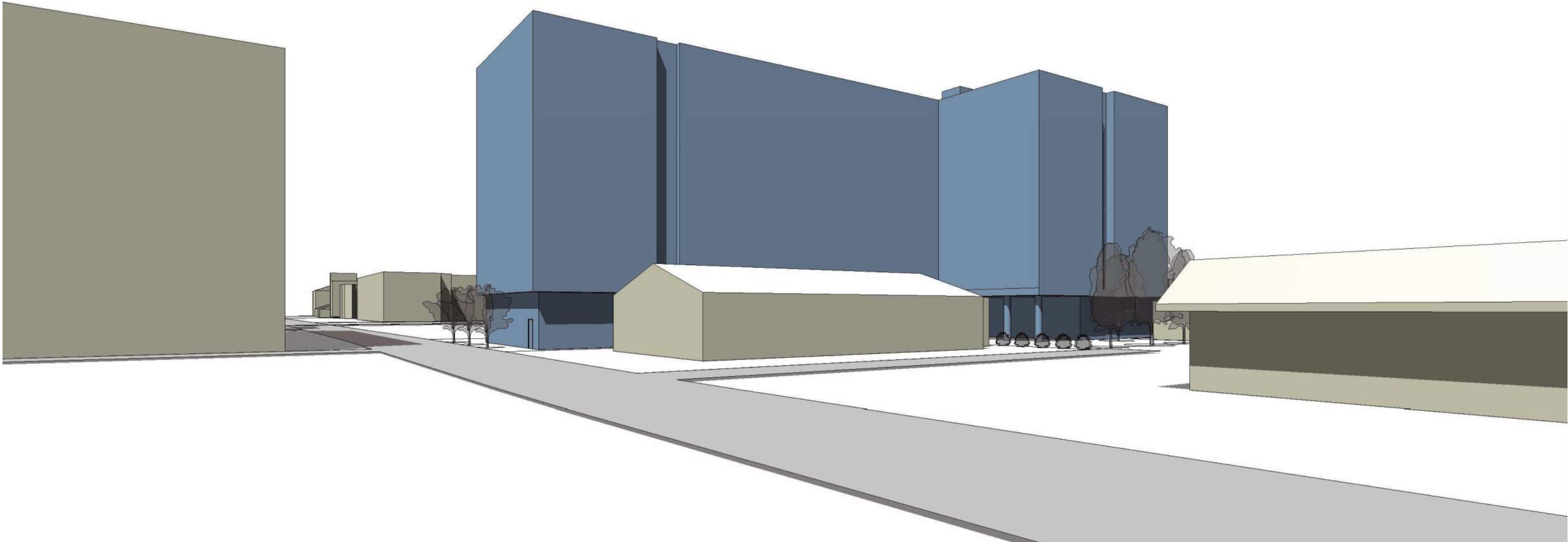


DESC BITTER LAKE APARTMENTS

924 N 143RD STREET
SEATTLE, WA 98133

SDCI PROJECT #3034805-EG
EARLY DESIGN GUIDANCE
MEETING DATE: XXX



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Canaday House



Aurora House



Clement Place



The Estelle



Canaday House



Clement Place

PAST PROJECTS

SMR Architects (SMR)

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use a building, our structures provide a place for life to happen, they interact with and enrich the neighborhoods in which they're a part. Our team's collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

Downtown Emergency Service Center (DESC)

DESC's mission is not merely to offer shelter, but to end the homelessness of our community's most vulnerable people, through an integrated array of clinical services and supportive housing that allows men and women to reclaim their lives and reach their highest potential.

Bellwether Housing

Bellwether Housing is a non-profit corporation whose mission is to develop affordable rental housing for working individuals and their families in Seattle. Bellwether has a long tenure as a developer and operator, founded in 1980 as the Seattle Housing Resource Group. Throughout the course of development and project management history, Bellwether Housing aims to be a good neighbor and create open lines of communication with adjacent property owners and community groups.

3.0 PROJECT VISION

SITE CONTEXT

Located in the Bitter Lake neighborhood of north Seattle, the parcel is situated two lots west of Aurora Ave N on the north side of N 143rd Street. Shown on the map in orange, the site is within the Bitter Lake Urban Village, which is located at the northern end of the city, adjacent to the Aurora Ave transit corridor and the predominantly residential Highlands and Haller Lake neighborhoods.

The underdeveloped site is currently being used as a storage area for two companies. The site is surrounded by multifamily residential developments to the south while commercial businesses (auto equipment and a plant nursery) are situated to the north and west. A religious organization and a restaurant are located east of the site. The site topography is relatively flat with only a minimal grade change.

SITE INFORMATION

924 North 143rd Street
Zoned: C1-75 (M)
Site Area: 23,350 sq ft

PROPOSAL SUMMARY

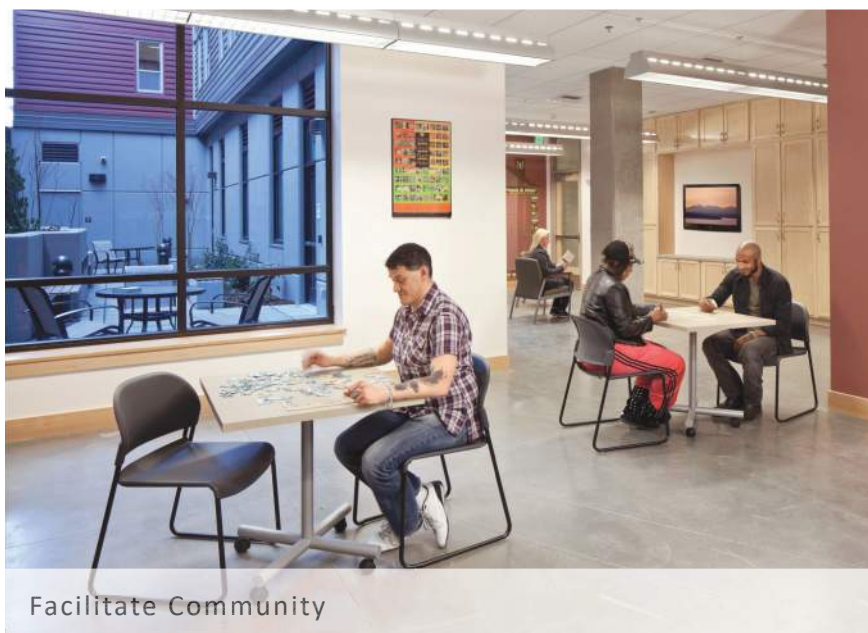
Building Footprint: 11,819 gsf
Total Area: 92,435 gsf
Height: 69'-1.75"
FAR: 3.96 (5.5 max allowed)
Unit Count: 156
Parking: 4 (staff use only - including 1 handicap accessible)



Design a High Quality Building



Enhance the Neighborhood

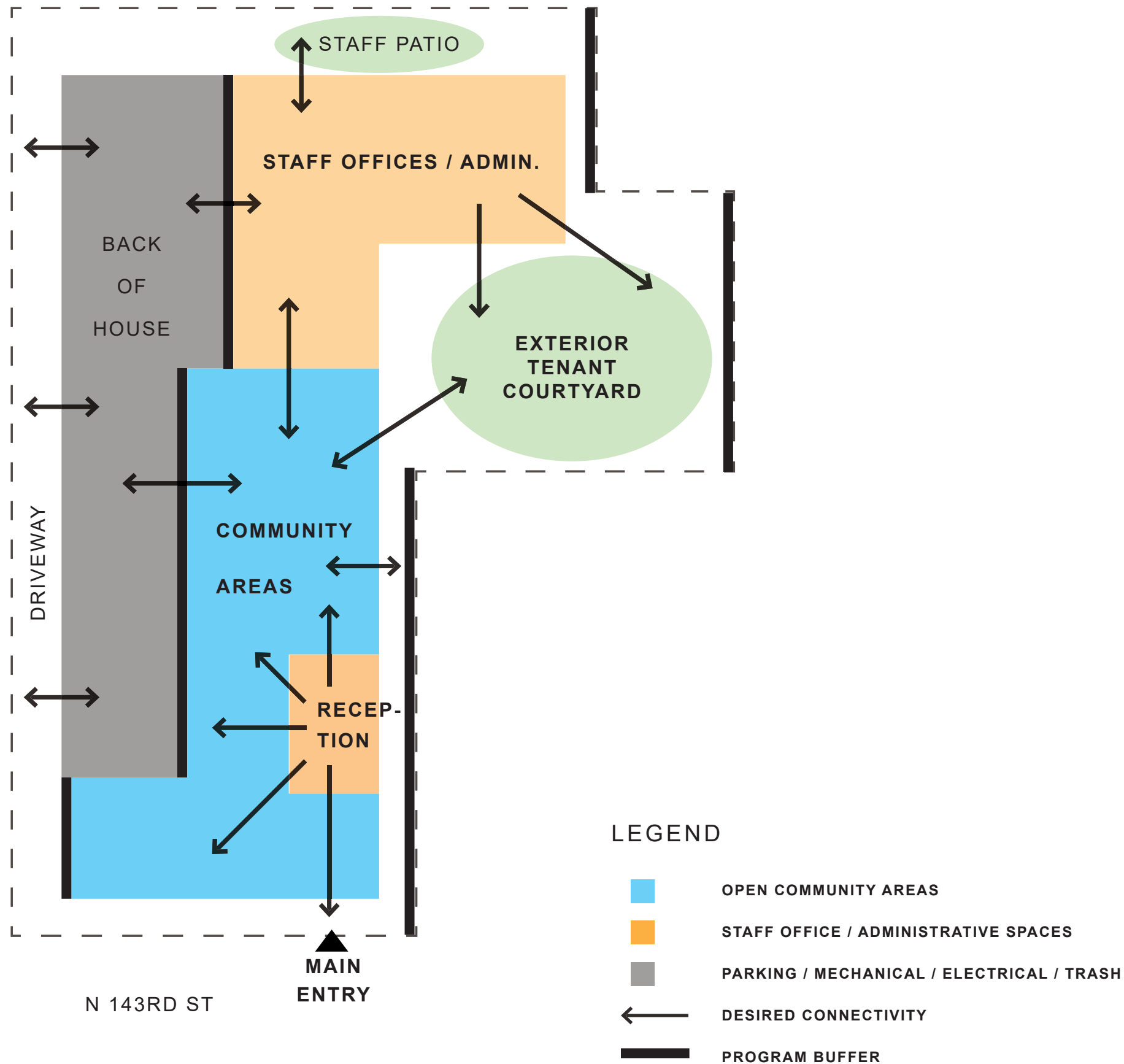


Facilitate Community



Context Map

PROGRAM DIAGRAM



DESC PROGRAMMATIC REQUIREMENTS

BUILDING PROGRAM

- Permanent supportive housing provides each resident with a studio apartment which includes a private bathroom and full kitchen.
- Administrative spaces include offices, a conference room, and consult rooms for DESC’s 24-hour staff and residential counselors.
- Resident amenities include a communal dining room, computer area, landscaped courtyard, tv lounge, and activity rooms.
- Amenity spaces allow residents to passively participate in building life and they encourage interaction with support staff.

GROUND FLOOR PROGRAMMATIC ORGANIZATION

- The reception area acts as a hub for the building. It should be a welcoming entry point and centrally located within the building.
- Common areas should be open and provide high visibility across the building.
- Exterior common space should be adjacent to indoor amenities and allow visual connections between inside and out.
- Arrange ground floor staff and administrative spaces so they are accessible and welcoming to residents.
- Orient residential common areas to have a visual connection to exterior.



DESC Estelle - TV Lounge



DESC Clement Place - Exterior Courtyard



DESC Clement Place - Dining Room



DESC Interbay - Dining Room

DESC DEVELOPMENT OBJECTIVES

DESC BITTER LAKE APARTMENTS DEVELOPMENT OBJECTIVES

- Provide a better connection between community residents and existing natural landscape nodes
- Enhance the residential feel of the neighborhood through additional development of multifamily housing
- Foster an inclusive community among building residents
- Establish a safe and accessible environment for building residents with appropriate vegetated buffers for resident and neighbor privacy
- Create a feeling of home through the use of intimate indoor and outdoor amenity spaces

SUMMARY OF COMMUNITY OUTREACH

DESC has reached out to the community and started a dialogue about this project. Community response to the design schemes focused on several aspects of the project, specifically scale, density, site safety, and context.

Fears of the neighborhood being “over-burdened” by low-income housing. The height and density of the building was concerning to some neighbors who asserted that the neighborhood is full to capacity and concerned about safety.

The project adheres to permitted density requirements and the floor area ratio is under the 5.5 maximum for all three schemes. Pages 10 and 19 show that the schemes are also within their context as several developments in the neighborhood are of a similar scale in the C1-75(M) zone. To address safety concerns, the team has placed new emphasis on designing for visibility and natural surveillance of the site and is asking for a departure to better support those priorities.

Diminished neighborhood resources. One neighbor was concerned that the height of the building would affect sun exposure for the P-Patch.

The proposed building’s height is approximately the same as the neighboring Tressa apartments and is below the C1-75(M) limit at approximately 69 feet. Solar diagrams on pages 37-39 show that the shadows from any of the three schemes do not interfere with neighborhood gathering areas such as the Bitter Lake P-Patch.

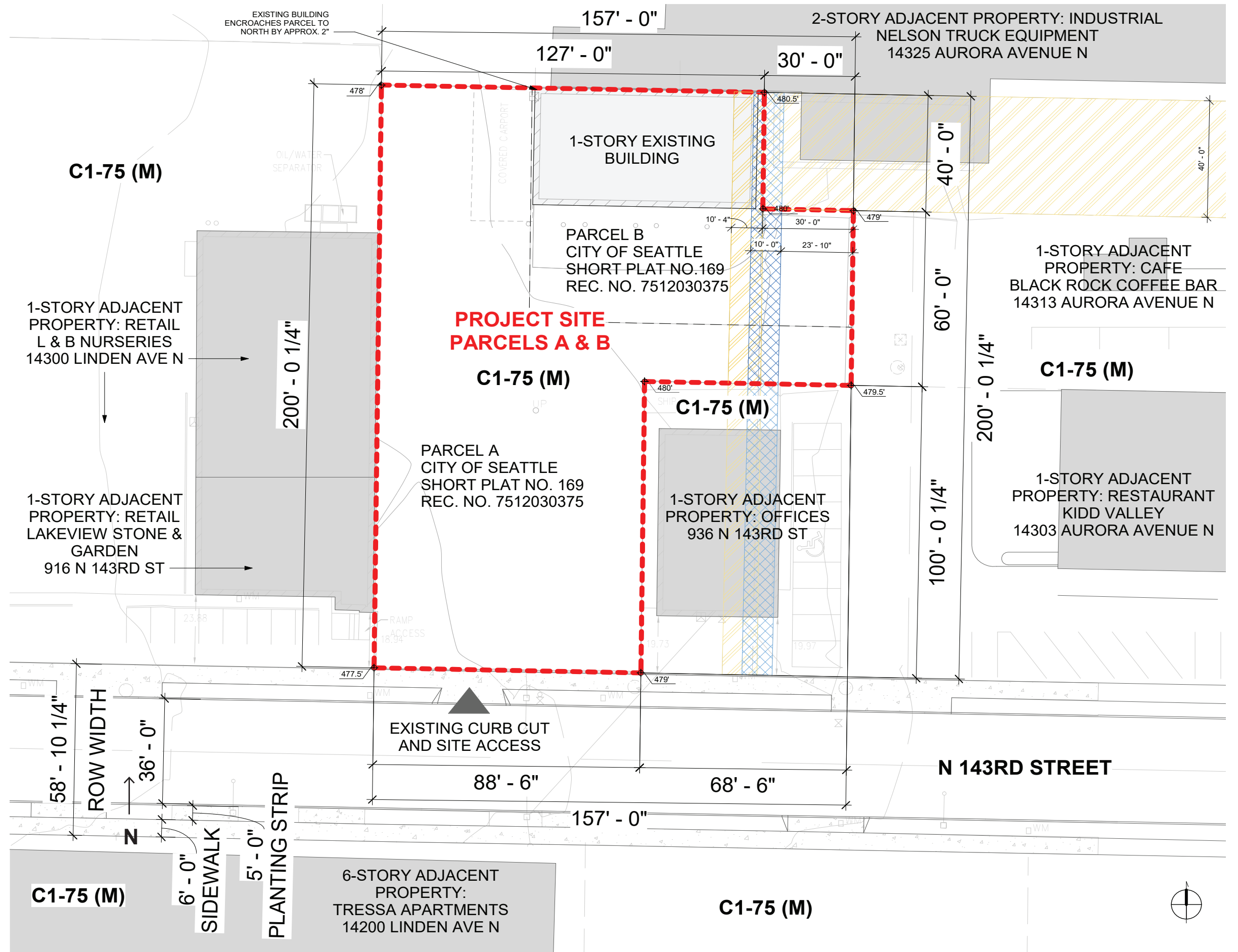
4.0 SITE PLAN LEGAL DESCRIPTION

NORTH PARCEL NUMBER:
192604-9092

NORTH PARCEL:
PARCEL B CITY OF SEATTLE SHORT
PLAT #169 REVISED AF # 7512030375 SD
REVISED SHORT PLAT
DAF W 327 FT OF E 372 FT OF N 200 FT
OF S 230 FT OF NE 1/4 OF NE 1/4 OF NW
1/4 LESS E 200 FT OF
N 40 FT THOF & LESS E 150 FT OF S 100
FT THOF & LESS W 68.5 FT OF E 238.5 FT
OF S 100 FT THOF

SOUTH PARCEL NUMBER:
192604-9378

PARCEL A CITY OF SEATTLE SHORT
PLAT #169 REVISED AF # 7512030375 SD
REVISED SHORT PLAT
DAF W 327 FT OF E 372 FT OF N 200 FT
OF S 230 FT OF NE 1/4 OF NE 1/4 OF NW
1/4 LESS E 200 FT OF N
40 FT THOF & LESS E 150 FT OF S 100 FT
THOF & LESS W 68.5 FT OF E 238.5 OF S
100 FT THOF



EASEMENT LEGEND

- SIDE SEWER EASEMENT IN YELLOW REC. NO. 5275561
- 10' DRAINAGE AND SURFACE WATER EASEMENT IN BLUE REC. NO. 6260906

5.0 - URBAN ANALYSIS CURRENT ZONING



ZONING LEGEND

SEATTLE ZONING DESIGNATIONS

- SF-7200
- SF-5000
- RSL
- LR2
- LR3
- MR (M)
- C1P-75 (M)
- C1-75 (M)
- C1-55
- NC2P-55 (M)

SHORELINE ZONING DESIGNATIONS

- R-4
- R-6
- R-8
- R-12
- R-18
- R-48
- NB
- MB



1- Seattle Public Library - Broadview Branch



2- Bitter Lake Community Center and Playfield



3- Fire Station No. 24



7- Barton Family Funeral Service



8-Public Art



8-Public Art



9- Ingraham High School



10- Broadview-Thomson K-8 School



13- Notable Architecture - Townhomes



14 - Notable Architecture - Linden Flats Apartments



17- YMCA Child Development Center

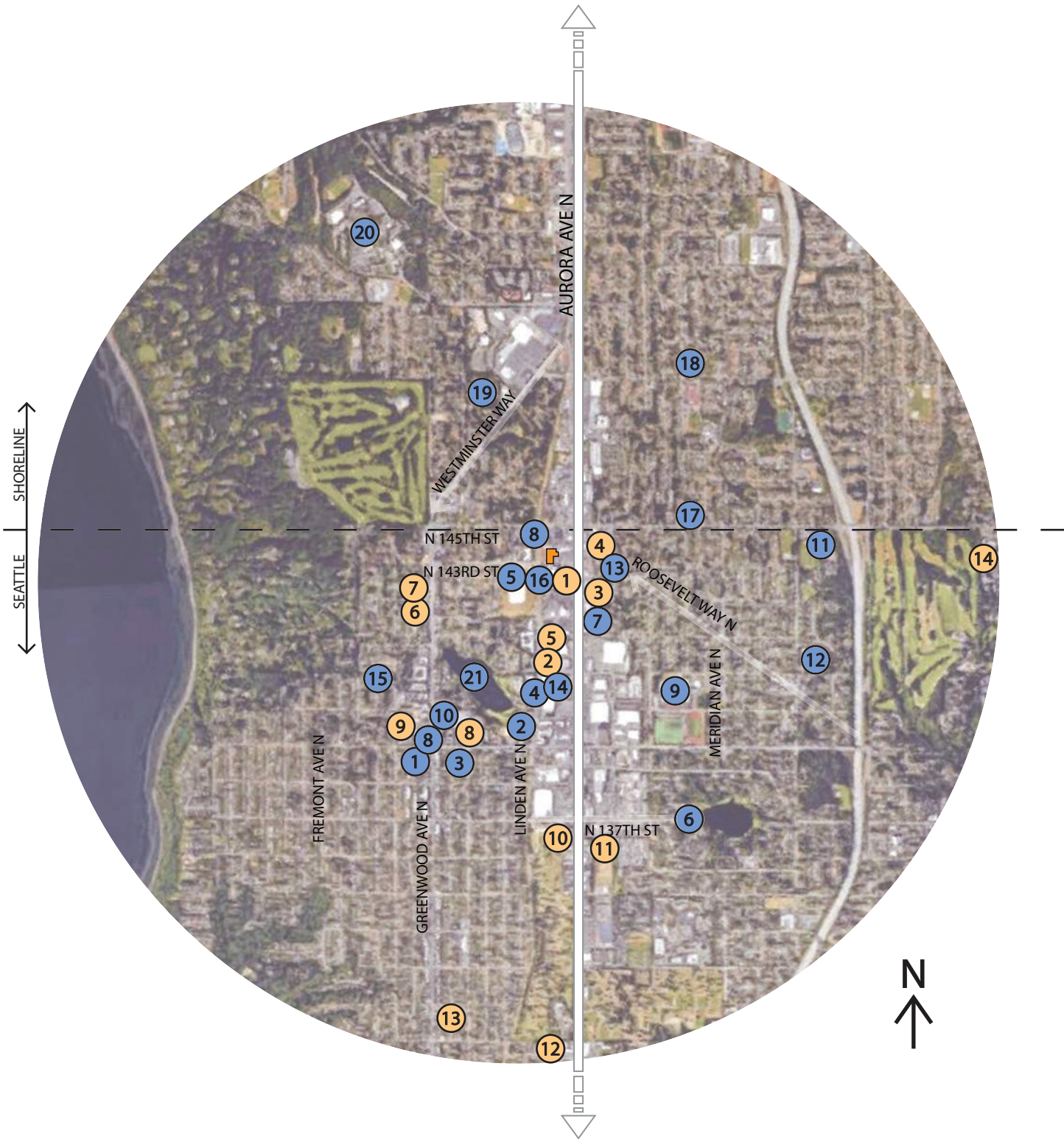


21- Bitter Lake

5.2 - URBAN DESIGN ANALYSIS VICINITY MAP

LANDMARKS & FUTURE DEVELOPMENT

The site has access to community nodes including the Broadview public library, bitter lake community center, and a number of schools and parks. More recent developments in the area have sparked interesting architecture and public artwork.



LANDMARKS

- 1 SEATTLE PUBLIC LIBRARY - BROADVIEW BRANCH
- 2 BITTER LAKE COMMUNITY CENTER & PLAYFIELD
- 3 FIRE STATION NO. 24
- 4 PLAYLAND ART SCULPTURES
- 5 BITTER LAKE RESERVOIR
- 6 HALLER LAKE PARK
- 7 BARTON FAMILY FUNERAL SERVICE
- 8 PUBLIC ART
- 9 INGRAHAM HIGH SCHOOL
- 10 BROADVIEW THOMSON K-8 SCHOOL
- 11 LAKESIDE SCHOOL (ELEMENTARY)
- 12 LAKESIDE MIDDLE SCHOOL
- 13 NOTABLE ARCHITECTURE - TOWNHOMES
- 14 NOTABLE ARCHITECTURE - LINDEN FLATS APTS
- 15 NORTHWEST HOSPITAL & MEDICAL CENTER
- 16 YMCA CHILD DEVELOPMENT CENTER
- 17 HEAVENLY DAYCARE
- 18 PETITE ACADEMY DAYCARE
- 19 NORTHWEST SCHOOL FOR DEAF & HARD-OF-HEARING CHILDREN
- 20 SHORELINE COMMUNITY COLLEGE
- 21 BITTER LAKE

DEVELOPMENT

- 1 RESIDENTIAL 4-STORY (PROPOSED)
- 2 RESIDENTIAL 4-STORY
- 3 TOWNHOMES 3-STORY (PROPOSED)
- 4 PUBLIC STORAGE 6-STORY (PROPOSED)
- 5 RESIDENTIAL 7-STORY (PROPOSED)
- 6 RESIDENTIAL 7-STORY (PROPOSED)
- 7 GREENLAKE STORAGE 4-STORY
- 8 RESIDENTIAL 4-STORY (PROPOSED)
- 9 RESIDENTIAL 5-STORY (PROPOSED)
- 10 RESIDENTIAL 4-STORY (PROPOSED)
- 11 MIXED USE 5-STORY (PROPOSED)
- 12 RESIDENTIAL 4-STORY (PROPOSED)
- 13 RESIDENTIAL 4-STORY (PROPOSED)
- 14 RESIDENTIAL 4-STORY (PROPOSED)



1- Walgreens



2- Asian Food Center



8- Bitter Lake Post Office



9- L&B Nurseries



13- Pho Tic-Tac Vietnamese Restaurant



1- Bitter Lake Reservoir Park



2- Bitter Lake P-Patch Community Gardens



5- Aurora Plaza Retail



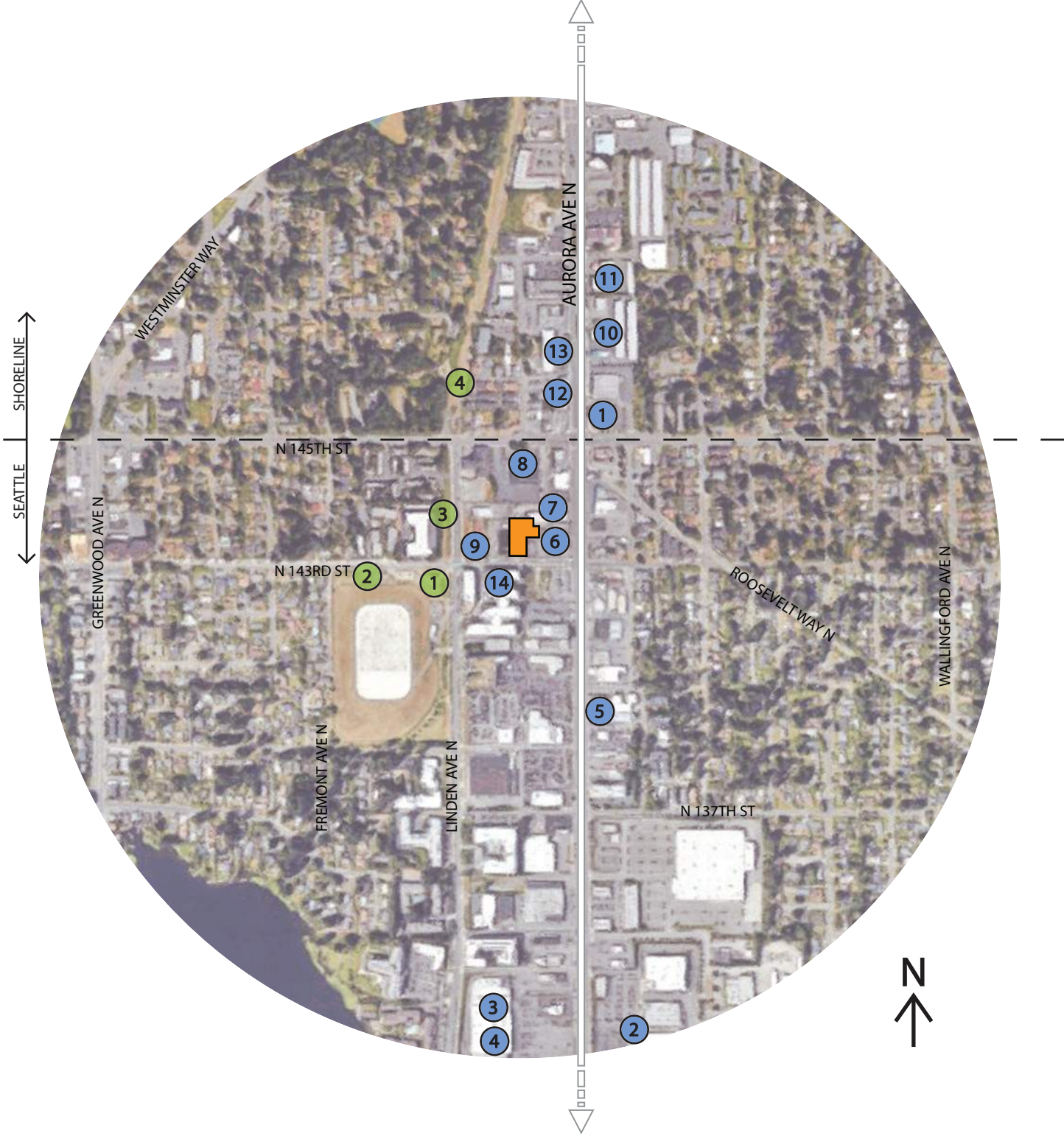
4- Interurban Trail

5.2 - URBAN DESIGN ANALYSIS VICINITY MAP

AMENITIES & GREEN SPACE

A variety of amenities are available within walking distance of the site. The Aurora Ave commercial corridor provides many entertainment, food and retail opportunities.

There is also green space and bicycle infrastructure one block west of the site. Bitter Lake Reservoir Park on Linden Ave N and N 143rd St contains a P-Patch community garden, public exercise equipment, and a children's playground. A bicycle path on Linden Ave N provides easy cycling infrastructure and connects with the Interurban trail, a 24-mile multi-use path that runs through Shoreline and Everett.



AMENITIES

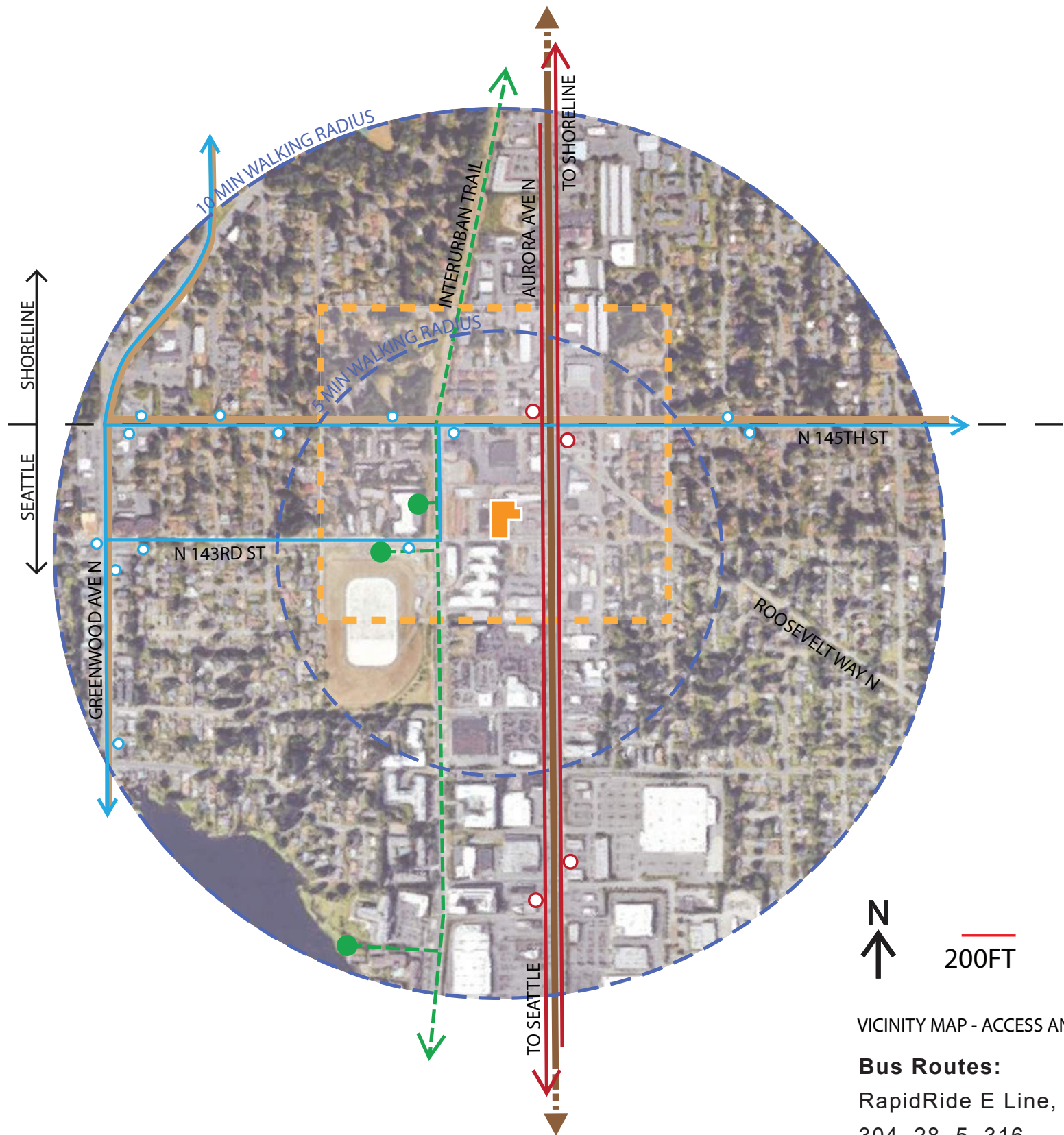
- ① WALGREENS
- ② ASIAN FOOD CENTER
- ③ RITE AID
- ④ GROCERY OUTLET BARGAIN MARKET
- ⑤ AURORA PLAZA RETAIL
- ⑥ KIDD VALLEY
- ⑦ BLACK ROCK COFFEE
- ⑧ UNITED STATES POST OFFICE
- ⑨ L&B NURSERIES PLANTSTORE
- ⑩ 145TH AURORA STORAGE
- ⑪ PUBLIC STORAGE
- ⑫ PHO TIC-TAC VIETNAMESE RESTAURANT
- ⑬ PEPPER HILL CENTER - RETAIL
- ⑭ YMCA CHILD DEVELOPMENT

OPEN SPACE

- ① BITTER LAKE RESERVOIR PARK
- ② BITTER LAKE P-PATCH COMMUNITY GARDENS
- ③ SEATTLE CITY LIGHT GREEN SPACE
- ④ INTERURBAN TRAIL

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5.6 - URBAN DESIGN ANALYSIS VICINITY MAP



VICINITY MAP - ACCESS AND MOBILITY










Bus Routes:
RapidRide E Line,
304, 28, 5, 316,
345, 346, 355

ACCESS & WALKABILITY

There are five bus stops within a 5 minute walk of the site, including the Rapid Ride E located along Aurora Ave.

A limited number of retail and entertainment amenities are within a 10 minute walking distance, mainly located around Aurora Ave N. The closest pedestrian thoroughfare occurs at Aurora Ave N however the street does not have adequate sidewalks for pedestrian use between N 143rd St. and N 137th St. The closest pedestrian crosswalk east-west occurs at N 145th St.

The site does have access to fitness and green space amenities within a 5 minute walk including the Bitter Lake P-patch Community Garden, Bitter Lake Reservoir Park, and Interurban Trail. The site has a walk score of 75 points from the walkscore.com website.

-  METRO BUS STOP
-  METRO BUS ROUTE
-  RAPIDRIDE BUS STOP
-  RAPIDRIDE BUS ROUTE
-  MODERATE VEHICLE TRAFFIC
-  HEAVY VEHICLE TRAFFIC
-  9 BLOCK BOUNDARY
-  WALKING ROUTE
-  SITE

924 North 143rd Street
Bitter Lake, Seattle, 98133
Commute to **Downtown Shoreline**

5 min 9 min 10 min 32 min View Routes

Favorite Map Nearby Apartments

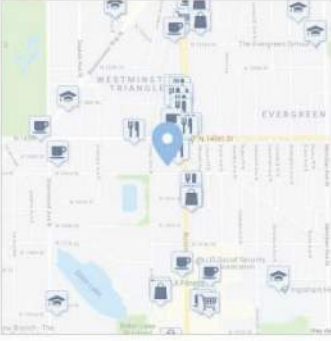
Looking for a home for sale in Seattle?

Walk Score 75 Very Walkable
Most errands can be accomplished on foot.

Transit Score 52 Good Transit
Many nearby public transportation options.

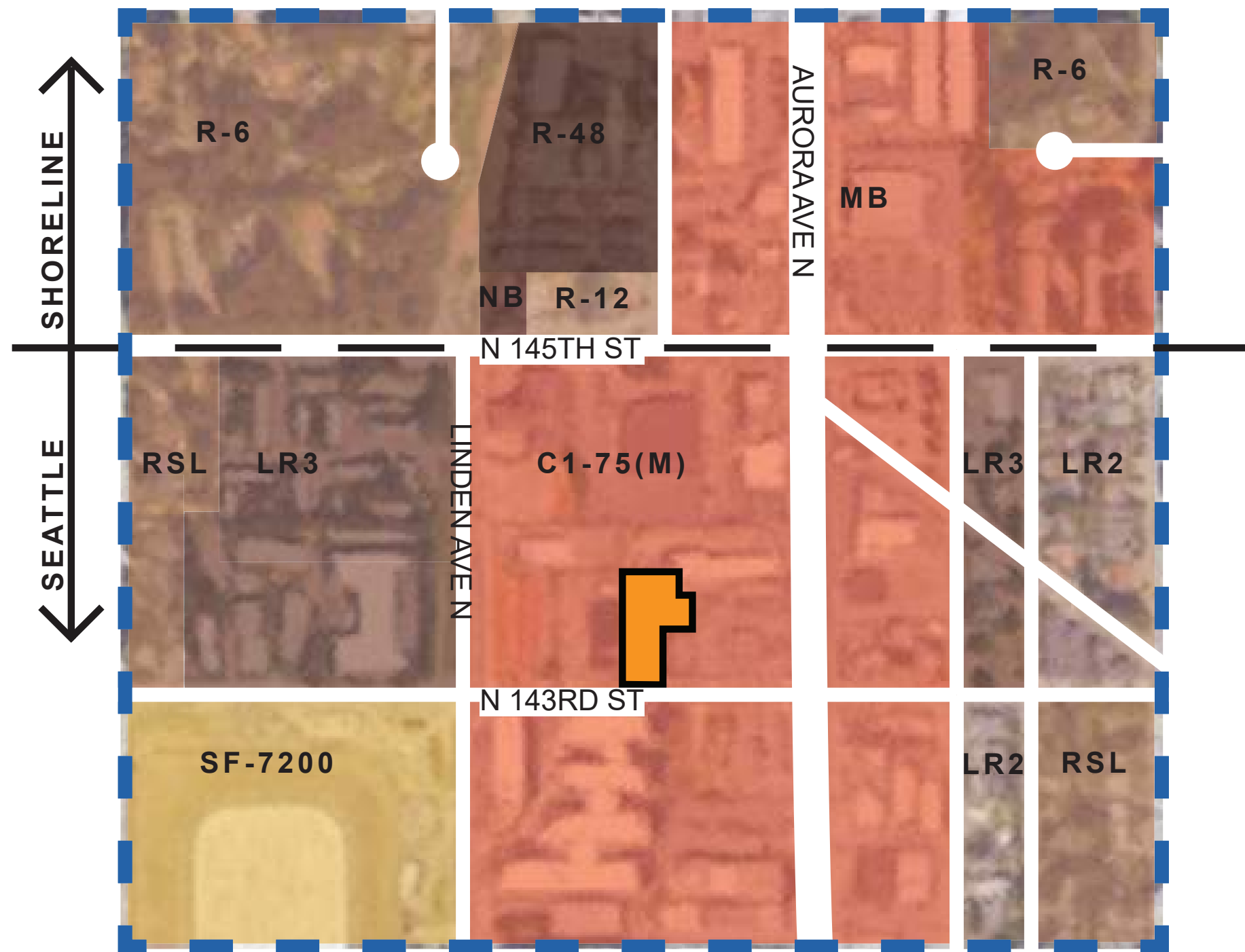
Bike Score 86 Very Bikeable

About your score



Walkscore for 924 N 143rd Street

5.1 - URBAN DESIGN ANALYSIS
9 BLOCK ZONING MAP



SEATTLE DESIGNATIONS

C1-75(M) LR3 LR2 RSL SF-7200

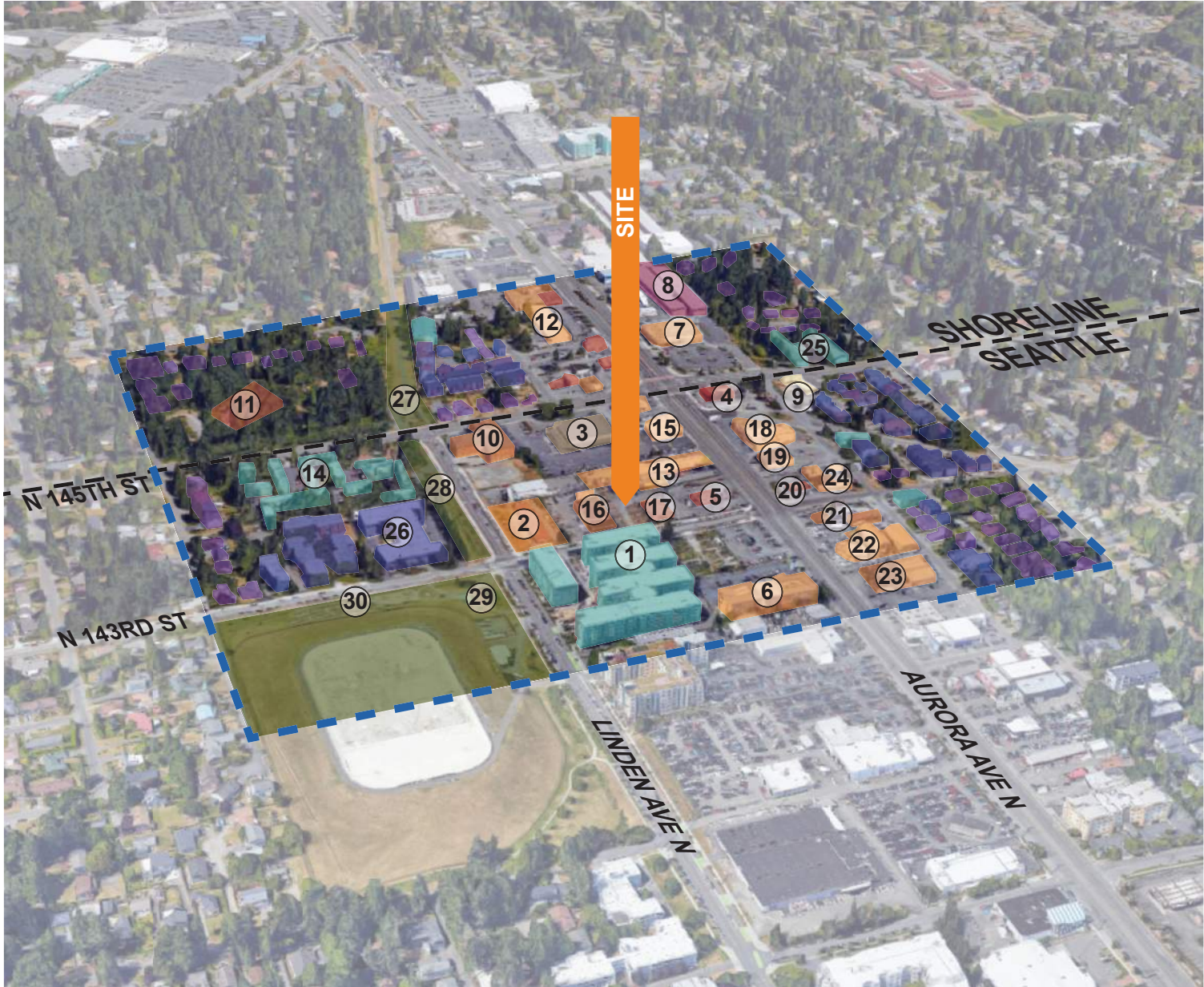


SHORELINE DESIGNATIONS

MB NB R-48 R-12 R-6



5.3 - URBAN DESIGN ANALYSIS 9 BLOCK DEVELOPMENT



9 BLOCK EXISTING SITE USES

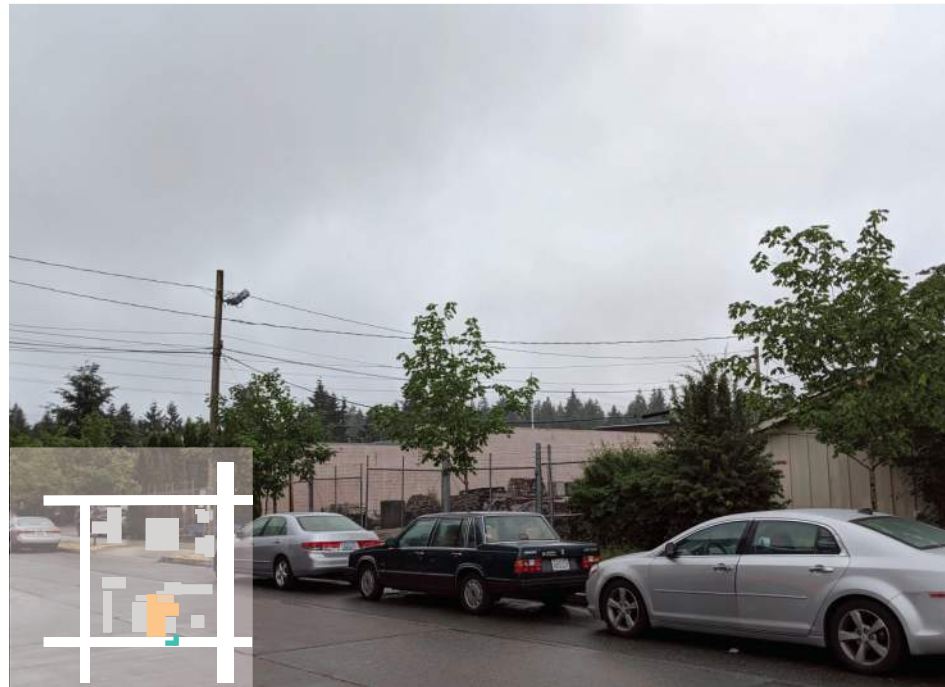
The site is located mid-block in a C1-75(M) zone. Development north of N 143rd St is predominately one-story commercial buildings. A large, 6-story multi-family residential development is located south of N 143rd St, along with a vacant lot, 4-story hotel, and 7-story senior housing building. Blocks to the east and west of the site step-down in height with 2 and 3-story residential structures (LR2 & LR3 zones).

- | | |
|------------------------------------------------|---------------------------|
| ① TRESSA APARTMENTS/
YMCA CHILD DEVELOPMENT | ● APARTMENT |
| ② L&B NURSERIES PLANT STORE | ● TOWNHOME/DUPLEX |
| ③ UNITED STATES POST OFFICE | ● SINGLE-FAMILY HOME |
| ④ LAS MARGARITAS RESTAURANT | ● STORAGE/WAREHOUSE |
| ⑤ KIDD VALLEY RESTAURANT | ● BAR/RESTAURANT |
| ⑥ HOLIDAY INN EXPRESS | ● COMMUNITY CENTER/CHURCH |
| ⑦ WALGREENS PHARMACY | ● RETAIL/WHOLESALE |
| ⑧ 145TH AURORA STORAGE | ● CIVIL/EDUCATIONAL |
| ⑨ WASHINGTON INTERNATIONAL SCHOOL | ● GREEN SPACE |
| ⑩ LAUREL PLACE EVENTS HALL | |
| ⑪ ST. DUNSTAN'S OF THE HIGHLANDS | --- 9-BLOCK BOUNDARY |
| ⑫ PEPPER HILL CENTER | ■ SITE |
| ⑬ NELSON TRUCK EQUIPMENT - SEATTLE | |
| ⑭ NORTHLINE APARTMENTS | |
| ⑮ AMAZON.COM PICKUP AND RETURN | |
| ⑯ LAKEVIEW STONE AND GARDEN | |
| ⑰ CATHOLIC CHARISMATIC RENEWAL | |
| ⑱ AURORA PLUMBING AND ELECTRIC SUPPLY | |
| ⑲ O'REILLY AUTO PARTS | |
| ⑳ TACO TIME | |
| ㉑ EMERALD CITY AUTO | |
| ㉒ RALLYE AUTO | |
| ㉓ AVANT GARDEN FLORIST | |
| ㉔ BUSER ORNAMENTAL IRON WORKS | |
| ㉕ LINDEN II APARTMENTS | |
| ㉖ CEDAR POINTE CONDOMINIUMS | |
| ㉗ INTERURBAN PARK | |
| ㉘ SEATTLE CITY LIGHT GREEN SPACE | |
| ㉙ BITTER LAKE RESERVOIR PARK | |
| ㉚ BITTER LAKE P-PATCH COMMUNITY GARDENS | |

5.7 SITE PHOTOS



Site Looking North from Entrance



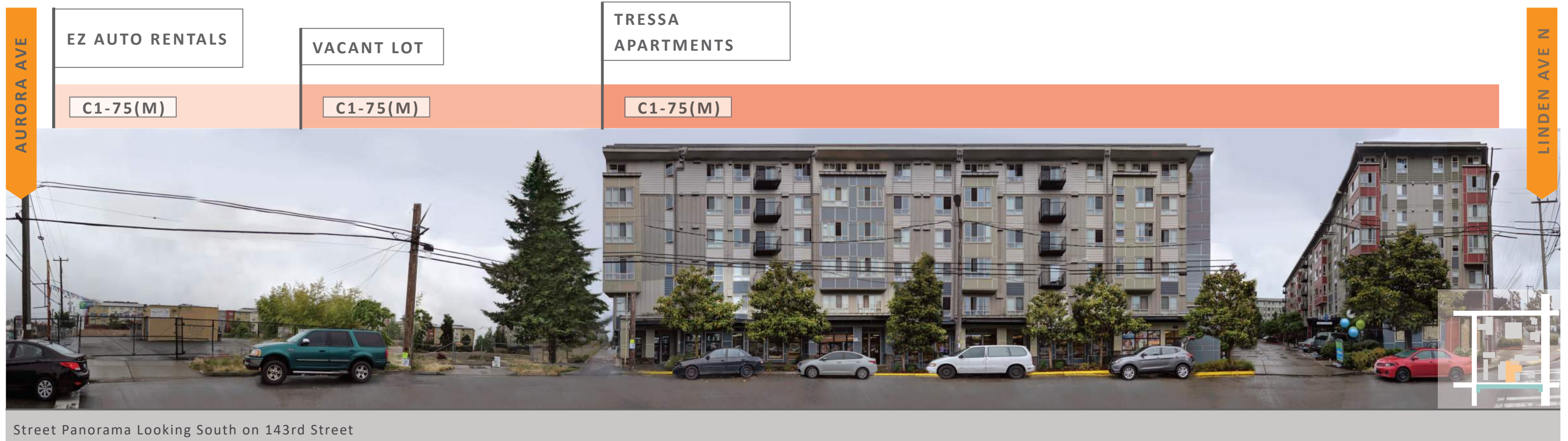
Site from N 143rd St Facing Northwest



View from Site Facing South



Site View Facing East



6.0 SEATTLE LAND USE CODE ANALYSIS

Site Info - South Parcel

924 N 143RD ST SEATTLE WA 98133
PARCEL NO: 192604-9378

Site Info - North Parcel

934 N 143RD ST SEATTLE WA 98133
PARCEL NO: 192604-9092

ZONING: C1-75 (M)

OVERLAY:

- Bitter Lake Village Hub Urban Village
- Green Stormwater Infrastructure Infiltration Evaluation Required
- Design Review Equity Area

ECA: None

LOT AREA:

924 N 143rd St
(South Parcel): 15,990 SF
934 N 143rd St
(North Parcel): 7,360 SF
Total Lot Size: 23,350 SF

23.47A.005 - Street-level Uses

C.1 - Residential uses may not exceed 20% of street-facing façade in C1 zones within the Bitter Lake Village Hub Urban Village.

23.47A.008 - Street-level development standards

- A.1.b - Applies to residential use in C zones
- A.2.b - Blank street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width
- A.2.c - Total of blank facade may not exceed 40% of the width of the street-facing façade.
- A.3 - L1 street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

B.1.b - The following non-residential Street level requirements apply for non-residential uses (would not be applicable if departure is requested for 23.47A.005.C.1)

B.2.a - 60% of the street-facing façade between 2' and 8' above the sidewalk shall be transparent. (driveway <22' can be subtracted from width)

B.3 - Non-residential uses shall have an average depth of 30' and minimum depth of 15'.

B.4 - Minimum floor to floor height: 13'-0"

D.1 - Provide visually prominent pedestrian entry

D.2 - Dwelling units at street must be 4' above/below sidewalk or have 10' setback

23.47A.012 - Structure Height

A - Per land use map (75')

C.2 - Open railings, parapets may extend up to 4' above the height limit.

C.4.f - Stairs, elevators, and other mech penthouses may extend up to 15' above the height limit, so long as the combined total coverage does not exceed twenty 20% of the roof area or 25% of the roof area, includes stairs, elevators and other mech penthouses.

C.7 - Solar collectors, planters, communication utilities shall be located min 10' from north property line unless shadow study is completed per 23.47A.012.C.7.

23.47A.013 - Floor Area Ratio

See 23.47A.017.B

D.1 - All gross floor area below grade is exempt from FAR calculations.

D.8 - All gross floor area required for bike parking in SEDUs (if located within same building)

23.47A.014 - Setback Requirements

B - Not Applicable

C.1 - Portions of structure above 65' must be setback from the front lot line by an average depth of 8' (applies in 75' height limit).

C.3 - A minimum five (5) foot landscaped setback may be required per section 23.47A.016 (provide 5' setback at street property line if it is not feasible to plant street trees in ROW planting strip).

23.47A.016 - Landscaping and screening standards

A.2 - Green Factor score of .30 or greater is required (new structure with more than four dwelling units).

B.1 - Street trees are required when any type of development is proposed. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

C.1 - Screening provided must be at least as tall as specified in 23.47A.016.D.

D - Screening is required for surface parking over 20 spaces per 23.47A.016.D.1

D.3 - Per Table D row I Parking garages occupying any portion of the street level street facing façade between 5 and 8 feet above sidewalk grade shall have a 5 foot deep landscaped buffer along the street lot line.

23.47A.017 - Commercial zones with (M) suffix

A - Development subject to 23.58B-C

B - FAR Limits:

Max FAR for single use: 5.5

23,350 SF lot area x 5.5 = 128,425 SF

Max FAR for all permitted uses: 5.5

23,350 SF lot area x 5.5 = 128,425 SF

C.2 - No Min FAR in C zones

23.47A.024 - Amenity Area

A - Residential amenity areas = 5% of the total gross floor area in residential use (excludes mechanical and accessory parking).

B - Standards for Amenity Area: All residents shall have access to the amenity area, the residential amenity areas may not be enclosed. Minimum horizontal dimension: 10'. Area not less than 250 SF

23.47A.032 - Parking location and access

A.1b - Applied per 23.47A.032.A.3: Parking access permitted from the street and limited to one two-way curb cut.

B.1b - Applied per 23.47A.032.B.3: Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.

23.54.015 – Required Parking

A - Residential: Per Table B, Row P: No minimum (Income-restricted <80% AMI)

K - Bicycle Parking, Table D, Row D.2:

Required Long Term: 1 space / 1 unit = 156 spaces

Short Term: 1 space / 20 units = 8 spaces

23.54.030 – Parking Space and Access Standards

A - Large Vehicles: 8.5' x 19'

Medium Vehicles: 8' x 16'

Small Vehicles: 7.5' x 15'

Van-accessible: 8' x 19' with 8' aisle

B.1.a - Residential Uses (<5 spaces)

100% Medium Vehicles

D.1b - Residential driveways >100' that serve <30 spaces:

Min 16' wide and 10' wide at lot line (tapered over 20') or

10' wide with 20' x 20' passing area (min 20' from lot line w/ 10' taper).

G.4 - When driveway is <10' from lot line:

a. Easement may be provided to maintain the sight triangle.

b. Driveway can be shared with neighboring lot

c. It can start 5' from property line as shown in exhibit F for 23.54.030.

23.54.040 – Solid Waste and Recyclable Storage

Table A: >100 units = 575 SF + 4 SF/unit over 100

156 Units: 575 SF + (4 SF*56) = 799 SF min

D.3 - Screened from view if located outdoors.

E - Storage cannot be located between the structure and the street.

F.2 - Containers larger than 2 cu yards need

a. Direct access from the street

b. Min 10' wide gate

c. Min 21' overhead clearance if accessed directly by collection vehicle

7.0 SEATTLE DESIGN GUIDELINES PROJECT ANALYSIS

CS2 URBAN PATTERN AND FORM CS2-C-2 Mid-Block Sites

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

The site is located on an underdeveloped block surrounded by low-rise construction to the east, west, and north. Since the project will be highly visible on most sides, the building will be designed to create visual interest on all facades.



PL1 CONNECTIVITY PL1-C-3 Year-Round Activity

Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety. These may include:

- a. seasonal plantings or displays and/or water features;
- b. outdoor heaters;
- c. overhead weather protection;
- d. ample, moveable seating and tables and opportunities for outdoor dining;
- e. an extra level of pedestrian lighting;
- f. trees for moderate weather protection and shade; and/or
- g. 24-hour wi-fi service.

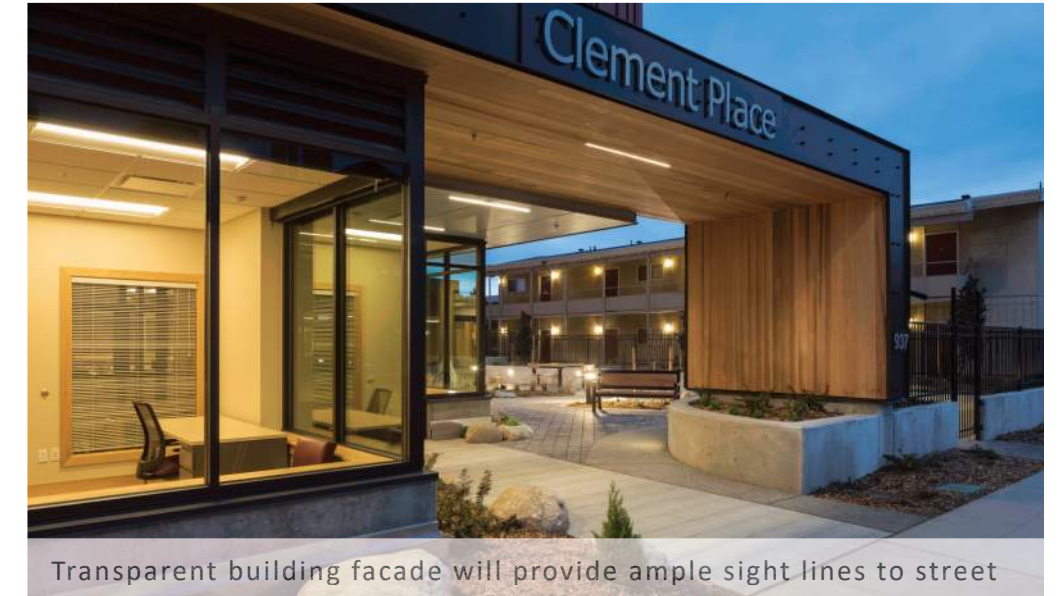
The exterior open spaces will be designed for continual use throughout the year. A large covered area provides overhead weather protection from the elements while ample site lighting will allow comfortable use in the late evening and early morning. Seasonal plantings will be provided to provide visual interest and year-round blooming.



PL2 WALKABILITY PL2-B-1 Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

The ground-level common spaces are carefully arranged as an open plan with few partitions, allowing for lines of sight to the exterior. In addition to the entry and reception, the main resident amenity areas are placed on the street frontage to provide natural surveillance of the sidewalk and neighborhood.



PL2-B-2 Lighting for Safety

Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Site safety and security are very important to the project. Lighting will be provided throughout the site to illuminate pathways and exterior spaces. For security purposes, specific attention will be given to ensure higher illumination levels are achieved at building entries and common amenity areas.



PL2-B-3 Street-Level Transparency

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

The ground level spaces fronting N 143rd St will have large storefront windows to bring in natural light into interior spaces and provide clear sight lines between the reception area and the main entry/sidewalk.



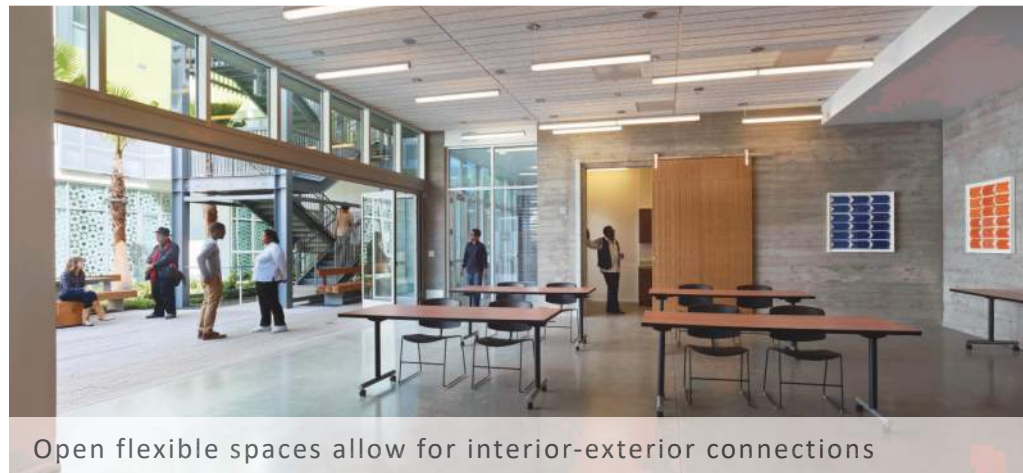
Storefront windows provide transparency into communal spaces

DC1 PROJECT USES AND ACTIVITIES

DC1-A Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

The internal courtyard provides a more secluded respite area for tenants but will incorporate large glazing to allow for a strong relationship between interior and exterior amenity areas. Minimal obstructions within the courtyard will allow building staff to maintain a visual connection to accessible exterior common areas.



Open flexible spaces allow for interior-exterior connections

DC2 ARCHITECTURAL CONCEPT

DC2-B-1 Façade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

The height of the building exposes all sides of the massing to view and creates un-proportioned exterior elevations. As a result, each facade will be subdivided by secondary architectural elements to create a composition that is proportional in width and height. Material transitions, color changes, and fenestration will be carefully considered in the overall façade layout to create a clean-line design on all sides of the building.



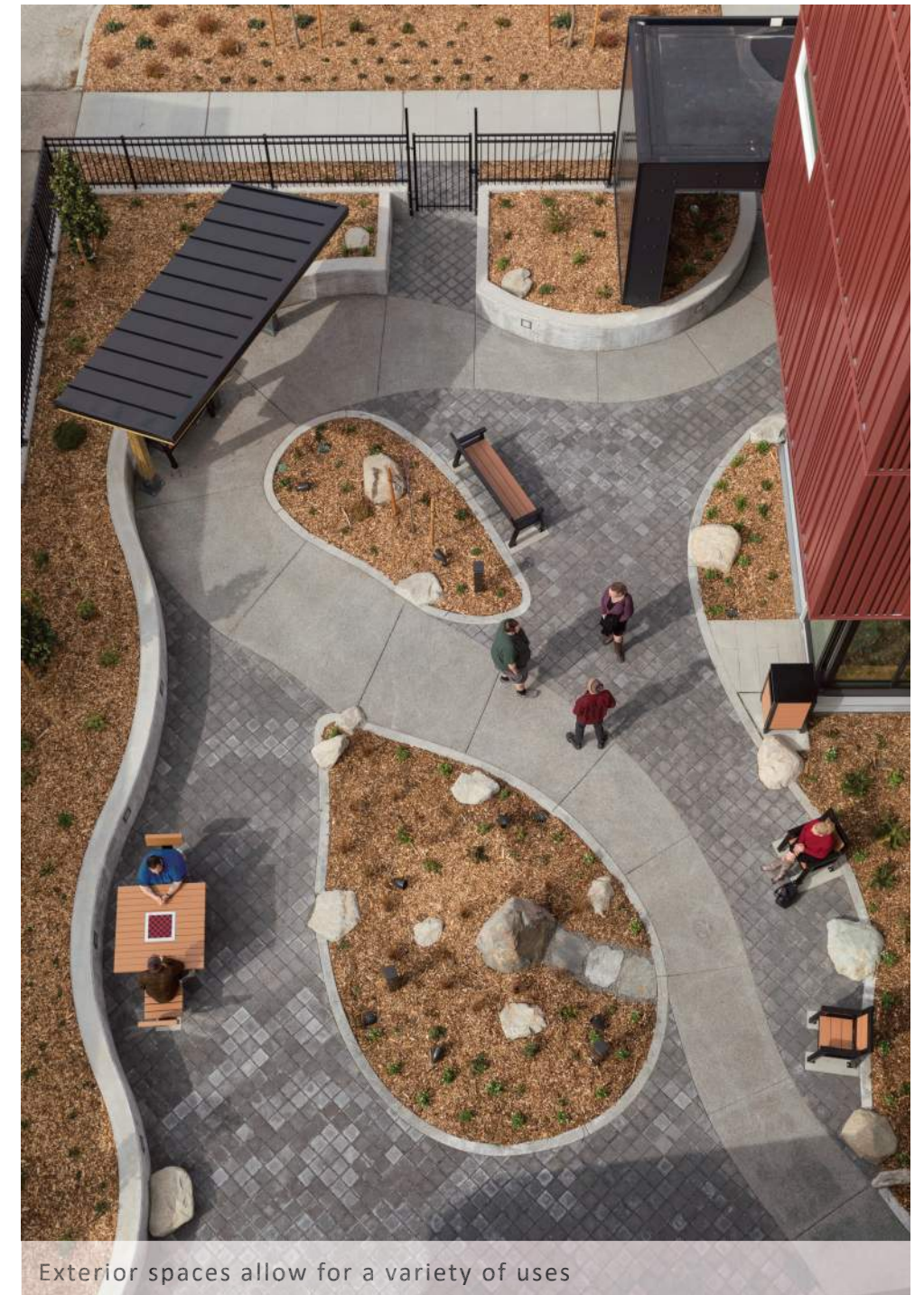
The facade will consist of clean compositions and high quality materials

DC3 OPEN SPACE CONCEPT

DC3-B-1 Meeting User Needs

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

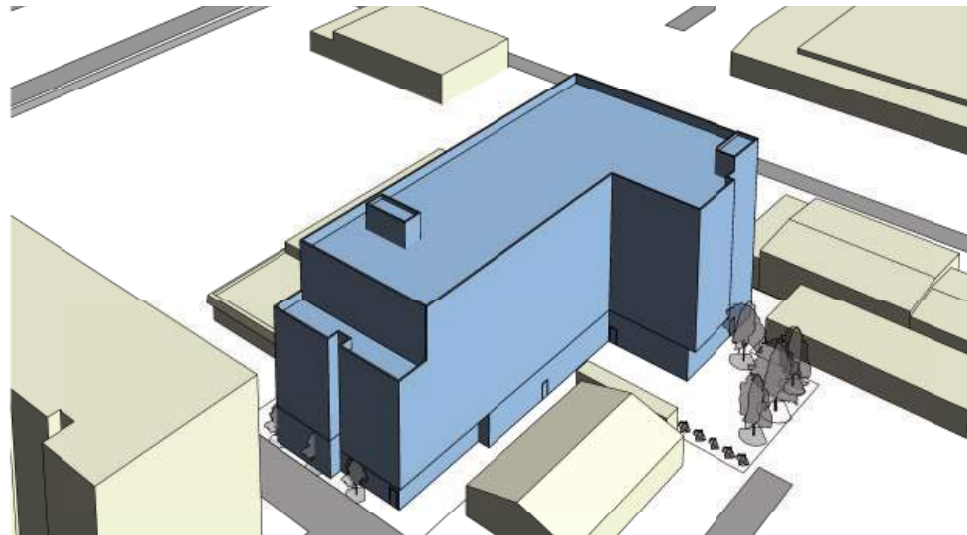
The internal courtyard serves as a peaceful reprieve for residences by incorporating trees, vegetation, and private seating opportunities. Different types of hardscaping will define pedestrian walkways and gathering areas while a landscaping buffer will provide privacy from adjacent parcels.



Exterior spaces allow for a variety of uses

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DESIGN ALTERNATIVE 1



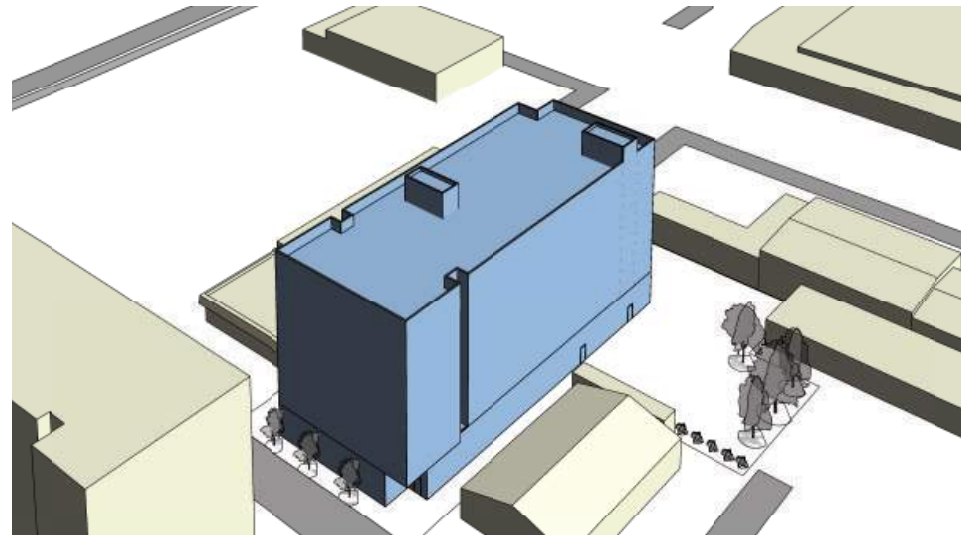
BUILDING OVERVIEW

Building Area	94,866 SF
Building Height	69 FT
FAR	4.06
Units	162
Parking	4
Departure	requested for SMC 23.47A.005.C.1
Street-Level Uses	

DESIGN GUIDELINES

	OPPORTUNITY	CONSTRAINT
CS2-C-2 Mid-Block Sites		X
PL1-C-3 Year-Round Activity		X
PL2-B-1 Eyes on the Street		X
PL2-B-2 Lighting for Safety	X	
PL2-B-3 Street-Level Transparency	X	
DC1-A Views and Connections		X
DC2-B-1 Facade Composition	X	
DC3-B-1 Meeting User Needs	X	

DESIGN ALTERNATIVE 2



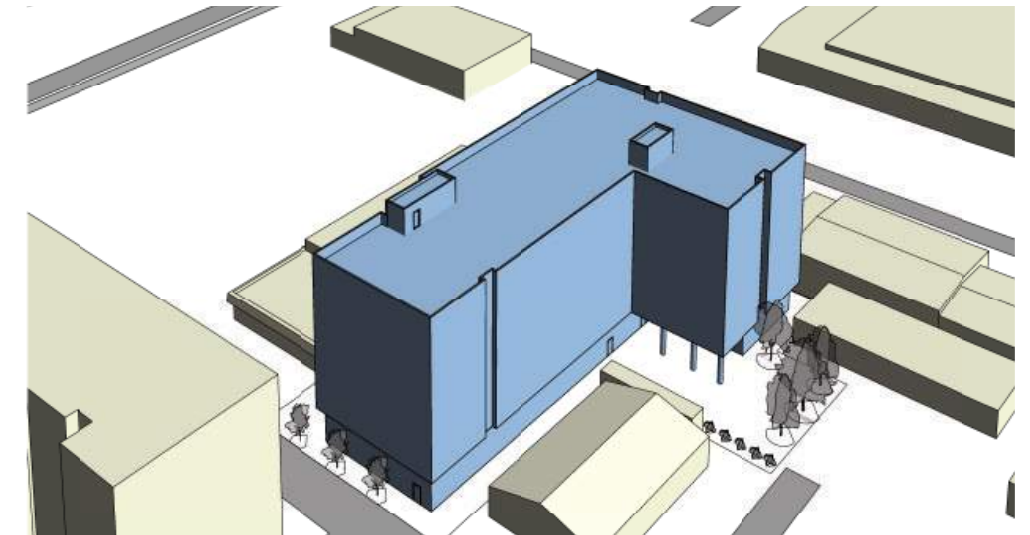
BUILDING OVERVIEW

Building Area	65,353 SF
Building Height	69 FT
FAR	2.80
Units	102
Parking	3
Departure	none

DESIGN GUIDELINES

	OPPORTUNITY	CONSTRAINT
CS2-C-2 Mid-Block Sites		X
PL1-C-3 Year-Round Activity		X
PL2-B-1 Eyes on the Street	X	
PL2-B-2 Lighting for Safety	X	
PL2-B-3 Street-Level Transparency	X	
DC1-A Views and Connections	X	
DC2-B-1 Facade Composition		X
DC3-B-1 Meeting User Needs	X	

PREFERRED OPTION
DESIGN ALTERNATIVE 3



BUILDING OVERVIEW

Building Area	92,432 SF
Building Height	69 FT
FAR	3.96
Units	156
Parking	4
Departure	requested for SMC 23.47A.005.C.1
Street-Level Uses	

DESIGN GUIDELINES

	OPPORTUNITY	CONSTRAINT
CS2-C-2 Mid-Block Sites		X
PL1-C-3 Year-Round Activity	X	
PL2-B-1 Eyes on the Street	X	
PL2-B-2 Lighting for Safety	X	
PL2-B-3 Street-Level Transparency	X	
DC1-A Views and Connections	X	
DC2-B-1 Facade Composition	X	
DC3-B-1 Meeting User Needs	X	

DESIGN ALTERNATIVE 1

Building footprint: 13,408 sq ft
Height: 69'
Total Area: 94,866 sq ft
FAR: 4.06 (5.5 max)
Unit Count: 162
Parking: 4 (staff use only-
including 1 handicap accessible)
Departure: requested for
SMC 23.47A.005.C.1 Street-Level Uses

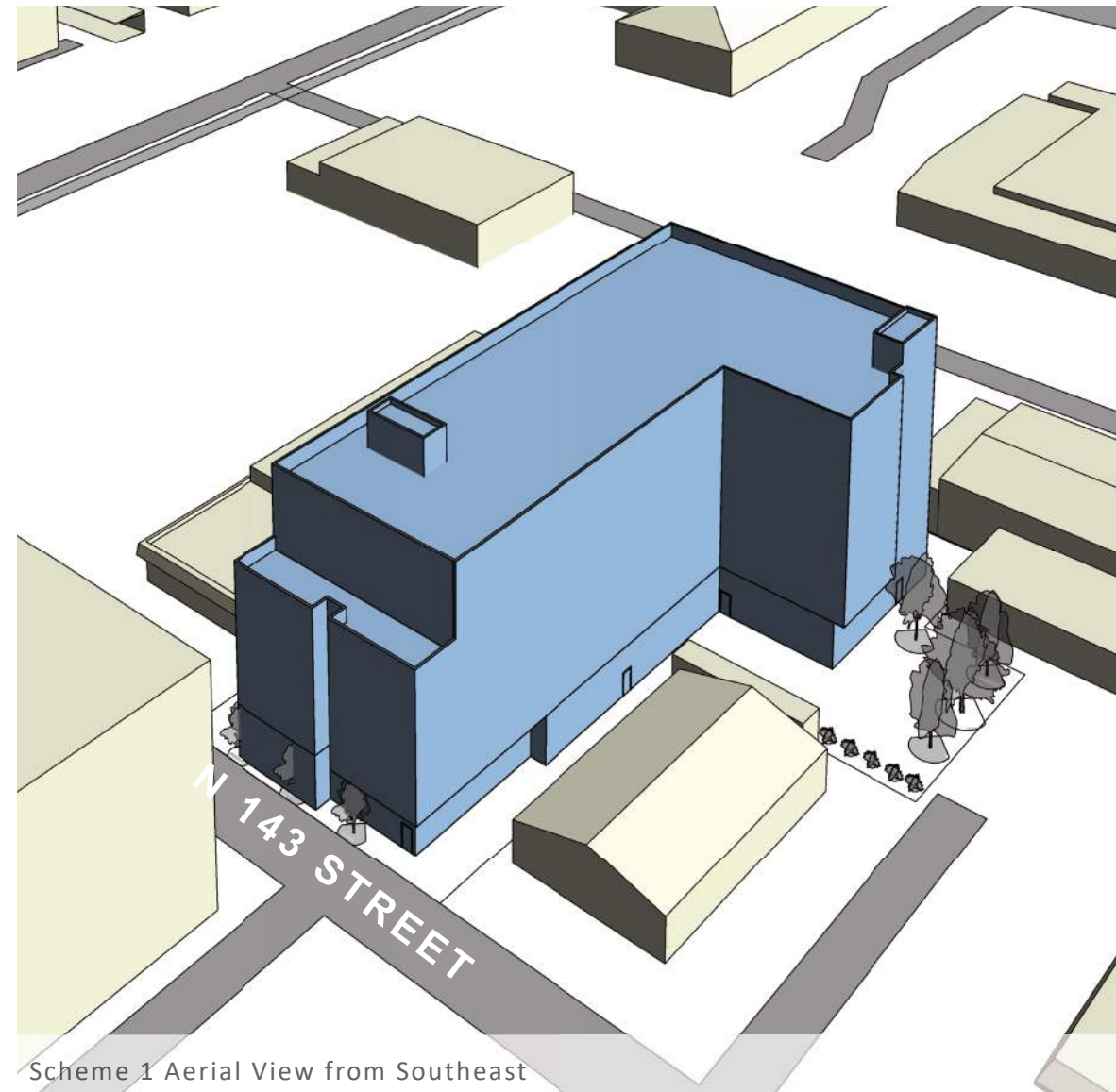
DESIGN CONCEPT BASED ON URBAN DESIGN ANALYSIS:

Scheme 1 provides a minimal setback at the street frontage and locates the back of house areas on the west side of the parcel. This allows the L-shaped floor plan to maximize the building's footprint on the site and focus common areas around an internal landscaped courtyard which has good sun exposure and helps buffer the project's massing from the parcel to the east.

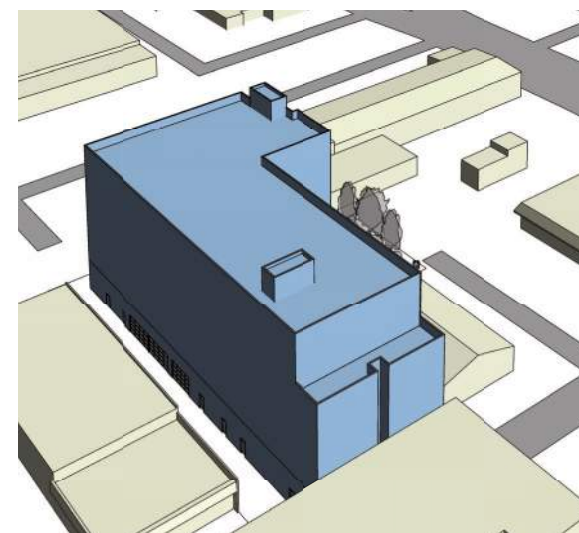
Residential units on floors 2-7 are configured in the same L-shaped building footprint. Units along N 143rd Street have a minimal setback as well and are oriented in the east and west direction to allow for a step back in the massing at levels 6 & 7 to reduce the massing at the street frontage and comply with the upper level setback requirements of SMC 23.47A.014.C.1.

In response to the community outreach concerns, residential common areas are located at the street frontage to provide 'eyes on the street' for 24 hrs/day. This configuration increases transparency of the street-facing facade to allow the 24-hr reception staff to maintain a visual connection to residential common areas and the street frontage.

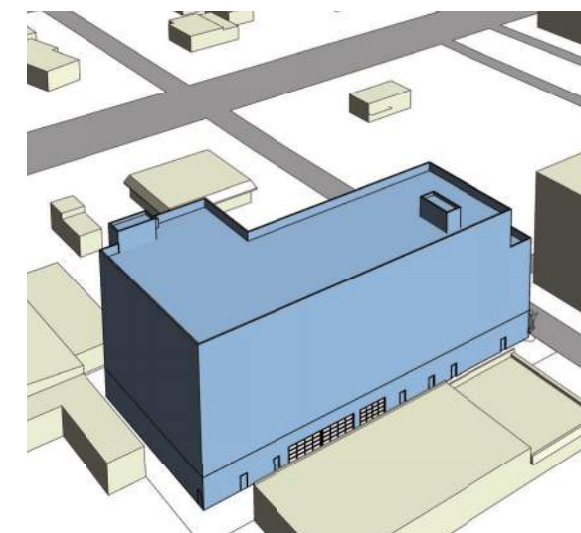
Departure Request: This scheme would require a departure from street-level development standards to allow residential uses to exceed 20% of the street-facing facade (SMC 23.47A.005.C.1). See pages 32-33 for departure request.



Scheme 1 Aerial View from Southeast

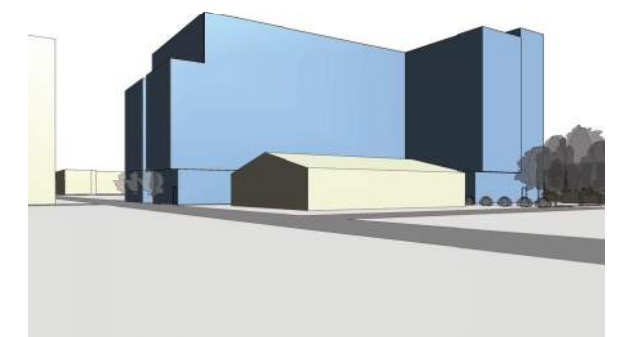


Scheme 1 Aerial View from Southwest

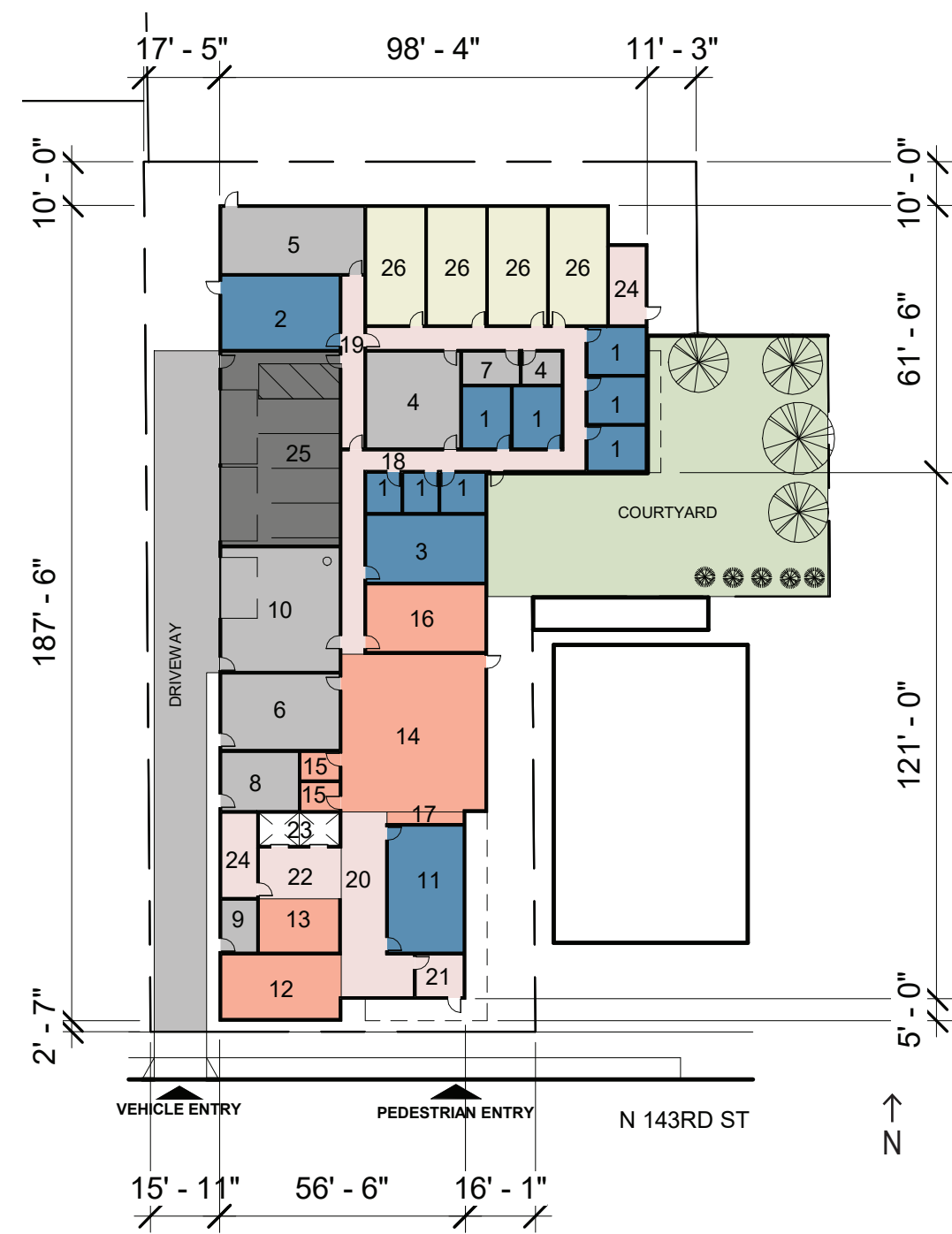


Scheme 1 Aerial View from Northeast

- + L-shaped massing proposed takes full advantage of L-shaped parcel.
- + Frontage provides a strong street presence and increased transparency.
- + Internal courtyard provides buffer to east parcel.
- + Building massing steps down at level 6 & 7 per the upper level setback requirement.
- Upper level units and fenestration are oriented towards east/west facades.
- Minimal horizontal modulation between base and upper levels.
- + Good south and east sun exposure for a sunny, landscaped courtyard that is sheltered from the wind.



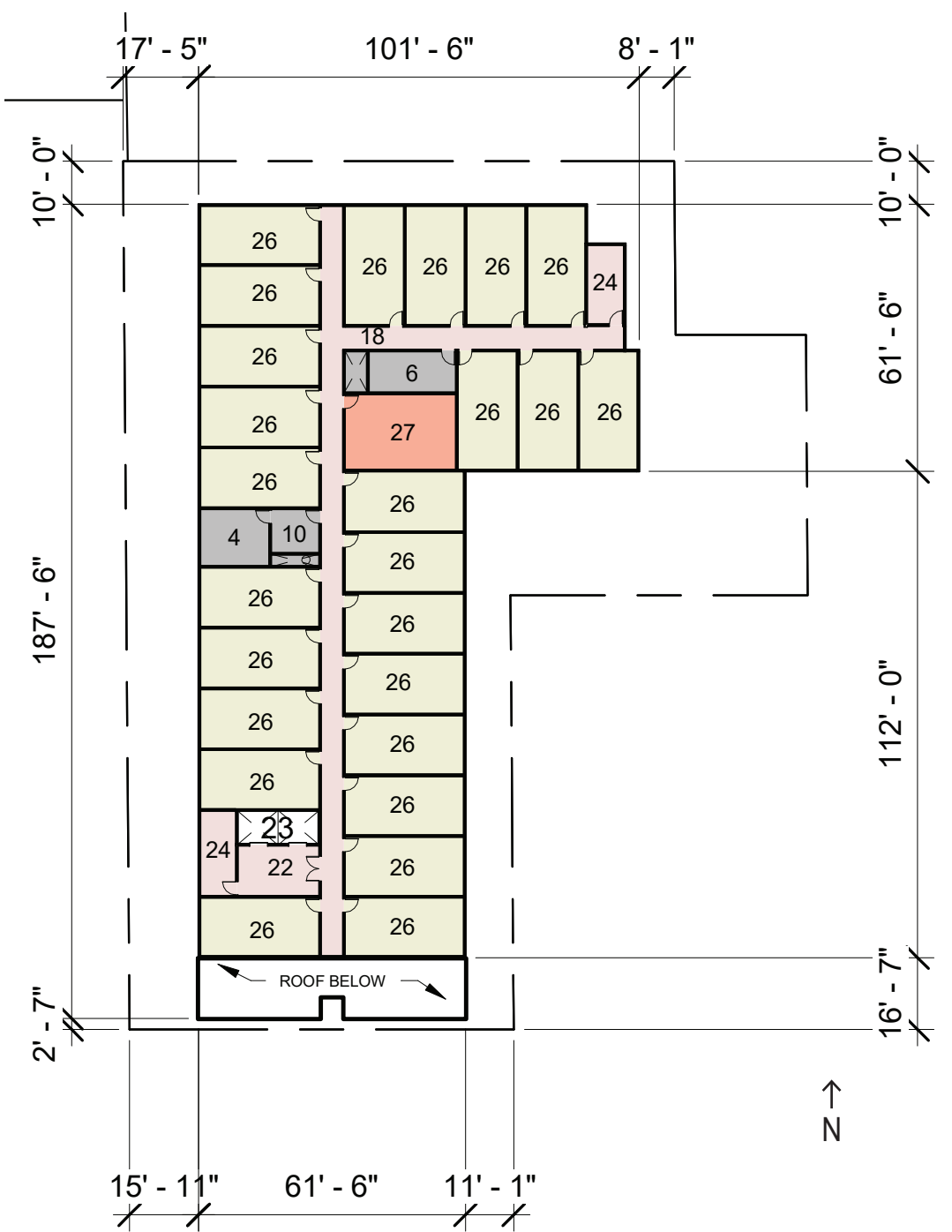
Scheme 1 View from Street



LEVEL 1



LEVELS 2-5



LEVELS 6-7

- | | | | | | |
|----------------------|------------------------|------------------|----------------------|---------------------|------------------|
| 1 - OFFICES | 6 - ELECTRICAL | 11 - RECEPTION | 16 - KITCHEN | 21 - VESTIBULE | 26 - STUDIO UNIT |
| 2 - STAFF LOUNGE | 7 - SERVER | 12 - TV ROOM | 17 - COMPUTERS | 22 - ELEVATOR LOBBY | 27 - LAUNDRY |
| 3 - MEETING ROOM | 8 - SCL VAULT | 13 - MAIL | 18 - CORRIDOR | 23 - ELEVATOR | |
| 4 - STORAGE/ JANITOR | 9 - WATER SERVICE ROOM | 14 - COMMON ROOM | 19 - STAFF ONLY HALL | 24 - STAIR | |
| 5 - MECHANICAL | 10 - TRASH ROOM | 15 - RESTROOM | 20 - LOBBY | 25 - GARAGE | |

LEGEND

- MEP & STORAGE
- CIRCULATION
- PARKING
- RESIDENTIAL COMMON
- STUDIO UNITS
- SUPPORT /OFFICES

DESIGN ALTERNATIVE 2

ZONING CODE COMPLIANT SCHEME

Building footprint: 9,265 sq ft

Height: 69'

Total Area: 65,353 sq ft

FAR: 2.80 (5.5 max)

Unit Count: 102

Parking: 3 (staff use only- including
1 handicap accessible)

Departure: None

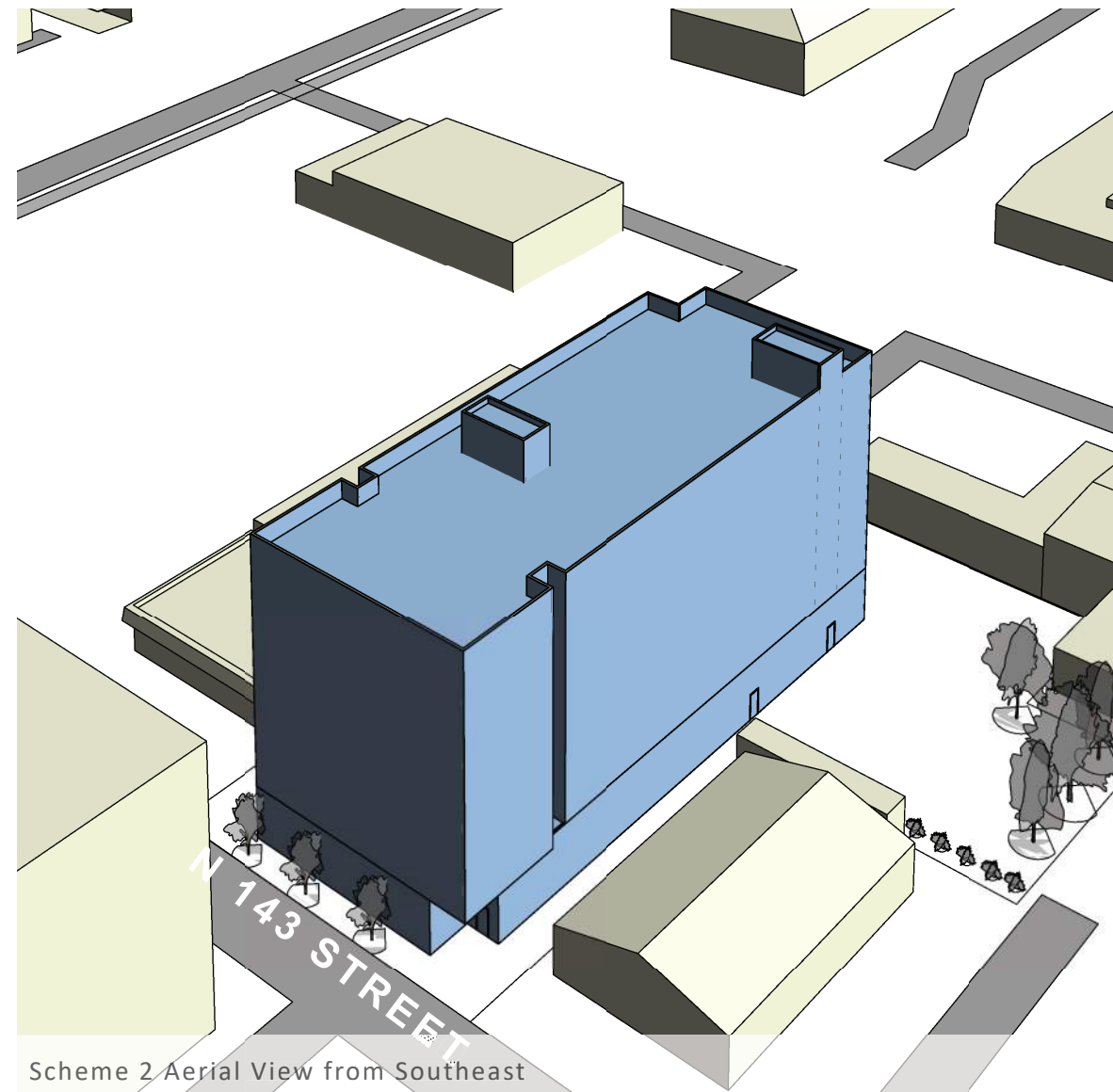
DESIGN CONCEPT BASED ON URBAN DESIGN ANALYSIS:

Scheme 2 studied simplification of the massing to a straight bar scheme. Back of house areas, including a surface parking lot, are located on the northwest corner of the parcel while a large courtyard buffers the massing from the parcels to the northeast.

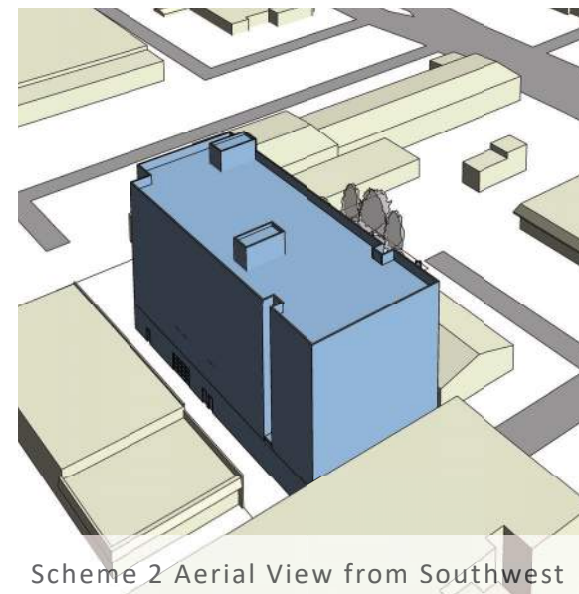
Residential units on floors 2-7 are configured in the same straight bar scheme with the south units oriented towards N 143rd to increase fenestration along the front facade.

This code compliant scheme locates offices at the street frontage (SMC 23.47A.005.C.1) which, due to the office demising walls, reduces visibility of the street frontage from the areas of the building which are staffed 24-hours/day. In addition, the transparency of the front facade is reduced because of the program requirements of offices (i.e. desk locations and height).

No departures are requested for this scheme.



Scheme 2 Aerial View from Southeast



Scheme 2 Aerial View from Southwest



Scheme 2 Aerial View from Northeast

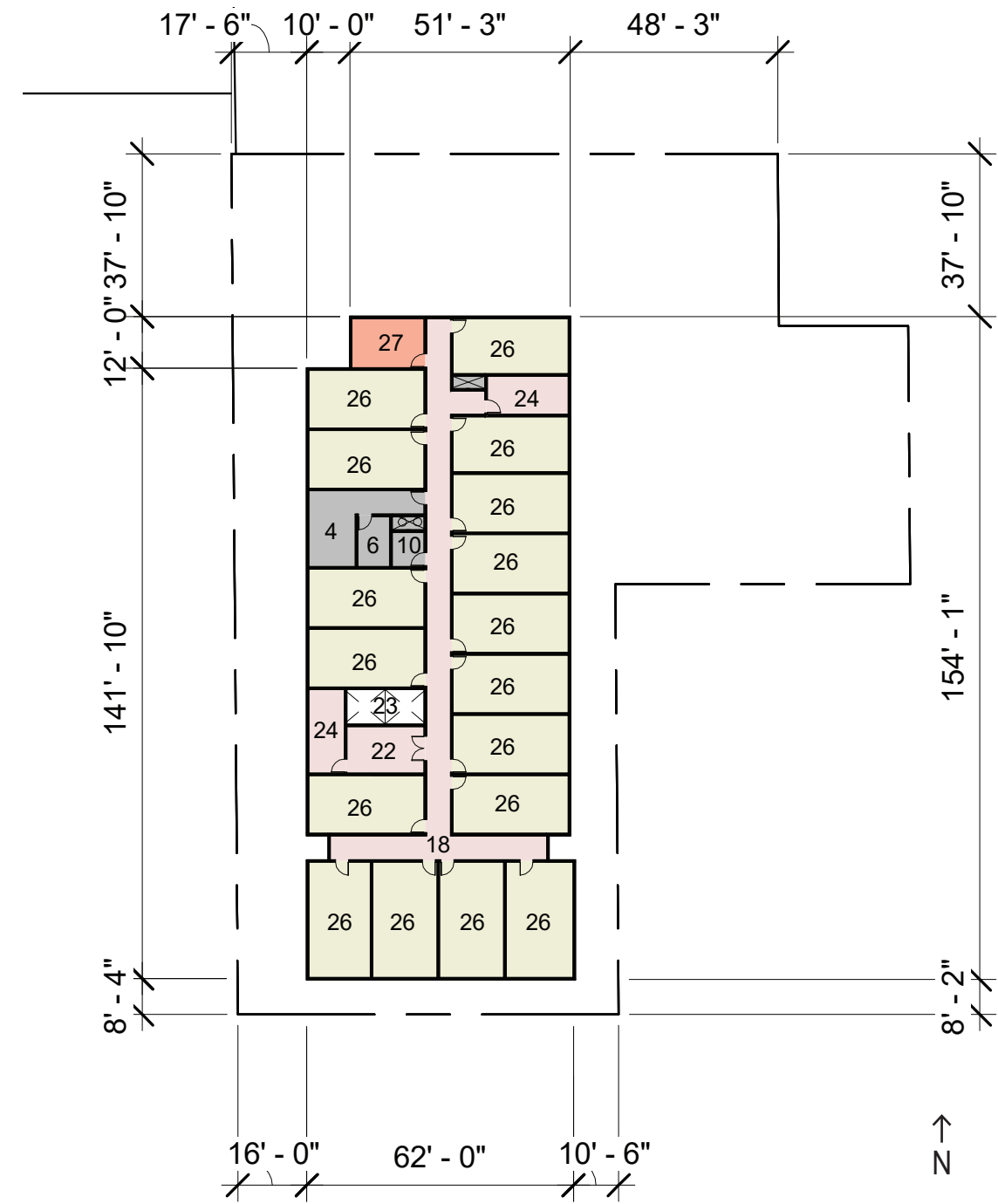
- + I-shaped massing creates simplified structure.
- + Internal side and rear courtyards provide buffer to east and north parcels.
- Minimal horizontal modulation between base and upper levels.
- + Good sun exposure from 3 sides for a sunny, landscaped courtyard.
- Required non-residential space (offices) at front facade block the view to the street, provide limited visual surveillance equal to that of a commercial space.
- Exterior courtyard spaces are not easily visible from the public R.O.W.
- Courtyard is exposed and not sheltered from the wind.



Scheme 2 View from Street



LEVEL 1



LEVELS 2-5

- | | | | | | |
|----------------------|------------------------|------------------|----------------------|---------------------|------------------|
| 1 - OFFICES | 6 - ELECTRICAL | 11 - RECEPTION | 16 - KITCHEN | 21 - VESTIBULE | 26 - STUDIO UNIT |
| 2 - STAFF LOUNGE | 7 - SERVER | 12 - TV ROOM | 17 - COMPUTERS | 22 - ELEVATOR LOBBY | 27 - LAUNDRY |
| 3 - MEETING ROOM | 8 - SCL VAULT | 13 - MAIL | 18 - CORRIDOR | 23 - ELEVATOR | |
| 4 - STORAGE/ JANITOR | 9 - WATER SERVICE ROOM | 14 - COMMON ROOM | 19 - STAFF ONLY HALL | 24 - STAIR | |
| 5 - MECHANICAL | 10 - TRASH ROOM | 15 - RESTROOM | 20 - LOBBY | 25 - GARAGE | |

LEGEND

- MEP & STORAGE
- CIRCULATION
- PARKING
- RESIDENTIAL COMMON
- STUDIO UNITS
- SUPPORT /OFFICES

DESIGN ALTERNATIVE 3 PREFERRED OPTION

Building footprint: 11,822 sq ft
 Height: 69'
 Total Area: 92,432 sq ft
 FAR: 3.96 (5.5 max)
 Unit Count: 156
 Parking: 4 (staff use only-
 including 1 handicap accessible)
 Departure: requested for
 SMC 23.47A.005.C.1 Street-Level Uses

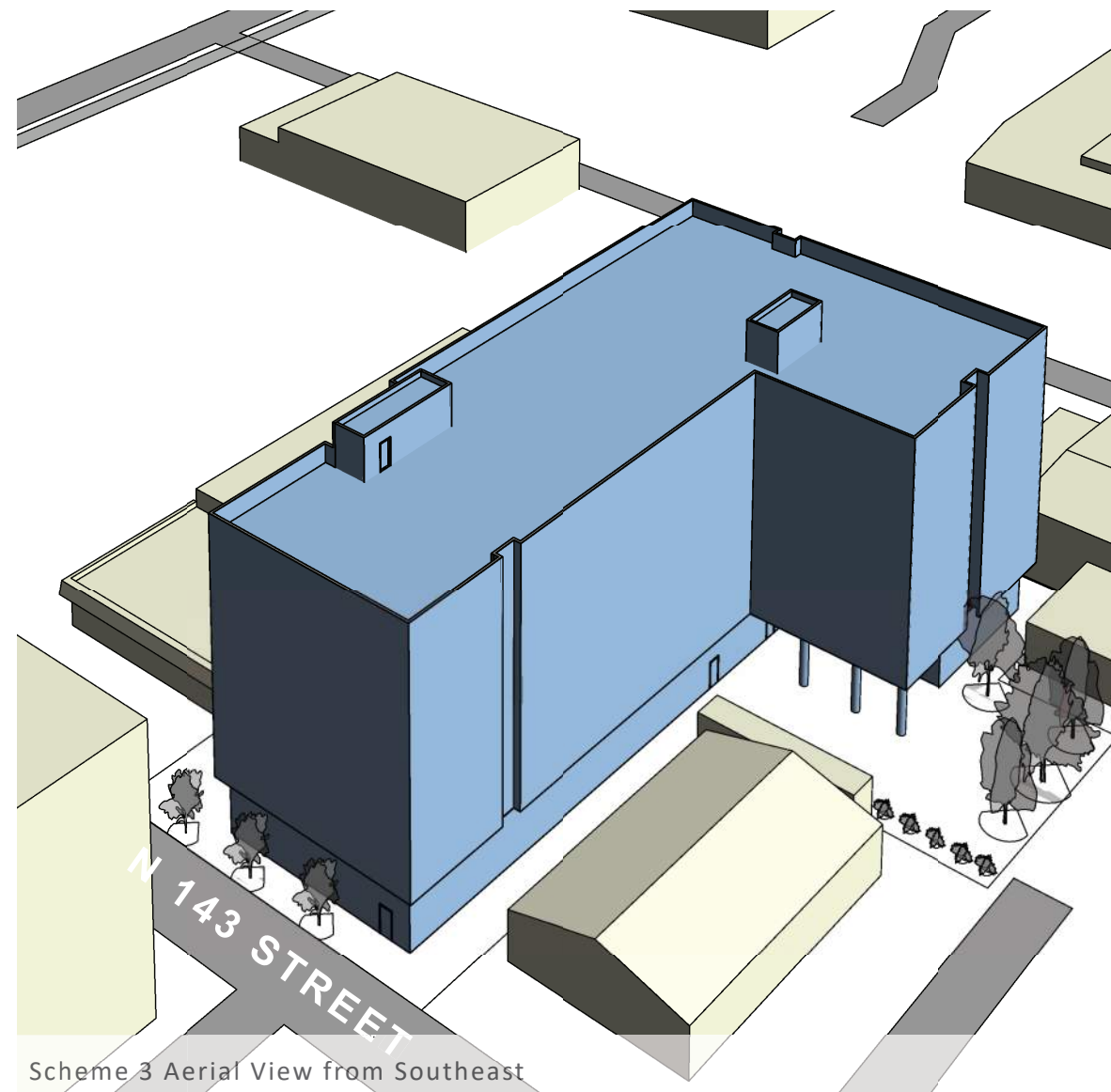
DESIGN CONCEPT BASED ON URBAN DESIGN ANALYSIS:

Scheme 3 locates the back of house areas on the west side of the parcel and carves out the massing in specific areas for an increased setback at level 1. The L-shaped floor plan maximizes the building's footprint on the site, provides a covered exterior amenity space, and focuses common area around an internal landscaped courtyard which has good sun exposure and helps buffer the project's massing from the parcel to the east.

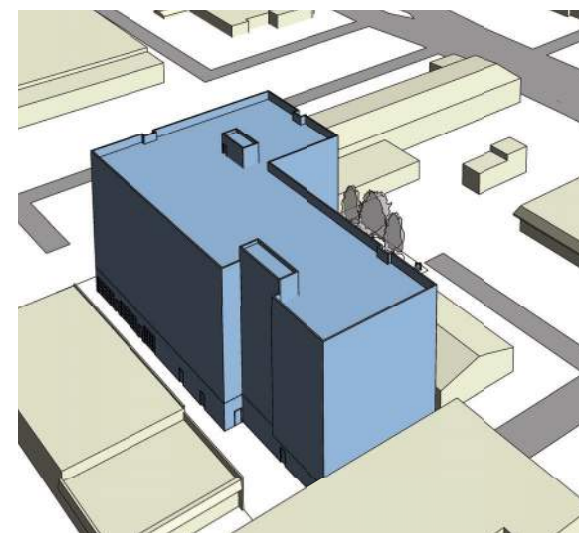
Residential units on floors 2-7 are configured in an L-shaped building footprint with the south units oriented towards N 143rd to increase fenestration along the front facade.

In response to the community outreach concerns, residential common areas are located at the street frontage to provide 24 hrs/day 'eyes on the street'. This configuration increases transparency of the street facing facade to allow the 24-hr reception staff to maintain a visual connection to residential common areas and the street frontage.

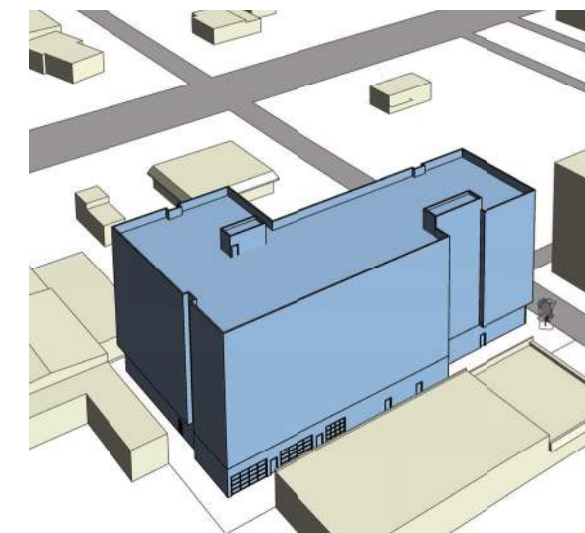
Departure Request: This scheme would require a departure from street-level development standards to allow residential uses to exceed 20% of the street-facing facade (SMC 23.47A.005.C.1). See pages 32-33 for departure request.



Scheme 3 Aerial View from Southeast

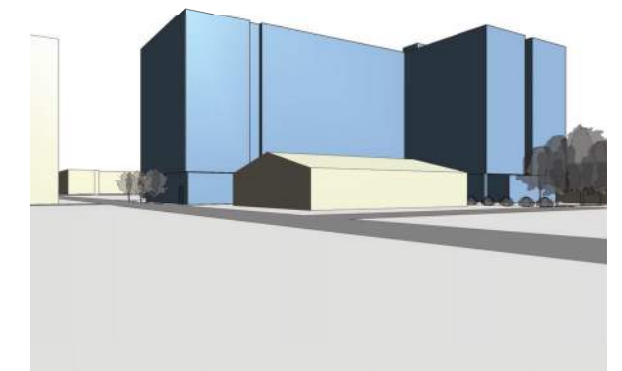


Scheme 3 Aerial View from Southwest

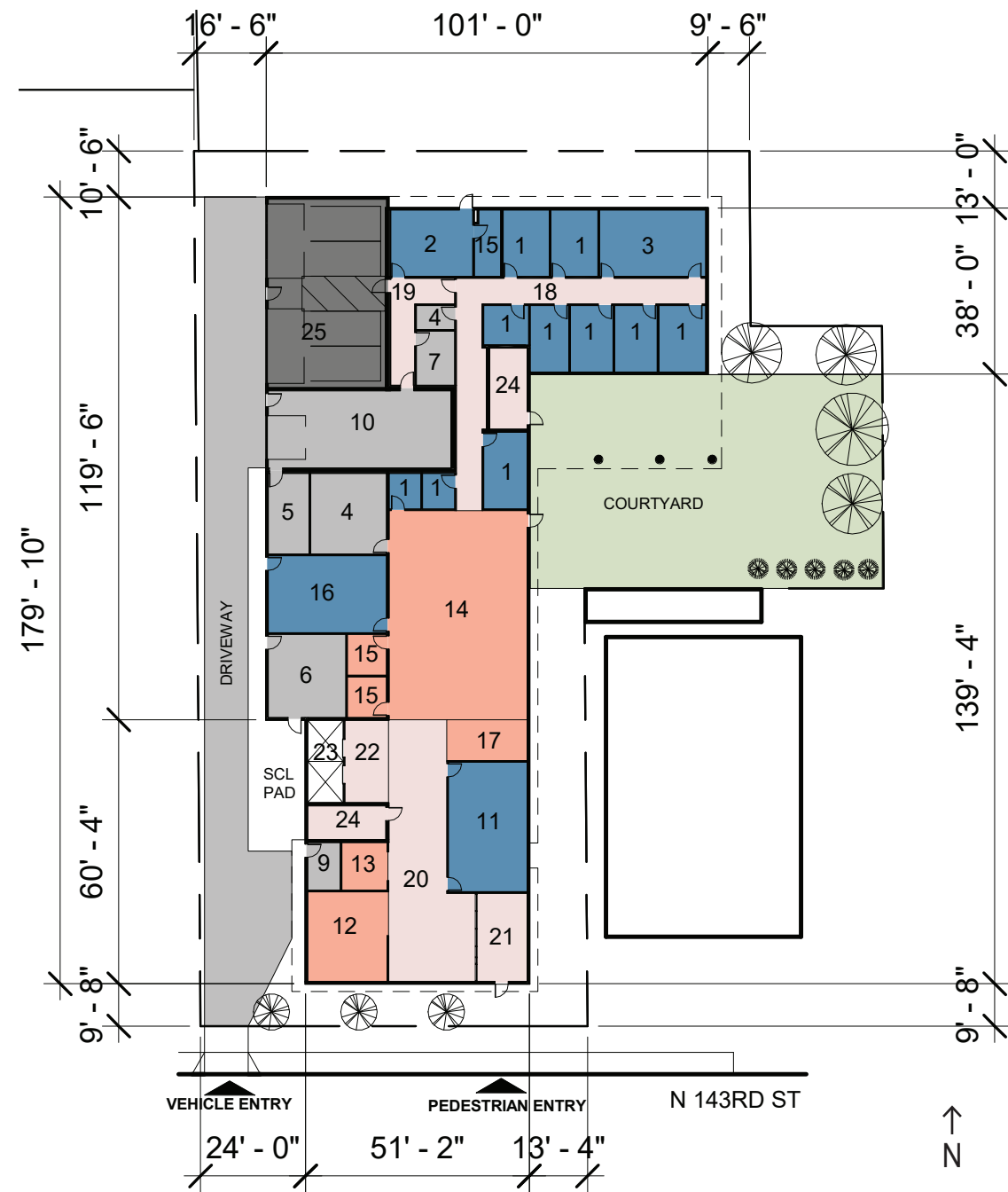


Scheme 3 Aerial View from Northeast

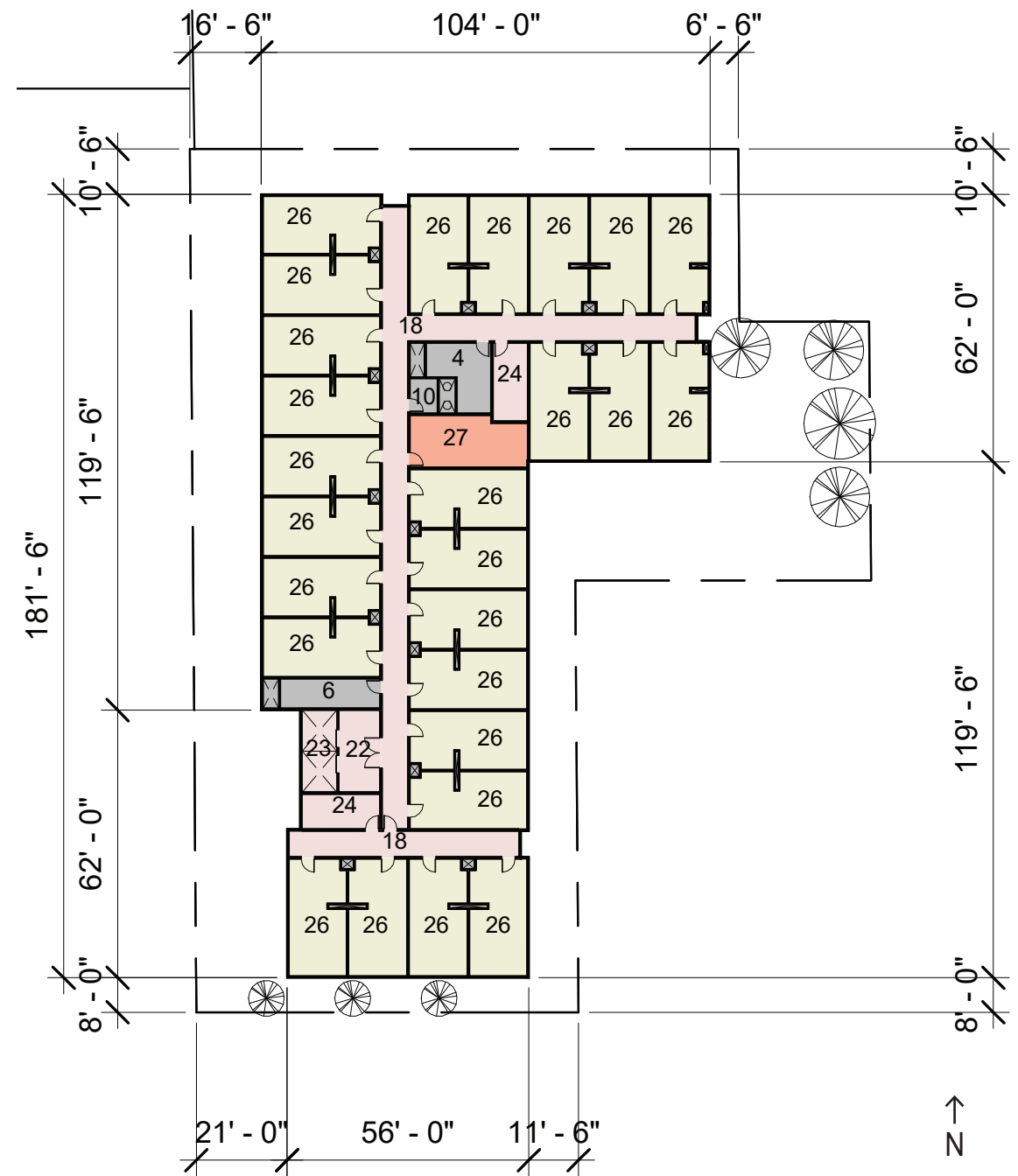
- + L-shaped massing proposed takes full advantage of L-shaped parcel.
- + Frontage provides a strong street presence and increased transparency.
- + Smaller ground floor footprint and internal courtyard provides buffer to east parcel.
- + Building massing carved out at front entry and internal courtyard creates usable covered areas and horizontal modulation between base and upper levels.
- Minimal horizontal modulation.
- + Good south and east sun exposure for a sunny, landscaped courtyard that is sheltered from the wind.
- + Additional covered outdoor amenity space near the Common Room.
- + Exterior courtyard space provides internal respite area which is separated from the public R.O.W.



Scheme 3 View from Street



LEVEL 1



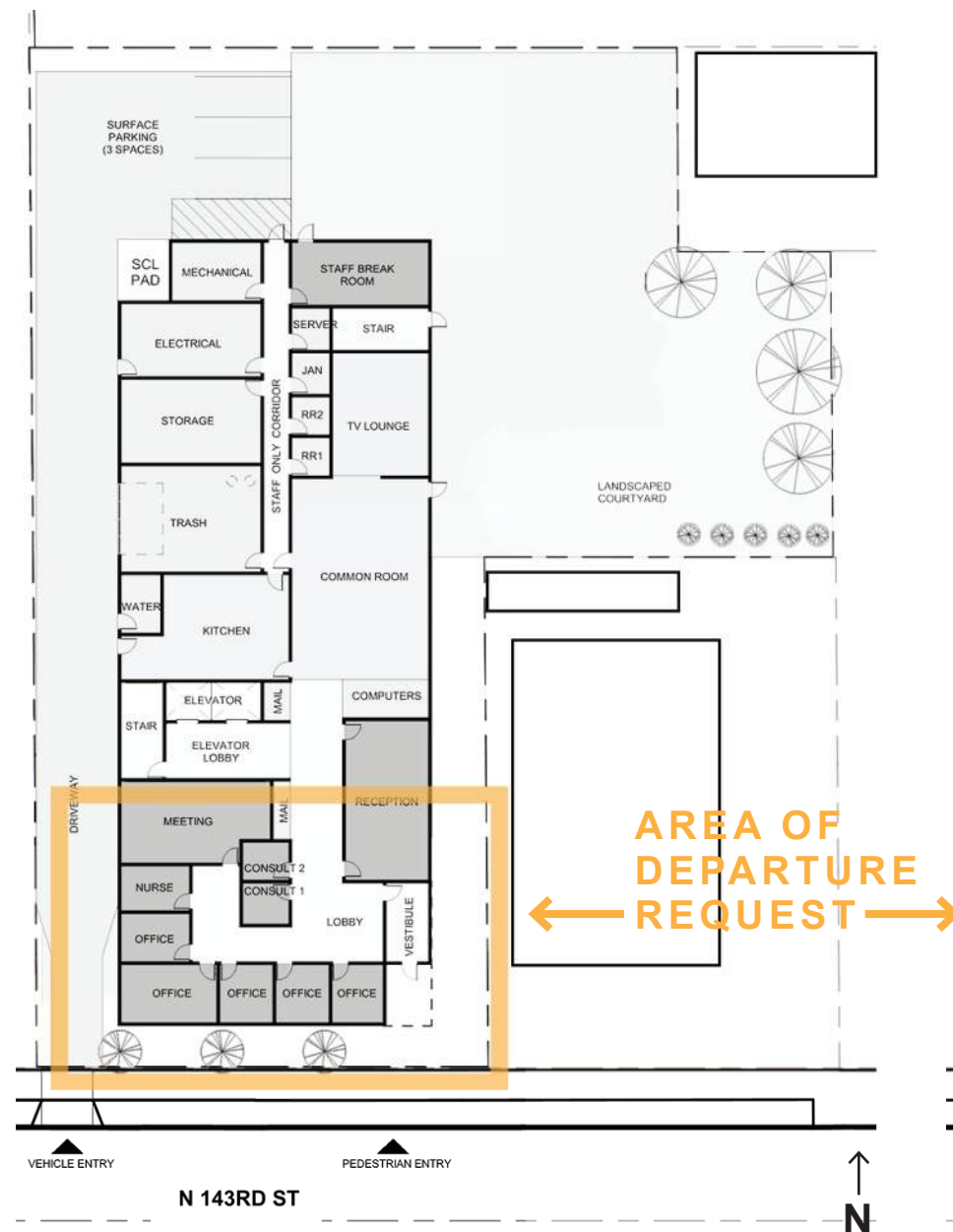
LEVELS 2-5

- | | | | | | |
|----------------------|------------------------|------------------|----------------------|---------------------|------------------|
| 1 - OFFICES | 6 - ELECTRICAL | 11 - RECEPTION | 16 - KITCHEN | 21 - VESTIBULE | 26 - STUDIO UNIT |
| 2 - STAFF LOUNGE | 7 - SERVER | 12 - TV ROOM | 17 - COMPUTERS | 22 - ELEVATOR LOBBY | 27 - LAUNDRY |
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| 5 - MECHANICAL | 10 - TRASH ROOM | 15 - RESTROOM | 20 - LOBBY | 25 - GARAGE | |

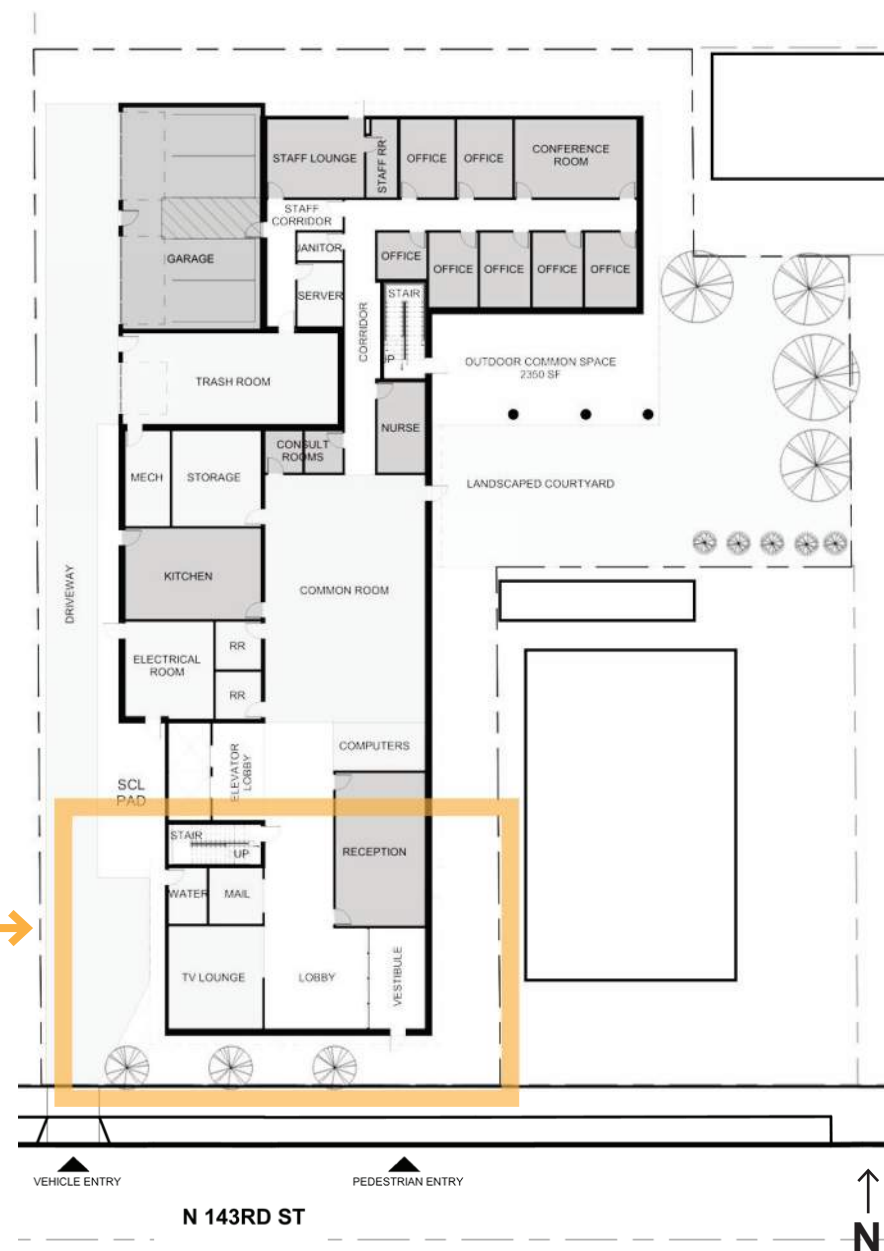
LEGEND

- MEP & STORAGE
- CIRCULATION
- PARKING
- RESIDENTIAL COMMON
- STUDIO UNITS
- SUPPORT /OFFICES

8.8 REQUESTED DEPARTURE



OPTION 2: CODE COMPLIANT SCHEME
SITE PLAN



OPTION 3: PREFERRED SCHEME (Option 1 similar)
SITE PLAN

LAND USE CODE REQUIREMENT

SMC 23.47A.005.C.1 Street-Level Uses-

Residential uses may not exceed 20% of street-facing facade in C1 zones within Bitter Lake Village Hub Urban Village.

DEPARTURE REQUEST

The applicant proposes providing residential uses at 100% of the street-facing facade.

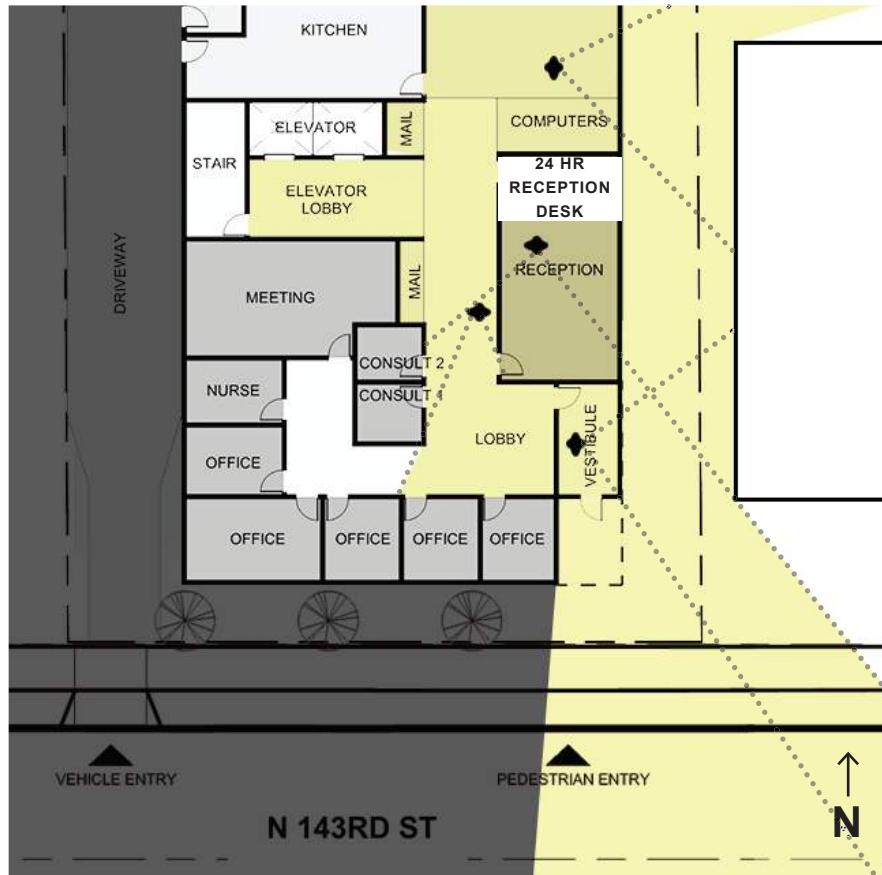
RATIONALE FOR REQUEST

1. During community outreach meetings, the public demonstrated concern for site safety and 'eyes on the street' at N 143rd Street. Replacing the required non-residential space with resident community space would address these concerns and better provide activity at the street level. The TV Lounge, Lobby and Main Entry are used and staffed 24-hours per day, as opposed to a non-residential use like offices which operate only during business hours. In addition, the required location of non-residential space (>80% of the street frontage) would block the visual sight lines of the vehicle entry, building frontage, sidewalk, and street from the 24-hour staff with demising walls.

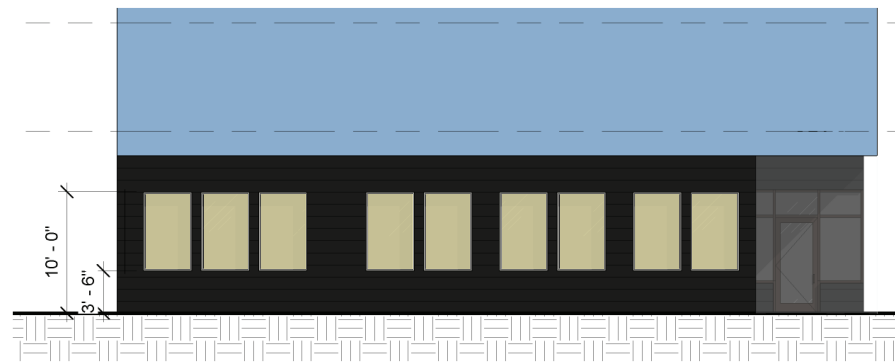
2. DESC's residential amenity areas are designed to provide a welcoming space with lots of natural light. Common spaces within the building will have a typical facade design of full-width glazing between 2'-0" and 10'-0" above finish floor (AFF).

The programmatic requirements of office spaces require more opaque wall area than common spaces. Office window sills are 3'-6" AFF to allow for desks and computers to be placed against walls and windows are held back from walls at least 1'-6" to allow for shelving to be installed.

As a result, residential common area at the street frontage creates more street-level transparency than the code compliant alternative (offices).

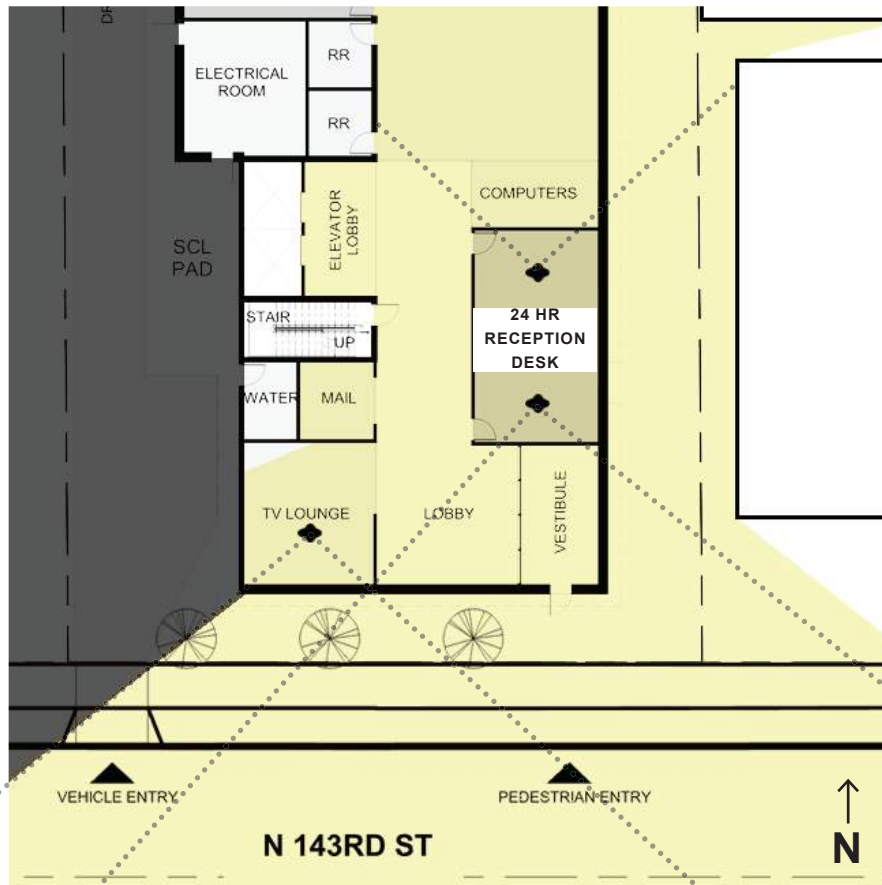


OPTION 2: CODE COMPLIANT SCHEME
PARTIAL PLAN SHOWING AREAS VISIBLE 24HRS

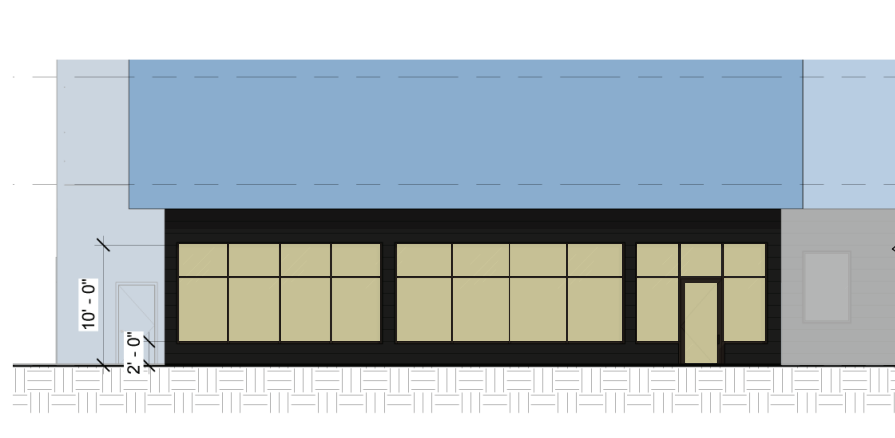


FACADE TRANSPARENCY DIAGRAM
OPTION 2: CODE COMPLIANT SCHEME
AREA OF GLAZING = 28.5% OF FACADE
(60% between 2' & 8' above grade)

The Facade Transparency Diagrams shows how the natural surveillance that is possible throughout the day is impacted by the building program and the amount of glazing appropriate for each use. Offices require less glazing to diminish glare and distractions for users, and are spaces for inward-focused work.



OPTION 3: PREFERRED SCHEME (Option 1 similar)
PARTIAL PLAN SHOWING AREAS VISIBLE 24HRS



FACADE TRANSPARENCY DIAGRAM
OPTION 3: PREFERRED SCHEME (Option 1 Similar)
AREA OF GLAZING = 56% OF FACADE
(Approx. 90% between 2' & 8' above)

Common areas and circulation space can have more glazing because it helps with wayfinding and safety in spaces that facilitate movement and a variety of activities.

IMPACTS IF NOT GRANTED

If this departure request is not granted, offices will be provided along 80% of the facade, impeding the visual surveillance of the street frontage from DESC's reception area which is staffed 24 hours per day. If offices were provided the facade glazing between 2' and 8' will only be 60% (minimum required per 23.47A.008.B.2.a).

DESIGN GUIDELINES SUPPORTING THE DEPARTURE REQUEST

PL2-B-1 Eyes on the Street: DESC's buildings are staffed 24-hours and used all day and night by different tenants. This proposal creates more 'eyes on the street' than would be present with the code-required commercial space.

PL2-B-2 Lighting for Safety: The requested departure would create clear sight lines from staff reception to street frontage. Interior and exterior spaces at the building frontage will be well lit 24 hours per day (7 days per week), providing more natural surveillance than a commercial space which is typically occupied 8 hours per day (5 days per week).

PL2-B-3 Street-Level Transparency & DC1-A Views and Connections: The requested departure would create clear sight lines from the staff reception to the street frontage, allowing for a strong, direct visual connection between activity on the street and residential amenity areas, adding vibrancy to the site.

SCHEMATIC LANDSCAPE PLAN

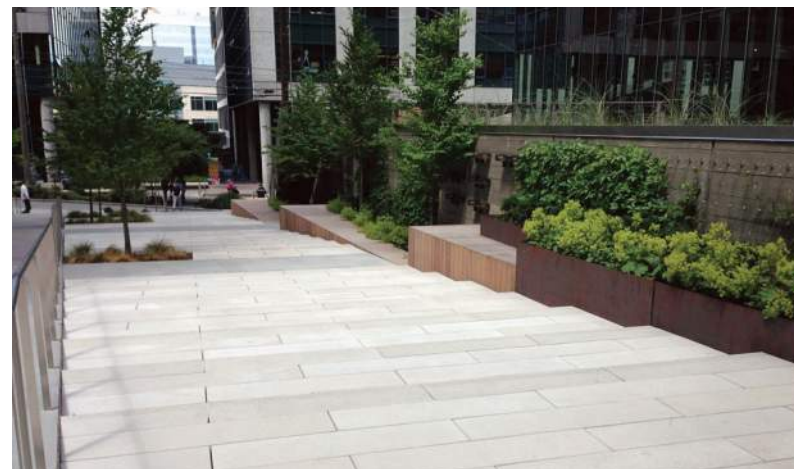
The internal courtyard serves as a peaceful reprieve for residences by incorporating trees, vegetation, and private seating opportunities. Different types of hardscaping will define pedestrian walkways and gathering areas while a landscaping buffer will provide privacy from adjacent parcels. Seasonal plantings will be provided to provide visual interest and year-round blooming.

The exterior open spaces will be designed for continual use throughout the year. A large covered area provides overhead weather protection from the elements while ample site lighting will allow comfortable use in the late evening and early morning. Minimal obstructions within the courtyard will allow building staff to maintain a visual connection to accessible exterior common areas.



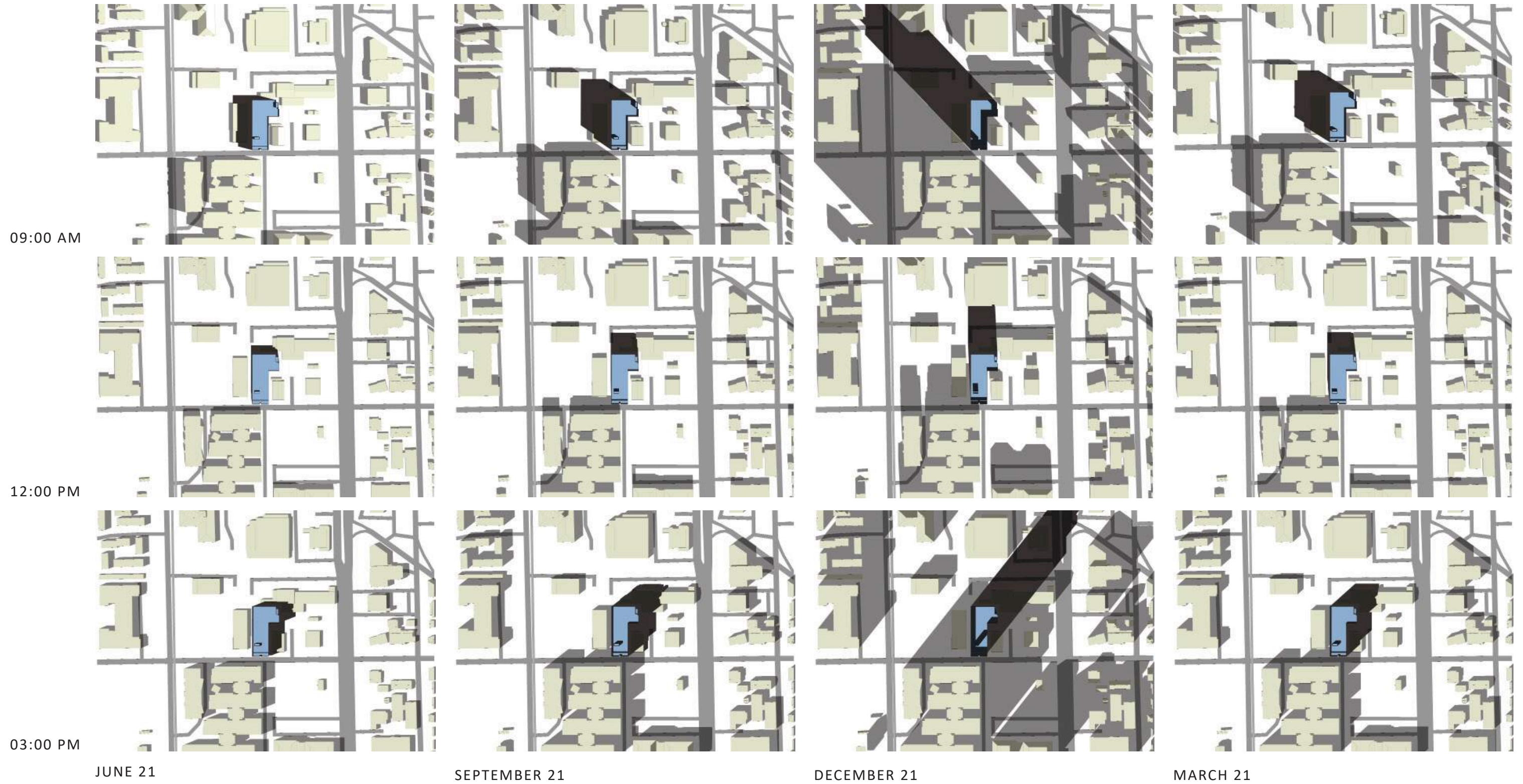
OPTION 3: PREFERRED SCHEME LANDSCAPE PLAN



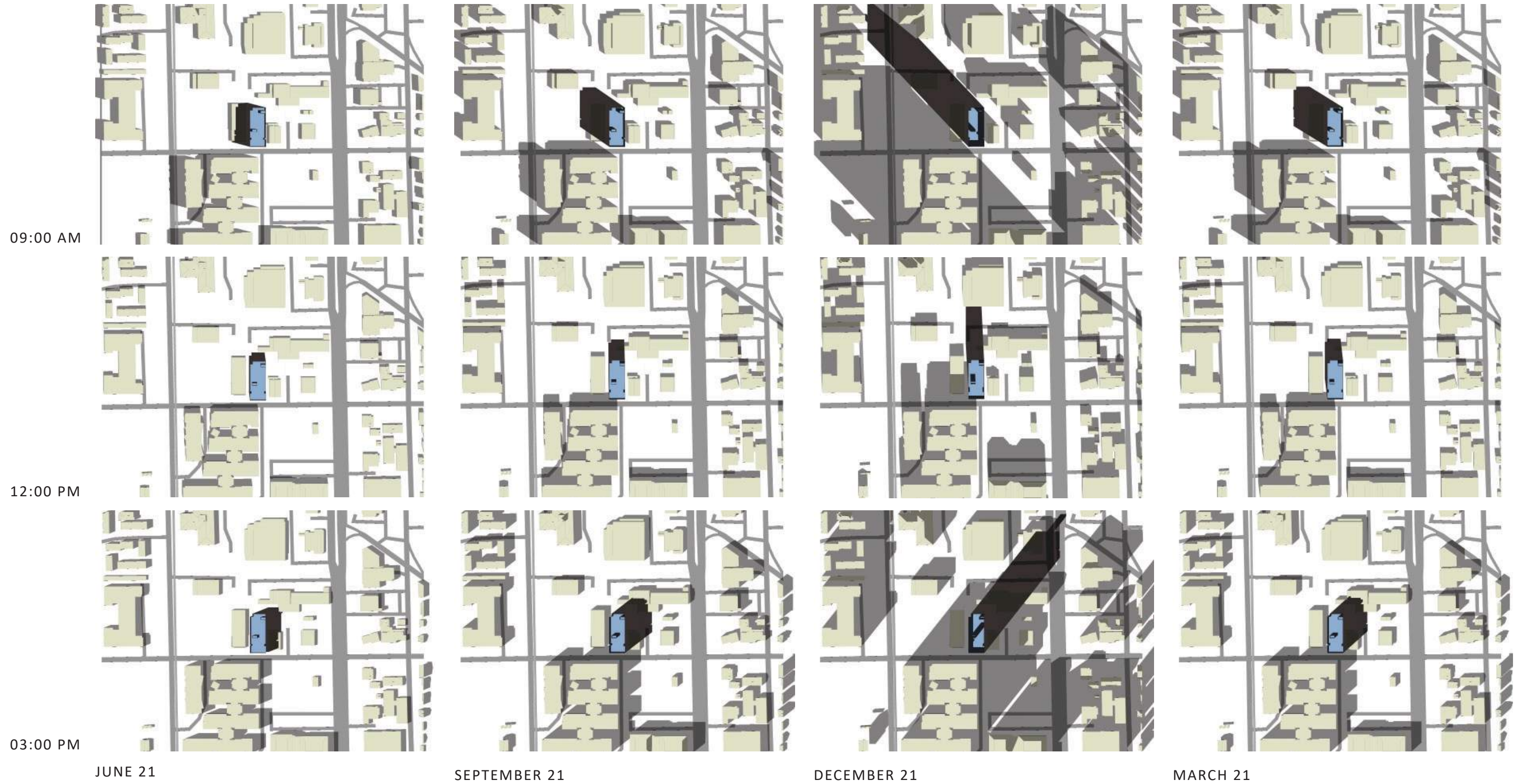


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8.9 PROPOSED MASSING SOLAR ACCESS DIAGRAMS
DESIGN ALTERNATIVE 1



8.9 PROPOSED MASSING SOLAR ACCESS DIAGRAMS
DESIGN ALTERNATIVE 2



8.9 PROPOSED MASSING SOLAR ACCESS DIAGRAMS
DESIGN ALTERNATIVE 3 - PREFERRED SCHEME

