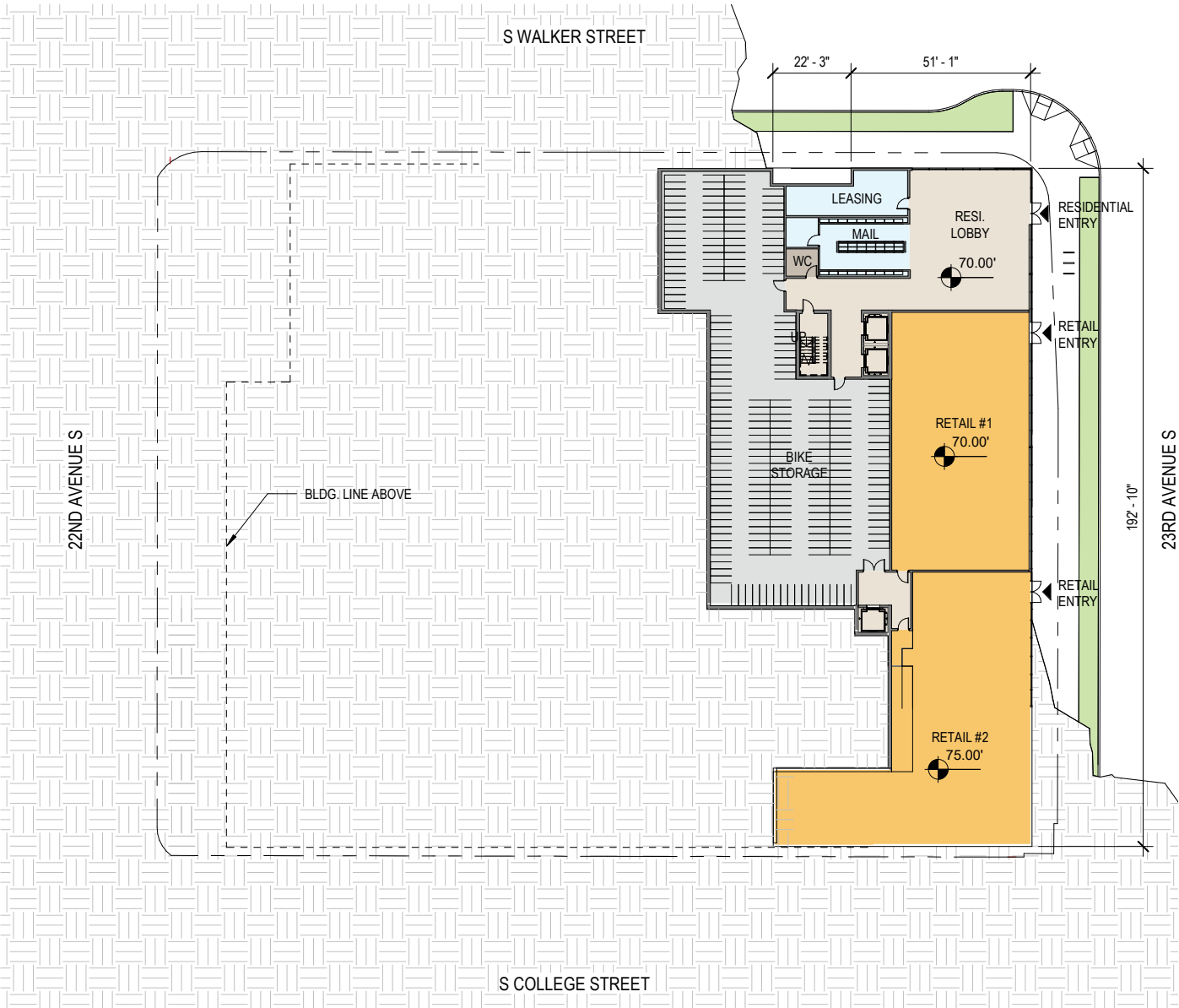


VIEW FROM NORTHWEST

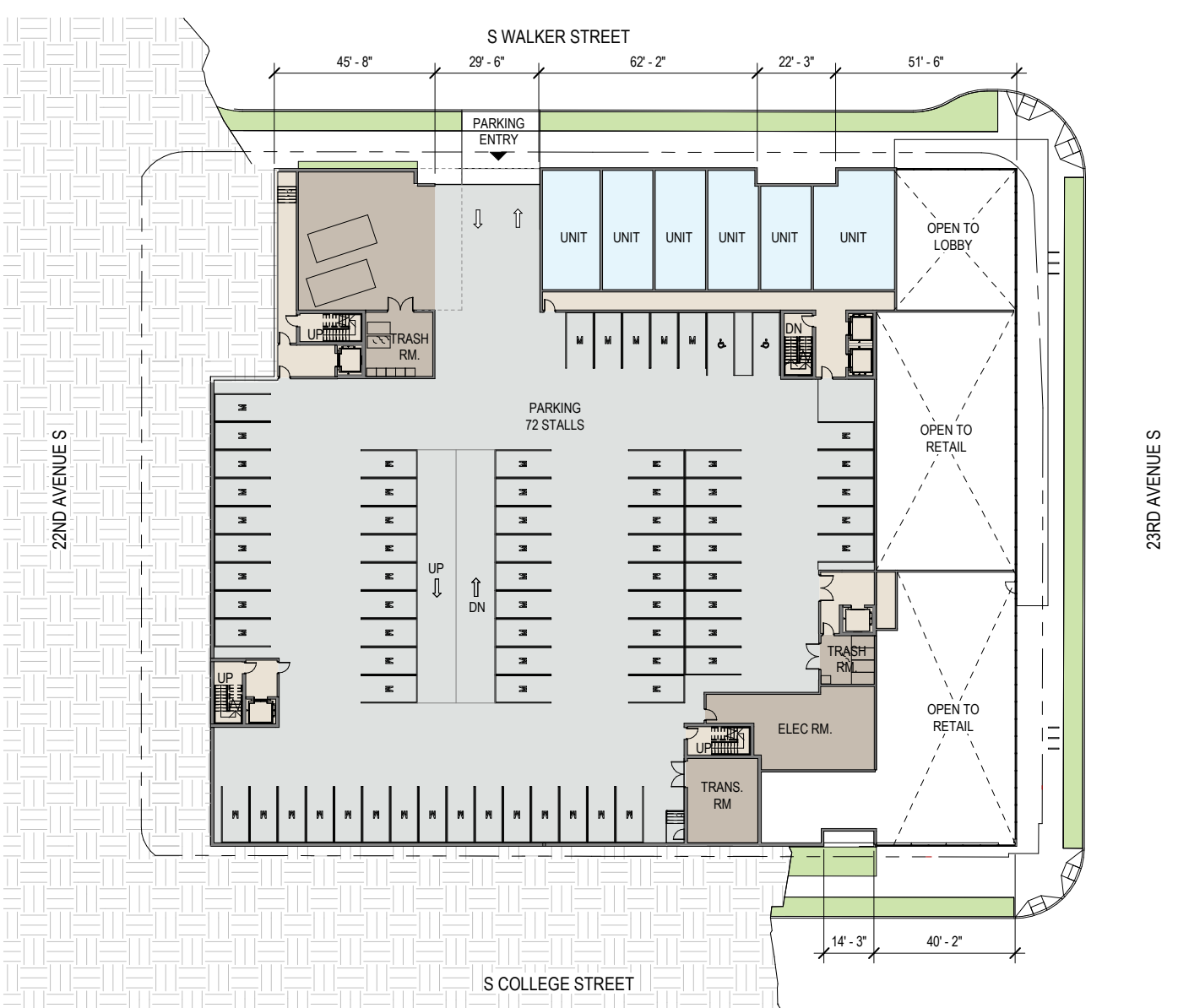


VIEW FROM SOUTHWEST

8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 1



LEVEL 2

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 3



LEVEL 4

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 5



LEVEL 6-7

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 PREFERRED OPTION 3 | FLOOR PLANS



LEVEL 8

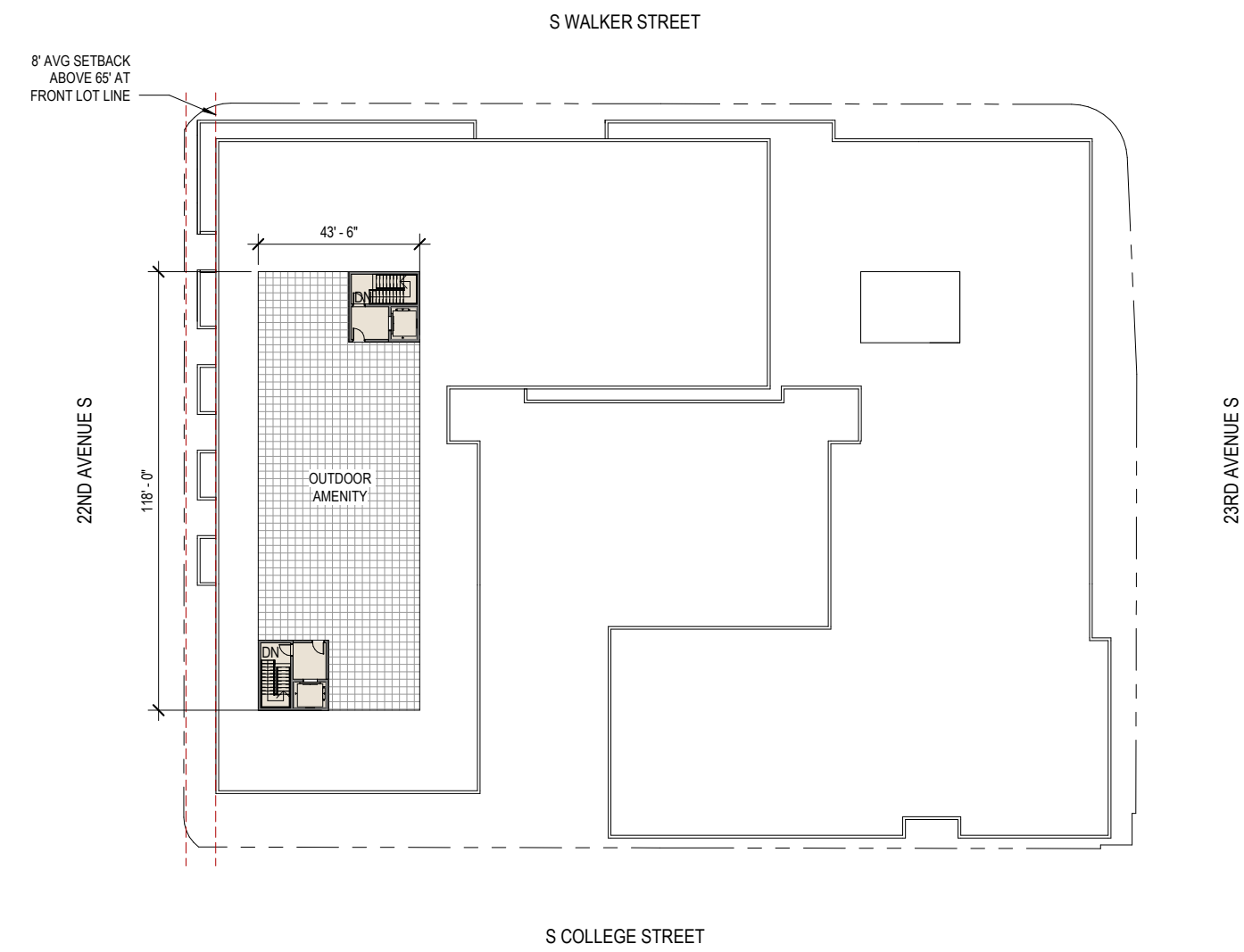


LEVEL 9

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



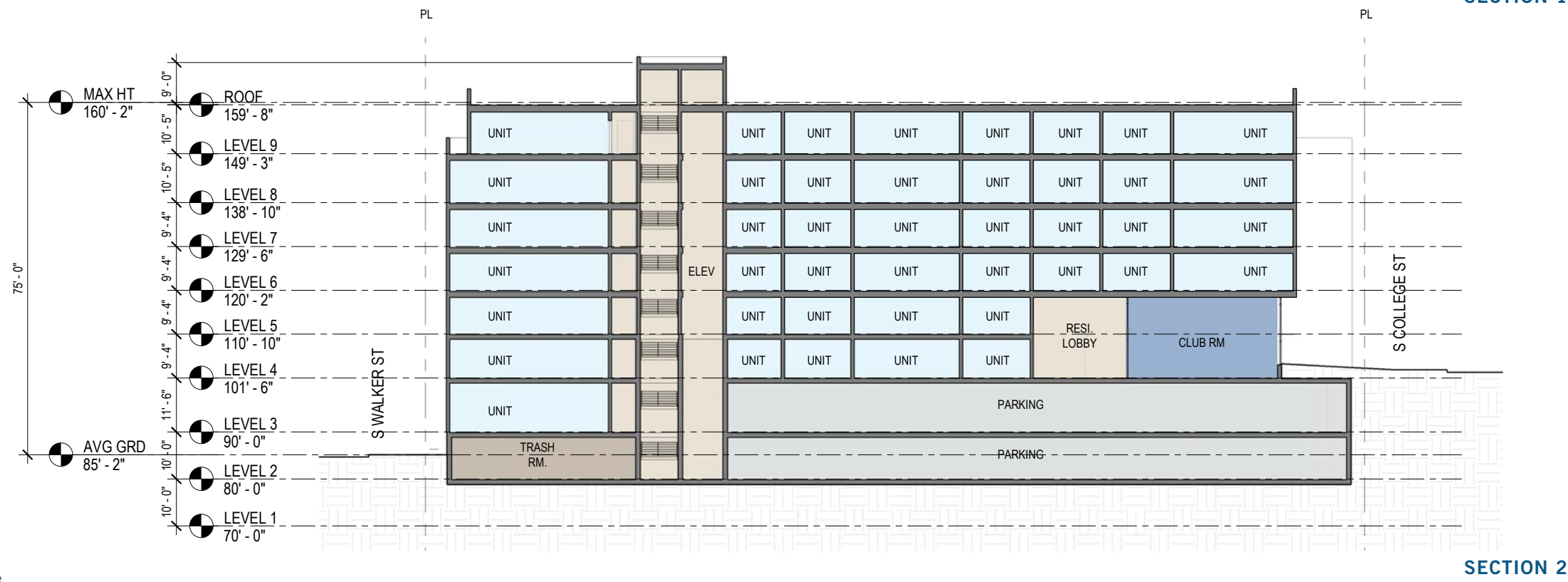
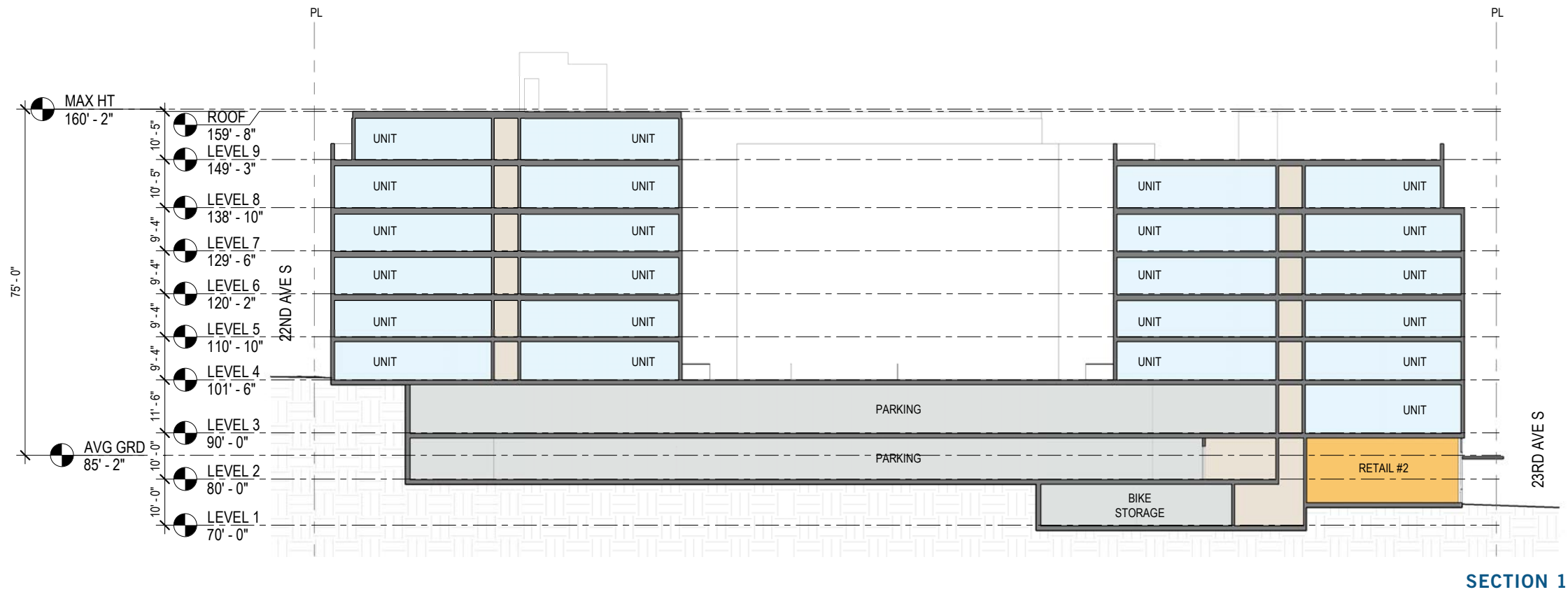
8.0 PREFERRED OPTION 3 | FLOOR PLANS



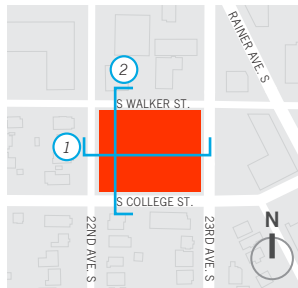
ROOF

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

8.0 PREFERRED OPTION 3 | SECTIONS

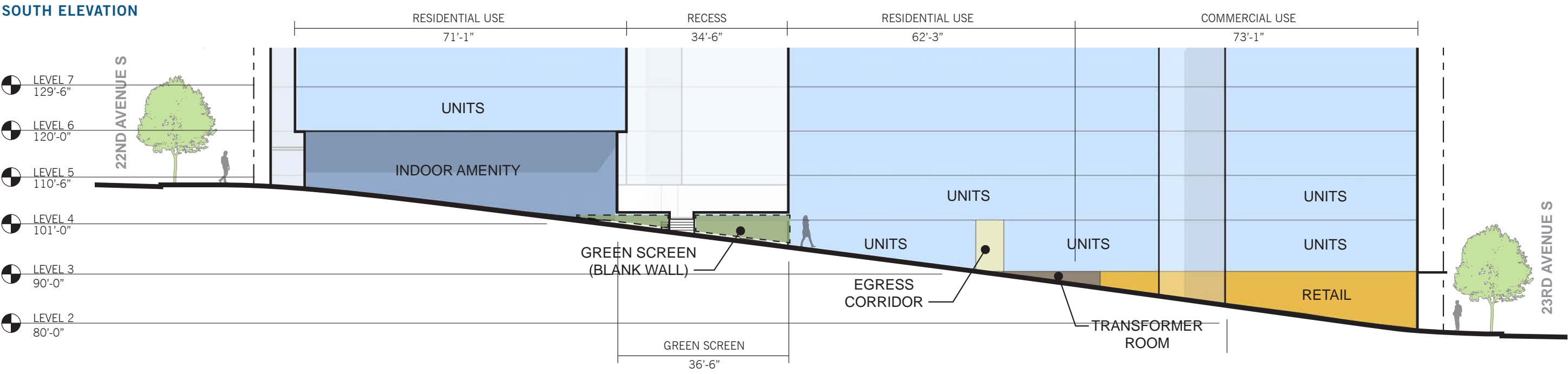


- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

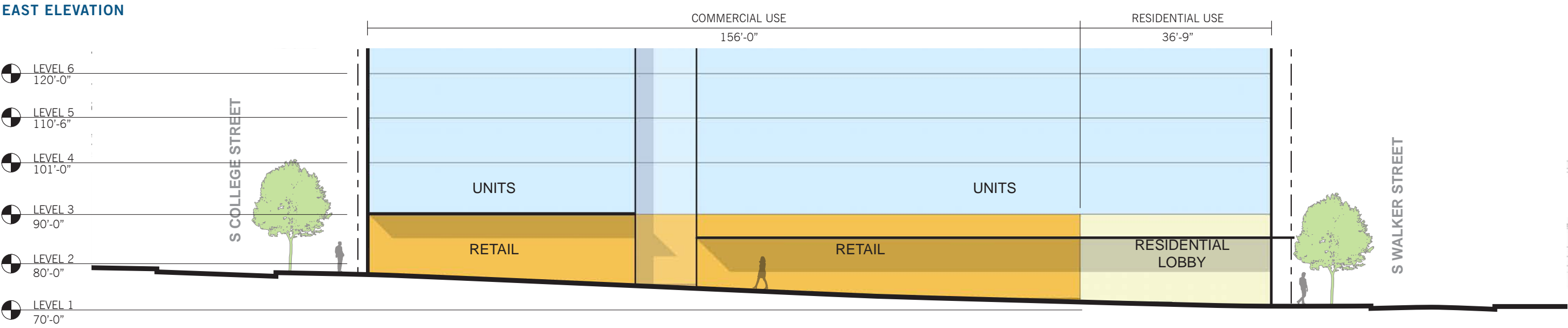


9.0 PREFERRED OPTION 3 | STREET-LEVEL USE

SOUTH ELEVATION

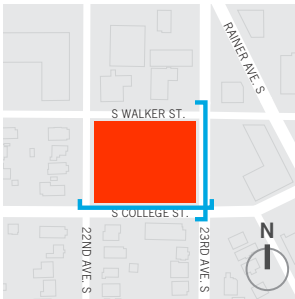


EAST ELEVATION



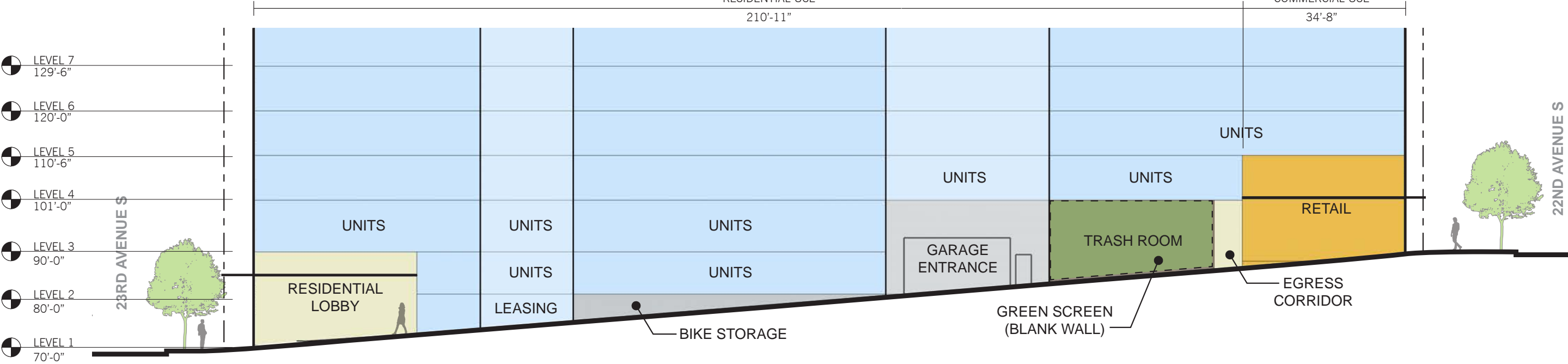
KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

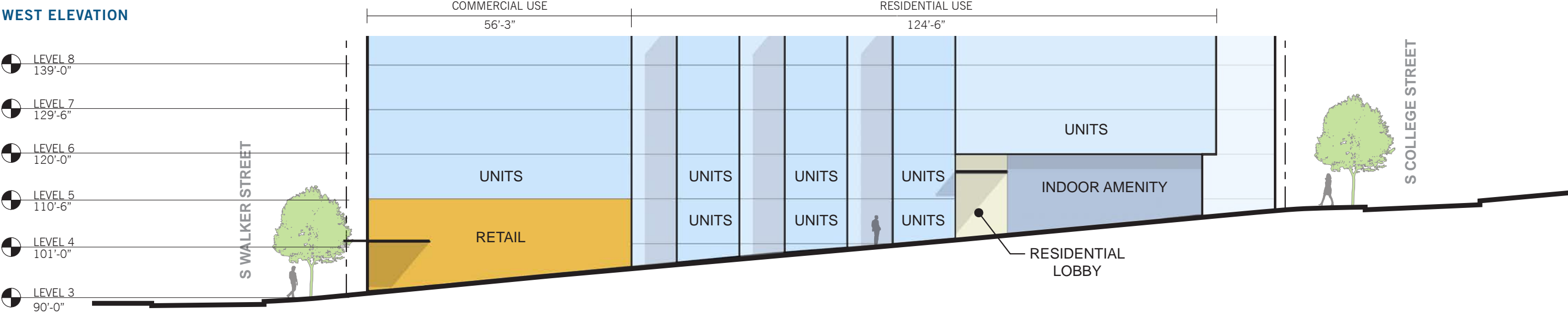


9.0 PREFERRED OPTION 3 | STREET-LEVEL USE

NORTH ELEVATION

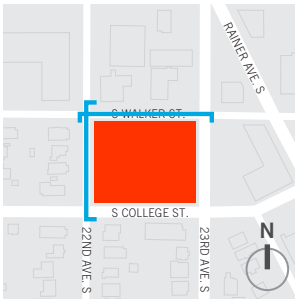


WEST ELEVATION



KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking



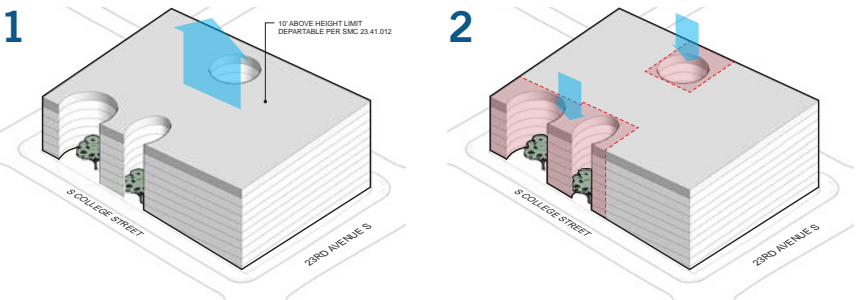
8.0 PREFERRED OPTION 3 | SHADOW STUDY



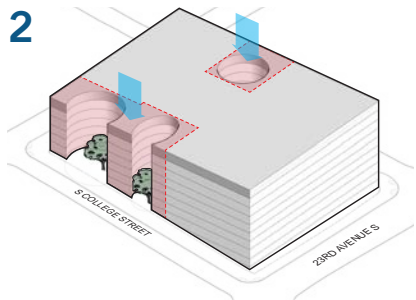
8.0 OPTION 3 ALTERNATE | SUMMARY

DESIGN PART I – EXCEPTION TREE PRESERVATION

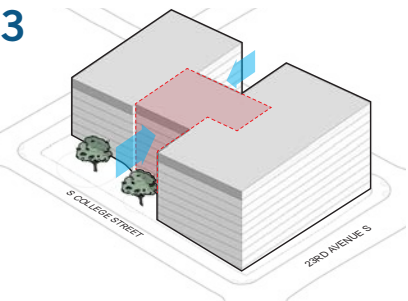
Three exceptional trees currently reside on the site and an alternate option was studied to illustrate their effects on the project if they were to be preserved. The trees, all bigleaf maples, are located on a greenbelt that runs through the site from north to south. Two are located near S College Street while one is located north towards S Walker Street. The proposed building was set back from each tree based on dimensions provided in an arborist report and was effectively modeled after the preferred option’s design concept.



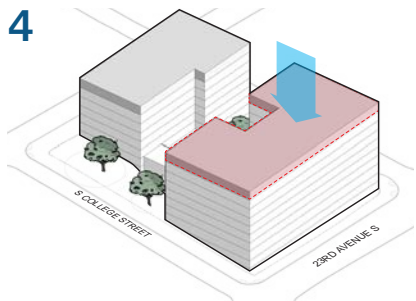
EXTRUDE FORM



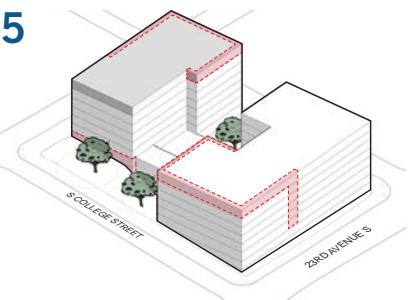
PROVIDE SPACE AROUND TREES



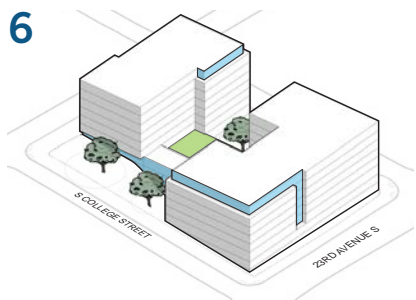
CREATE COURTYARD



STEP DOWN MASSING



MODULATE FACADE



FINAL CONCEPT

STUDY RESULTS

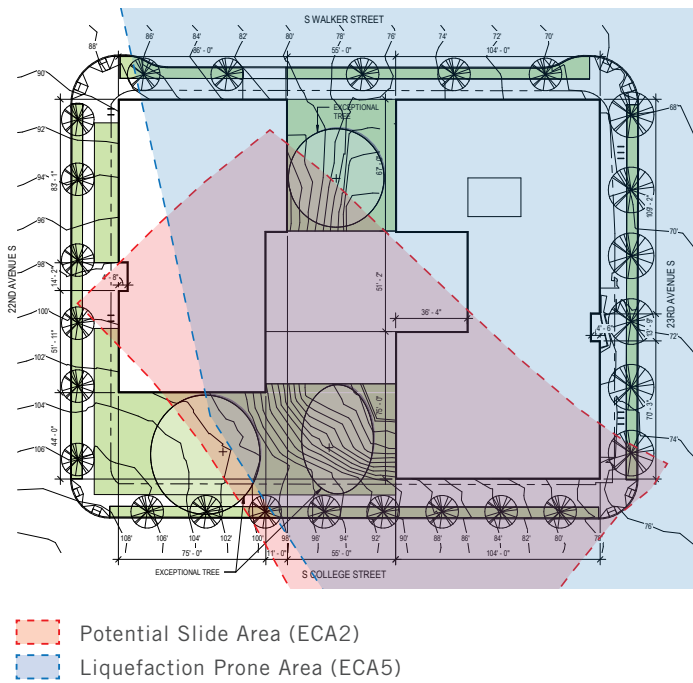
The study reveals that several departures would need to be requested for the preservation scheme to be successful including raising the height limit an additional ten feet per SMC 23.41.012.11.f. The rationale being that even with the additional floor height, this option yields substantially fewer units than other options. Other requested departures go as follows:

23.47A.005.B - Street-level uses
Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit.

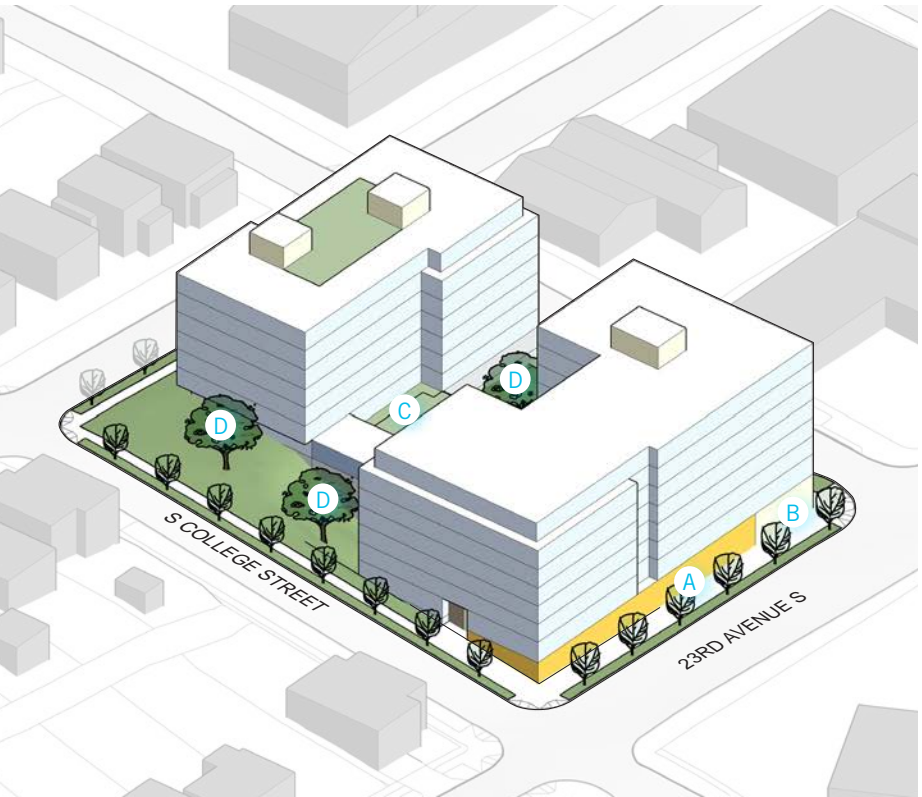
23.47A.008.D.2 - Street-level development standards for residential use on street-level, street-facing façade
The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.014.C.1 - Upper-level setback
For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

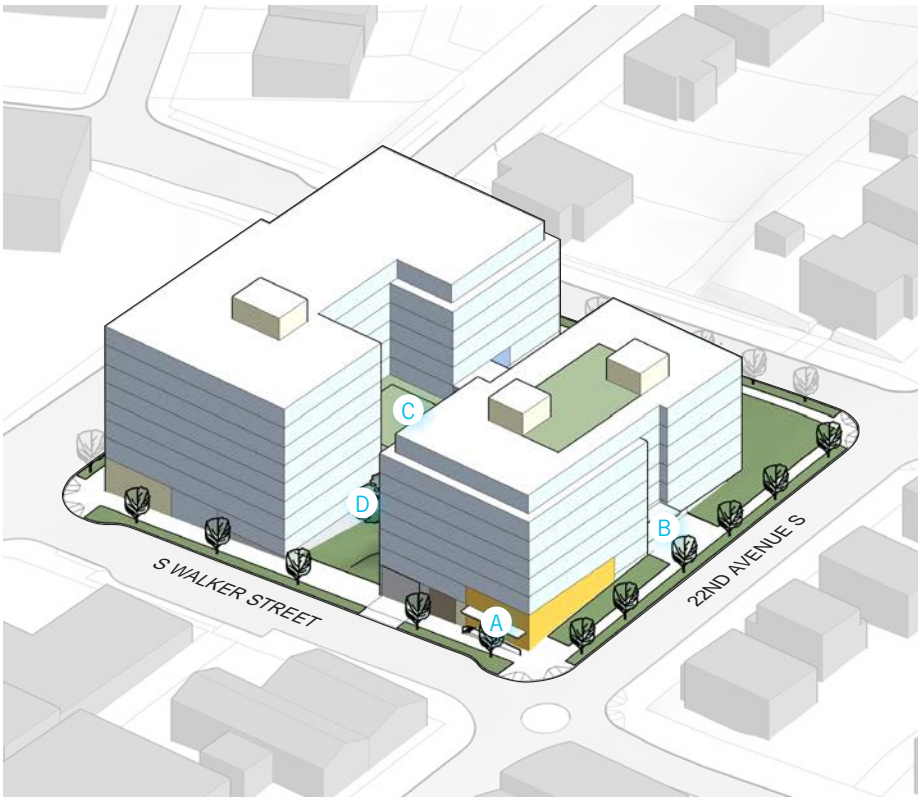
The resulting design is a compromise between building footprint and building height as a means to preserve the trees while maintaining an ideal unit count. Another factor to consider is the existing site’s location in an environmentally critical area and retention of the trees and steep grade beneath them is a risk factor for the building and its occupants. Removal of the steep slope is an ideal project goal and necessitates the removal of the exceptional trees to do so.



CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHEAST

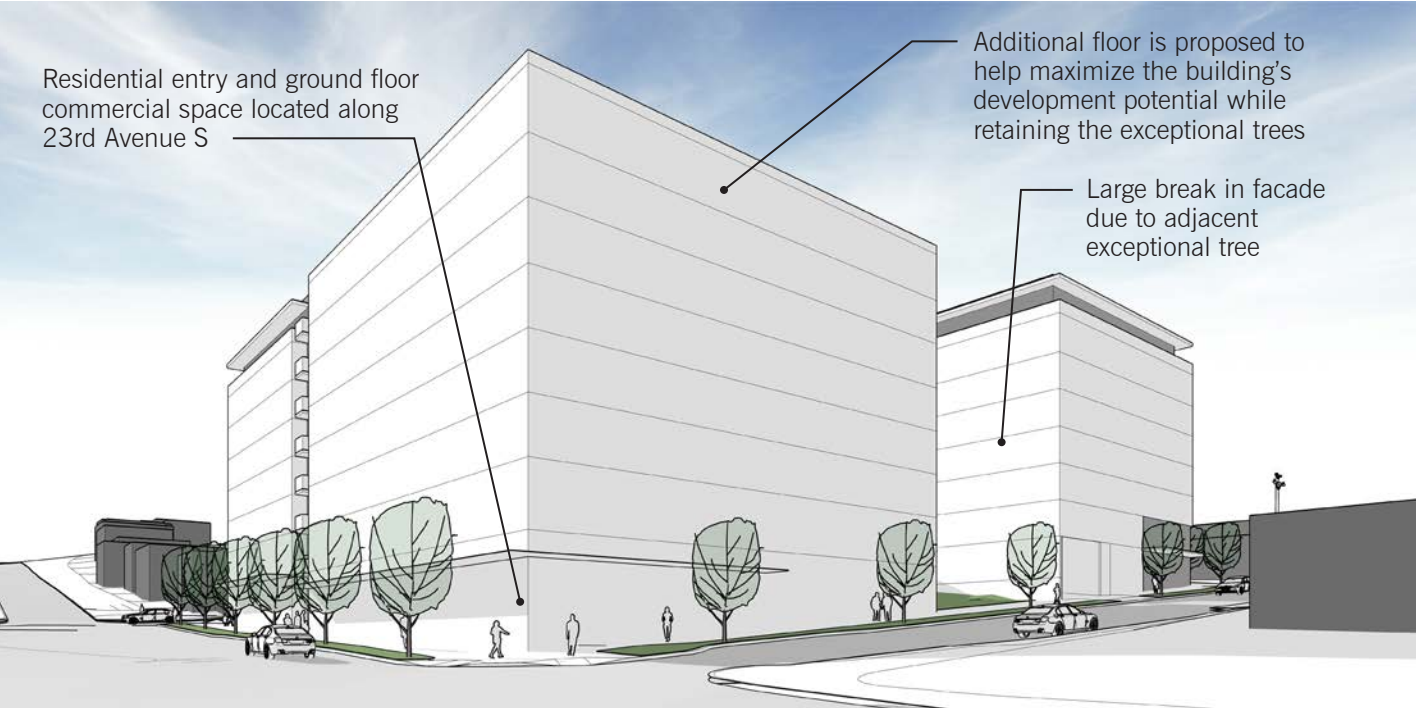


MASSING DIAGRAM FROM NORTHWEST

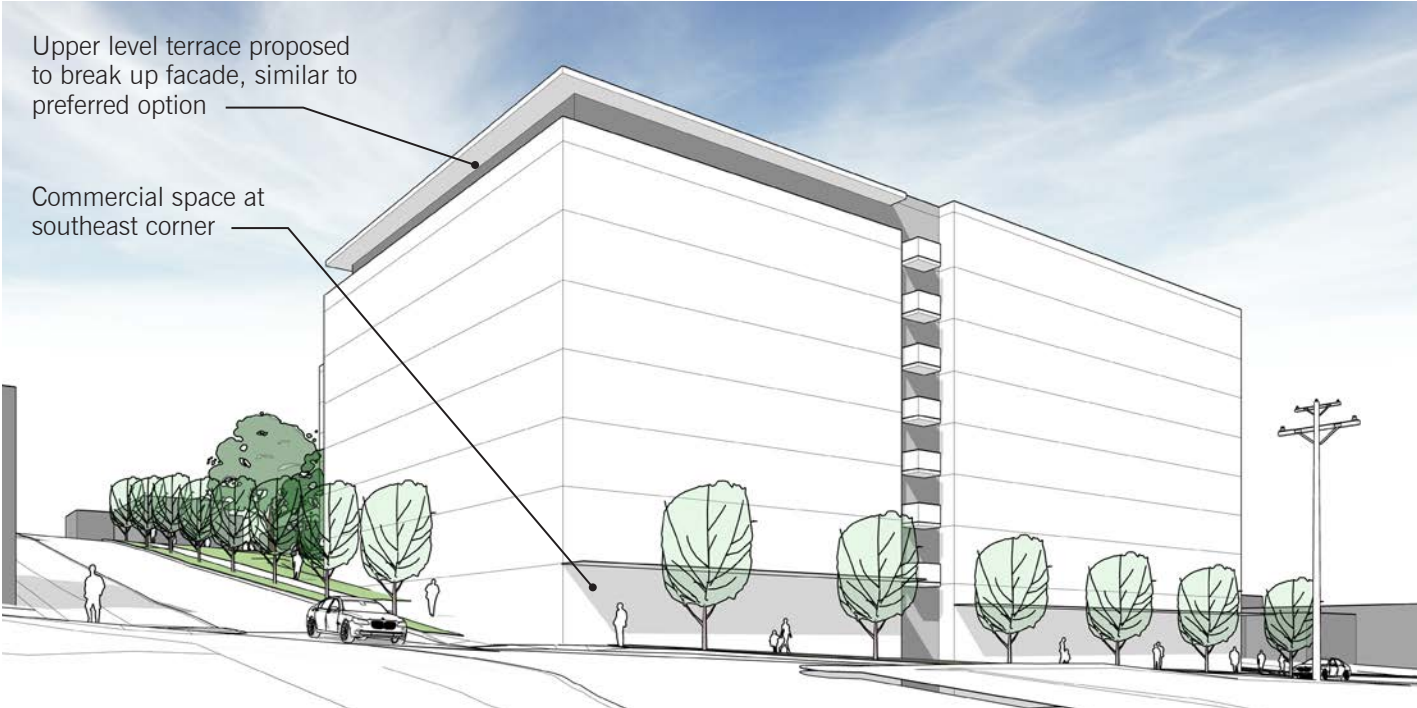
- A Commercial Space
- B Residential Lobby
- C Interior Courtyard
- D Exceptional Tree

8.0 OPTION 3 ALTERNATE I MASSING

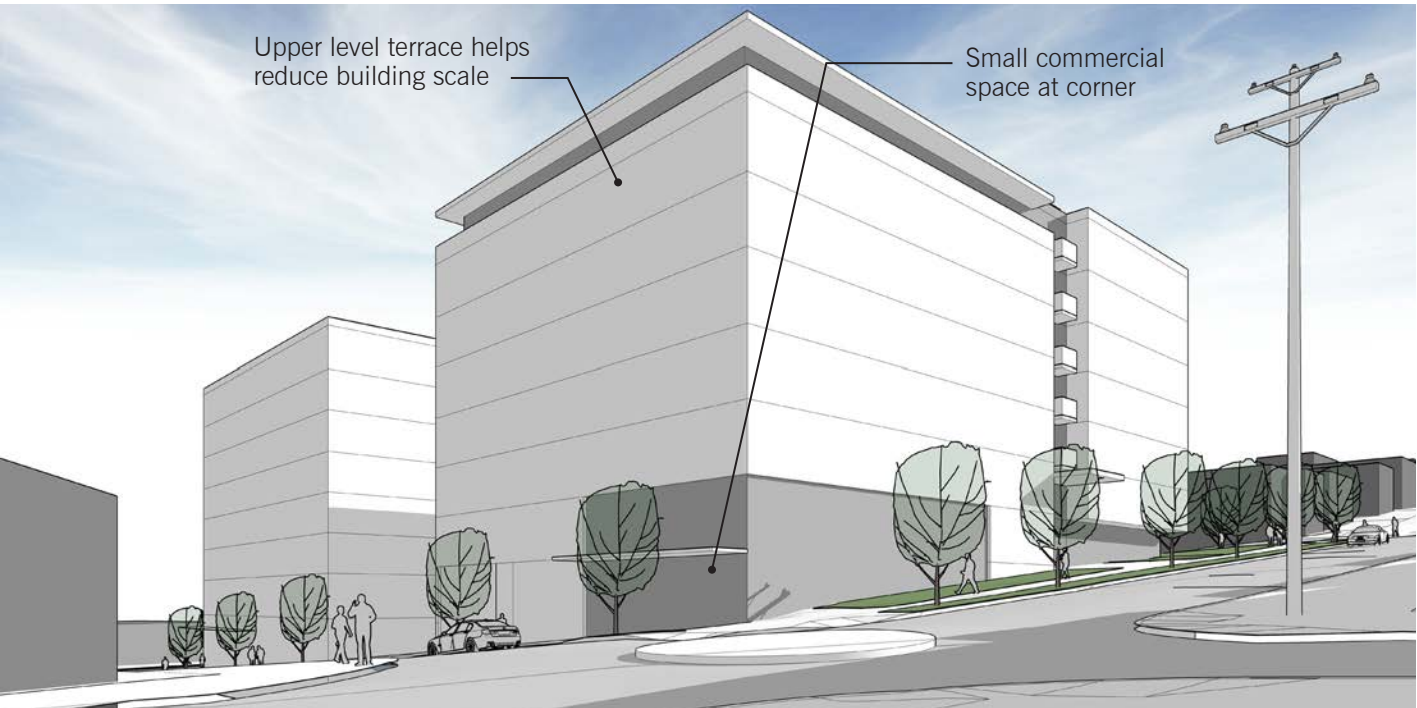
DESIGN ANALYSIS



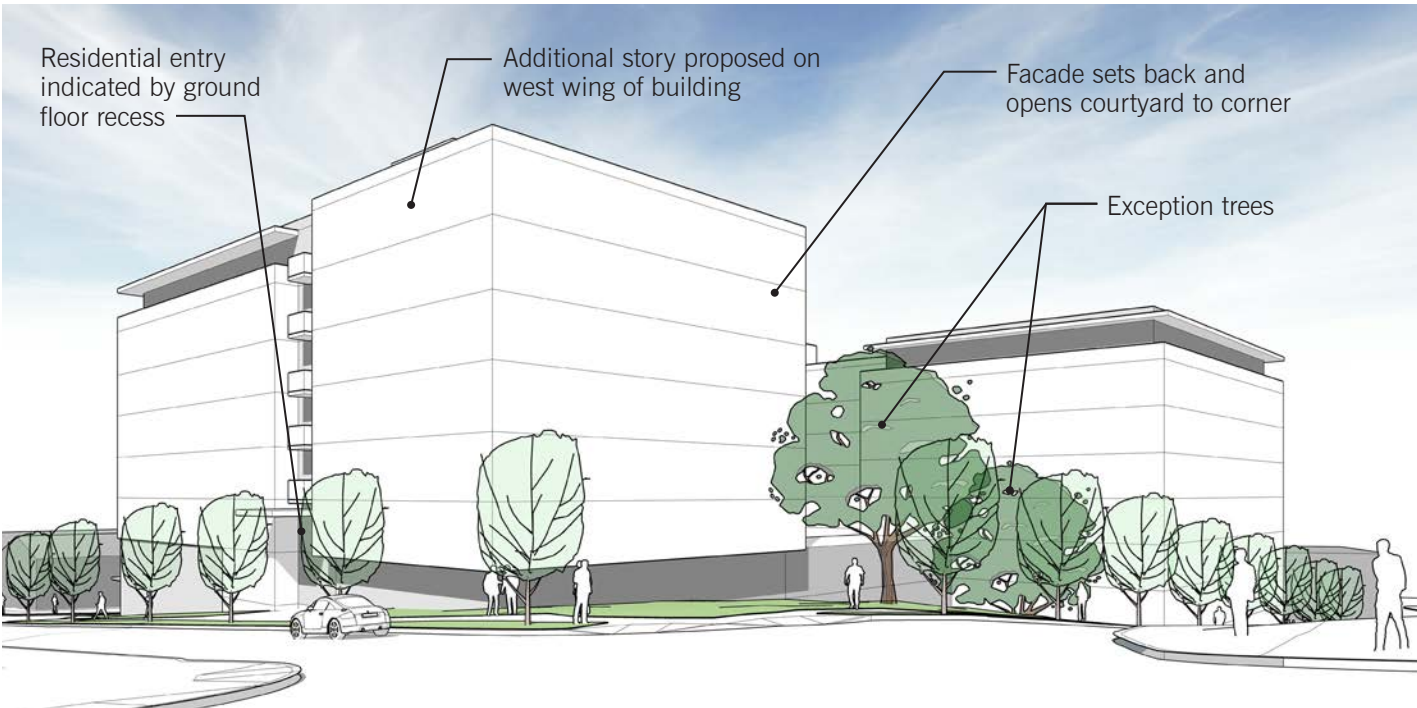
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

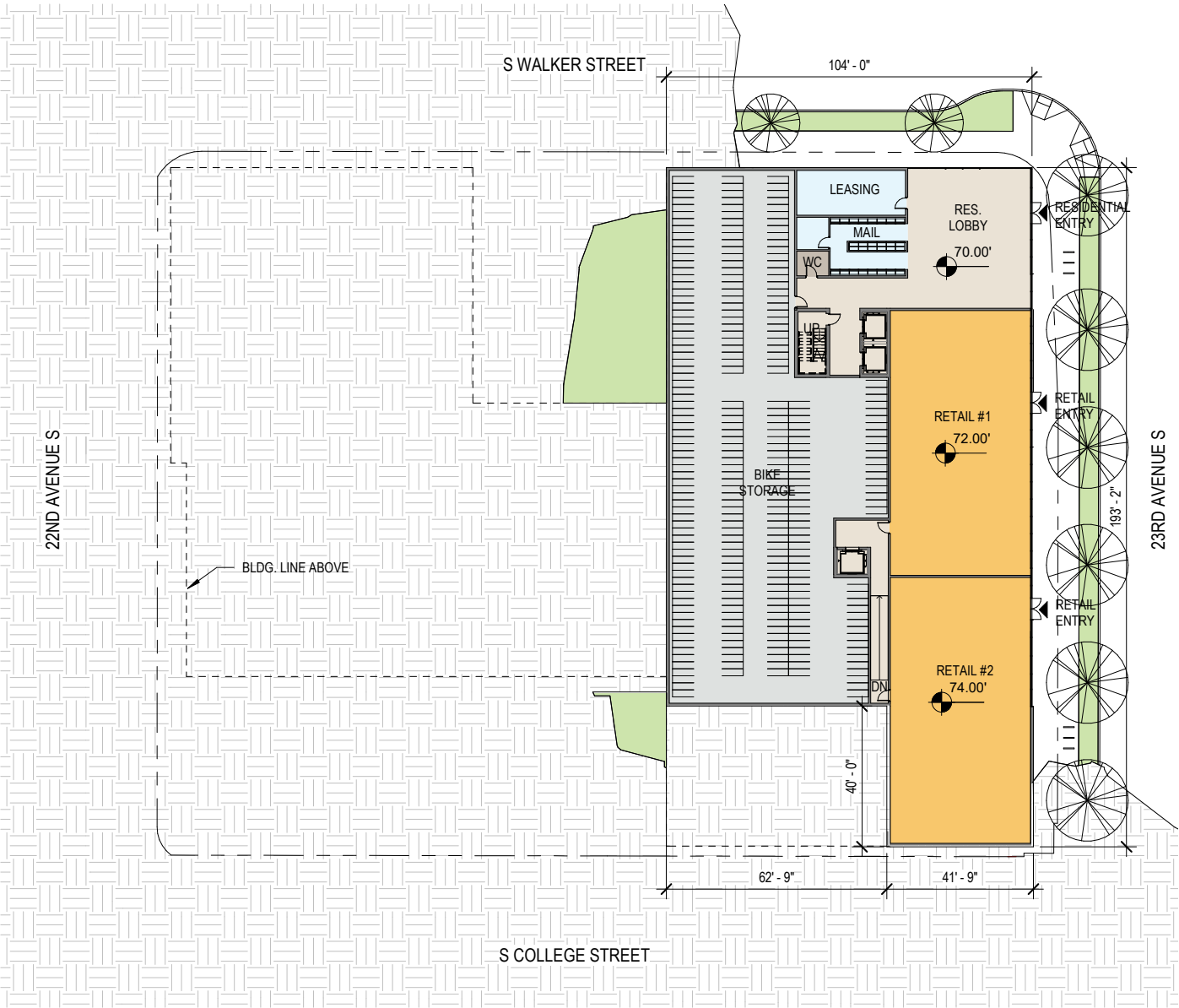


VIEW FROM NORTHWEST

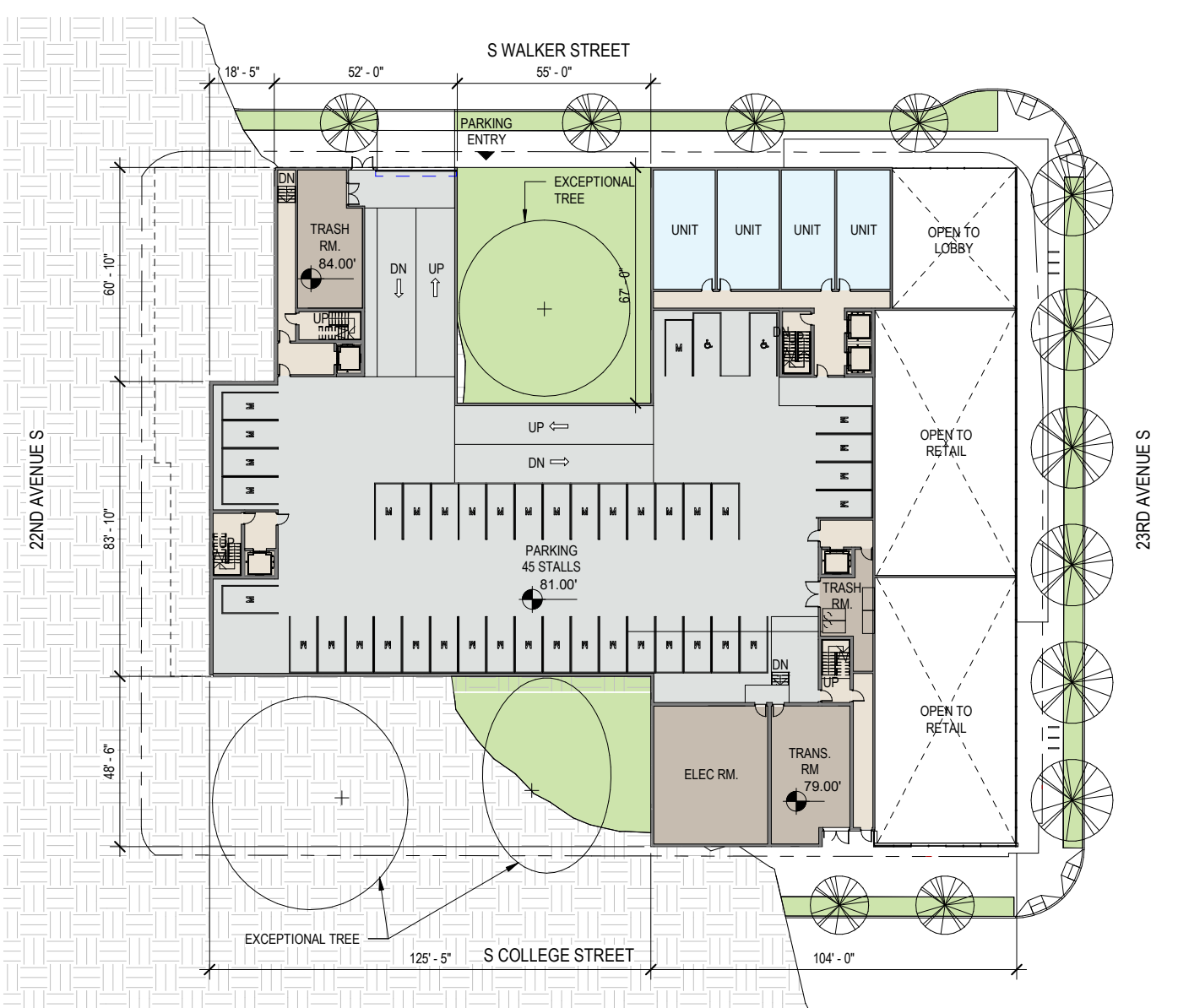


VIEW FROM SOUTHWEST

8.0 OPTION 3 ALTERNATE I FLOOR PLANS



LEVEL 1



LEVEL 2

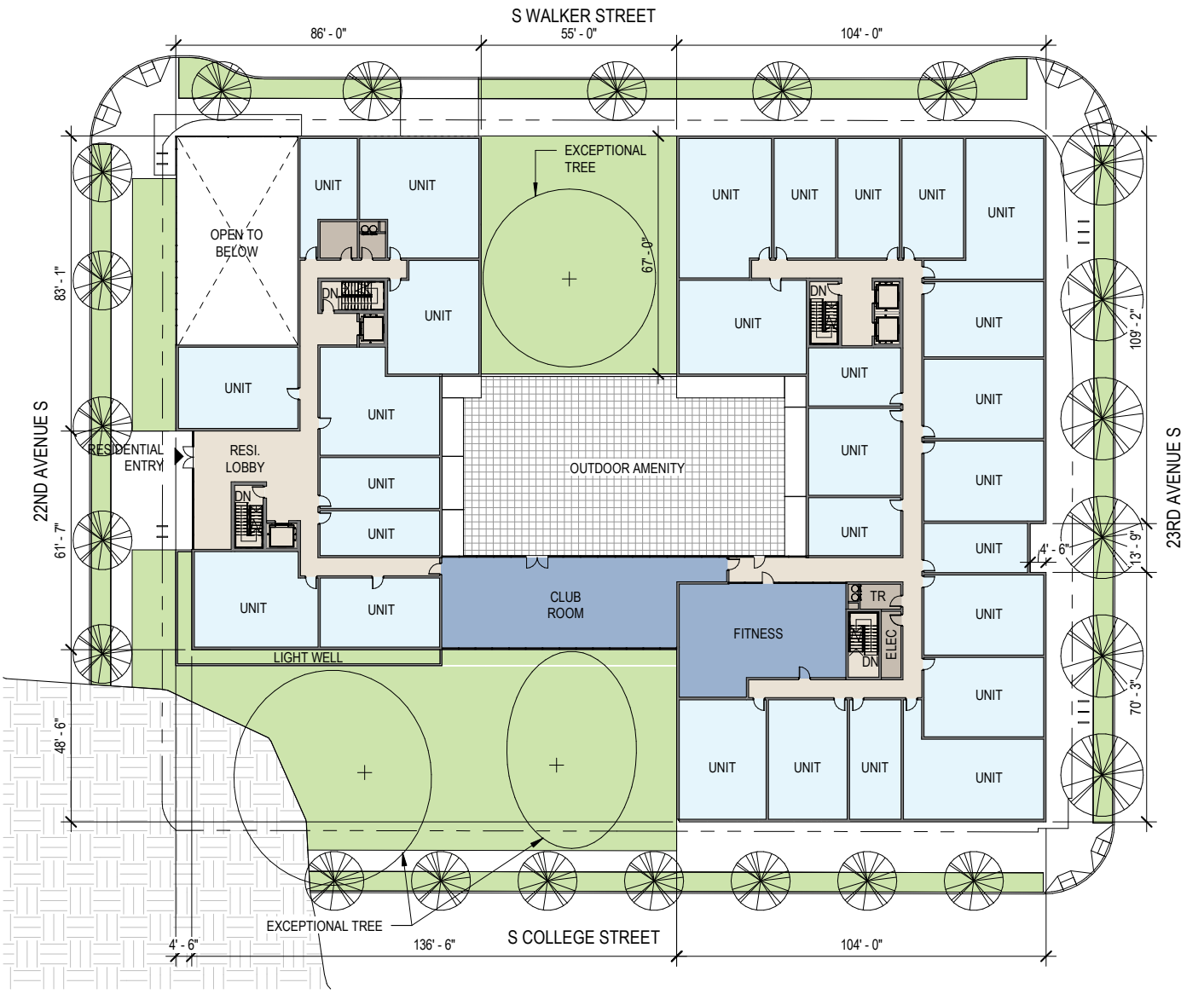
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 3 ALTERNATE I FLOOR PLANS



LEVEL 3



LEVEL 4

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 3 ALTERNATE I FLOOR PLANS



LEVEL 5



LEVEL 6-8

KEY

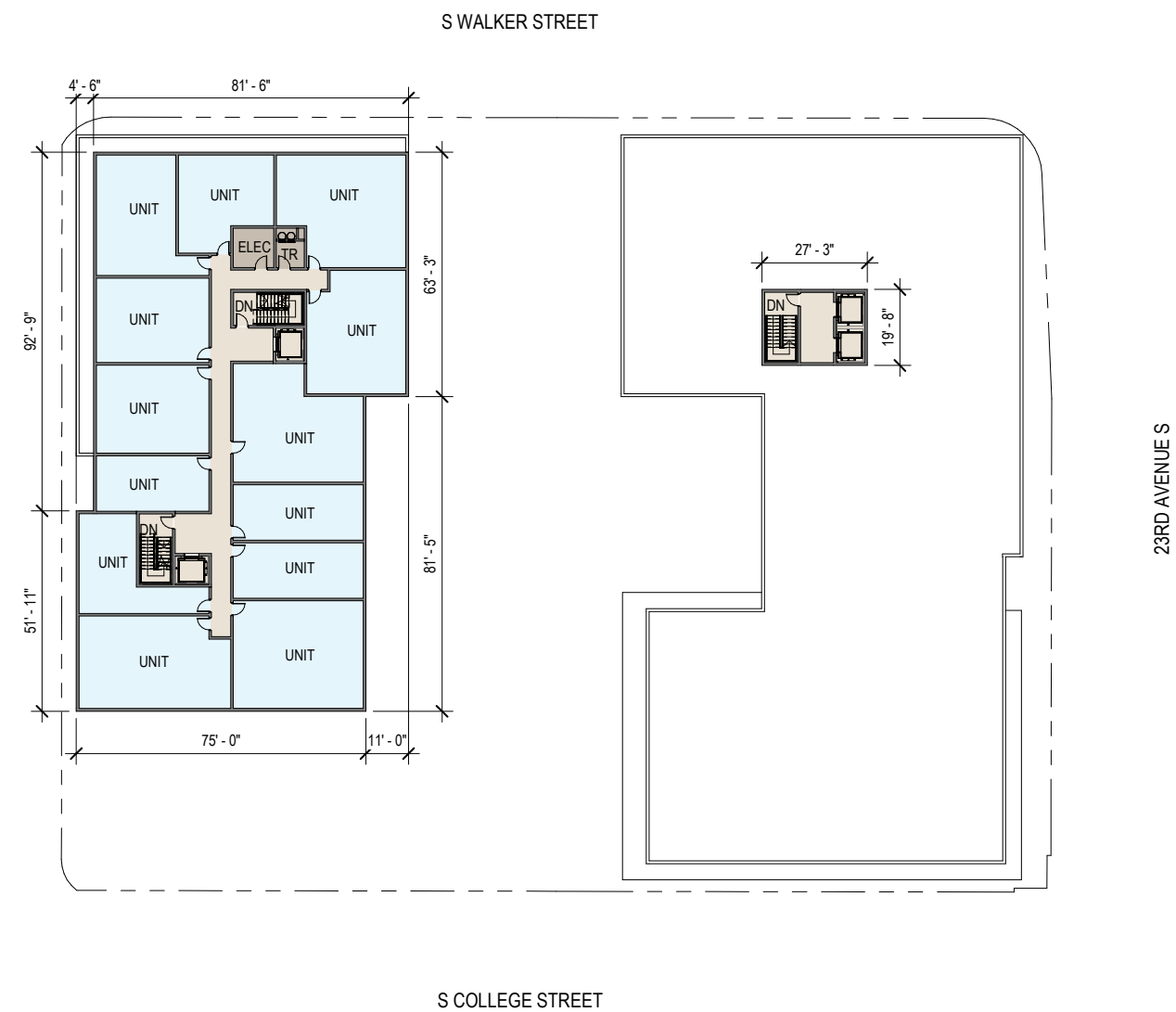
- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking



8.0 OPTION 3 ALTERNATE I FLOOR PLANS



LEVEL 8

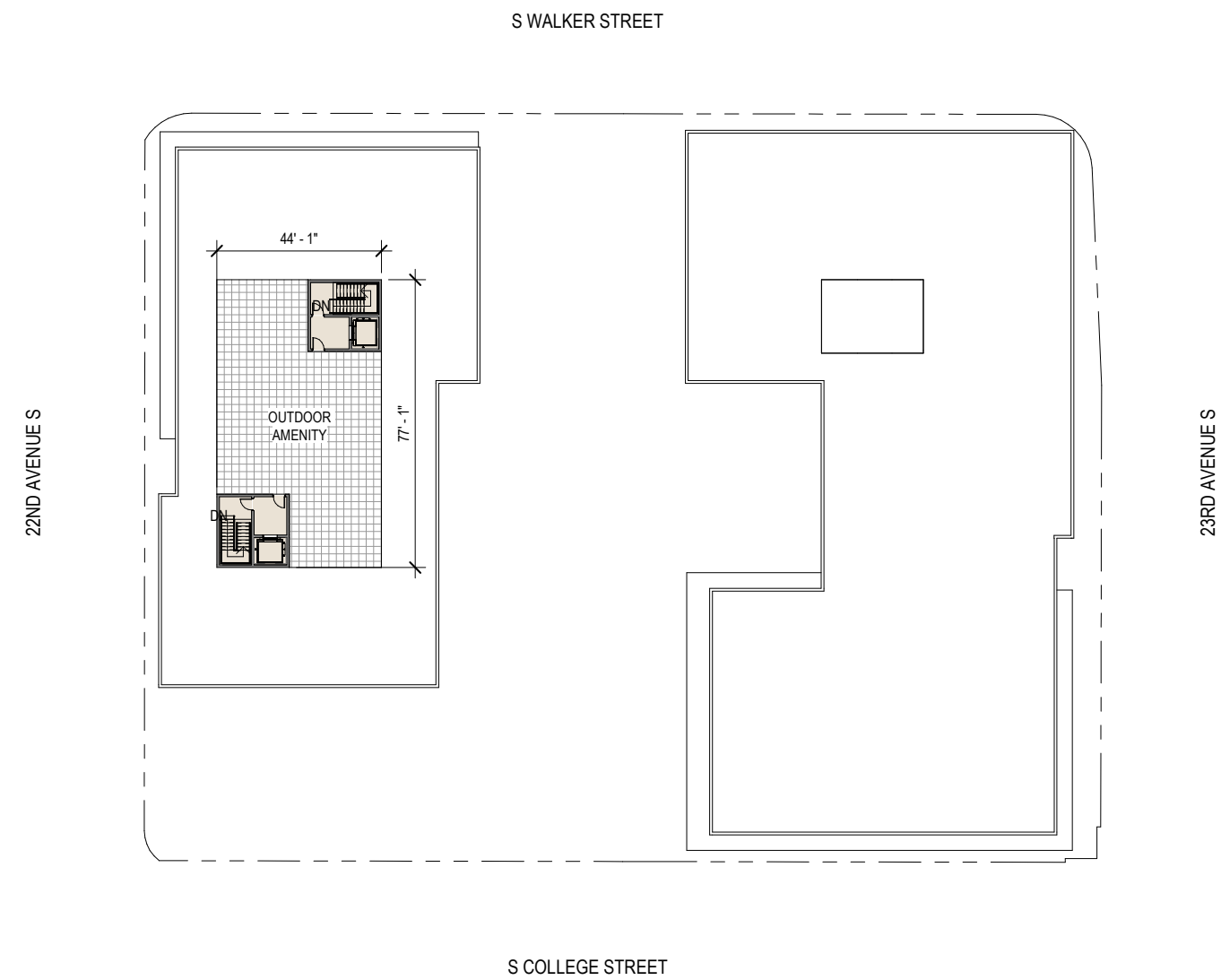


LEVEL 9

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

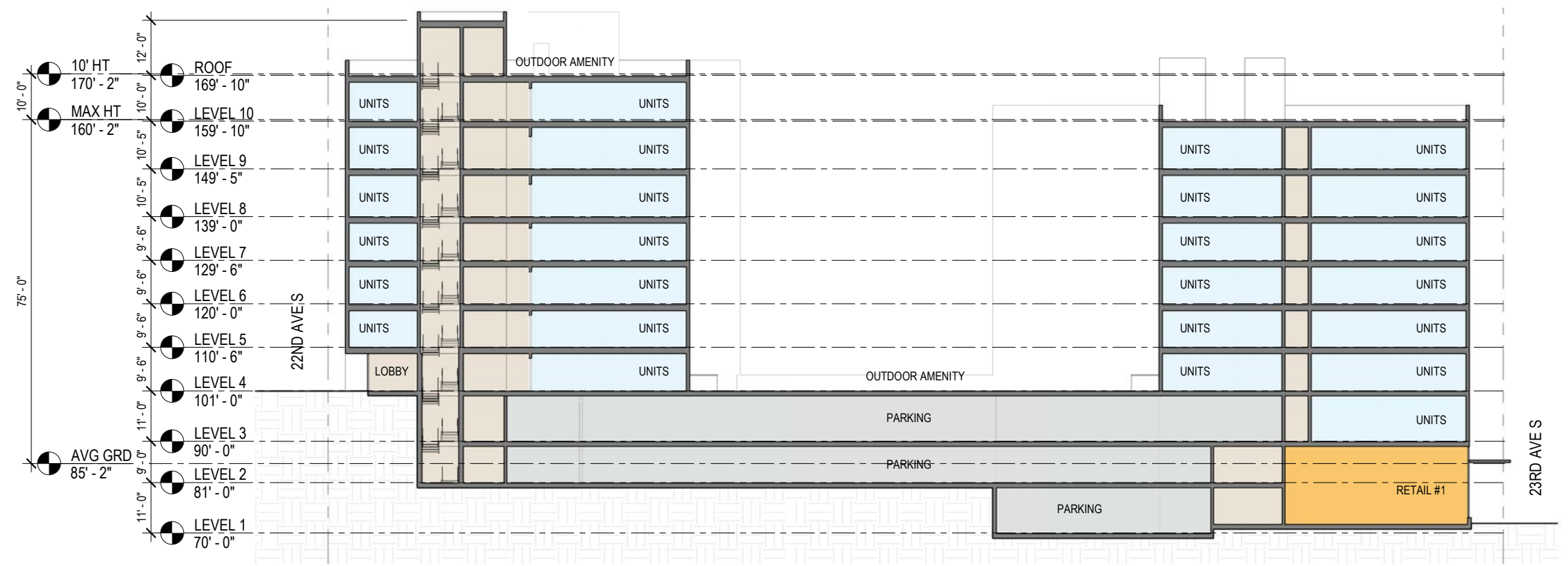


8.0 OPTION 3 ALTERNATE I FLOOR PLANS



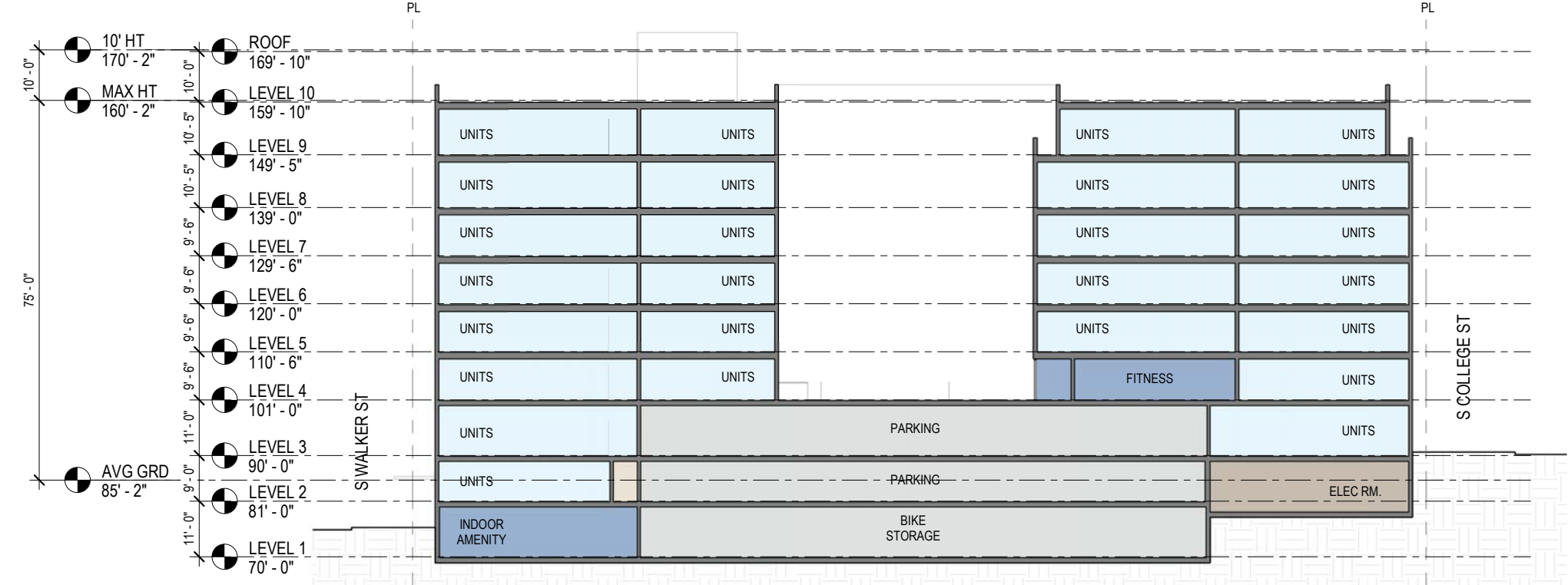
- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

8.0 OPTION 3 ALTERNATE I SECTIONS

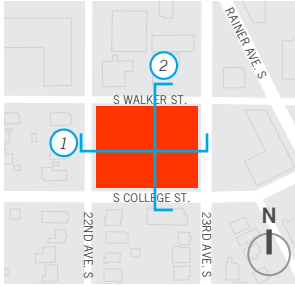


SECTION 1

- KEY
- Commercial
 - Residential
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

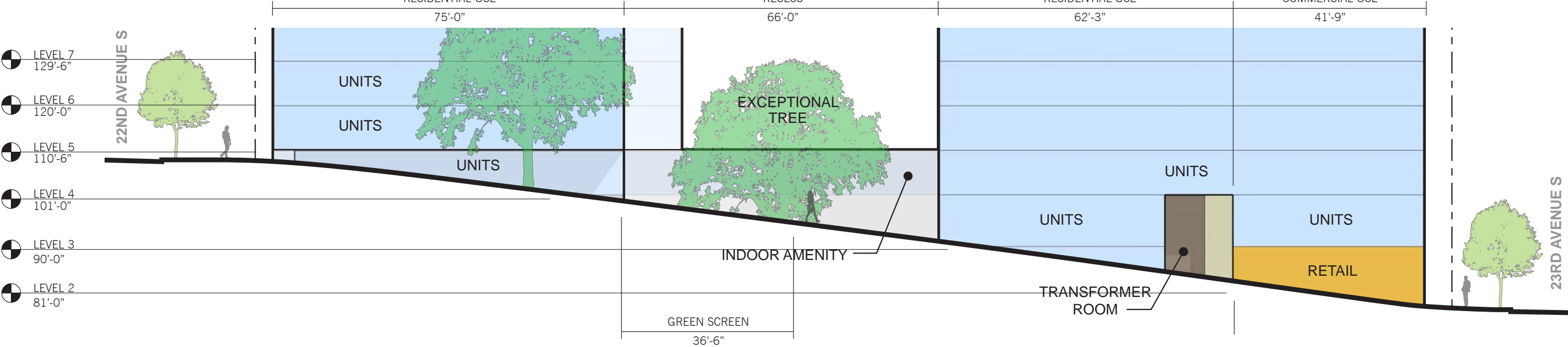


SECTION 2

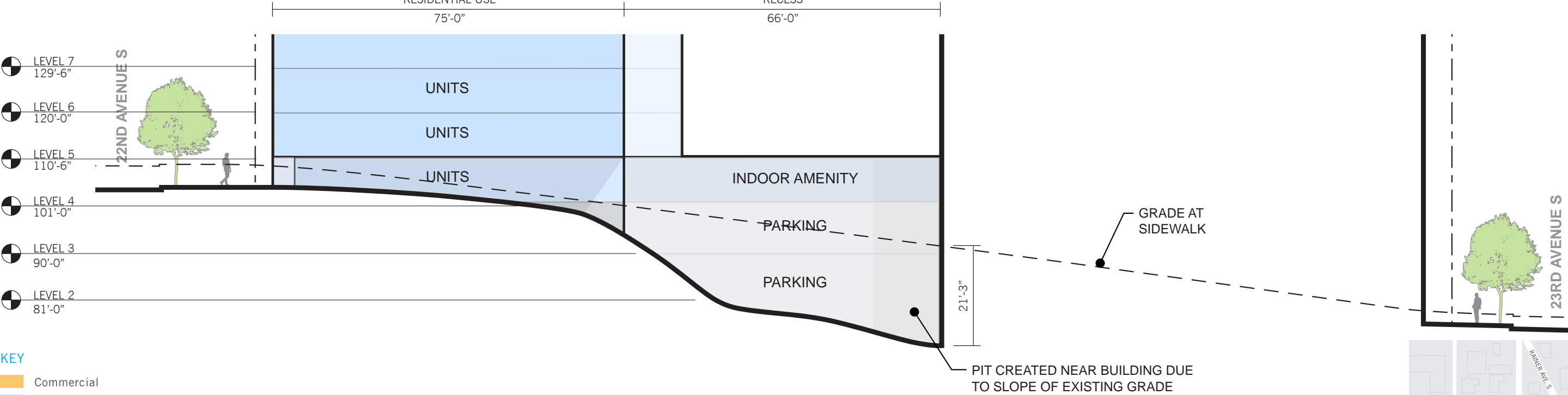


9.0 OPTION 3 ALTERNATE | STREET-LEVEL USE

SOUTH ELEVATION AT SIDEWALK



SOUTH ELEVATION AT COURTYARD

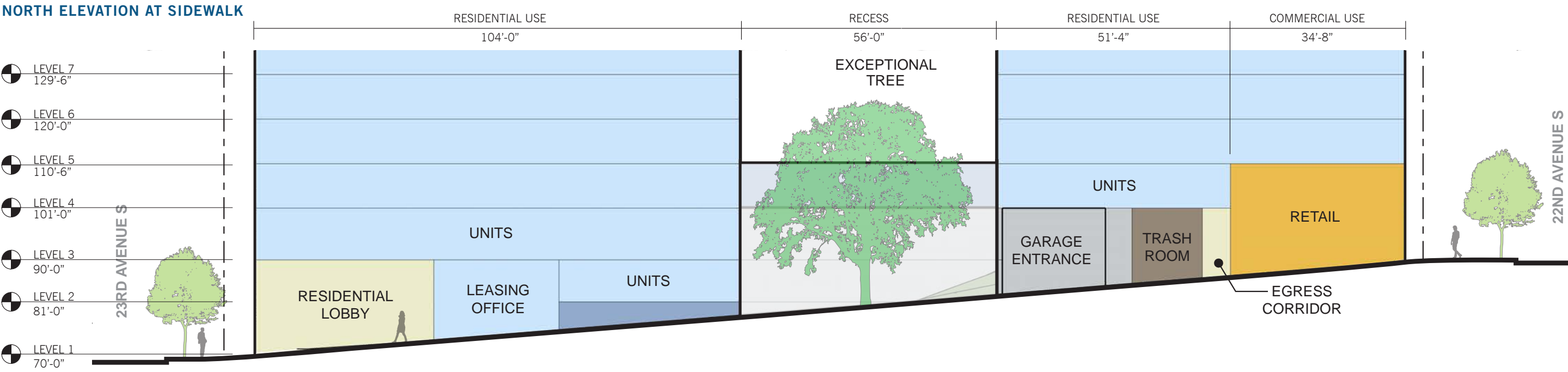


- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

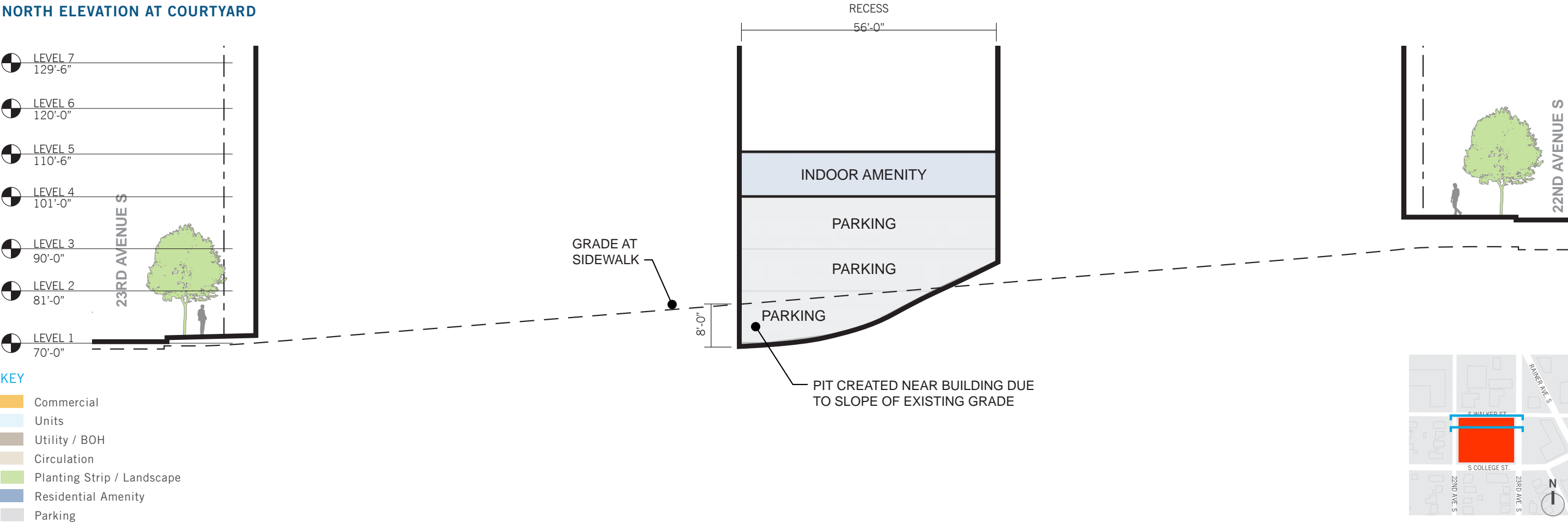


9.0 OPTION 3 ALTERNATE | STREET-LEVEL USE

NORTH ELEVATION AT SIDEWALK

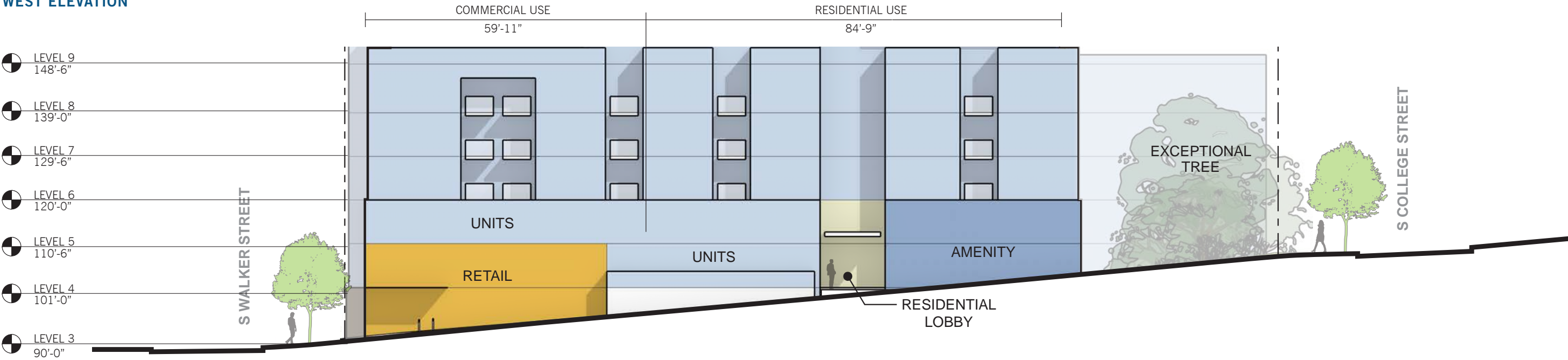


NORTH ELEVATION AT COURTYARD

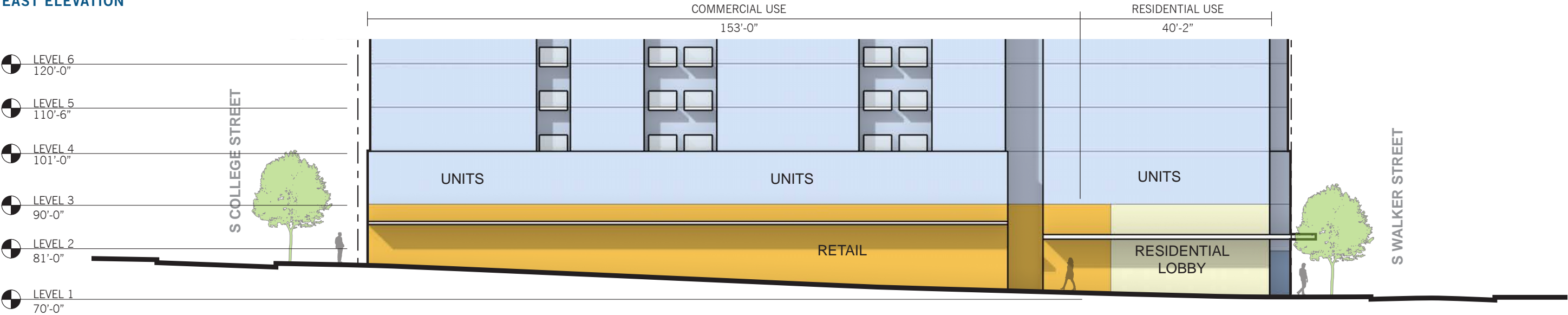


9.0 OPTION 3 ALTERNATE | STREET-LEVEL USE

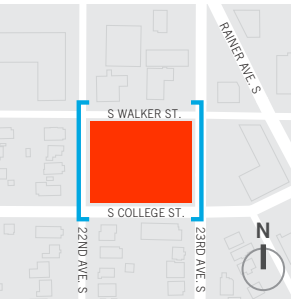
WEST ELEVATION



EAST ELEVATION



- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



8.0 OPTION 3 ALTERNATE I SHADOW STUDY



9.0 DEPARTURES | OPTION 3 (PREFERRED)

DEPARTURE 1

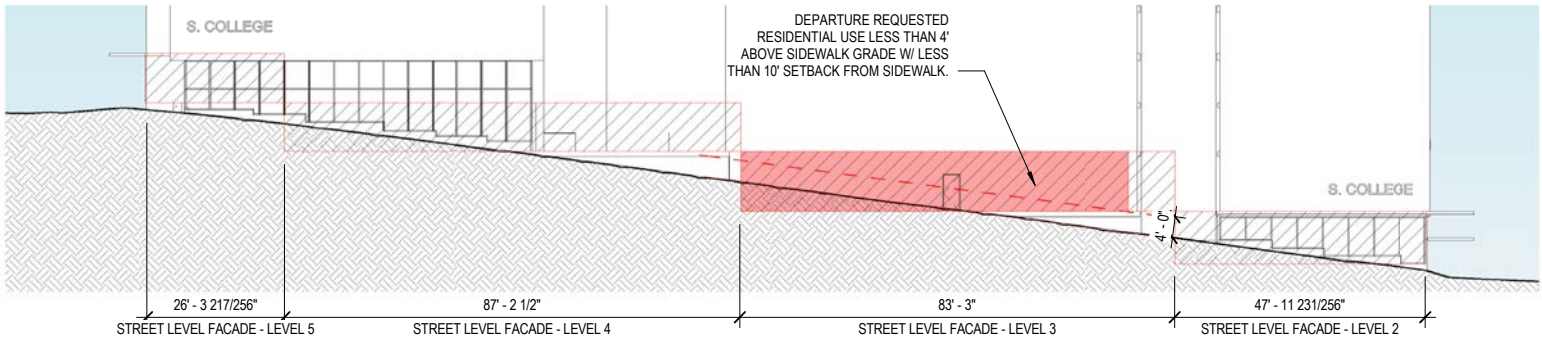
CODE CITATION:	23.47A.005.B - Street-level uses
CODE REQUIREMENT:	Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit.
CORRESPONDING DESIGN GUIDELINE:	DC1.C Parking and service uses
DEPARTURE REQUEST:	To allow a solid waste and recyclable storage room to abut a street-level, street-facing façade on S Walker St.
RATIONALE:	The project is a full-block development with no alley access. The project team has been in communication with SPU from the start and got a confirmation that S Walker St will be where the trash and recyclable collection will take place. S Walker St is the best location for this purpose because it is not an arterial street nor a street fronting single-family residences. The project team has also been working with SPU in developing a storage and access area that will allow for a collection method that minimizes the required staging area in front of the property along the sidewalk. The vegetation screen is proposed along the storage room wall facing sidewalk. All these measures help reduce visual impacts of the service use at the street level and maintain an attractive edge.

9.0 DEPARTURES | OPTION 3 (PREFERRED)

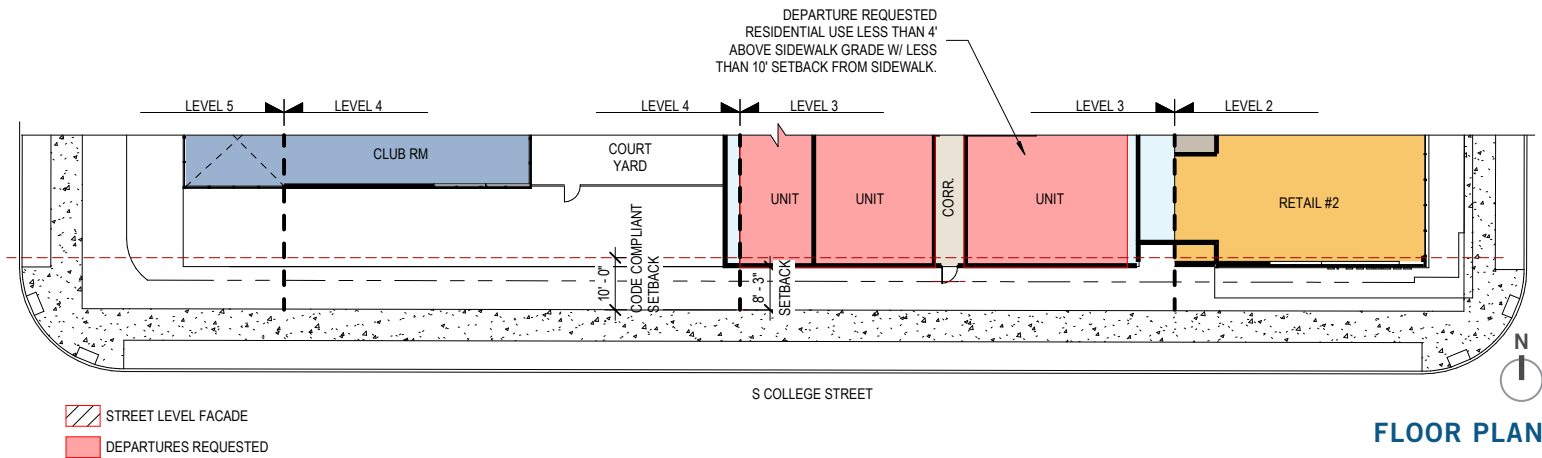
DEPARTURE 2

CODE CITATION:	23.47A.008.D.2 - Street-level development standards
CODE REQUIREMENT:	Where residential uses are located along a street-level, street-facing façade, the floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
CORRESPONDING DESIGN GUIDELINE:	PL3.B Residential edges, DC2.B.1 Architectural and façade composition
DEPARTURE REQUEST:	To allow residential units located along a street-level, street-facing façade on S Walker St, 22nd Ave S, and S College St to be less than 4' above sidewalk grade and set back less than 10' from sidewalk.
RATIONALE:	<p>Residential units along street-level, street-facing façades are provided with the following setback from property line:</p> <p>Units on S Walker St set back 4'-4"</p> <p>Units on 22nd Ave S set back on the average of 6'</p> <p>Units on S College St set back 2'-8"</p> <p>Both 22nd Ave S and S College St have a large horizontal distance from the face of curb to the property line (20' and 17' respectively) that allows for wider planting strip and frontage zone. Per a coordination with SDOT, 22nd Ave S will have a 7' wide frontage zone that will be landscaped; S College St and S Walker St will have 2' wide frontage zone. The setback provided at these street-level units, combined with the frontage zone, offers a transition zone from public to private realm. Most of these street-level units are elevated from the sidewalk grade, ranging from 2'-4'. The raised floor helps provide added security and privacy. The setbacks as provided allow for well-defined street edges and well-proportioned overall façade composition.</p>

S COLLEGE STREET

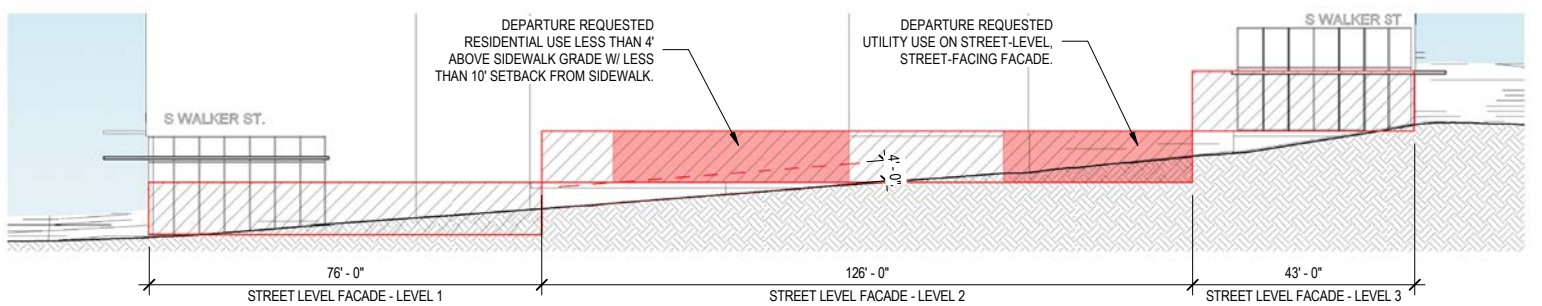


SOUTH ELEVATION

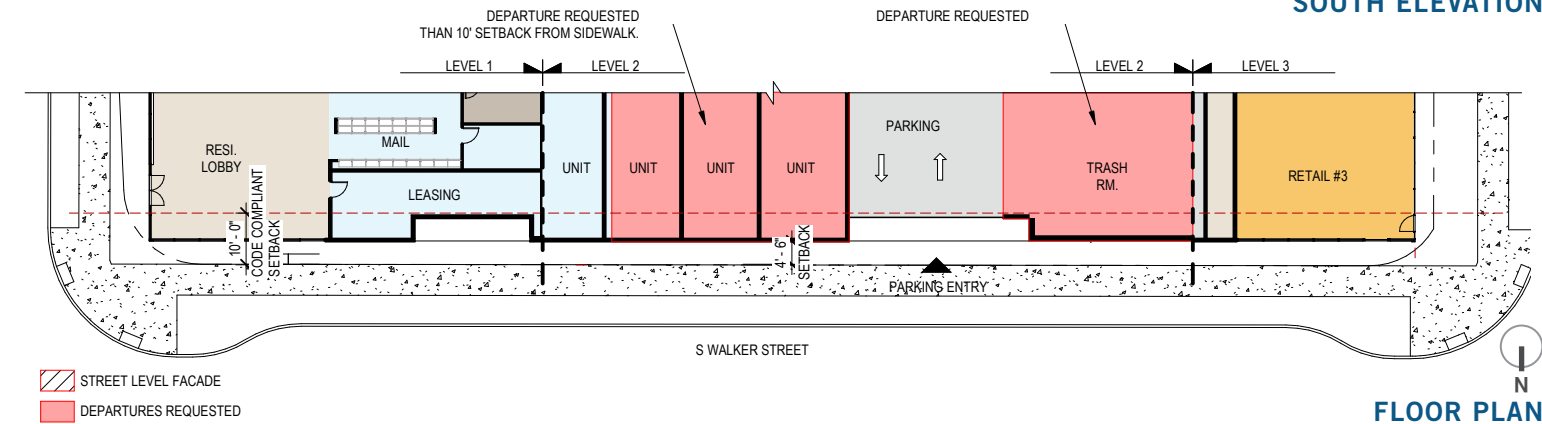


FLOOR PLAN

S WALKER STREET



SOUTH ELEVATION



FLOOR PLAN