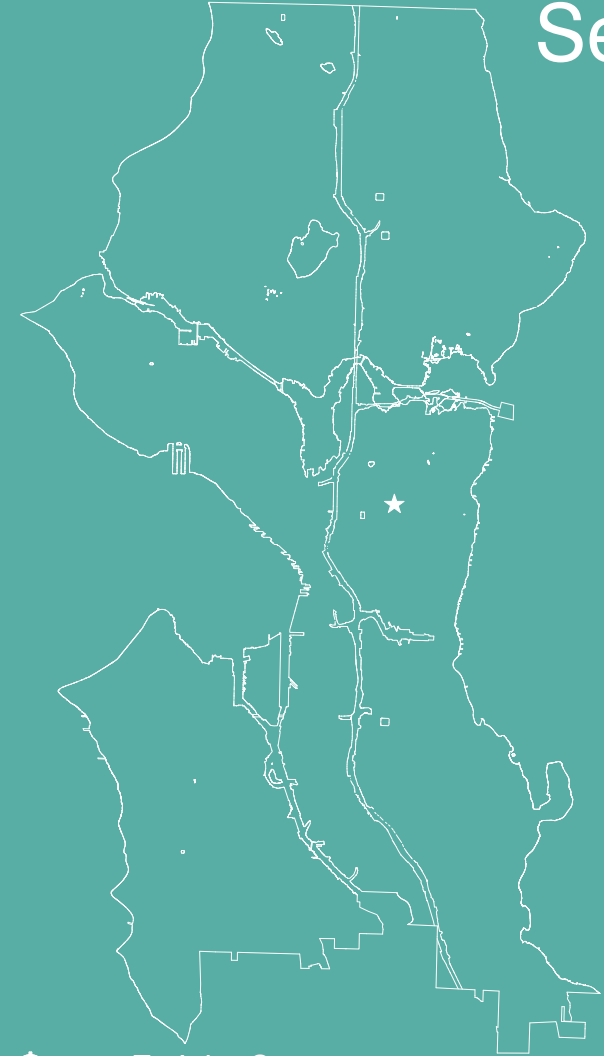


SDCI #3034820-EG

Streamlined Design Review
Clairingle Investors LLC
131 18th Ave. E.
Seattle, WA 98112
25 July 2019



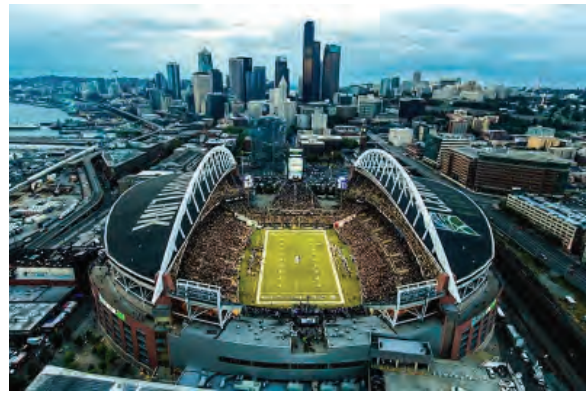
⊕ 1803 E. John St.

STREAMLINED DESIGN REVIEW

25 July 2019

PROJECT TEAM:	EXISTING BUILDING DATA:	PROJECT DATA:	PROJECT PROPOSAL:	INDEX:
<p><u>Owner:</u> Clairingle Investors LLC 8117 SE 76th St. Mercer Island, WA 98042</p> <p>Contact: Richard Kemp p/ 206.818.1809 e/ richk@westlakeassociates.com</p> <p><u>Architect:</u> d/Arch LLC 2412 Westlake Ave N, Ste 3 Seattle, WA 98109</p> <p>Contact: Matt Driscoll, AIA p/ 206.547.1761 e/ mattd@darchllc.com</p> <p><u>Surveyor:</u> Chadwick & Winters 1422 NW 85th St. Seattle, WA 98117</p> <p>Contact: Bob Winters p/ 206.297.0996 f/ 206.297.0997</p> <p><u>Landscape Architect:</u> Glenn Takagi Landscape Architect 18550 Firlands Way North #102 Shoreline, WA 98133</p> <p>Contact: Glenn Takagi p/ 206.542.6100 e/ glenco1029@earthlink.net</p>	<p>Before Remodel: Address: 1803 E. John St. Seattle, WA 98112 No. of Units: 13 Units</p> <p>Basement Remodel: SDCI Project #: 6474853 Permit Type: Addition/Alteration Issued Date: 02.18.2016 Architect: Christopher Day p/ 206.459.7623 Units Added: 1 Unit</p> <p>Project Description: Change use from apartment laundry and storage area to add new apartment unit and construction alterations to basement of existing multifamily structure.</p> <p>Existing: Project Type: Multifamily Eave Elevation: 444.1 FT. No. of Stories: 3 Above Grade +1 Below Grade No. of Units: 14 Units Building Dimensions: 55' x 48.1' Total Building Area: 9,639.05 SF Lot Area: 6,000 SF Lot Coverage: 2,718.4 SF (45.3%) FAR Area: 7,909 SF FAR: 1.32</p> <p>Setback: Front: 0 FT. Rear: 52 FT. Side: 5 FT. 0 FT.</p>	<p>SDCI Project #: 3034820-EG d/Arch LLC Project #: 1803 Address: 131 18th Ave. E. Seattle, WA 98112 Parcel #: 278410-0005 Zone: LR3(M) Project Type: Multifamily Project Description: New Construction of multifamily housing with approx 8 dwelling units and 2 townhouse units within 5 stories plus basement level.</p> <p>Occupancy: Residential: R-2 Construction: Residential: Type VA Sprinklers: NFPA 13</p> <p>No. of Stories: 5 Above Grade +1 Below Grade Units Added: 10 Units No. of Units: 24 Units</p> <p>Proposed Building Area: 6,914.5 SF Total Building Area: 16,553.55 SF Lot Area: 6,000 SF Lot Coverage: 1,714.7 SF (28.8%) Total Lot Coverage: 74.1% FAR Area: 5,162 SF (13,071 SF) FAR: 0.86 (2.18 < 2.3 Max.)</p> <p>Legal Description: Lot 1 and the westerly 10 feet of Lot 2 of Glen Park Addition, as per plat recorded in Volume 1 of plats, Page 230, Records of King County Auditor; Situate in the City of Seattle, County of King, State of Washington.</p>	<p>In respect to character traits of single family structures in the design of newer higher-density in-fill structures the proposed project preserves the much older existing corner-site multi-family structure with a new, smaller multi-family structure in the oversized, undeveloped back yard of the site. The new development encompasses developing common amenity area and integrating the storage of solid waste for the existing and future residents.</p> <p>The goal of the project is to create a small multi-family structure in the oversized, underdeveloped back yard of the existing structure, develop the back amenity area to promote use and interaction, better integrate the garbage/recycling area from the open sidewalk area. Additionally, the project retains and takes preservative measures to save the exceptional tree. The design was formed/composed to respect neighbors' views/privacy, allow light penetration to the existing building's south façade/light wells, and the materials were selected to connect aspects of the surrounding neighborhood, such as color and physical attributes.</p>	<ol style="list-style-type: none"> 4. Context Analysis: Vicinity 6. Context Analysis: Neighborhood 10. Context Analysis: Site 12. Diagrammatic: Site Analysis 13. Diagrammatic: Zoning Analysis 14. Zoning Code: Summary 16. Zoning Code: Diagrams 20. Adjustments 22. Existing Proposed site 24. Floor Plans 28. Elevations Window Studies 30. Sections 34. Landscape Plan Plant Schedule 37. Solar Analysis 38. Materials 40. Perspectives 44. Design Guidelines

CONTEXT ANALYSIS: VICINITY



1 CenturyLink Field



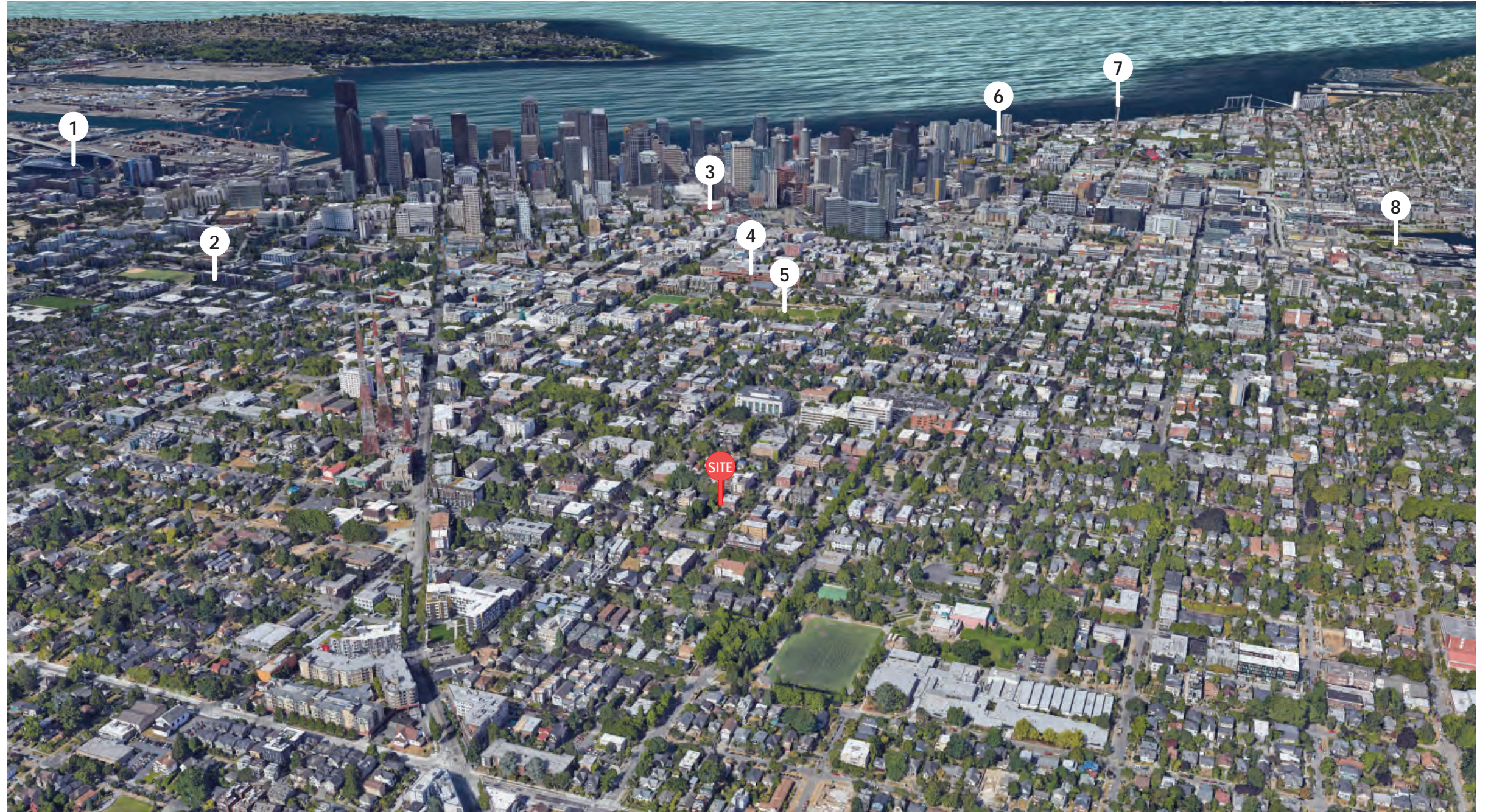
2 Seattle University



3 Paramount Theatre



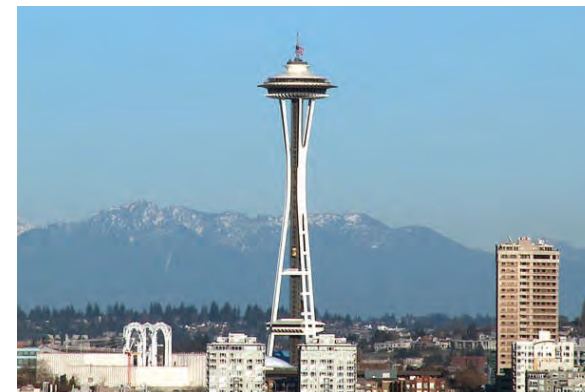
4 Seattle Central College



5 Cal Anderson Park Reflecting Pool



6 Olympic Sculpture Park

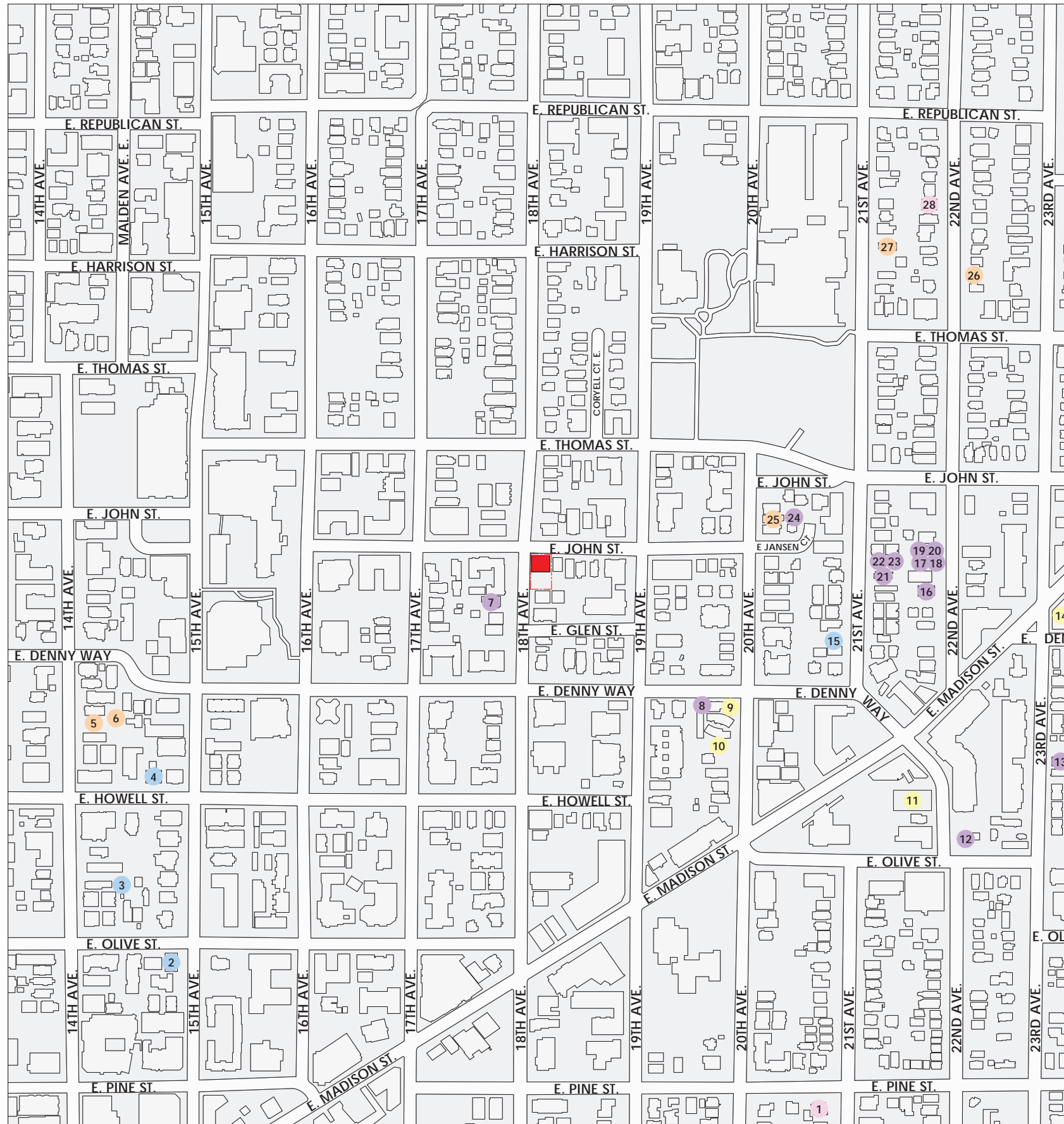


7 Space Needle



8 Lake Union Park

NOTABLE FEATURES | RECENT CONSTRUCTION



BUILDING PERMITS:

<p>1. 1473 21st Ave. SDCI#: 6585337 Permit Class: Single Family/Duplex Description: 1 Family Residence Units: 1 Completed Date: 07.17.2018</p>	<p>2. 1635 15th Ave. SDCI#: 6561612 Permit Class: Multifamily Description: Townhouse Units: 4 Completed Date: 07.12.2018</p>	<p>3. 1714 14th Ave. SDCI#: 6466232 Permit Class: Multifamily Description: East Multifamily Bldg. Units: 1 Completed Date: 07.17.2018</p>
<p>4. 1420 E. Howell St. SDCI#: 6457861 Permit Class: Multifamily Description: 4-Story Apt. Bldg. Units: 57 Completed Date: 02.26.2018</p>	<p>5. 1818 14th Ave. SDCI#: 6533102 Permit Class: Single Family/Duplex Description: West Duplex Units: 2 Completed Date: 09.06.2017</p>	<p>6. 1816 14th Ave. SDCI#: 6493468 Permit Class: Single Family/Duplex Description: East Townhouse Units: 3 Completed Date: 09.12.2017</p>
<p>7. 123 18th Ave. E. SDCI#: 6324483 Permit Class: Multifamily Description: 4-Story Apt. Bldg. Units: 64 Completed Date: 03.02.2017</p>	<p>8. 1917 E. Denny Way SDCI#: 6457058 Permit Class: Multifamily Description: Rowhouse Units: 2 Completed Date: 05.31.2017</p>	<p>9. 1823 20th Ave. SDCI#: 6431324 Permit Class: Commercial Description: Rowhouses Units: 4 Completed Date: 06.15.2017</p>
<p>10. 1811 20th Ave. SDCI#: 6283699 Permit Class: Commercial Description: Mixed-Use Bldg. Units: 6 Completed Date: 03.30.2017</p>	<p>11. 1717 22nd Ave. SDCI#: 6414739 Permit Class: Commercial Description: Mixed-Use Bldg. Units: 95 Completed Date: 01.25.2017</p>	<p>12. 2202 E. Olive St. SDCI#: 6309251 Permit Class: Multifamily Description: Mixed-Use Bldg. Units: 33 Completed Date: 04.04.2017</p>
<p>13. 1806 23rd Ave. SDCI#: 6189533 Permit Class: Multifamily Description: Boarding House Struct. Units: 8 Completed Date: 09.05.2017</p>	<p>14. 2305 E. Madison St. SDCI#: 6368241 Permit Class: Commercial Description: Mixed-Use Bldg. Units: 52 Completed Date: 08.28.2017</p>	<p>15. 111 21st Ave. E. SDCI#: 6482726 Permit Class: Multifamily Description: Apt. Bldg. Units: 75 Completed Date: 02.07.2018</p>
<p>16. 131 22nd Ave. E. SDCI#: 6507010 Permit Class: Multifamily Description: Townhouse Units: 7 Completed Date: 08.17.2017</p>	<p>17. 139 C 22nd Ave. E. SDCI#: 6536252 Permit Class: Multifamily Description: W. Duplex Townhome Units: 2 Completed Date: 07.03.2017</p>	<p>18. 139 A 22nd Ave. E. SDCI#: 6471417 Permit Class: Multifamily Description: E. Duplex Townhome Units: 2 Completed Date: 06.11.2017</p>
<p>19. 141 C 22nd Ave. E. SDCI#: 6533637 Permit Class: Multifamily Description: W. Duplex Townhome Units: 2 Completed Date: 07.03.2017</p>	<p>20. 141 A 22nd Ave. E. SDCI#: 6485691 Permit Class: Multifamily Description: E. Duplex Townhome Units: 2 Completed Date: 07.03.2017</p>	<p>21. 130 21st Ave. E. SDCI#: 6481245 Permit Class: Multifamily Description: Townhouse Units: 4 Completed Date: 08.30.2017</p>
<p>22. 132 A 21st Ave. E. SDCI#: 6471414 Permit Class: Multifamily Description: W. Duplex Townhome Units: 2 Completed Date: 12.11.2017</p>	<p>23. 132 C 21st Ave. E. SDCI#: 6536242 Permit Class: Multifamily Description: E. Duplex Townhome Units: 2 Completed Date: 12.11.2017</p>	<p>24. 152 20th Ave. E. SDCI#: 6513559 Permit Class: Multifamily Description: 2 Family Residence Units: 2 Completed Date: 09.12.2017</p>
<p>25. 154 20th Ave. E. SDCI#: 6530899 Permit Class: Single Family/Duplex Description: 2 Family Residence Units: 2 Completed Date: 09.12.2017</p>	<p>26. 312 22nd Ave. E. SDCI#: 6497497 Permit Class: Single Family/Duplex Description: 1 Family Residence Units: 1 Completed Date: 05.03.2017</p>	<p>27. 322 21st Ave. E. SDCI#: 6521715 Permit Class: Single Family/Duplex Description: 1 Family Residence Units: 1 Completed Date: 12.21.2017</p>
<p>28. 335 21st Ave. E. SDCI#: 6503299 Permit Class: Single Family/Duplex Description: 1 Family Residence Units: 1 Completed Date: 04.26.2018</p>		

LEGEND:

- Single Family/Duplex; 2018:
- Single Family/Duplex; 2017:
- Multifamily; 2018:
- Multifamily; 2017:
- Commercial; 2017:



CONTEXT ANALYSIS: NEIGHBORHOOD



1. 18th Ave. E. Looking East ▲



2. 18th Ave. E. Looking West ▲



1. 18th Ave. E. Looking East ▲



A. E. End of Block ▲



2. 18th Ave. E. Looking West ▲

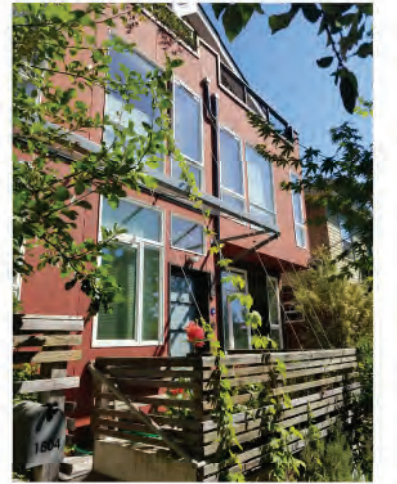
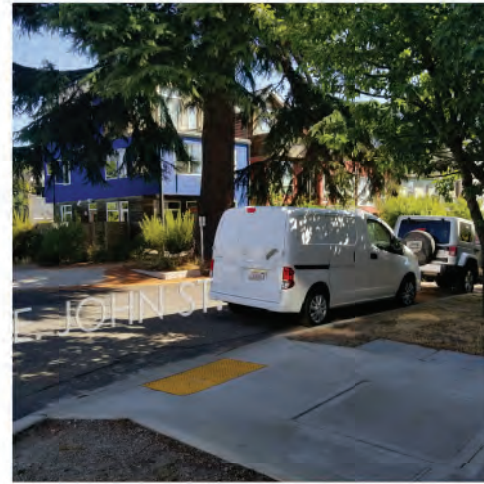


B. W. End of Block ▲



View Legend ▲

CONTEXT ANALYSIS: NEIGHBORHOOD



B. Catty-Corner Neighbor ▼
(Accross E. John St. | 18th Ave. E.)

A. North Neighbors ▲
(Accross E. John St.)



C. West Neighbor ▼
(Accross 18th Ave. E.)



INTERSECTION | EXISTING BUILDING



▲ Looking Southwest from E. John St. ▲



▲ Looking Southeast from E. John St. ▲



▲ Looking Southeast from E. John St. ▲

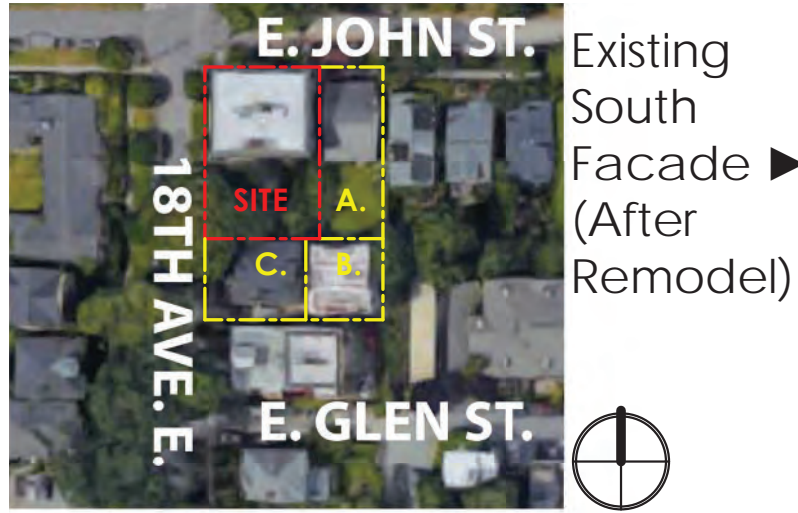


▲ Looking Southeast from E. John St. | 18th Ave. E. ▲



▲ Looking Northeast from 18th Ave. E. ▲

CONTEXT ANALYSIS: SITE



Existing South Facade (After Remodel)

▼ Looking South (18th Ave. E.) ▼



SITE PHOTOS



▲ A. East Neighbor and Fence ▲



▲ ▼ B. SE Neighbor ▼ ▲



▼ B. | C. South Neighbors ▼

▲ ▼ SITE: After Remodel (North to South) ▼ ▲



▼ C. South Neighbors ▼



DIAGRAMMATIC: SITE ANALYSIS

Site Data:

Address: 131 18th Ave. E.
Seattle, WA 98112
Parcel Number: 278410-0005

Lot Width: 100 FT
Lot Depth: 60 FT
Lot Area: 6,000 SF

Existing Building:

Address: 1803 E. John St.
Seattle, WA 98112
Project Type: Multifamily

Eave Elevation: 444.1 ft.
No. of Stories: 3 Above Grade
+1 Below Grade
No. of Units: 14 Units

Building Dimensions: 55' x 48.1'
Total Building Area: 9,639.05 SF
Lot Coverage: 2,718.4 SF (45.3%)
FAR Area: 7,909 SF
FAR: 1.32

Setbacks:
Front: 0 ft.
Rear: 52 ft.
Side: 5 ft. | 0 ft.

Proposed Building:

Project Type: Multifamily

No. of Stories: 5 Above Grade
+1 Below Grade
No. of Units: 10 Units
Building Area: 6,914.5 SF
Lot Coverage: 1,714.7 SF (28.8%)
FAR Area: 5,162 SF
FAR: 0.86


Total:

Total Building Area: 16,553.55 SF
Lot Coverage: 4,433.1 SF (74.1%)
FAR Area: 13,071 SF
FAR: 2.18 < 2.3 Max.

SDOT Legend:

Bus Route ▶ 

Bus Stop ▶ 

Parking Flexibility Area ▶ 

Urban Context Legend:


1-2 Stories ▶ 


3-4 Stories ▶ 

5-8 Stories ▶ 

9+ Stories ▶ 

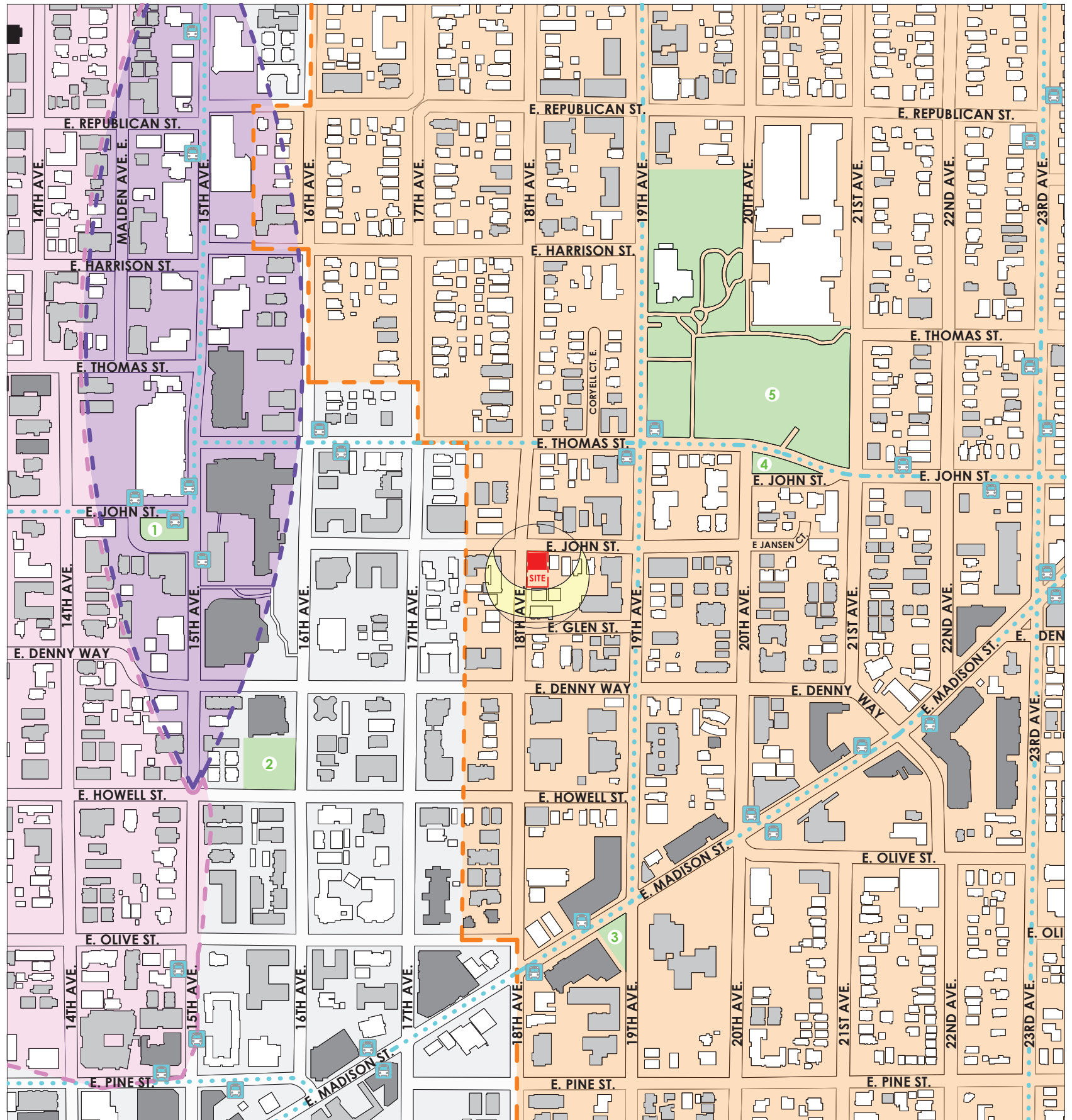
Capitol Hill Subareas:

15th Avenue ▶ 

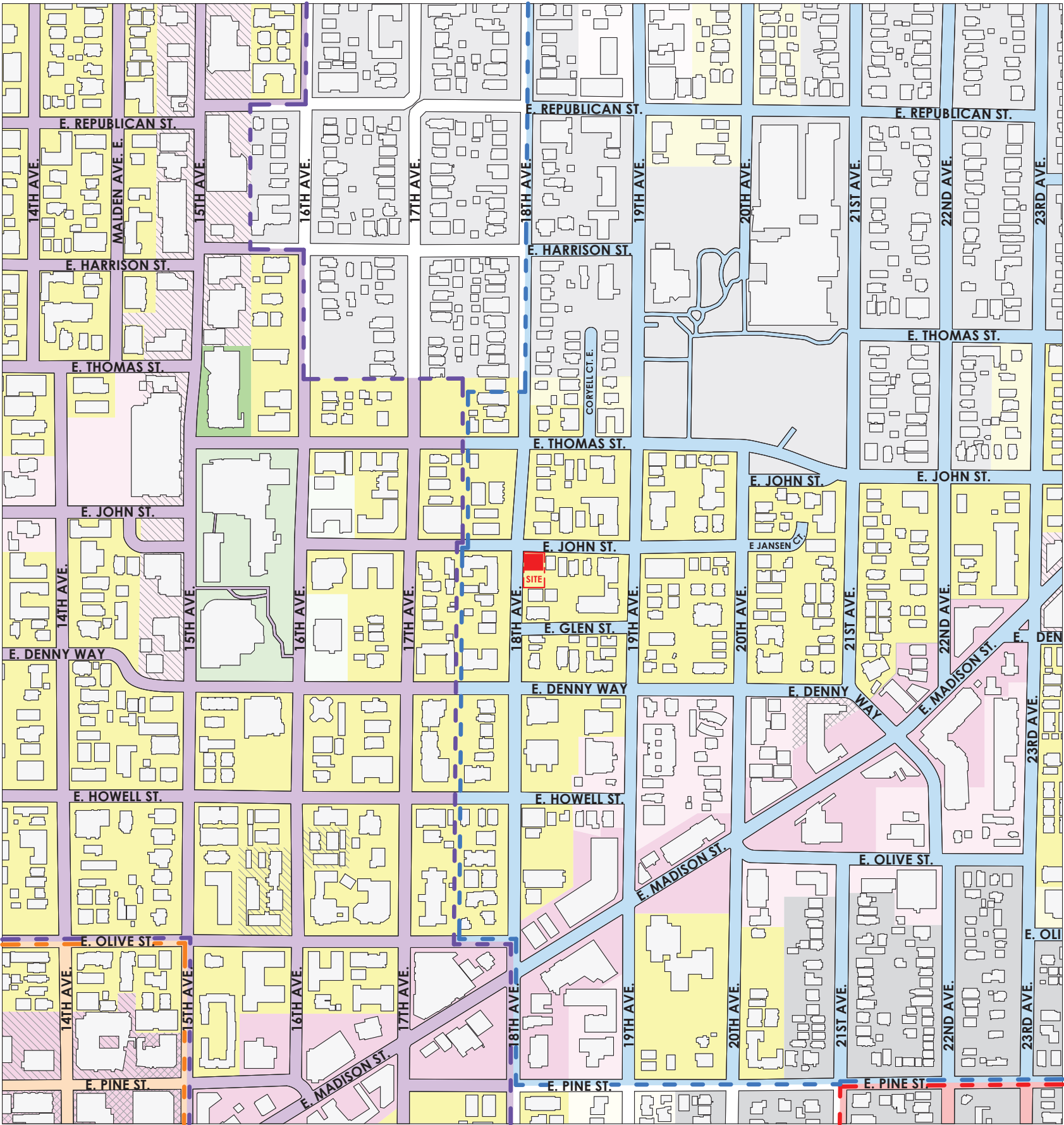
East Core District ▶ 

Seattle Parks:

- 1: Williams Place 
- 2: Seven Hills Park
- 3: Cayton Corner Park
- 4: Miller Triangle
- 5: Pendleton Miller Playfield



DIAGRAMMATIC: ZONING ANALYSIS



Zoning Legend:

- ◀ LR1
- ◀ LR2
- ◀ LR3
- ◀ LR3-PUD
- ◀ RSL/TC
- ◀ MIO-50-LR3
- ◀ MIO-105-LR3
- ◀ MIO-105-NC2P-40
- ◀ SF 5000
- ◀ NC1-40
- ◀ NC2-40
- ◀ NC2P-40
- ◀ NC2-65
- ◀ NC3P-40
- ◀ NC3-65
- ◀ NC3P-65

Zoning Data:

Zoning: LR3(M)
 Urban Village: Madison-Miller
 ECA: N/A
 Max. Height Allowed: 50'-0"
 Average Grade: 408'-1 7/16"
 Max. Height: 458'-1 7/16"

Urban Village Legend:

- ◀ Madison-Miller
- ◀ Capitol Hill
- ◀ Pike/Pine
- ◀ 23rd and Union-Jackson

SEATTLE LAND USE CODE SUMMARY

23.45 - Multi-family

<p>23.45.504 - Permitted and prohibited uses A. All uses are permitted outright, prohibited or permitted as a conditional use according to Table A for 23.45.504.</p>	<p>Per Table A for 23.45.504.A, residential use, except congregate residence, is permitted outright. Proposed: N/A.</p>
<p>23.45.510 – Floor area ratio (FAR) limits B. FAR limits apply in LR zones as shown in Table A for 23.45.510. D.1. All stories, or portions of stories, that are underground are exempt from FAR limits. D.4. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, is exempt from FAR limits.</p>	<p>Per Table A for 23.45.510, the FAR limit for apartments in LR3 zone inside urban villages with an MHA suffix is 2.3. The project will meet the standards of subsection 23.45.510.C. Proposed: 2.18 FAR < 2.3 FAR. (See page 16)</p>
<p>23.45.512 – Density limits and family-sized unit requirements – LR zones A.1.b All development in Lowrise zones that do not have a mandatory housing affordability suffix must meet the density limits.</p>	<p>The proposed project has a mandatory housing affordability suffix. Proposed: N/A</p>
<p>23.45.514 – Structure Height A. The height limits for principal structures permitted in LR zones are as shown on Table A for 23.45.514. I.2 Open railings, planters and parapets on the roofs of principal structures may extend 4 feet above the maximum height limit. I.3.b Architectural projections that result in additional interior space, such as skylights, may extend up to 4 feet above the maximum height if: I.3.b.1 The total area of the projections is no more than 30 percent of the area of the roof plane. I.3.b.2 The projections are set back at least 4 feet from any street facing facade.</p>	<p>Per Table A for 23.45.514, the height limit for apartments in LR3 zone in urban villages is 50 feet. Proposed: The project conforms to the height limits set forth in 23.45.514. (See page 19) Rooftop features conform to the 4 ft. max. additional height limit. (See page 19) Architectural projections conform to the 4 ft. max. additional height limit. (See page 18) The total area of the projections is 5.4% or the roof area. (See page 19) The projections are set back greater than 4 feet.</p>
<p>23.45.517 - Mandatory housing and affordability (MHA) in multifamily zones LR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58C.</p>	<p>The project will meet the provisions of Chapter 23.58B and 23.58C. Proposed: N/A</p>
<p>23.45.518 – Setbacks and separations A. Required setbacks for the LR zones are shown in Table A for 23.45.518. F.1. In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet. H.1. Forms of weather protection may project into the required setback or separation a maximum of 4 feet. H.7. Unenclosed balconies may project a maximum of 4 feet into required setbacks if it is less than 5 feet to any lot line and 20 feet wide. I.7.a. Fences no greater than 4 feet in height are permitted in any required setback or separation in street side setbacks. I.7.b. Up to 2 feet of additional height for trellises on the top of the fence is permitted.</p>	<p>Per Table A for 23.45.518, the setback requirements for apartments in LR3 zone is: Front: 5 feet min. Rear: 15 feet min. Side: 7 feet average; 5 feet minimum. Proposed: The project conforms to the front and side setback requirements. (See page 18) An adjustment is requested for the rear setback requirements. (See page 20) The project conforms to the separation requirements. (See page 18) Balconies project less than 4 feet and are less than 20 feet wide. (See page 18) Fences and trellises conform to the height limits. (See page 19)</p>
<p>23.45.522 – Amenity area A.1. The required amount of amenity area for apartments in LR zones is equal to 25 percent of the lot area. A.2. A minimum of 50 percent of the required amenity area shall be provided at ground level A.4. For apartments, amenity area required at ground level shall be provided as common space. D.1. All units shall have access to a common or private amenity area. D.2.a. In LR zones, an amenity area shall not be enclosed within a structure. D.5.a. No common amenity area shall be less than 250 square feet in area and shall have a minimum horizontal dimension of 10 feet.</p>	<p>Area Required = 6,000 SF X 0.25 = 1,500 SF minimum. Ground level requirement = 1,500 SF X 0.5 = 750 SF minimum. Proposed: 1,637.36 SF total amenity area provided. (See page 17) 776.04 SF of common amenity area is provided. (See page 17) All units have access to either common or private amenity areas Common amenity area complies with the 10 ft. min. horizontal dimension. (See page 17)</p>
<p>23.45.524 – Landscaping Standards A.2.a. Landscaping that achieves a Green Factor score of 0.6 or greater is required for any lot within an LR zone if construction is of more than new one new dwelling unit is proposed on the site. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score. B.1. Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of SDOT approves their removal.</p>	<p>Proposed: 0.773 > 0.6 minimum Green Factor score. (See page 36)</p>
<p>23.45.527 – Structure width and façade length limits in LR zones. A. Structure width in LR zones may not exceed the width indicated on Table A for 23.45.527. B.1. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear, street or alley lot line shall not exceed 65 percent of the length of that lot line.</p>	<p>Per Table A for 23.45.527, the maximum structure width for apartments in LR3 zone inside Urban villages is 150 feet. Proposed: The project conforms to the max. structure width. The project conforms to the max. facade length.</p>

23.45 - Multi-family

<p>23.45.529 – Design standards C.1.a. At least 20 percent of the area of each street-facing façade shall consist of windows and/or doors. C.2.b. If the street-facing façade of a structure exceeds 750 square feet in area, division of the façade into separate façade planes is required. C.2.c. In order to be considered a separate façade plane, a portion of the street-facing façade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed by a minimum depth of 18 inches. 3. The Director may allow exceptions to the façade openings requirements in 23.45.529.C.1 and the façade articulation requirements in 23.45.529.C.2, if the Director determines that the street-facing façade will meet the intent of 23.45.529.A.1. G.1. For each apartment structure, a principal shared pedestrian entrance is required that faces either a street or a common amenity area. G.3. The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.</p>	<p>Proposed: The project meets the intent of the requirements set forth in 23.45.529. The facade openings percentage is 15.65% < 20% min. The stairwell limits the area of of penetrations, but the residential side is very open and has a deck at Level 5. The facade is split into planes with large setbacks and different materials and window types. The stairwell is the only facade plane to exceed the max. area. The principal shared pedestrian entrance faces the street and common amenity area. The entry has visual prominence from the landscaping and canopy.</p>
<p>23.45.530 - Green building standards For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.5D.</p>	<p>LR3 inside urban centers and urban villages FAR is 1.8 < 2.18 proposed. Proposed: The proposed project will conform the requirements set by Chapter 23.5D.</p>
<p>23.45.534 – Light and glare standards A. Exterior lighting shall be shielded and directed away from adjacent properties.</p>	<p>Proposed: Exterior lighting will be shielded and directed away from adjacent properties, specifically the roof amenity areas.</p>
<p>23.45.545 – Standards for certain accessory uses C.3.a. Solar collectors on roofs that meet the minimum written energy conservation standards administered by the Director in LR zones is permitted up to 4 feet above the maximum height limit.</p>	<p>Proposed: Solar collectors will be placed on the existing building’s roof.</p>

23.54 – Quantity and Design Standards for Access, Off-Street Parking, and Solid Waste Storage.

<p>23.54.015 – Required parking and maximum parking limits A. The minimum number of off-street motor vehicle parking spaces required for specific uses id set forth in Table B for 23.54.015 for residential uses. B.4. The Director shall adopt by rule a map of frequent transit service areas based on proximity to a transit station or stop served by a frequent transit route, based on the frequent transit service area map. K. The minimum number of off-street parking spaces for bicycles required is set forth in Table D for 23.54.015. Long-term parking for bicycle shall be for bicycles parked four or more hours. K.2. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence. K.3. Bicycle parking required for residential uses shall be located on-site.</p>	<p>Per Table B.II.M for 23.54.015, all residential uses in multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area has no minimum requirement. Per Table D.D.2 for 23.54.015, multi-family structures required 1 long-term bicycle parking space per dwelling unit and one short-term bicycle parking space per 20 dwelling units. Proposed: 0 vehicle parking spaces will be provided. 10 long-term bicycle parking spaces will be provided. The bicycle parking is visible, safe and equally easily accessible by the existing and proposed buildings.</p>
<p>23.54.040 – Solid waste and recyclable materials storage and access A. Storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for 23.54.040. D.1. For developments with nine dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet. D.3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts. E.1. If located outdoors the storage space shall not be located between a street-facing facade and the street. E.4. The storage space shall be located to minimize noise and odor impacts on building occupants and beyond the lot lines of the lot. F.1.a. For containers 2 cubic yards or smaller; containers to be manually pulled shall be places no more than 50 feet from a curb cut or collection location. G.2. A pick-up location within 50 feet shall be designated that minimizes any blockage of pedestrian movement along a sidewalk. H. The solid waste and recyclable materials storage space, access and pick-up specifications, including the number and sizes of containers, shall be included on the plans. I.1. The Director can modify the requirements as a Type I decision, if the proposes alternative, workable measures that meet the intent of Section 23.54.040 and can demonstrate difficulty in meeting any of the requirements.</p>	<p>Per Table A for 23.54.040 residential developments with 16-25 dwelling units need 225 SF minimum of storage space. Proposed: 225 SF of shared storage space for solid waste containers is provided. The storage space is easily accessed by the existing and proposed buildings and is screened by a brick fence and trellises. The pick up location is near the garbage enclosure and takes advantage of the existing street path.</p>

SEATTLE LAND USE CODE DIAGRAMS

FLOOR AREA RATIO (FAR):

CALCULATION MATRIX:

A. = Revit Calc.* = 714.1790 SF	K. = 24.85 x 30.72 = 763.3920 SF
B. = 10.92 x 45.77 = 499.8084 SF	L. = 5.58 x 30.63 = 170.9154 SF
C. = 11.24 x 45.02 = 506.0248 SF	M. = 2.00 x 15.08 = 30.1600 SF
D. = 8.33 x 38.27 = 318.7891 SF	N. = 12.00 x 7.50 = 90.0000 SF
E. = 30.43 x 30.72 = 934.8096 SF	O. = 10.27 x 3.50 = 35.9450 SF
F. = 7.58 x 30.63 = 232.1754 SF	P. = 9.43 x 11.63 = 109.6709 SF
G. = 2.48 x 14.88 = 36.9024 SF	Q. = 2.17 x 11.67 = 25.3239 SF
H. = 13.33 x 15.38 + 0.5(0.13 x 15.38) = 206.0151 SF	R. = 4.00 x 14.92 = 59.6800 SF
I. = 30.82 x 45.02 = 1,387.5164 SF	S. = 8.42 x 30.72 = 258.6624 SF
J. = 5.58 x 15.25 = 85.0950 SF	T. = 7.58 x 15.08 = 114.3064 SF

FAR CALCULATION:

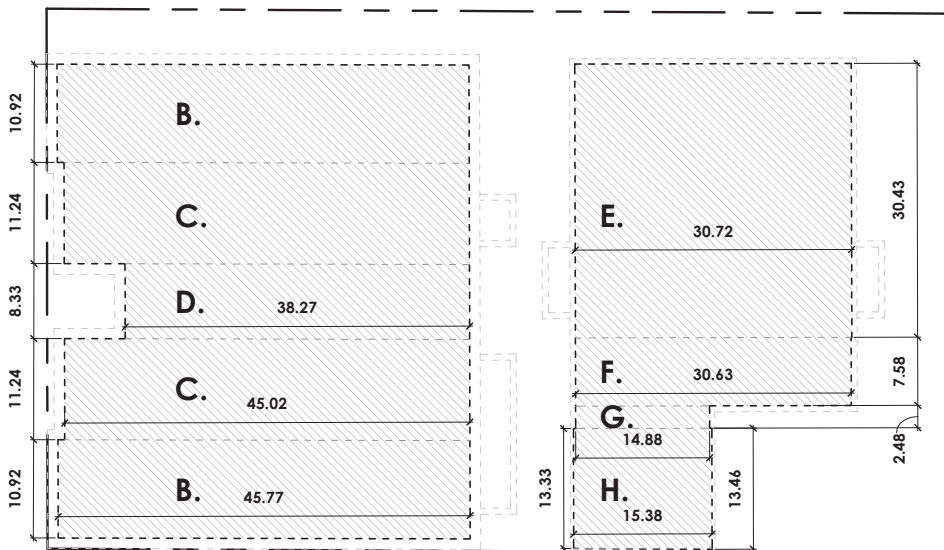
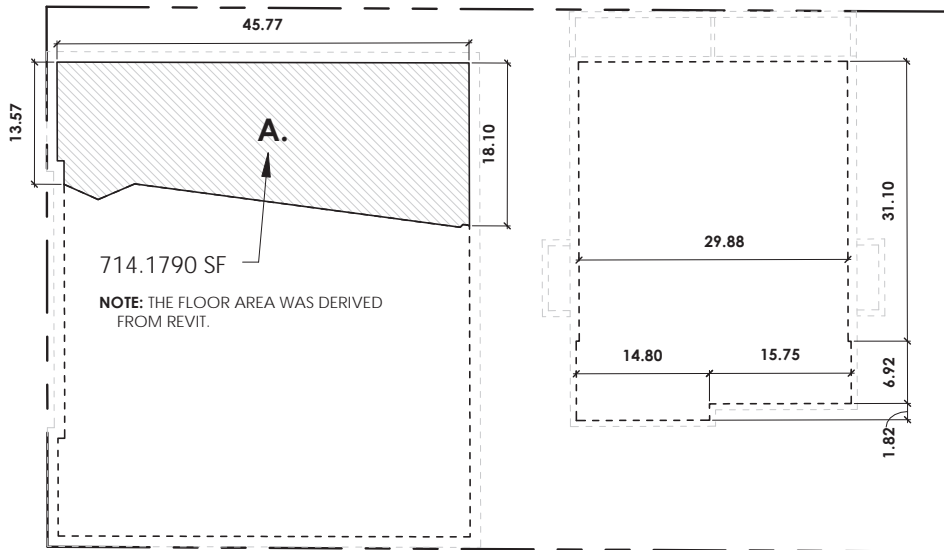
EXISTING: LB + L1 + L2 + L3 + L4		
PROPOSED: LB + L1 + L2 + L3 + L4 + L5		
EXISTING:	PROPOSED:	TOTAL
714.1790 SF	0.0000 SF	7,908.9009 SF
+ 2,330.4555 SF	+ 1,409.9025 SF	+ 5,162.1783 SF
+ 2,387.1332 SF	+ 1,049.5624 SF	13,071.0792 SF
+ 2,387.1332 SF	+ 1,049.5624 SF	
+ 90.0000 SF	+ 1,049.5624 SF	
7,908.9009 SF	± 603.5886 SF	5,162.1783 SF

TOTAL FAR:

Lot Area = 6,000 SF
 FAR = 13,071.0792 SF / 6,000 SF

2.18 PROPOSED < 2.3 MAX.

LEGEND:



LEVEL B FAR:

per SMC 23.45.510.D.1: (PROPOSED)
 All stories that are underground is exempt.

per SMC 23.45.510.D.4.a: (EXISTING)
 Portions of a story that extend no more than 4 ft. above existing or finished grade, whichever is lower, in apartments in LR zones.

LEVEL 1 FAR:

EXISTING = 2B + 2C + D
 PROPOSED = E + F + G + H
 = 2(499.8084) + 2(506.0248) + 318.7891
 = 934.8096 + 232.1754 + 36.9024 + 206.0151

EXISTING = 2,330.4555 SF
 PROPOSED = 1,409.9025 SF

LEVEL 2-3 FAR:

EXISTING = 2B + I
 PROPOSED = J + K + L + M
 = 2(499.8084) + 1,387.5164
 = 85.095 + 763.392 + 170.9154 + 30.16

EXISTING = 2,387.1332 SF
 PROPOSED = 1,049.5624 SF

LEVEL 4 FAR:

EXISTING = N
 PROPOSED = J + K + L + M
 = 90.0
 = 85.095 + 763.392 + 170.9154 + 30.16

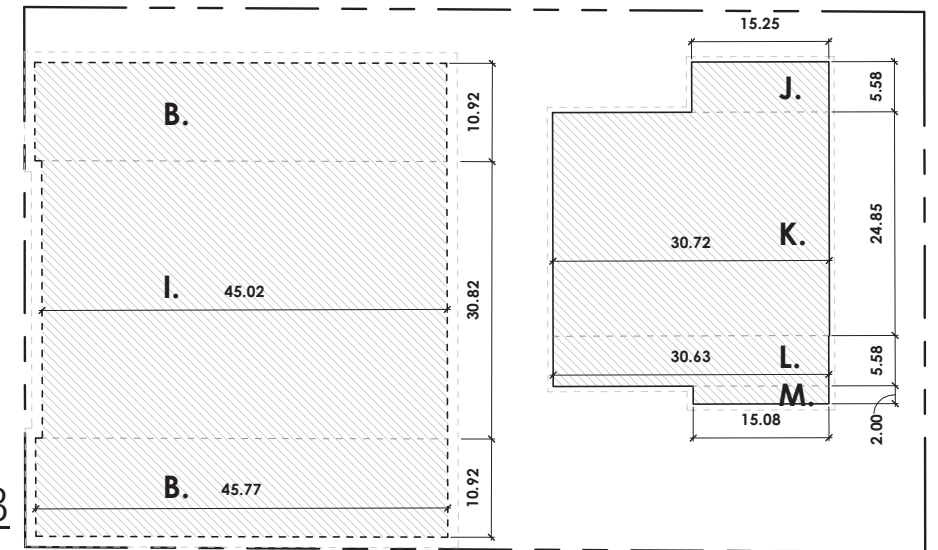
EXISTING = 90 SF
 PROPOSED = 1,049.5624 SF

LEVEL 5 FAR:

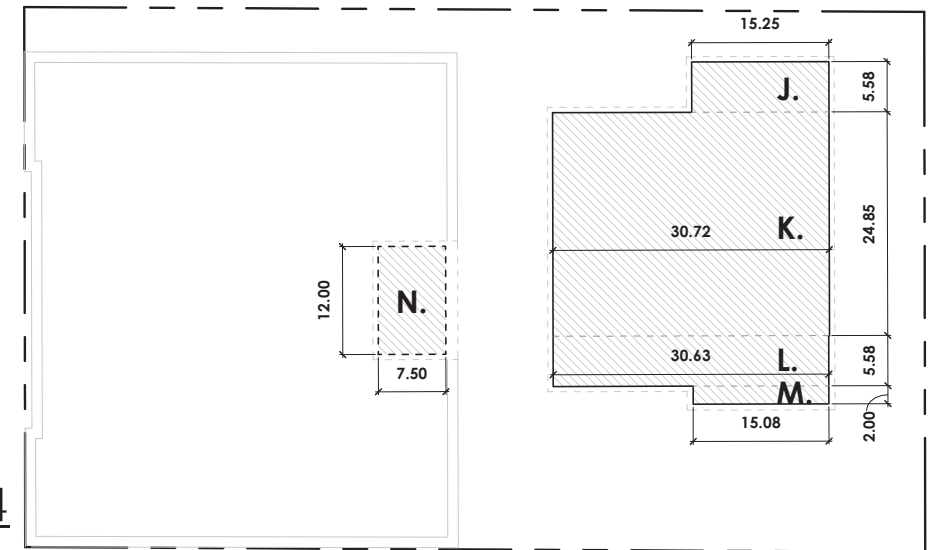
EXISTING = N/A
 PROPOSED = O + P + Q + R + S + T
 = 35.945 + 109.6709 + 25.3239 + 59.68 + 258.6624 + 114.3064

EXISTING = N/A
 PROPOSED = 603.5886 SF

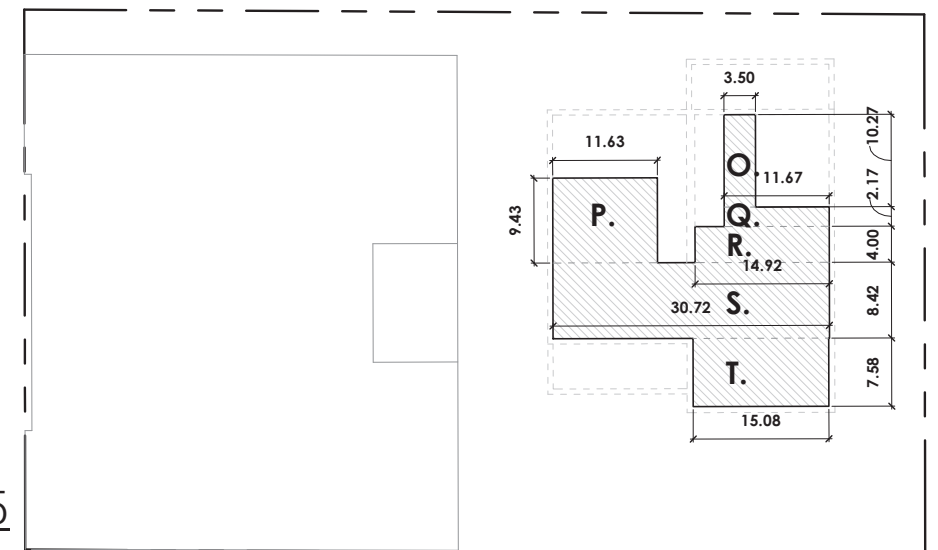
LEVEL 2-3



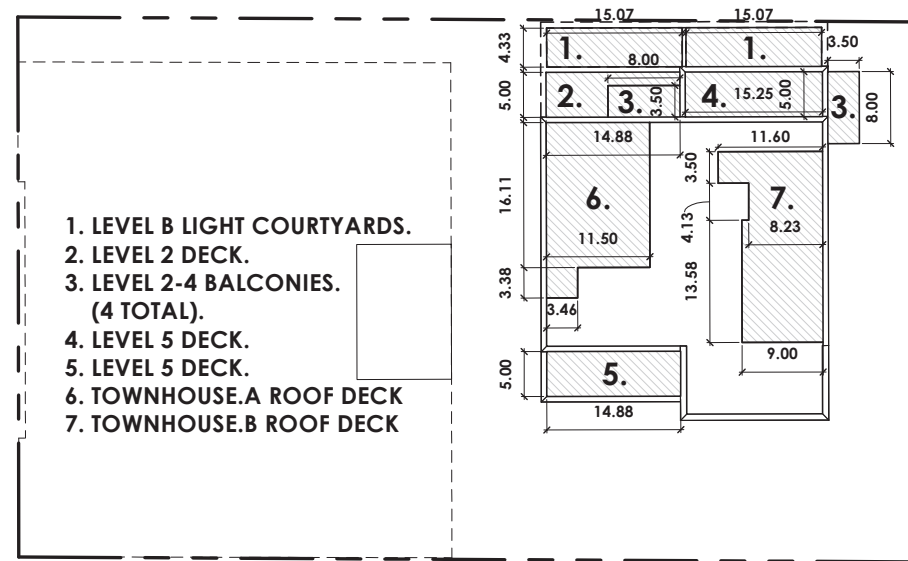
LEVEL 4



LEVEL 5

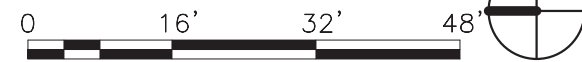


SEATTLE LAND USE CODE DIAGRAMS



AMENITY AREA (PRIVATE)

SCALE: 3/64"=1'-0"



AMENITY AREA:

- 23.45.522.A.1:** The required amount of amenity area for apartments in LR zones is equal to 25 percent of the lot area. 25% of 6,000 SF = 1,500 SF.
- 23.45.522.A.2:** A minimum of 50 percent of the required amenity area shall be provided at ground level. 50% of 1,500 SF = 750 SF.

PRIVATE AMENITY AREA:

1 :	(4.33 x 15.07) x 2	=	130.5062 SF
2 :	5.00 x 14.88	=	74.4000 SF
3 :	(3.50 x 8.00) x 4	=	112.0000 SF
4 :	5.00 x 15.25	=	76.2500 SF
5 :	5.00 x 14.88	=	74.4000 SF
6 :	(16.11 x 11.50) + (3.38 x 3.46)	=	196.9598 SF
7 :	(3.50 x 11.60) + (4.13 x 8.23) x (13.58 x 9.00)	=	196.8099 SF
			861.3259 SF

AMENITY AREA (COMMON)

SCALE: 3/64"=1'-0"



PUBLIC AMENITY AREA:

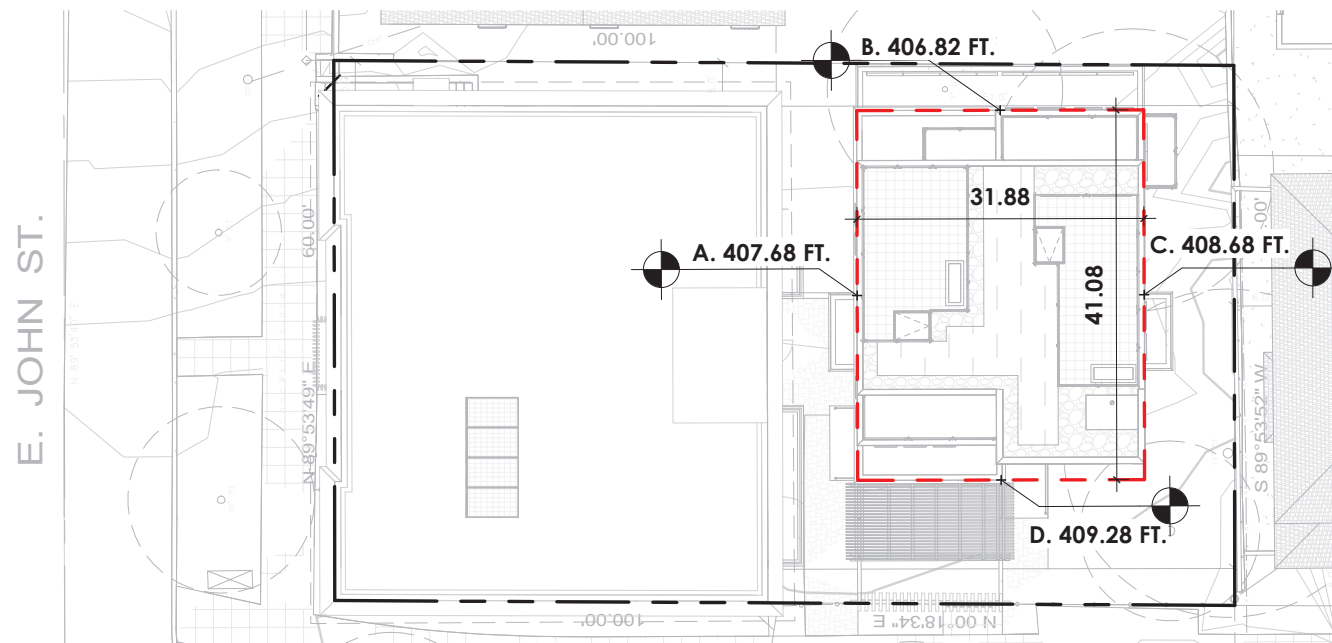
A :	(0.08 x 10.03) x 0.5	=	0.4012 SF
B :	44.19 x 10.03	=	443.2257 SF
C :	15.65 x 20.31	=	317.8515 SF
D :	(60.00 x 0.43) x 0.5	=	12.9000 SF
E :	(0.16 x 20.74) x 0.5	=	1.6592 SF
			776.0376 SF

TOTAL AMENITY AREA:

PRIVATE + PUBLIC
861.3259 SF + 776.0376 SF = 1,637.3635 SF

COMMON AMENITY AREA = 776.0376 SF > 750 SF

TOTAL AMENITY AREA = 1,637.3635 SF > 1,500 SF



AVERAGE GRADE:

AVERAGE GRADE CALCULATION
(Per SMC 23.86.006.A.1 Formula 2)

Midpoint Elevations:	Rect. Side Length:
A. = 407.68'	a. = 41.08'
B. = 406.82'	b. = 31.88'
C. = 408.68'	c. = 41.08'
D. = 409.28'	d. = 31.88'

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{(a + b + c + d)}$$

$$\frac{(407.68 \times 41.08) + (406.82 \times 31.88) + (408.68 \times 41.08) + (409.28 \times 31.88)}{(41.08 + 31.88 + 41.08 + 31.88)}$$

$$\frac{16,747.4944 + 12,969.4216 + 16,788.5744 + 13,047.8464}{145.92}$$

$$\frac{59,553.3368 \text{ SF}}{145.92 \text{ FT.}}$$

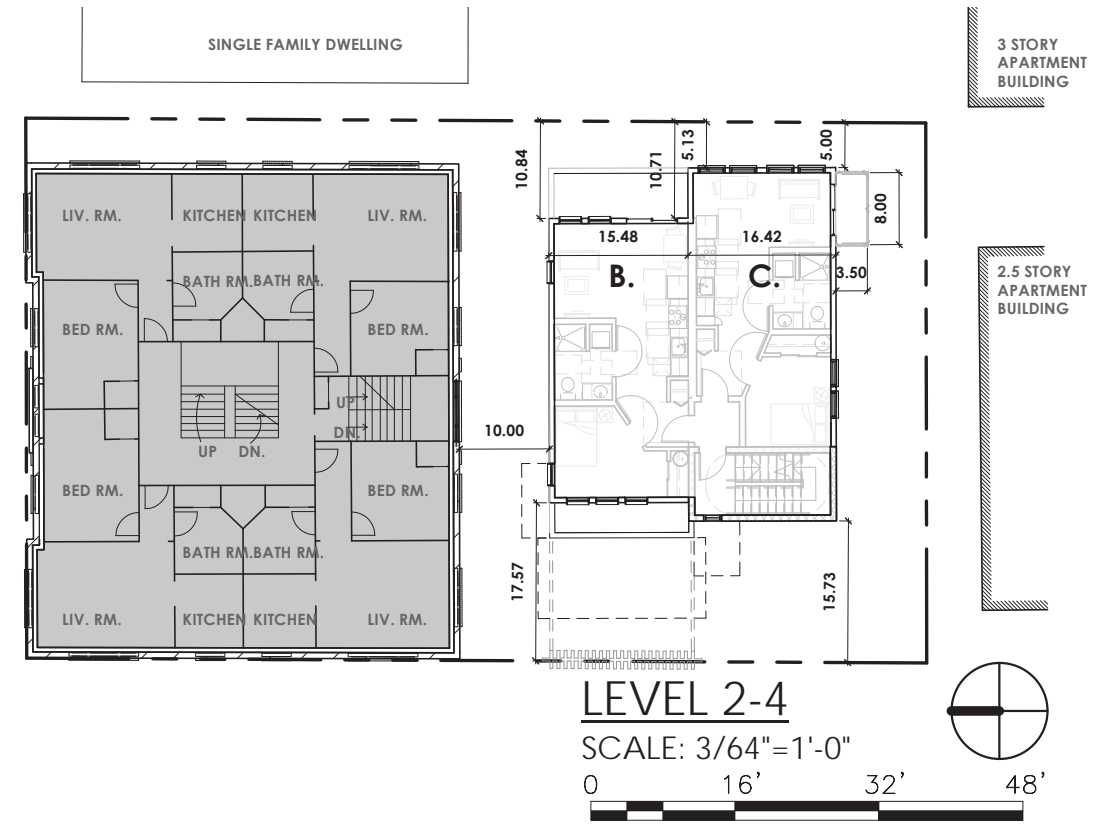
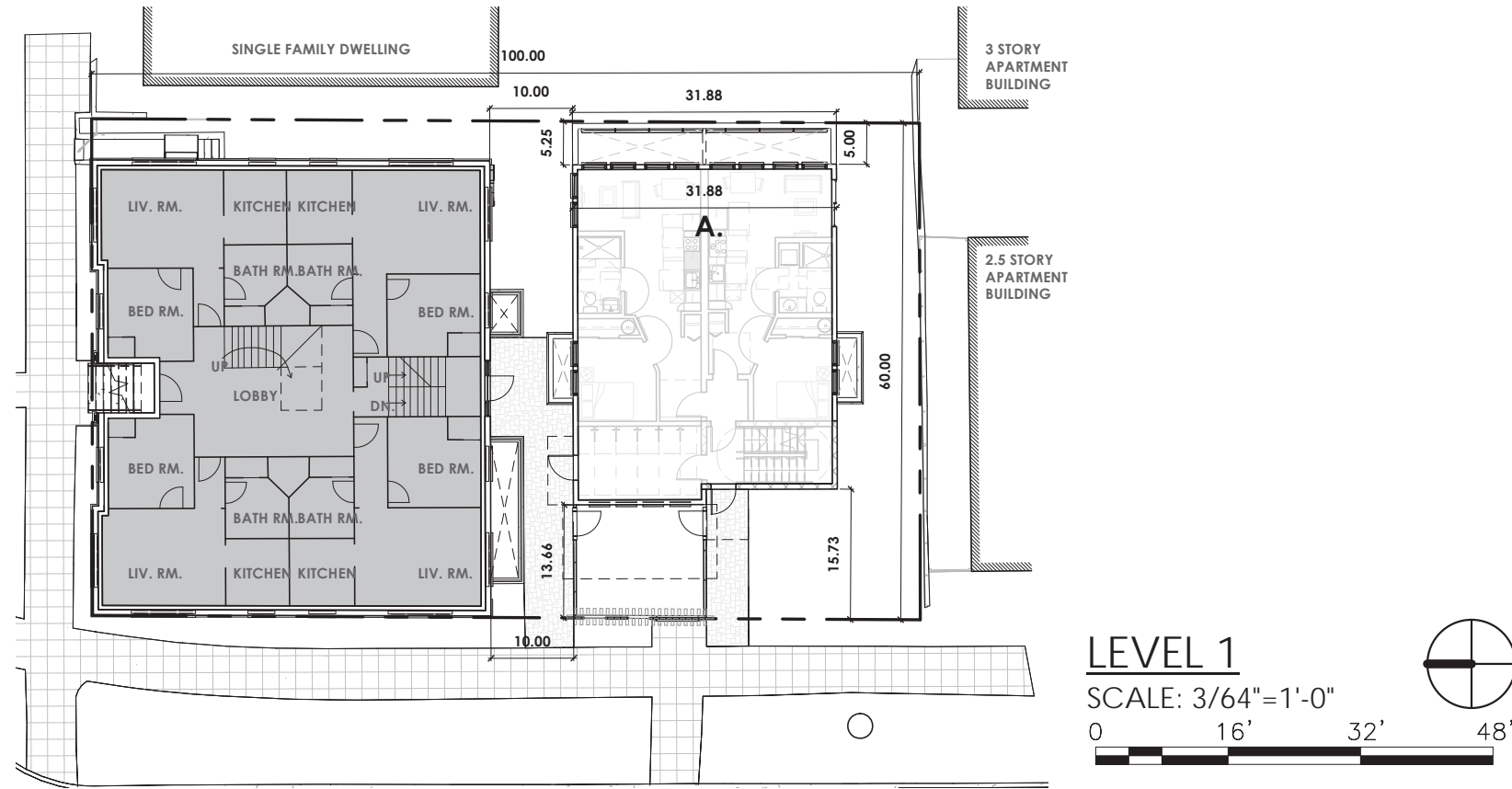
= 408.1232 FT.

AVERAGE GRADE

SCALE: 3/64"=1'-0"



LAND USE CODE DIAGRAMS



SIDE SETBACK (WEST)

23.45.518 Table A: Side yard setbacks are required to be 5 ft. minimum and 7 ft. average.

AVERAGE SETBACK:

WEST SETBACK = 13.66 FT. > 5 FT. MIN.

SEPARATION (NORTH)

23.45.518.F.1: The min. separation between principal structures at any two points is 10 ft.

SEPARATION:

NORTH SEPARATION = 10.00 FT. = 10 FT. MIN.

SIDE SETBACK (EAST)

23.45.518 Table A: Side yard setbacks are required to be 5 ft. minimum and 7 ft. average.

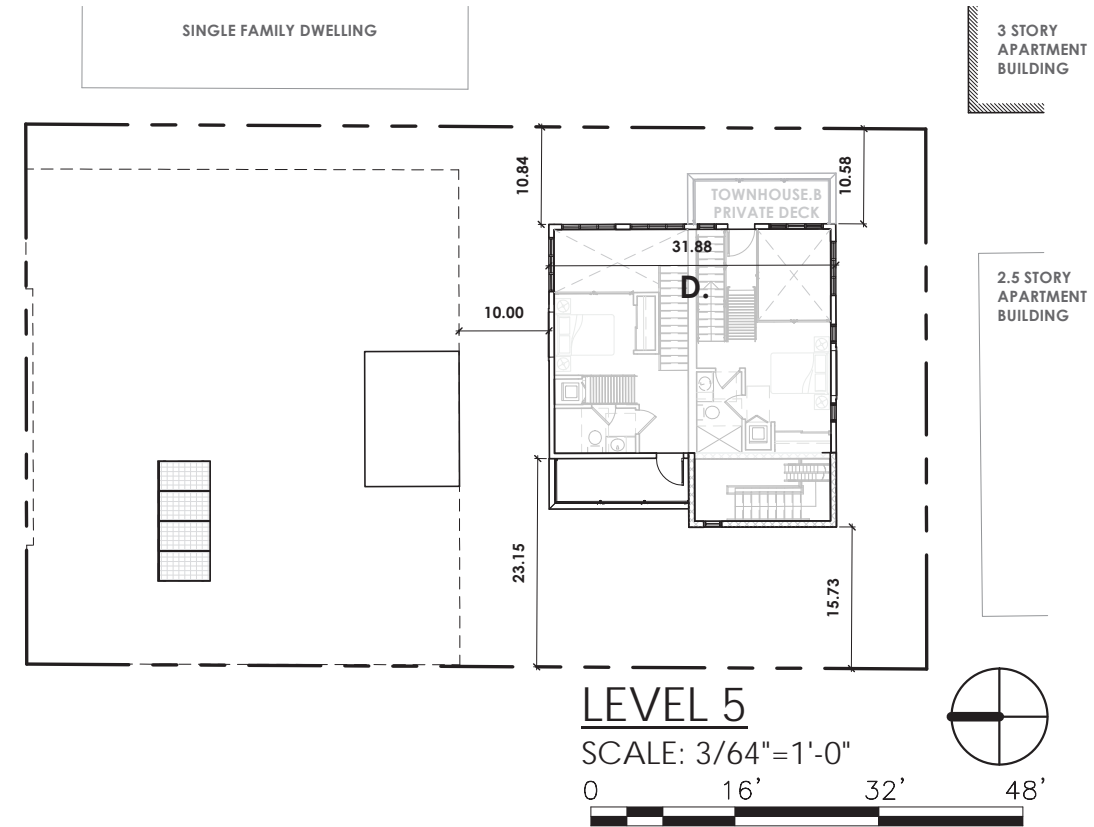
AVERAGE SETBACK:

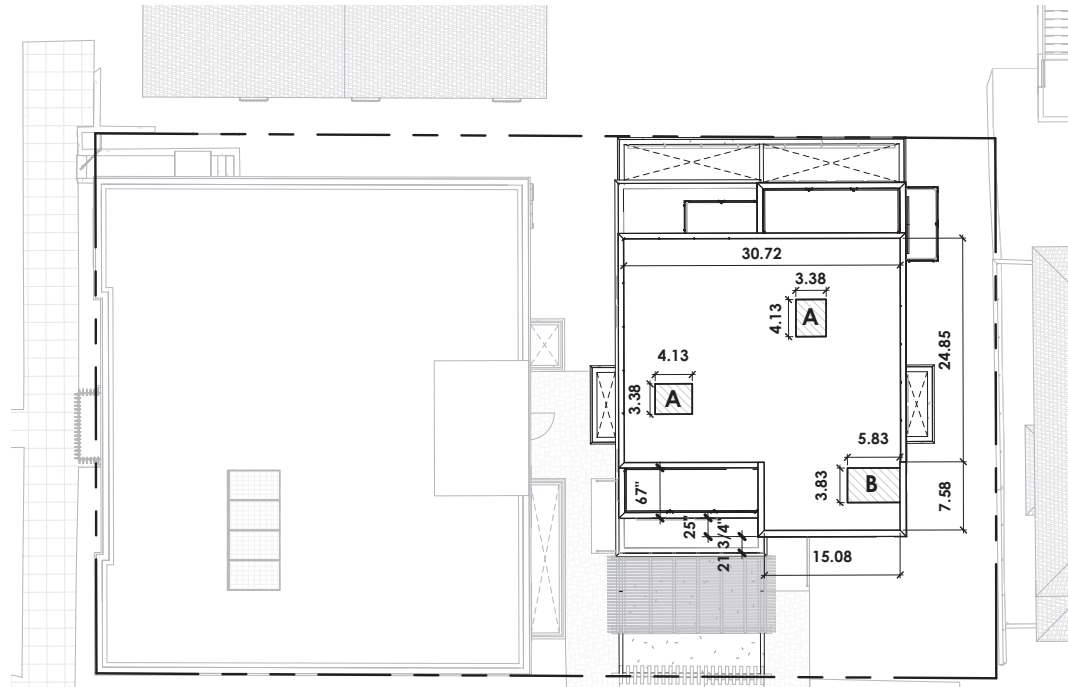
A = 5.25 - 5.00 = 0.25 0.25 / 2 = 0.125 = 5.00 + 0.125 = 5.125 FT.	C = 5.13 - 5.00 = 0.13 0.13 / 2 = 0.065 = 5.00 + 0.065 = 5.065 FT.
B = 10.84 - 10.71 = 0.13 0.13 / 2 = 0.065 = 10.71 + 0.065 = 10.775 FT.	D = 10.84 - 10.58 = 0.26 0.26 / 2 = 0.13 = 10.58 + 0.13 = 10.71 FT.

SIDE SETBACKS CALCULATION:

	SETBACK	LENGTH	CALCULATION
LEVEL 1:	5.125 x	31.88	= 163.3850
LEVEL 2:	10.775 x	+ 15.48	= 166.7970
	5.065 x	+ 16.42	= 83.1673
LEVEL 3:	10.775 x	+ 15.48	= 166.7970
	5.065 x	+ 16.42	= 83.1673
LEVEL 4:	10.775 x	+ 15.48	= 166.7970
	5.065 x	+ 16.42	= 83.1673
LEVEL 5:	10.71 x	+ 31.88	= 341.4348
		= 159.46	= 1,254.7127
			AVG. = 7.87 FT

EAST SETBACK = 7.87 FT. AVG. > 7.0 FT. MIN.





FACADE ARTICULATION:

23.45.529.C.2.b: Street facing facades exceeding 750 SF must be divided into separate facade planes.

23.45.529.C.2.c: Facade planes shall have a min. area of 150 SF and a max. of 750 SF, and recessed a min. of 18 in.

FACADE AREA:

$(49.95 \times 15.47) = (51.08 \times 16.42) = 1,611.4601 \text{ SF}$

FACADE PLANES:

- A : 9.88 x 15.47 = 152.8436 SF
- B : (40.04 x 16.42) + (11.03 x 15.83) = 832.0617 SF
- C : 28.28 x 16.05 = 453.8940 SF
- D : 11.79 x 16.05 = 189.2295 SF

RECESS DEPTH:

- A - B : 67.00 INCHES
- B - C : 25.00 INCHES
- C - D : 21.75 INCHES

FACADE OPENINGS:

23.45.529.C.1.a: At least 20% of the area of each street-facing facade shall consist of windows and/or doors.

FACADE AREA:

$(49.95 \times 15.47) = (51.08 \times 16.42) = 1,611.4601 \text{ SF}$

OPENINGS AREA:

- A : 6.63 x 3.00 = 19.89 SF
 - B : (5.00 x 2.00) x 8 = 80.00 SF
 - C : (5.00 x 2.50) x 9 = 112.50 SF
 - D : (2.50 x 2.50) x 4 = 25.00 SF
 - E : 4.93 x 3.00 = 14.79 SF
- 252.18 SF**

PERCENTAGE:

$252.18 \text{ SF} / 1,611.4601 \text{ SF} = 0.15649$

= 15.65% < 20% Min.

ROOF COVERAGE:

23.45.514.I.3.b.1: The total area of projections must be below 30% of the area of the roof plane for the 4 foot additional height limit for projections.

ROOF PLANE AREA:

$(24.85 \times 30.72) + (7.58 \times 15.08) = 877.6984 \text{ SF}$

ROOF COVERAGE:

$47.6242 \text{ SF} / 877.6984 \text{ SF} = 0.05426$

PROJECTIONS AREA:

- A : (4.13 x 3.38) x 2 = 27.9188 SF
 - B : 3.38 x 5.83 = 19.7054 SF
- 47.6242 SF**

= 5.4% < 30% Max.

ROOF COVERAGE:

SCALE: 3/64"=1'-0"



WEST FENCE HEIGHT:

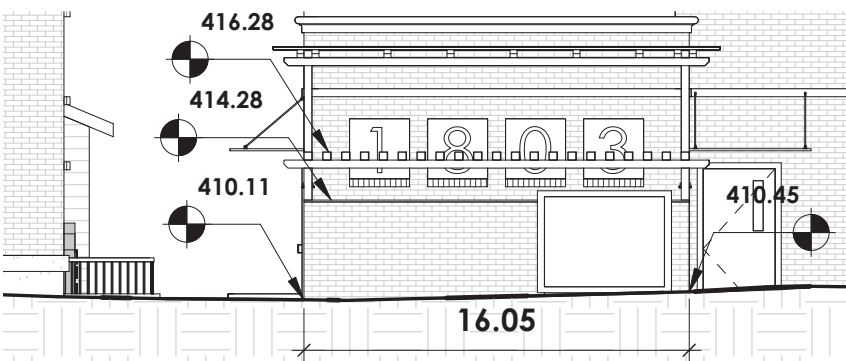
23.45.518.I.7.a: Fences no greater than 4 feet in height are permitted in any of the required setbacks or separations in street side setbacks.

AVERAGE BASE HEIGHT:

- 410.45 FT. - 410.11 FT. = 0.34 FT.
- 0.34 FT. / 2 = 0.17 FT.
- 410.11 FT. + 0.17 FT. = **410.28 FT.**

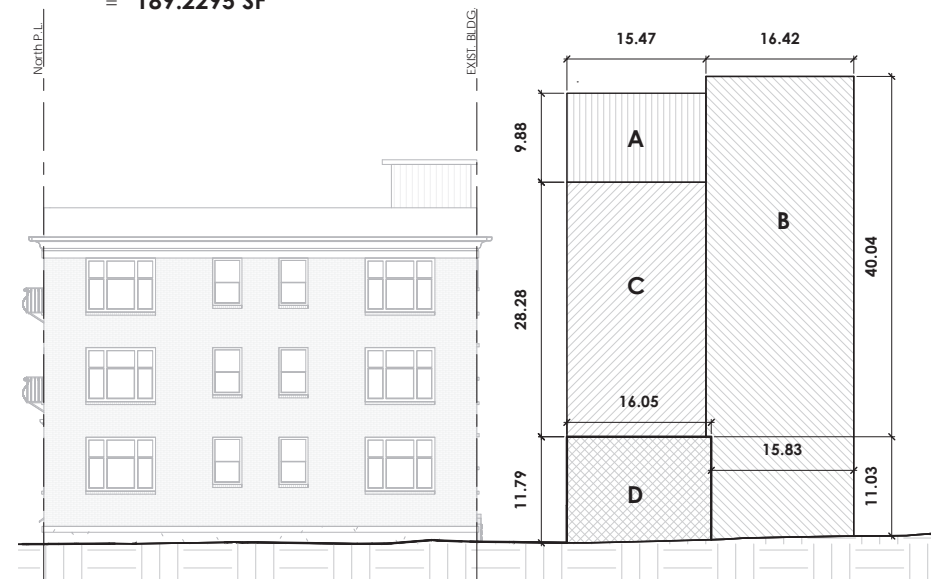
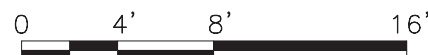
MAXIMUM HEIGHT:

- FENCE: 410.28 FT. + 4.00 FT. = **414.28 FT.**
- TRELLIS: 414.28 FT. + 2.00 FT. = **416.28 FT.**



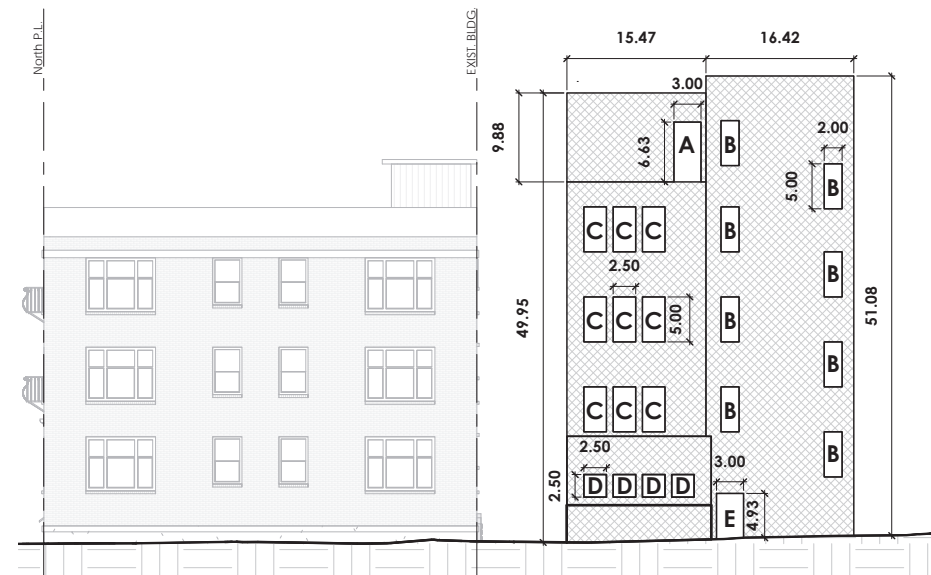
WEST FENCE ELEVATION:

SCALE: 1/8"=1'-0"



FACADE ARTICULATION:

SCALE: 3/64"=1'-0"



FACADE OPENINGS:

SCALE: 3/64"=1'-0"



ADJUSTMENTS

DEVELOPMENT STANDARD ADJUSTMENTS

23.41.018 - STREAMLINED ADMINISTRATIVE DESIGN REVIEW (SDR) PROCESS

23.41.018.F.3:

The Director may approve the adjustments listed in subsection 23.41.018.D.3, if the adjustments are consistent with the SDR Guidance report and the adjustments would result in a development that:

- a. Better meets the intent of the adopted design guidelines and/or
- b. Provides a better response to environmental and/or site conditions, including but not limited to topography, the location of trees, or adjacent uses and structures.

REAR SETBACK (SMC 23.45.518 TABLE A)

23.41.018.D.3.a: Setbacks and separation requirements may be reduced by a maximum of 50 percent.

23.45.518 Table A: Rear yard setbacks are required to be 15 ft. minimum without an alley.

PROPOSED: 10 FT. Rear Setback < 15 FT min.
50% of 15 FT. = 7.5 FT. < 5 Ft. Proposed.

JUSTIFICATIONS:

EXCEPTIONAL TREE IN RIGHT OF WAY

The requested rear setback is necessary to retain the large tree located in the planter strip to the southwest of the site. The tree necessitates a large street facing setback that, without the adjustment, would drastically diminish the unit sizes, if not make the current two unit layout infeasible.

MITIGATING FEATURES:

WINDOW STUDY | LEVEL OFFSET

The proposed project's levels are offset halfway between the south neighbors and the north existing building. The ground level elevation is equal to the existing building's rear entrance, which opens onto a stair landing. The south neighbors base elevation is raised by the concrete retaining wall.

Offsetting the levels preserves the privacy of the existing neighbors' tenants by eliminating window overlap, as demonstrated by the window study.

SOUTH BALCONY PLACEMENT

The south units' balconies are located within the separation of the south neighbors, suppressing the impact of the protrusions.

EAST | WEST ORIENTED VIEWS

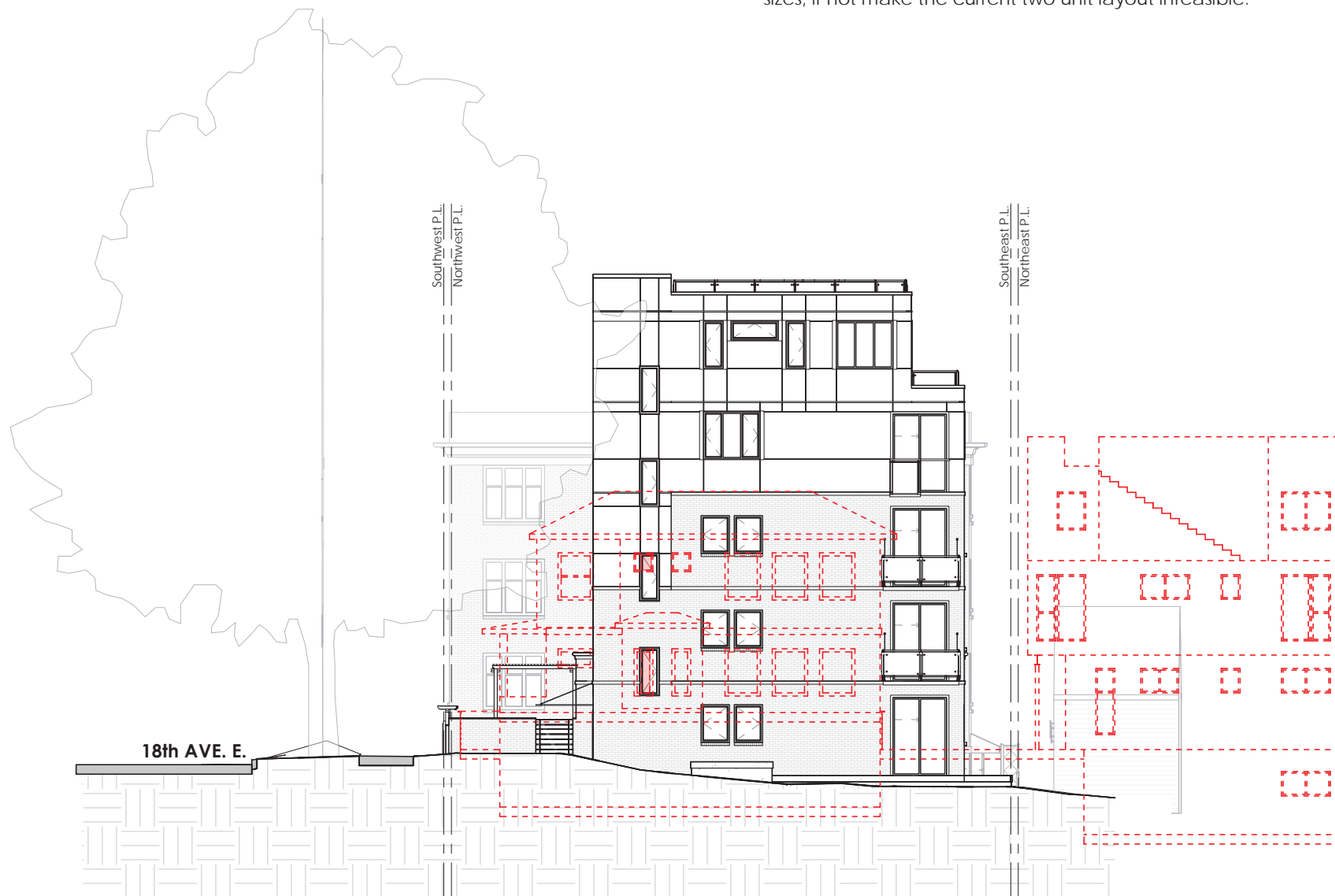
Openings and decks are oriented east, toward desirable views, and west, toward the street. The orientation reduces the views towards the neighbors to help protect their privacy.

LANDSCAPE

Vegetation is located in the rear separation, creating a buffer between the proposed project and neighbors.

CURRENT OPENNESS

The current openness of the site restricts the privacy of the northeast neighbor's backyard, diminishing the impact the proposed east windows, balconies and decks that might otherwise be felt if the sites were separated by a privacy fence. The proposal tries to keep the current green openness with the greenscreens and vegetation to define the boundaries. (see Site Photos for additional info, pg 10 | 11)



LEGEND:

- NEIGHBOR OUTLINE/
WINDOW FRAMES
- WINDOW OVERLAP

SOUTH ELEVATION

SCALE: 1/16"=1'-0"



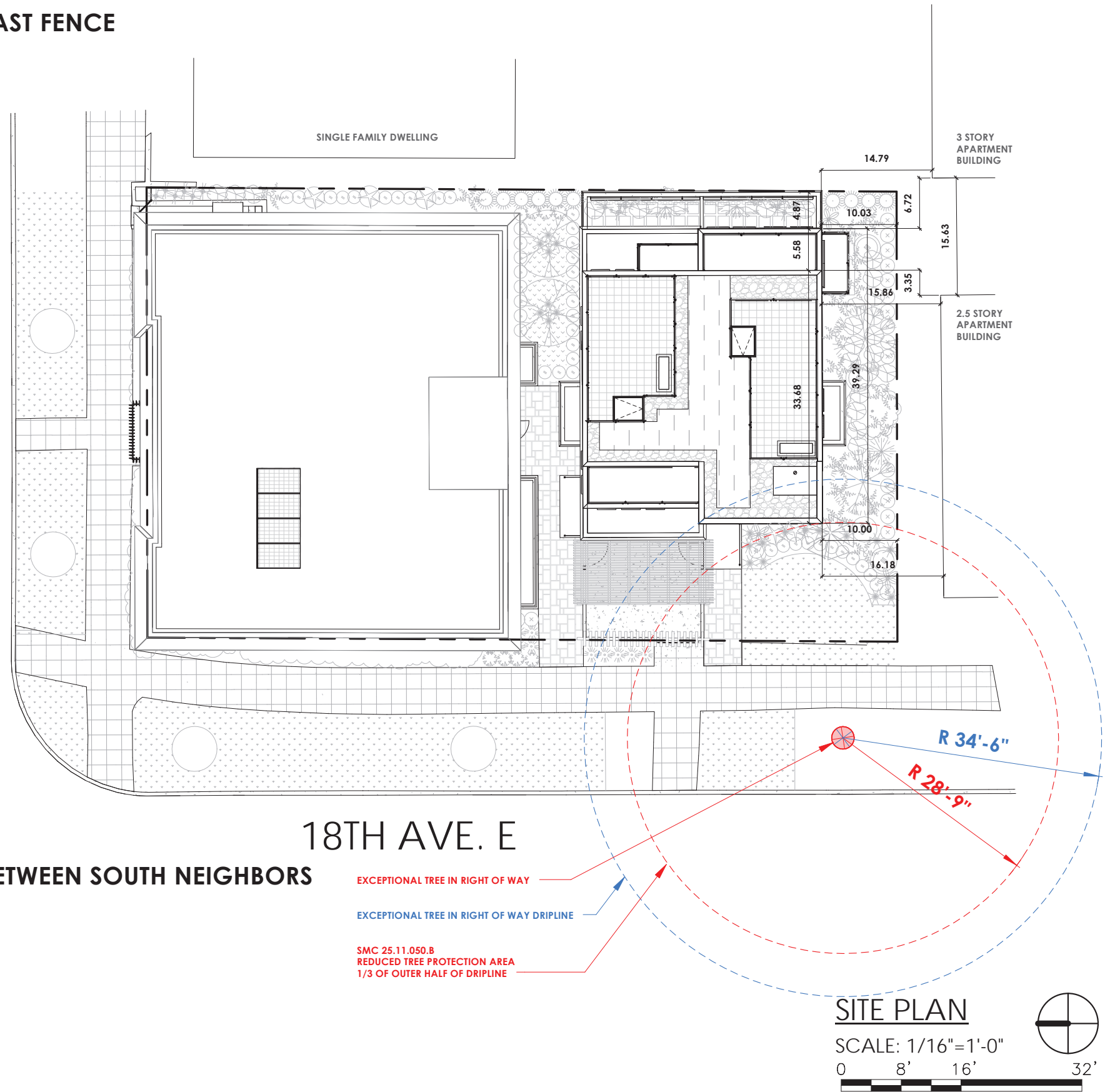
SOUTH ELEVATION | SITE PLAN



◀ EAST FENCE

E. JOHN ST.

◀ BETWEEN SOUTH NEIGHBORS



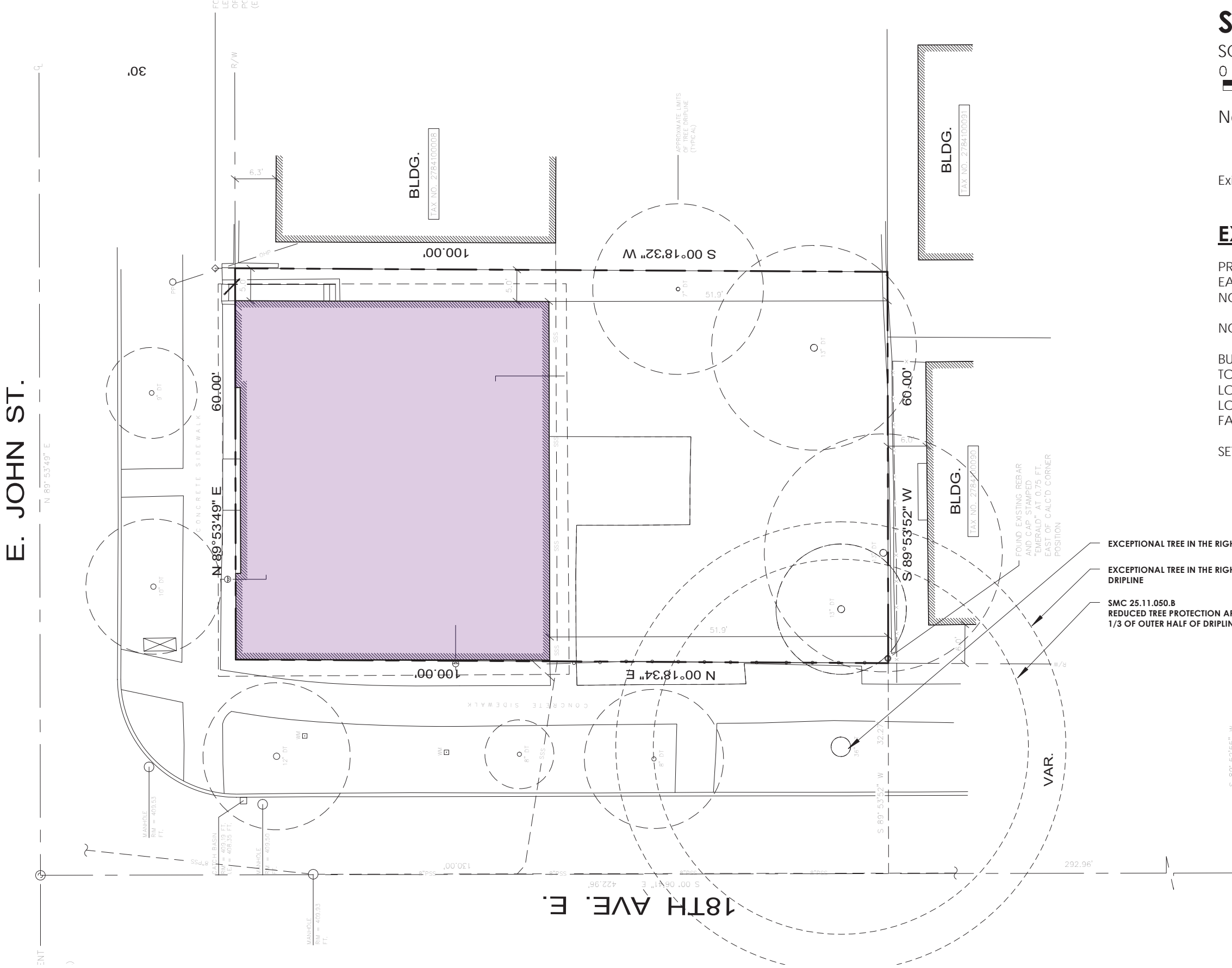
18TH AVE. E

SITE PLAN

SCALE: 1/16" = 1'-0"

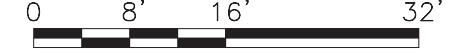


EXISTING SITE



SITE (EXISTING)

SCALE: 1/16"=1'-0"



Note: From Survey by Chadwick & Winters

Existing Apartment Building

EXISTING BUILDING DATA:

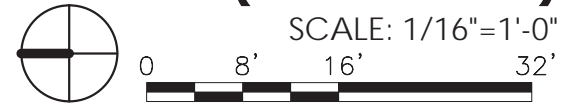
PROJECT TYPE: MULTIFAMILY
 EAVE ELEVATION: 444.1 FT.
 NO. OF STORIES: 3 ABOVE GRADE
 +1 BELOW GRADE
 NO. OF UNITS: 14 UNITS

BUILDING DIMENSIONS: 55' x 48.1'
 TOTAL BUILDING AREA: 9,639.05 SF
 LOT AREA: 6,000 SF
 LOT COVERAGE: 2,718.4 SF (45.3%)
 FAR: 1.32

SETBACK:
 FRONT: 0 FT.
 REAR: 52 FT.
 SIDE: 5 FT. | 0 FT.

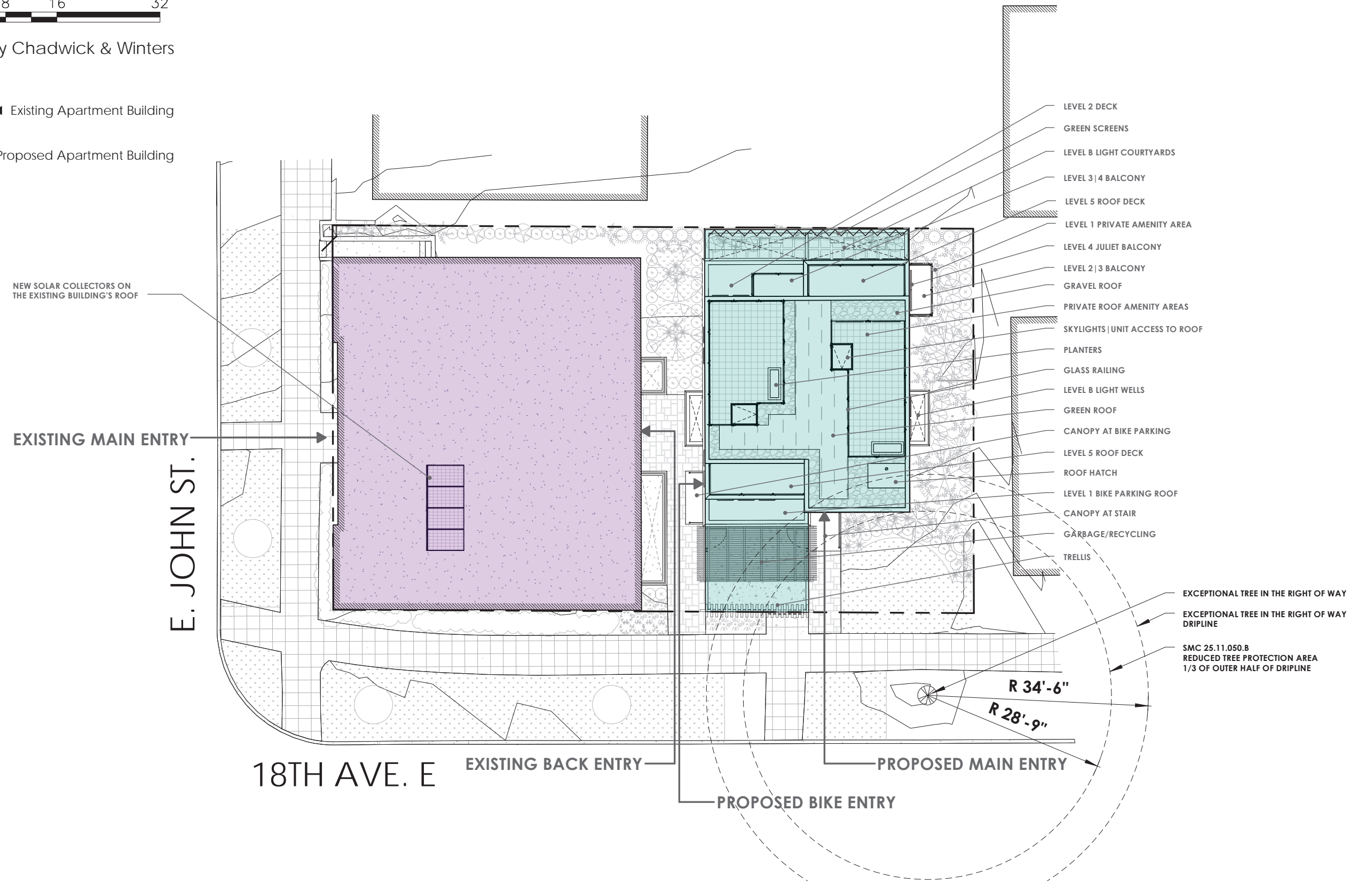
- EXCEPTIONAL TREE IN THE RIGHT OF WAY
- EXCEPTIONAL TREE IN THE RIGHT OF WAY DRIPLINE
- SMC 25.11.050.B
REDUCED TREE PROTECTION AREA
1/3 OF OUTER HALF OF DRIPLINE

SITE (PROPOSED)



Note: From Survey by Chadwick & Winters

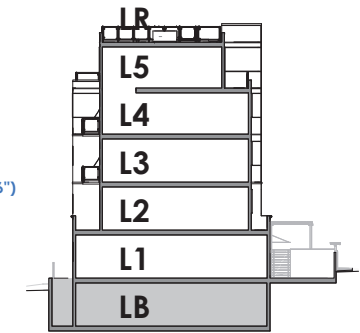
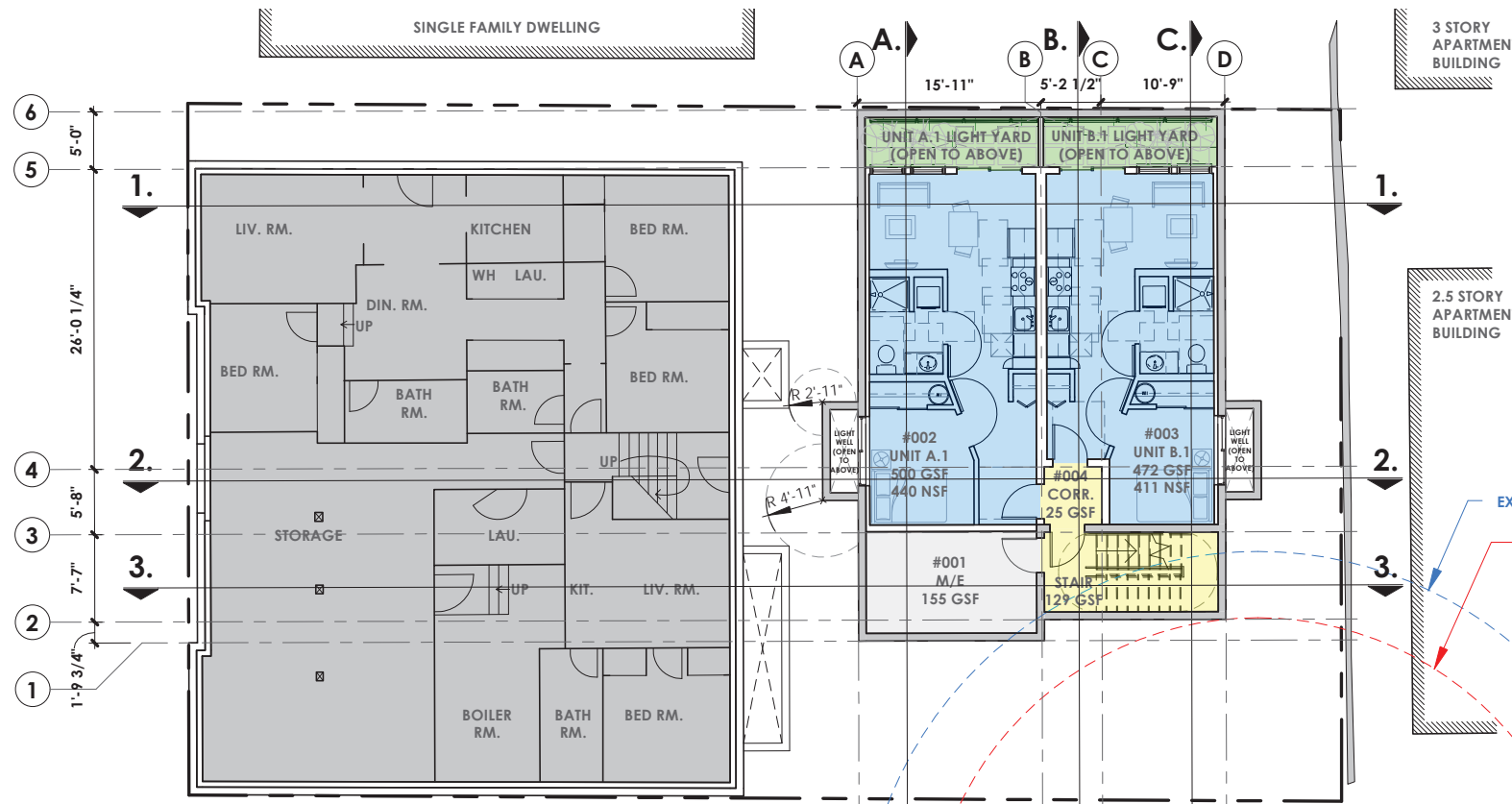
- Existing Apartment Building
- Proposed Apartment Building



FLOORPLANS:

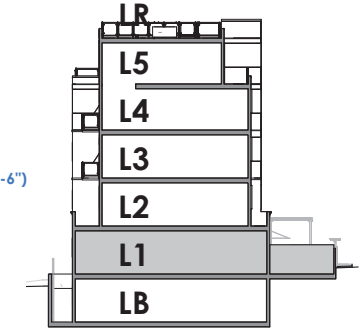
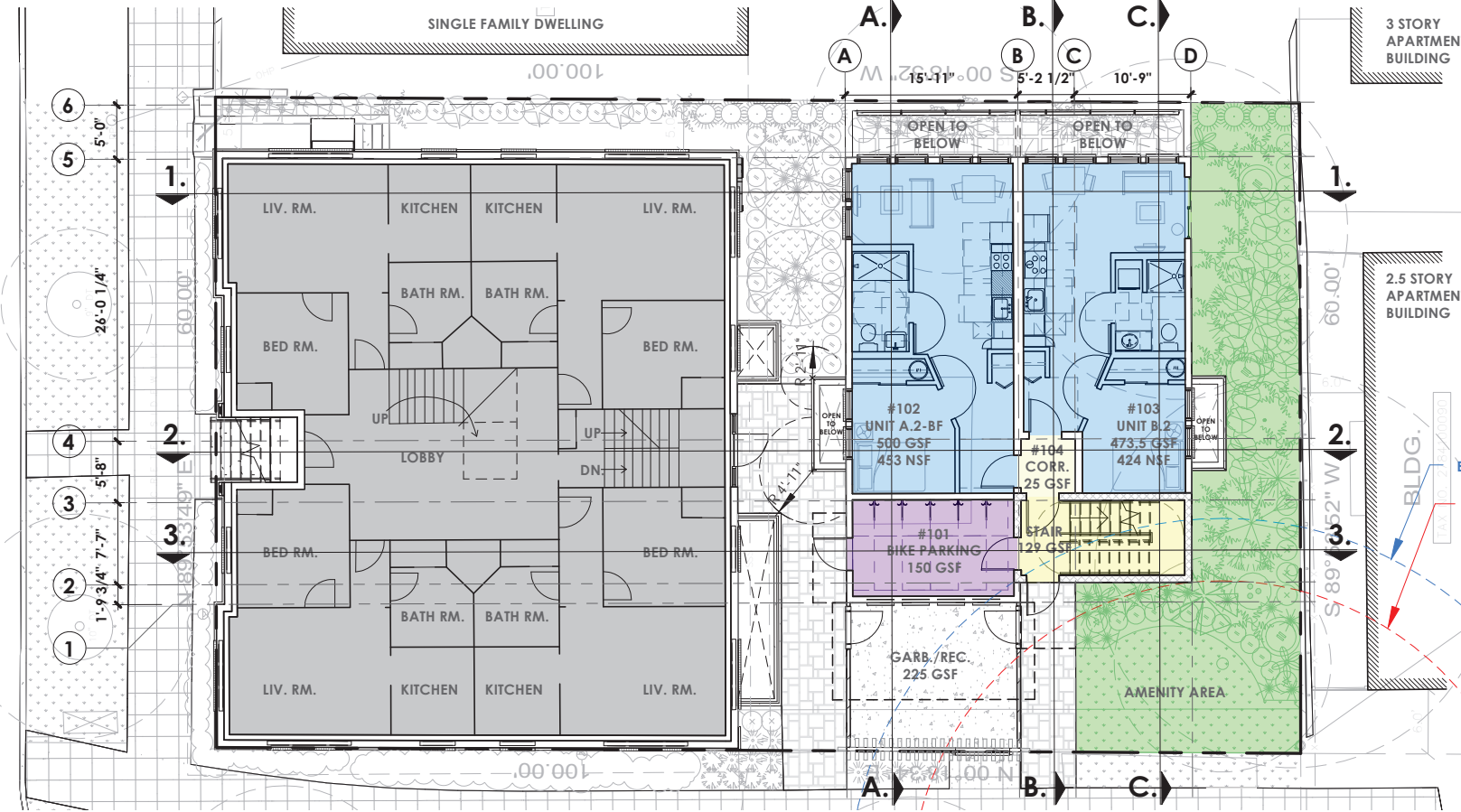
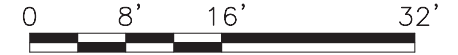
LEGEND:

- RESIDENTIAL:
- VERT. CIRCULATION:
- HORIZ. CIRCULATION:
- AMENITY:
- GREEN ROOF:
- BIKE PARKING:
- GARBAGE:
- MECHANICAL:
- EXISTING BUILDING:



LEVEL B

SCALE: 1/16"=1'-0"



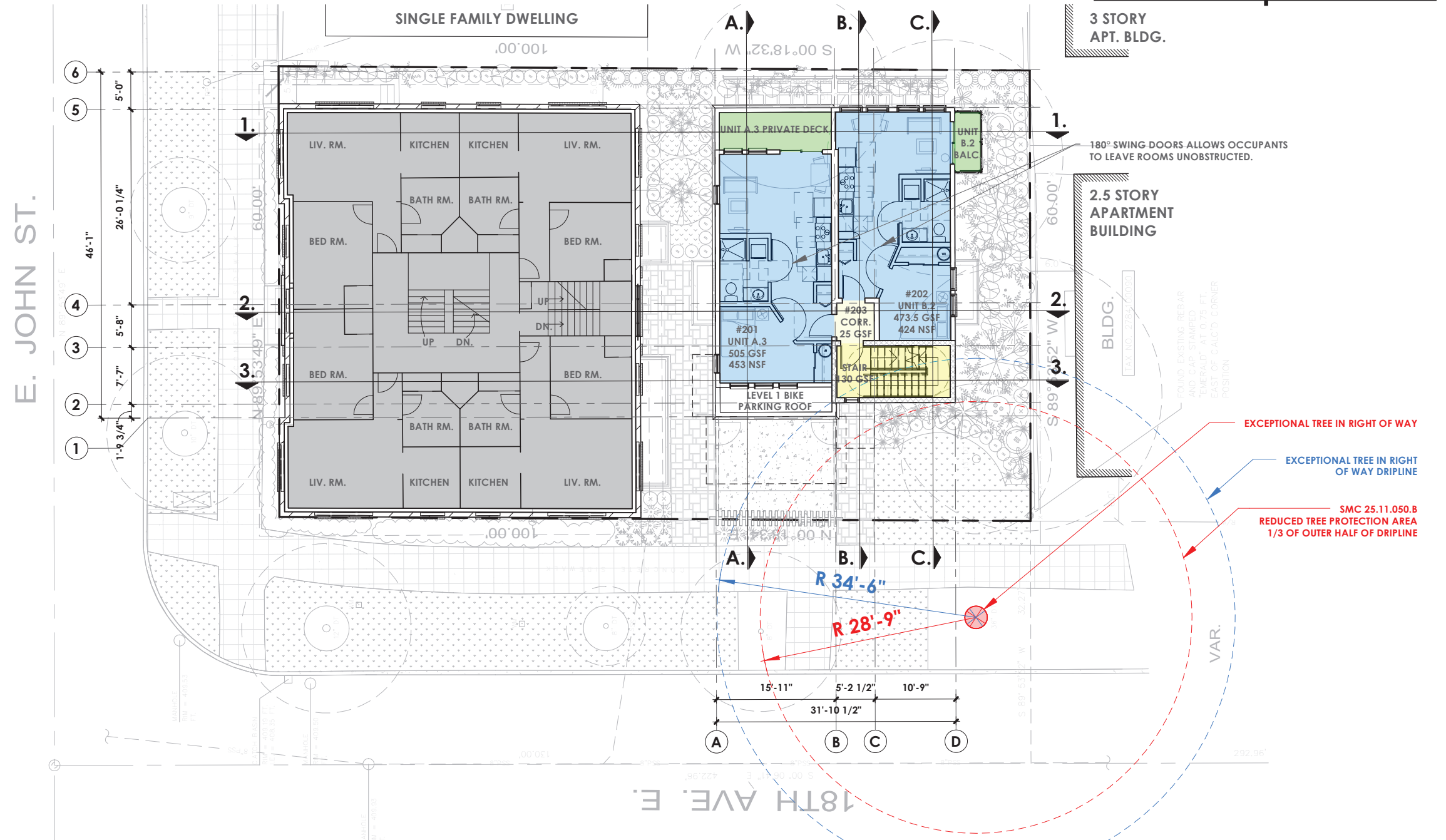
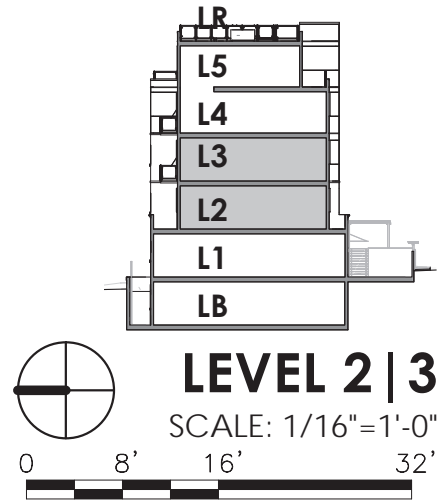
LEVEL 1

SCALE: 1/16"=1'-0"



E. JOHN ST.

LEVEL B-1 | LEVEL 2-3

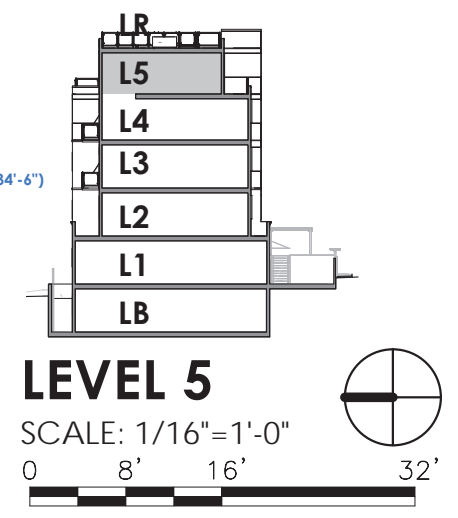
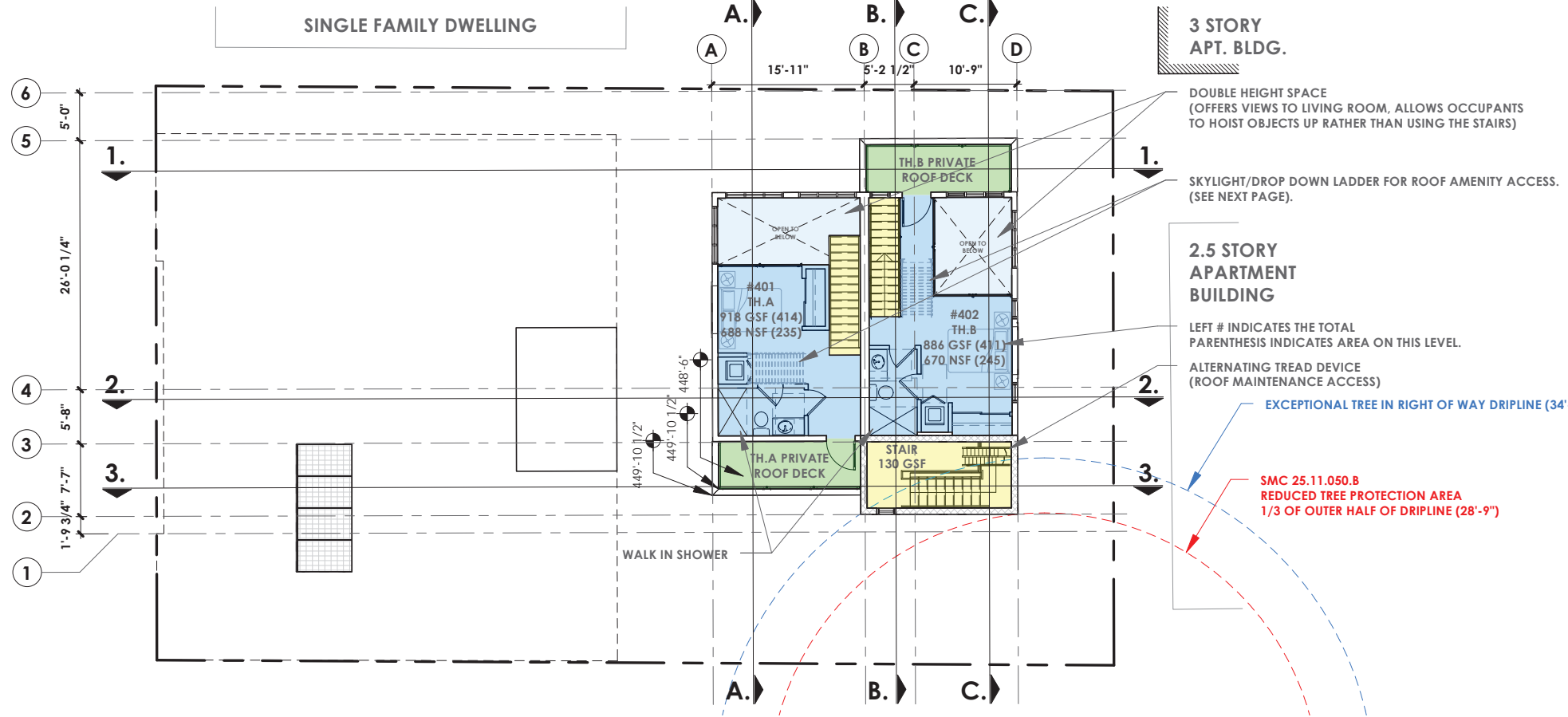
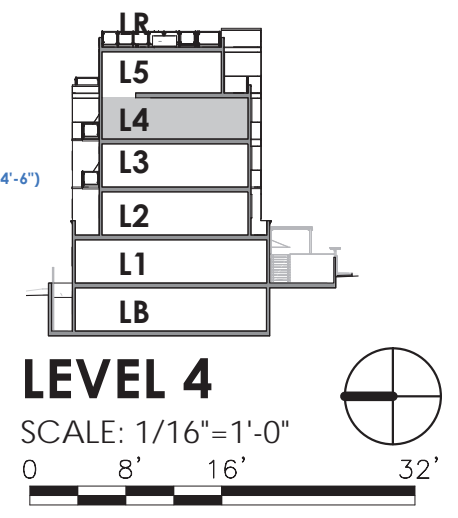
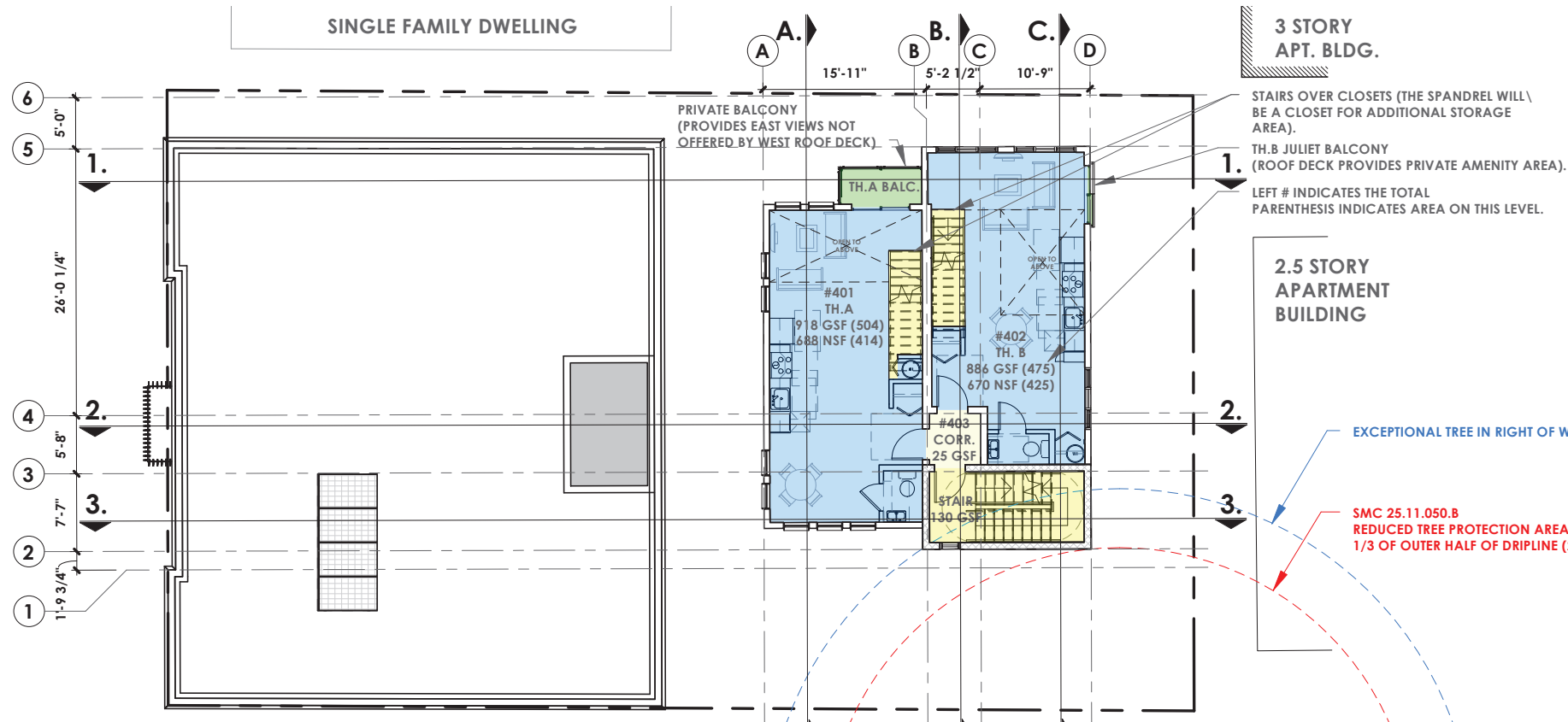


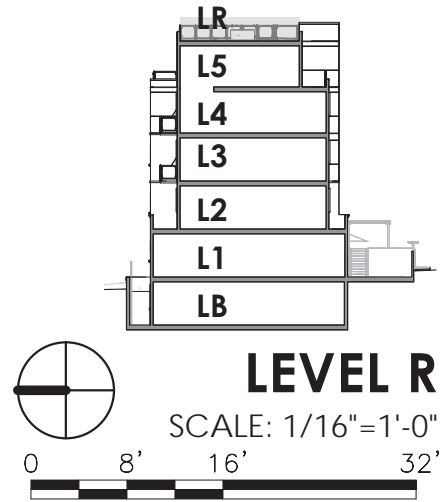
TYPE	A.1	A.2-BF	A.3	B.1	B.2	TH.A	TH.B	TOTAL UNITS	TOTAL SF	NET SF
SIZE (NET SF)	440.0	453.0	453.0	411.0	424.0	688.0	670.0			
SIZE (TOTAL SF)	500.0	500.0	505.0	472.0	473.5	918.0	886.0			
LB	1	0	0	1	0	0	0	2	972.0	851.0
L1	0	1	0	0	1	0	0	2	973.5	877.0
L2	0	0	1	0	1	0	0	2	978.5	877.0
L3	0	0	1	0	1	0	0	2	978.5	877.0
L4	0	0	0	0	0	0.5	0.5	1	902.0	679.0
L5	0	0	0	0	0	0.5	0.5	1	902.0	679.0
TOTAL	1	1	2	1	3	1	1	10	5,706.5	4,840.0
%S	10%	10%	20%	10%	30%	10%	10%	100%	570.65	484.00

FLOOR PLANS:

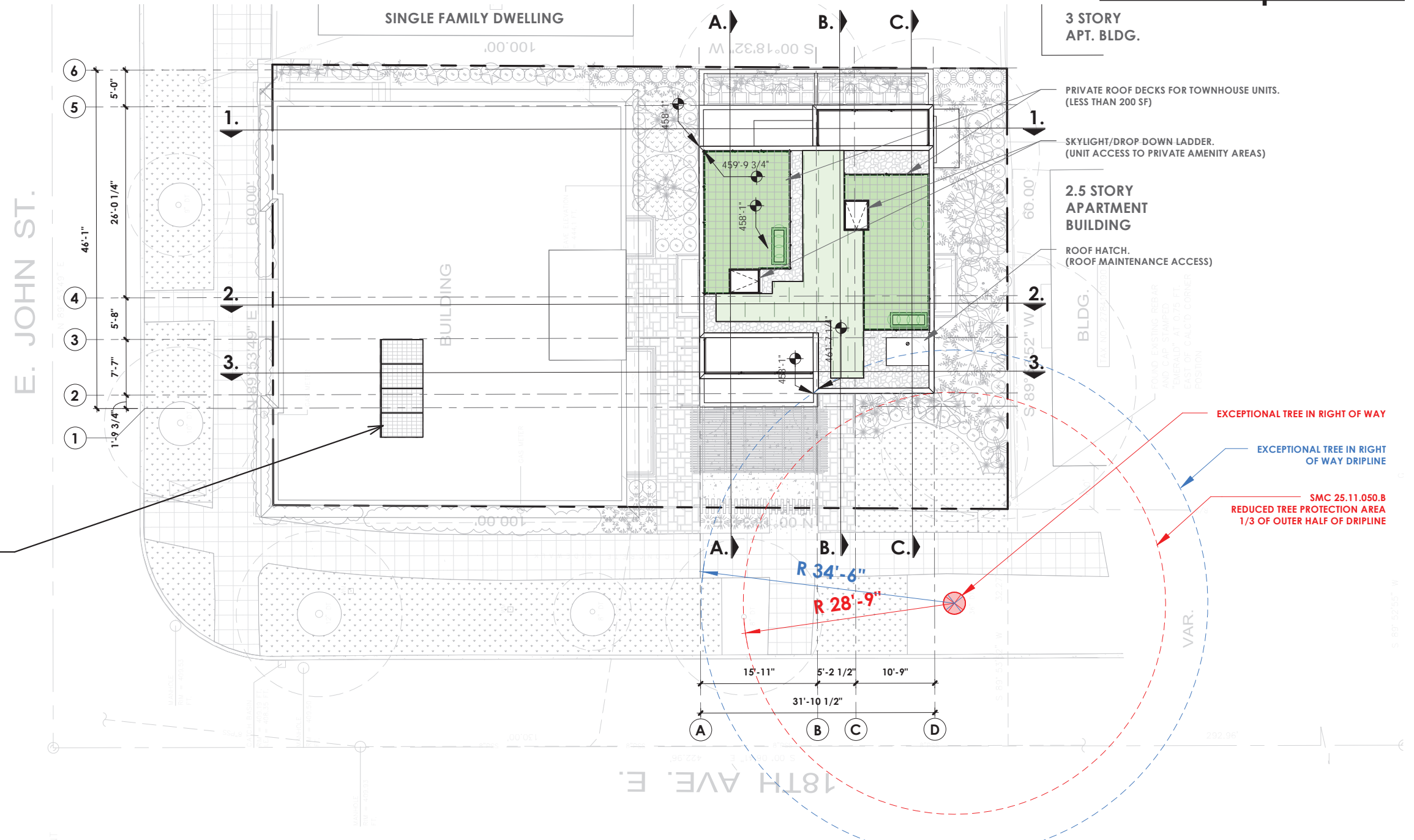
LEGEND:

- RESIDENTIAL:
- VERT. CIRCULATION:
- HORIZ. CIRCULATION:
- AMENITY:
- GREEN ROOF:
- BIKE PARKING:
- GARBAGE:
- MECHANICAL:
- EXISTING BUILDING:





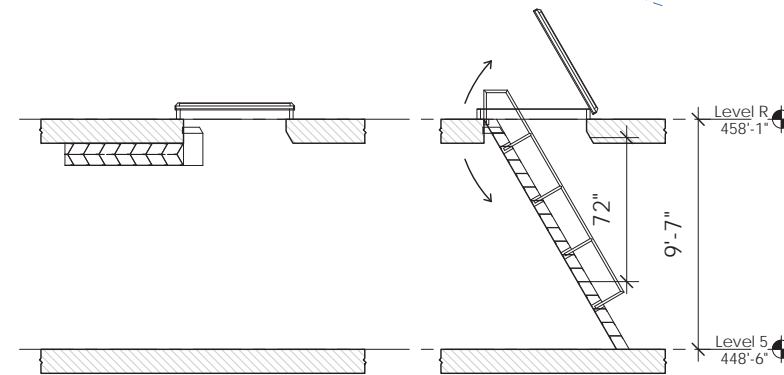
NOTE: SOLAR COLLECTORS TO BE ADDED TO EXISTING BLDG. ROOF.



SKYLIGHT/DROP DOWN STAIR

The skylight allows natural light into the bedrooms and the ladder is collapsible to open up the floor area when not in use. The private amenity areas are less than 200 SF.

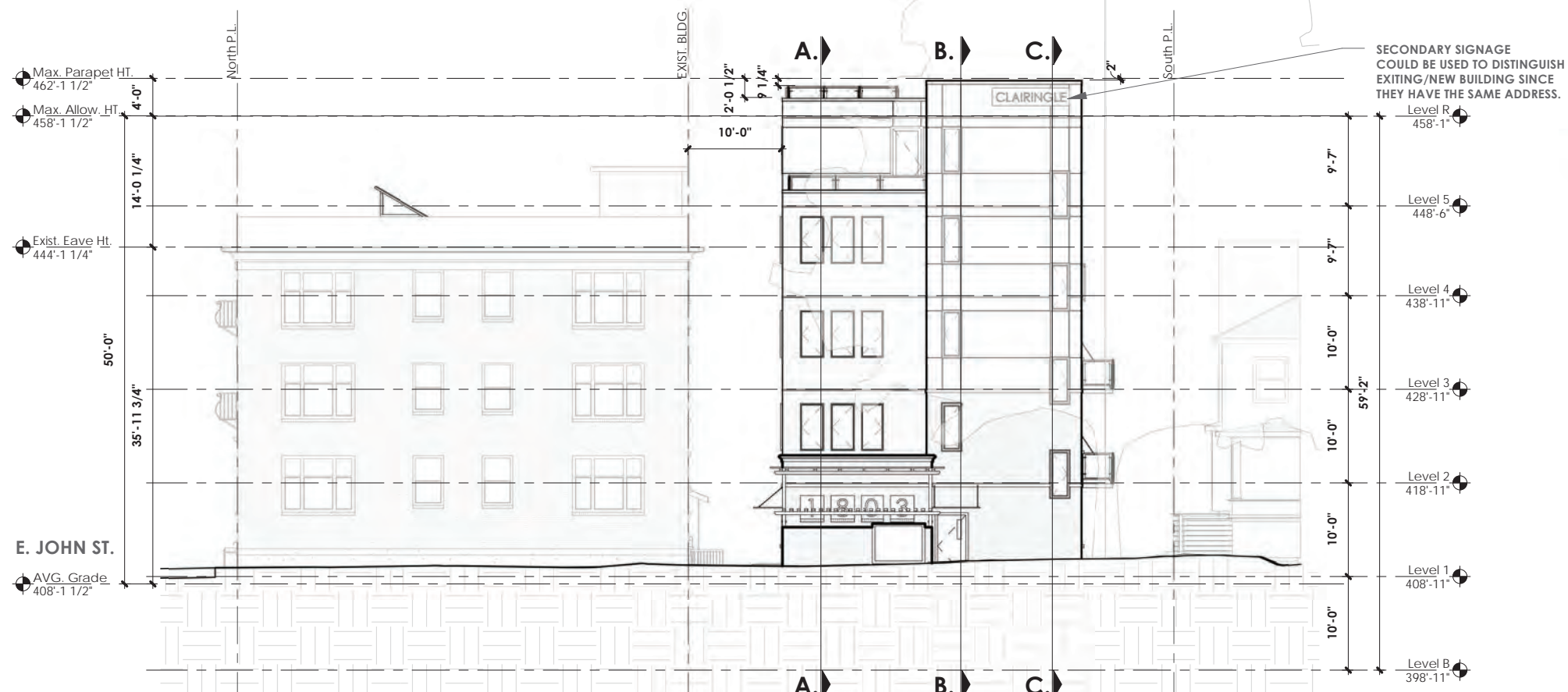
SBC 1011.17 Stairways in individual dwelling units.
Stairs or ladders within individual dwelling units used for access to areas of 200 SF or less which do not contain the primary bathroom or kitchen are exempt from the requirements of Section 11.



NOTES:

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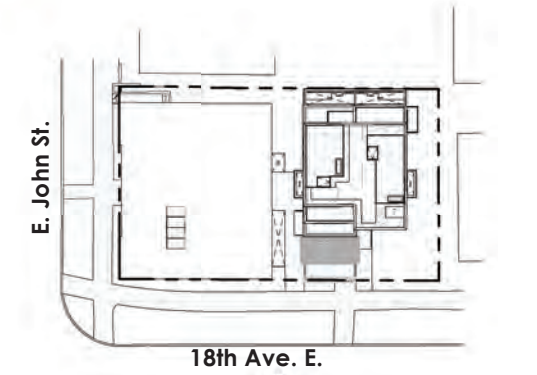
ELEVATIONS



LEGEND:

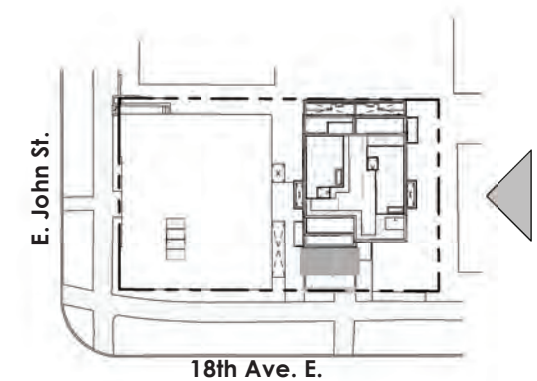
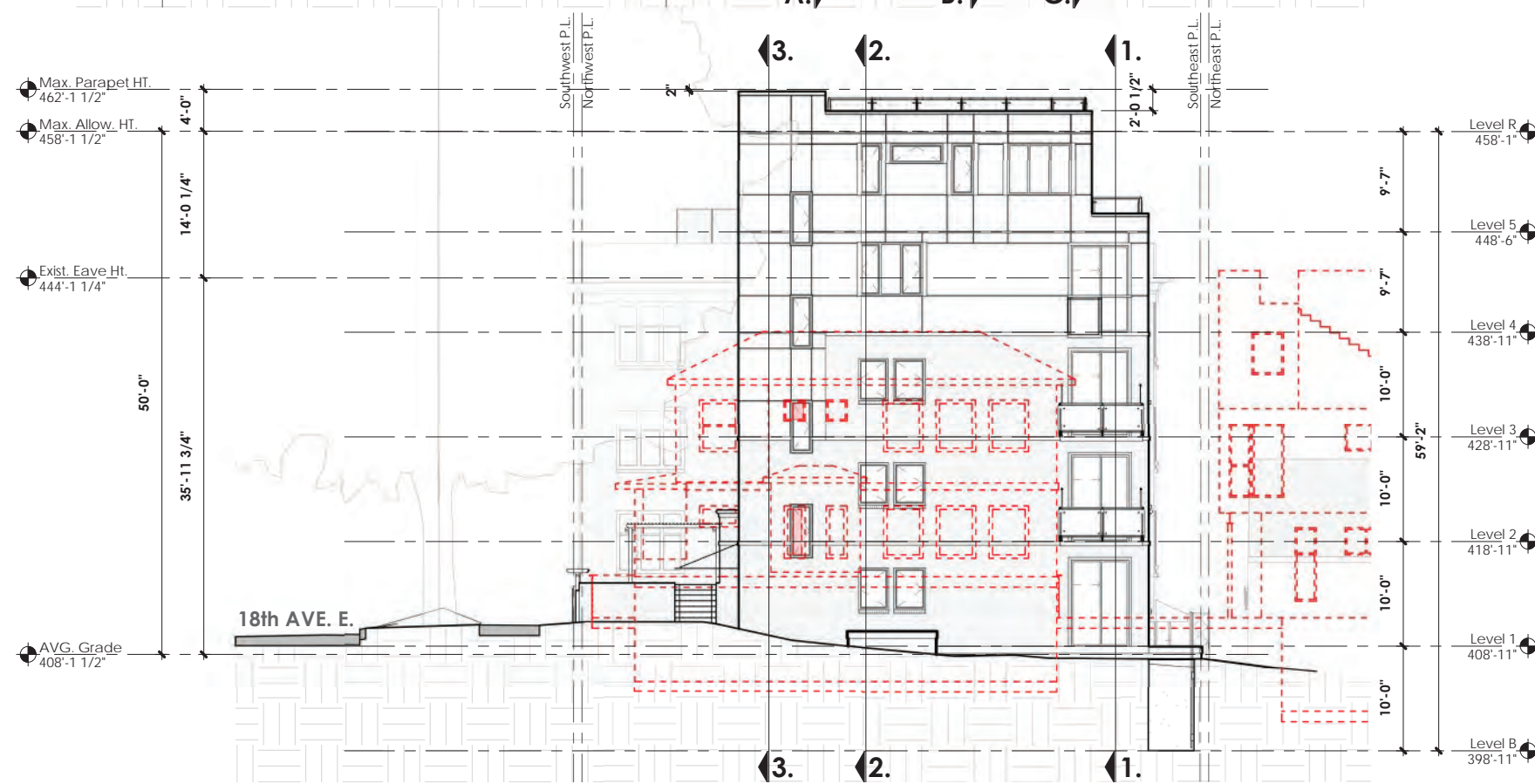
--- NEIGHBOR OUTLINE/WINDOW FRAMES

□ WINDOW OVERLAP



WEST ELEVATION

SCALE: 1/16"=1'-0"



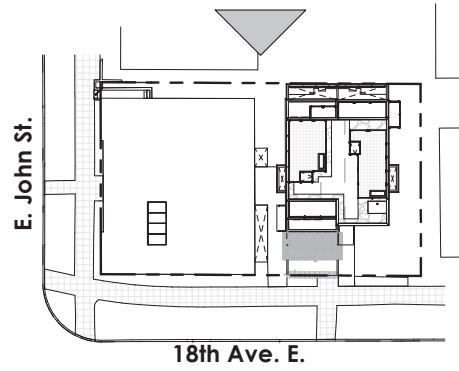
SOUTH ELEVATION

SCALE: 1/16"=1'-0"

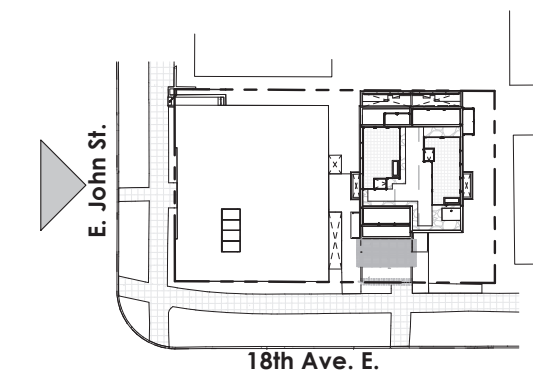
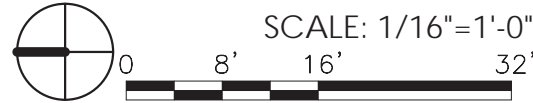


LEGEND:

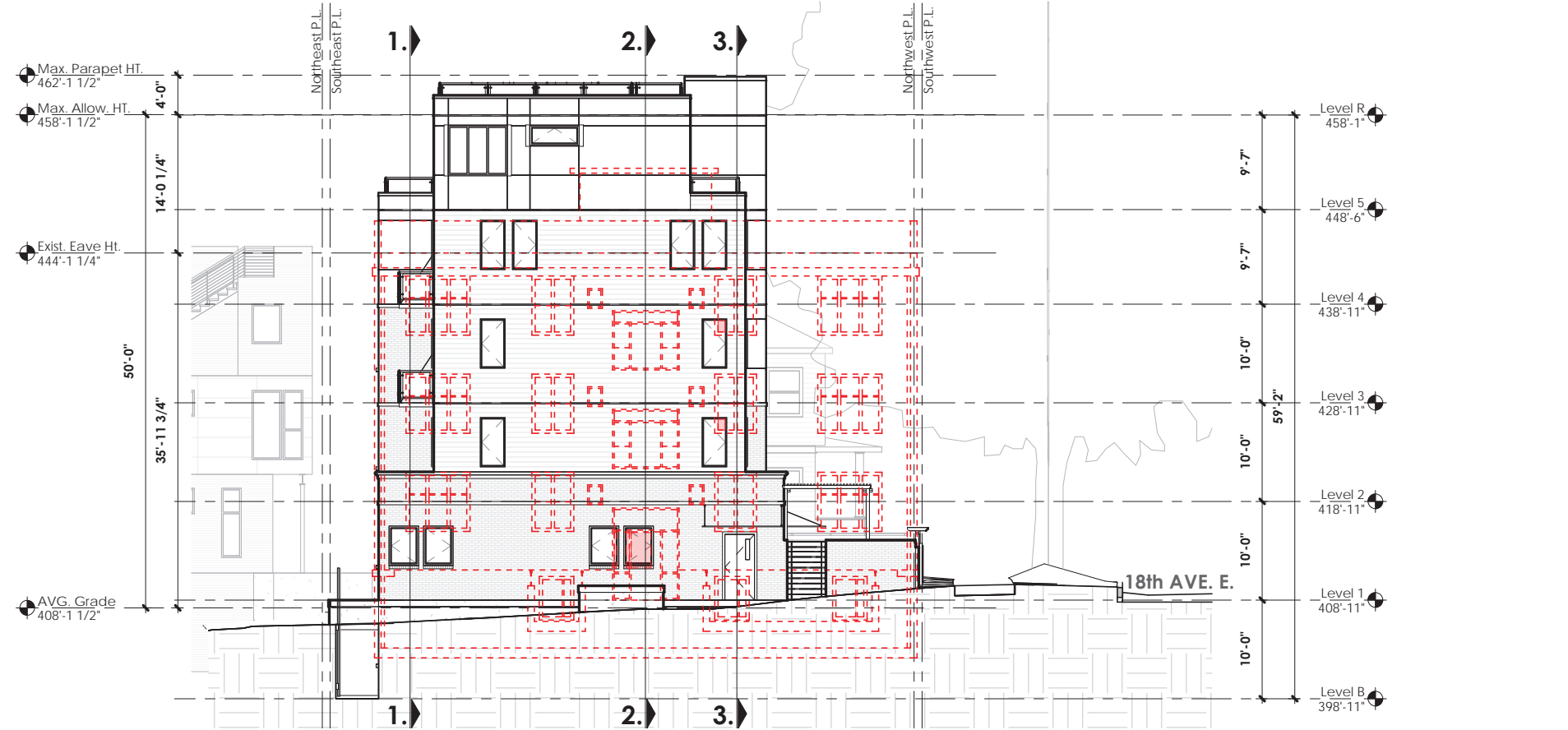
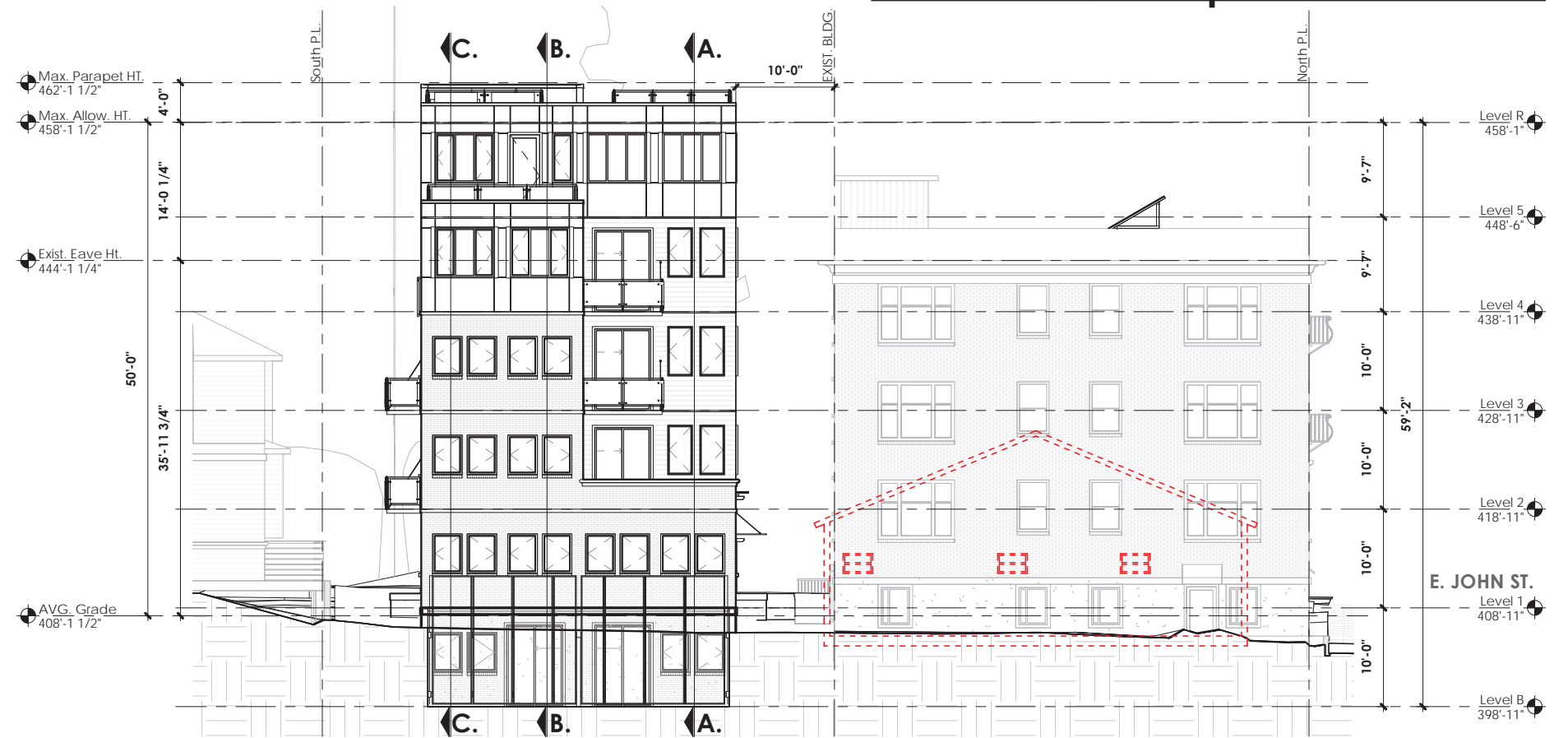
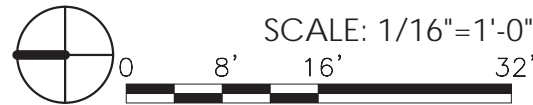
- - - NEIGHBOR OUTLINE/WINDOW FRAMES
- - - WINDOW OVERLAP



EAST ELEVATION



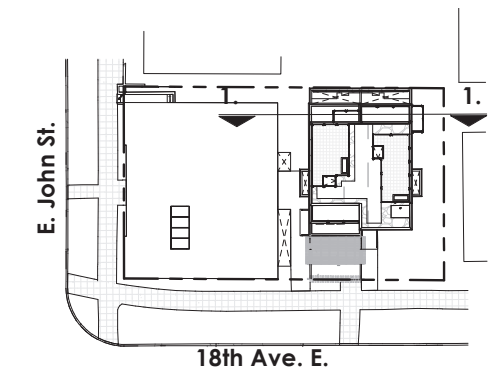
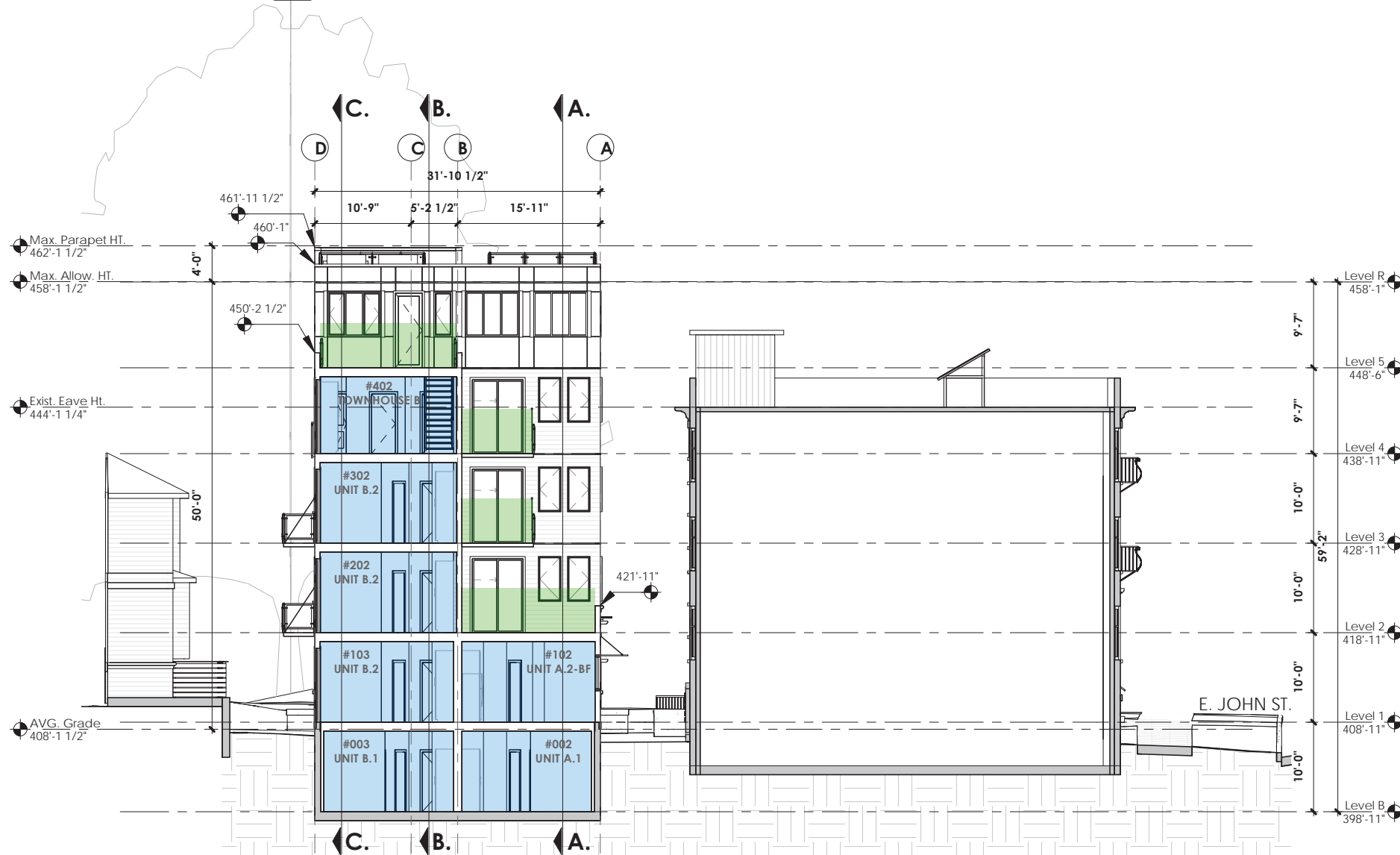
NORTH ELEVATION



NUMBERED SECTIONS

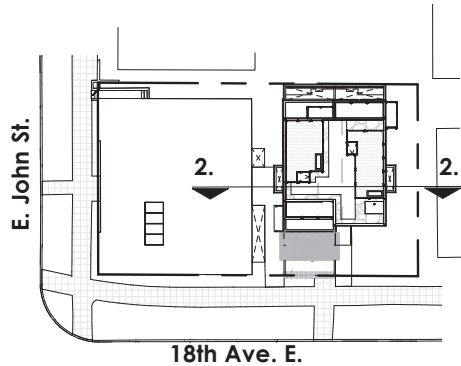
LEGEND:

- RESIDENTIAL:
- VERT. CIRCULATION:
- HORIZ. CIRCULATION:
- AMENITY:
- BIKE PARKING:
- GARBAGE:
- MECHANICAL:



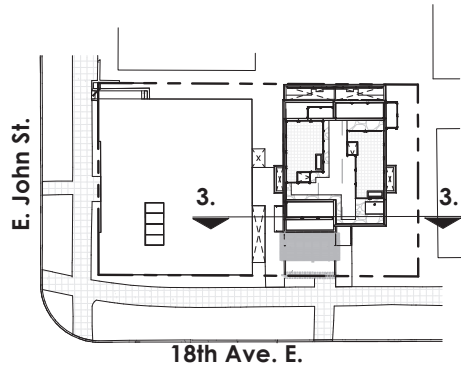
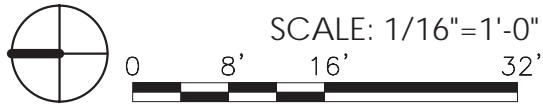
SECTION 1-1
 SCALE: 1/16"=1'-0"
 0 8' 16' 32'

SECTION 1-1 | SECTION 2-2 & 3-3



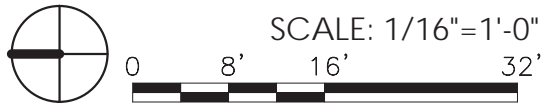
SECTION 2-2

SCALE: 1/16"=1'-0"



SECTION 3-3

SCALE: 1/16"=1'-0"



LETTERED SECTIONS

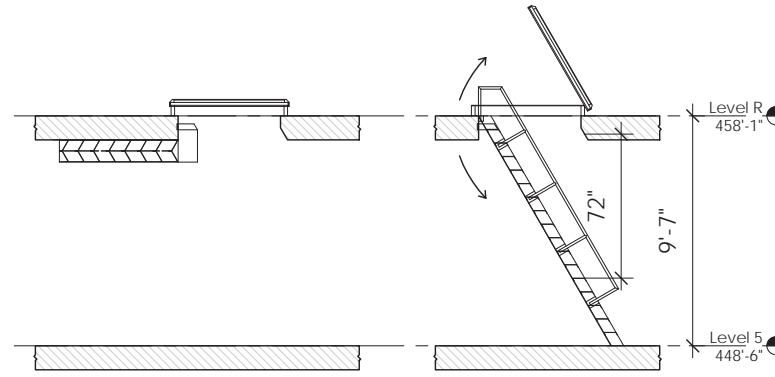
LEGEND:

- RESIDENTIAL:
- VERT. CIRCULATION:
- HORIZ. CIRCULATION:
- AMENITY:
- BIKE PARKING:
- GARBAGE:
- MECHANICAL:

SKYLIGHT/DROP DOWN STAIR

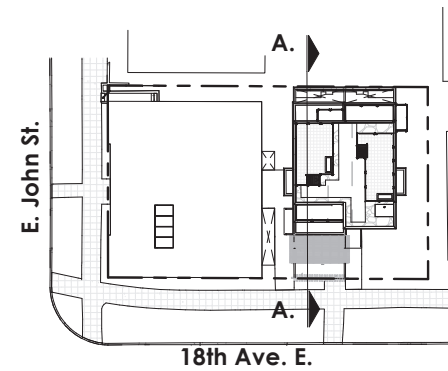
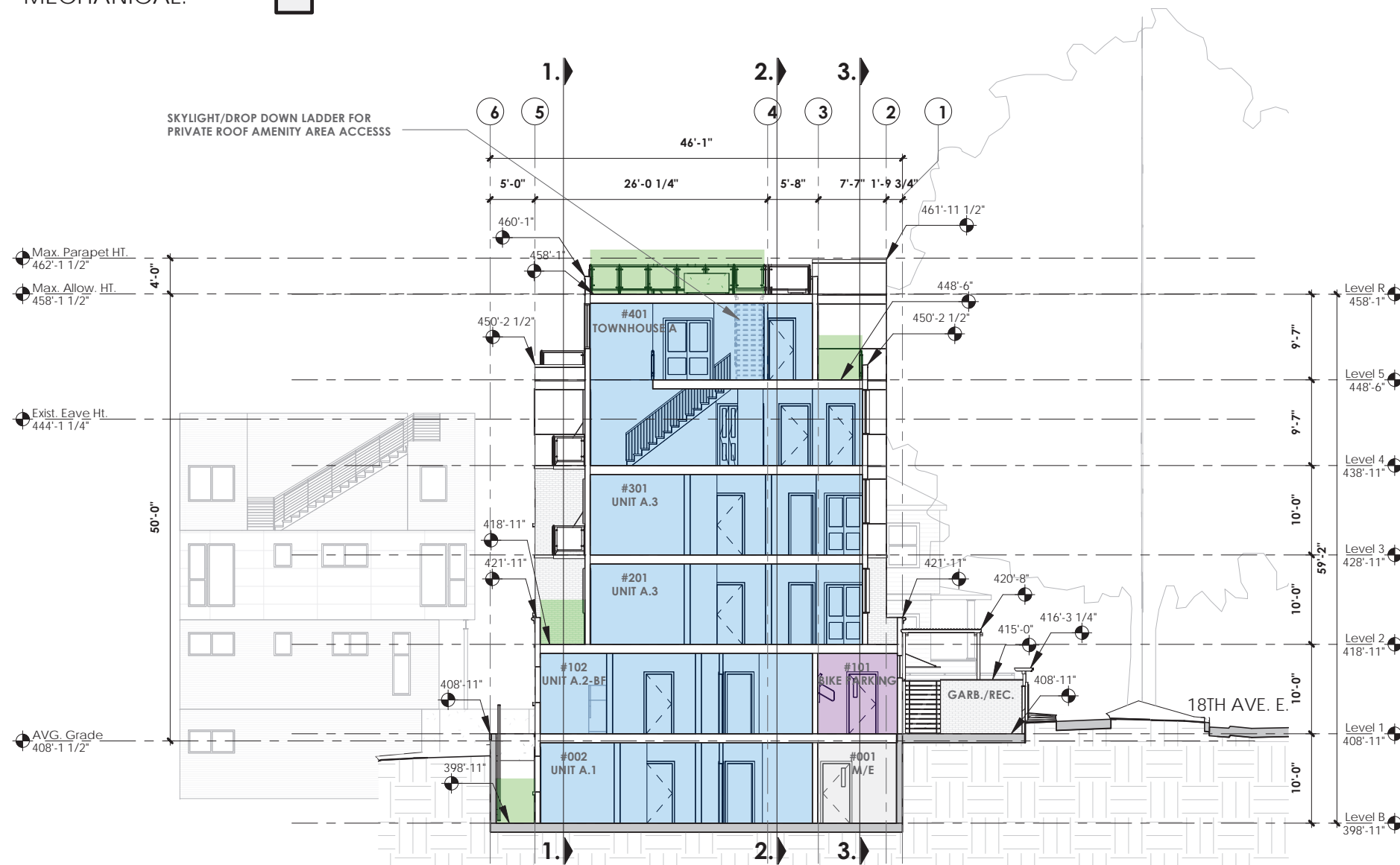
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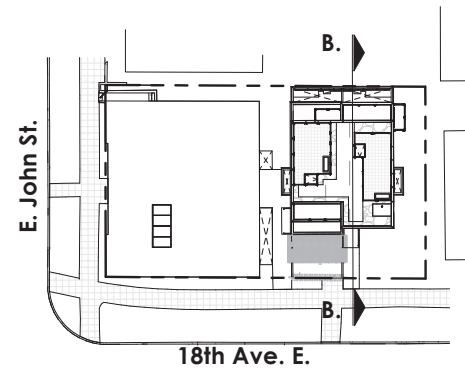


SECTION A-A

SCALE: 1/16" = 1'-0"

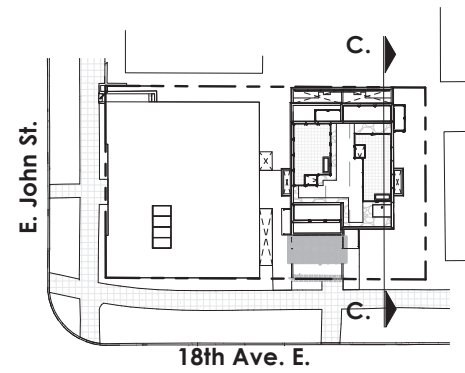


SECTION A-A | SECTION B-B & C-C



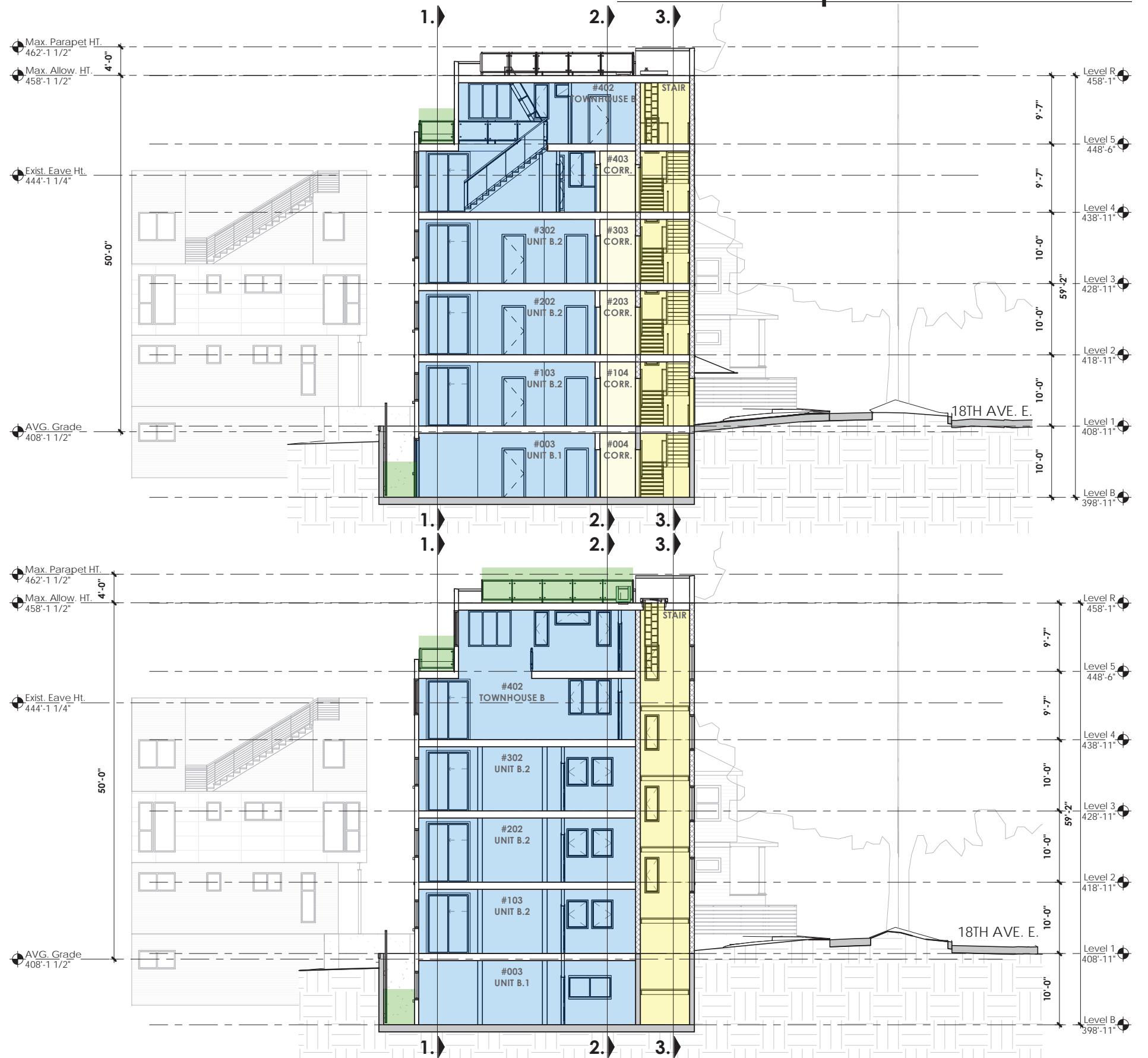
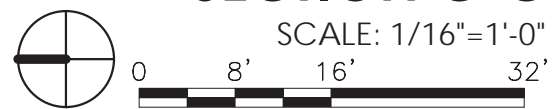
SECTION B-B

SCALE: 1/16"=1'-0"



SECTION C-C

SCALE: 1/16"=1'-0"



LANDSCAPE

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
2		Ginkgo biloba 'Sky Tower'/ HYBRID GINKO (Small Tree)	min. 1-1/2" cal.
2		Parrotia p. 'Persian Spire'/ COLUMNAR IRONWOOD (Medium-Small Tree)	min. 2-1/2" cal., Street Tree form
SHRUBS/ PERENNIALS/ GROUNDCOVERS:			
2		Akebia quinata/ FIVE FINGERED AKEBIA	5 gal.
2		Buxus 'Dee Runk'/ BOXWOOD	min. 36" hgt.
43 (9)		Buxus 'Justin Brouwers'/ BOXWOOD	min. 15" spr.
2		Fatshedera lizei 'Annemieke'/ GOLD. VARI. FATSHEDERA	5 gal. can
18		Hakonechola m. 'Aureola'/ JAPAN FOREST GRASS	1 gal.
3		Hosta f. 'Aurea Marginata'/ HOSTA	1 gal.
1		Hydrangea Endless Summer-Twist & Shout'/ HYDRANGEA	min. 24" spr., compact
17		Ilex c. 'Sky Pencil'/ JAPAN. BOXLEAF HOLLY	min. 36" hgt.
3		Kalmia l. 'Little Linda'/ MTN. LAUREL	min. 21" spr.
14		Liriope m. 'Varigata'/ VARIEGATED LILY TURF	1 gal.
1		Magnolia sieboldii/ OYAMA MAGNOLIA	min. 5' hgt.
1		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal.
1		Myrica californica/ PACIFIC WAX MYRTLE	min. 48" hgt., trained to tree form
5		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
180		Ophiopogon j. 'Nanus'/ DWARF MONDO GRASS	4" pots @ 8" o.c. tri. spacing
9 (1)		Pennisetum 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
17		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
7 (1)		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	min. 15" spr.
21		Sarcococca humilis/ FRAGRANT SARCOCOCCA	min. 12" spr.
10		Thuja o. 'Emerald Green'/ ARBORVITAE	min. 6' hgt.
		Lawn	No. 1 Sod, non-netted

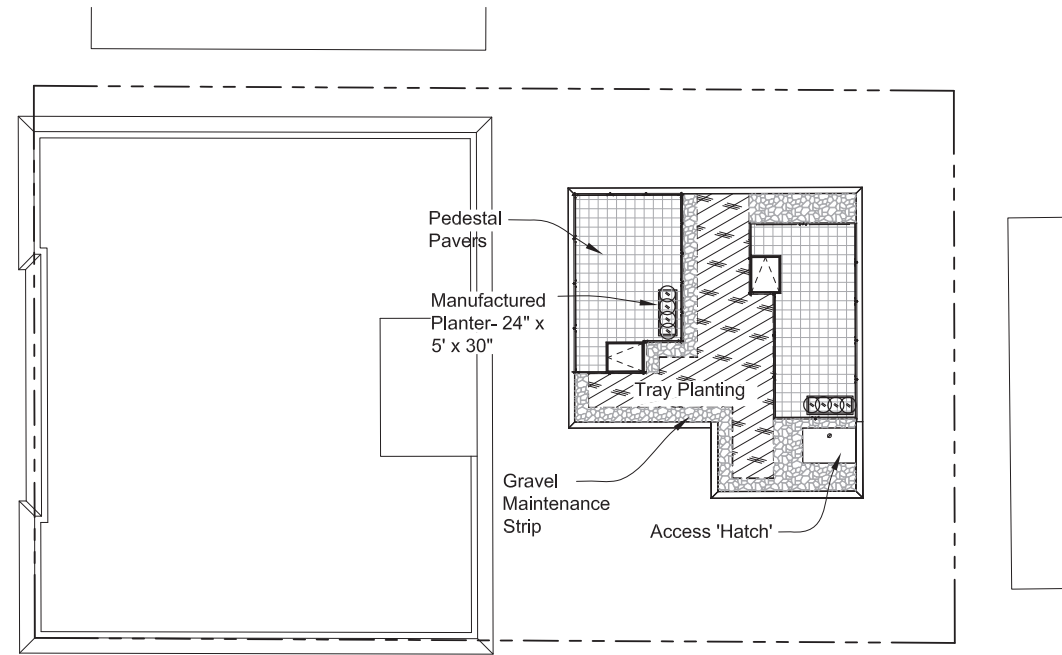
PLANT SCHEDULE QUANTITY KEY

- Quantity of plants used in Green Factor Count
- Quantity of plants not counted towards Green Factor (under Overhead Cover)

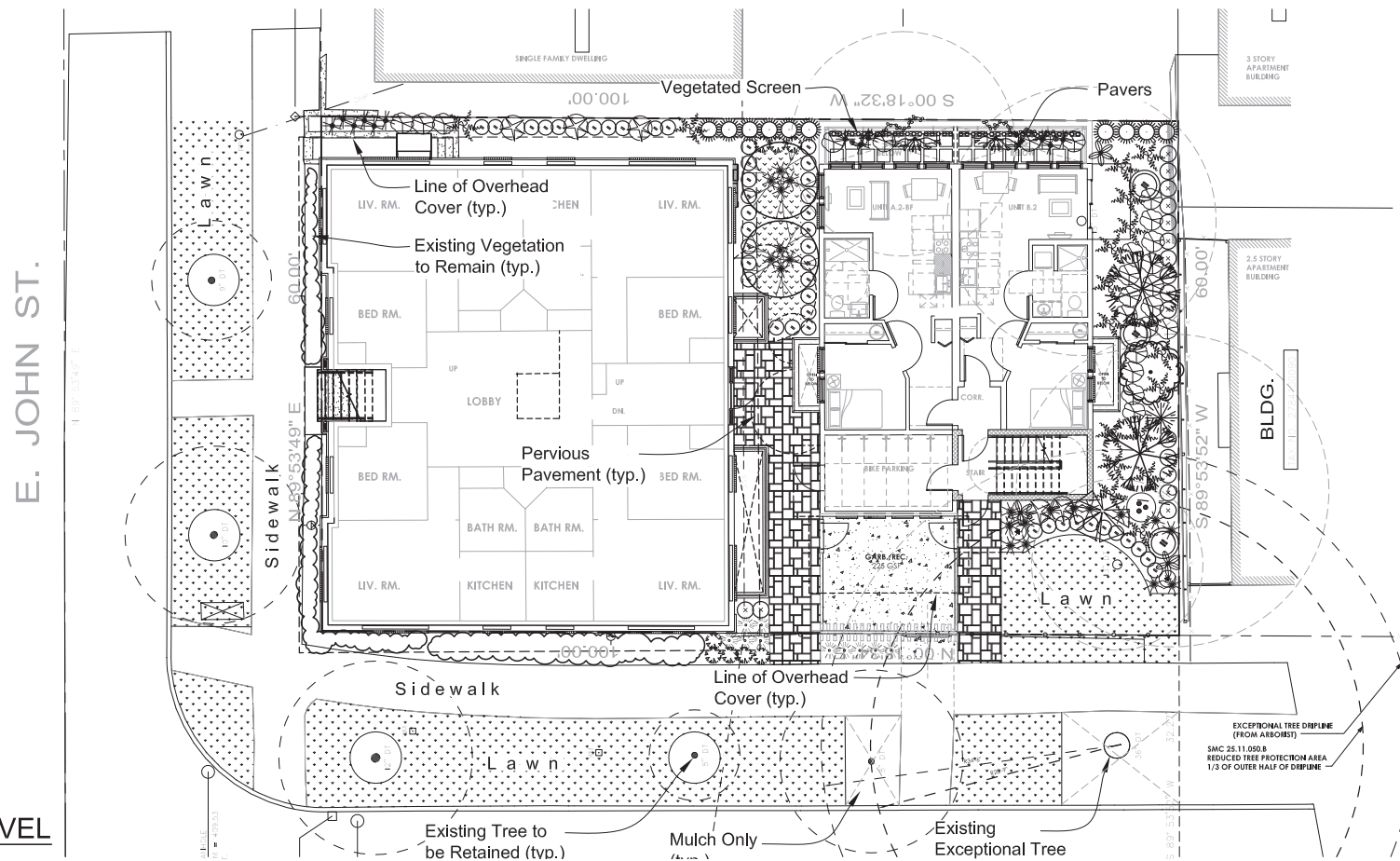
- * Plant names shown in 'bold' are native/ drought tolerant.
- * Plant names shown in 'italics' are < 24" in height.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

* Plant sizes are specified per the American Standard for Nursery Stock, Publication-May 2, 1986 sponsored by the American Association of Nurserymen, Inc.



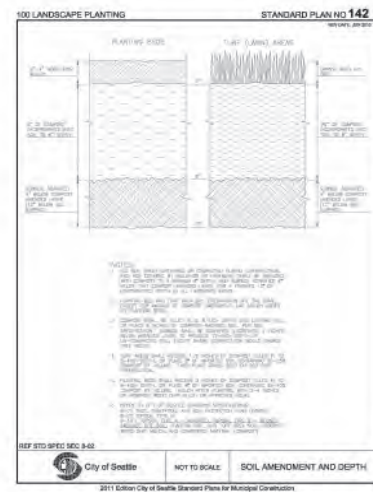
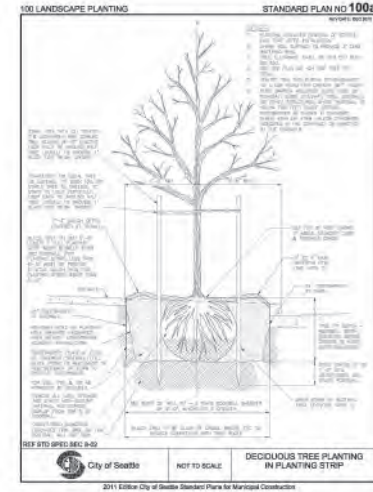
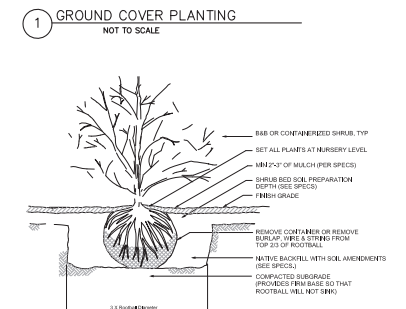
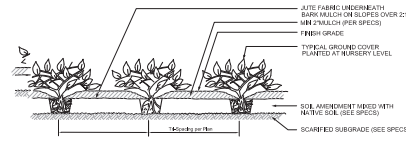
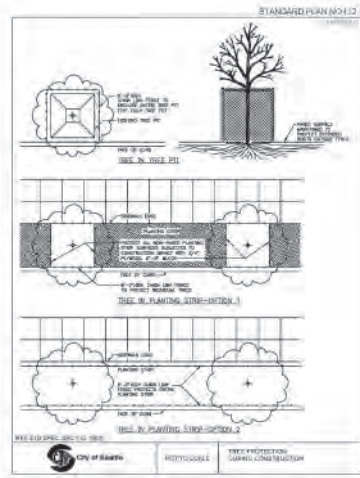
ROOF LEVEL



GROUND LEVEL

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 All drawings and information incorporated herein is an instrument of service for the project of Takagi Landscaping, Inc. and shall be used only for the project and site shown on the drawings without the written authorization of Glenn Takagi Landscape Architect.

PLANT SCHEDULE & PLANS | NOTES, DETAILS & IMAGES



STANDARD PLAN NO. 134

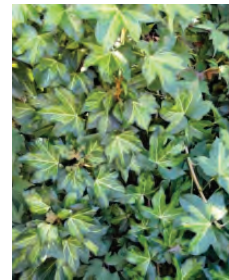
PLANT	PLANTING	PLANTING
...

GENERAL NOTES:

- Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
- Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
- Prior to beginning any construction activities, set up pre-construction meeting with SDOT Forester (206.684.5693) to coordinate the implementation of Tree Protection around existing trees to remain, tree pruning, etc.
- During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
- Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
- Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/contracted elements, are encountered such as rubble, adverse conditions, or obstructions, notify Landscape Architect.
- All New Plantings to be watered by a 'Bidder Design' Automatic Irrigation System including Storm Bio-Planters (if applicable). Design and install per latest Irrigation Association Standards and local Codes/Ordinances. Provide neat and legible color coded 'As Built' Plans to Owner prior to Project Completion.
- PerVIOUS Paver pathway material, color, size and pattern TBD.

PLANTING NOTES:

- Soil Preparation: On-Grade Planting Beds- See COS Std Plan Detal No.142.
- Prior to any Right of Way Planting, coordinate location, soil preparation and planting operations of Street Trees/ Shrubs with SDOT Arborist/ Urban Forester (206.684.5693).
- Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer. Fertilize lawn with lawn 'Starter' fertilizer as recommended by Manufacturer.
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect, City and Owner.
- Green Factor Note- All plantings and landscape elements required as part of this Building Permit must be maintained for the life of the project. If alterations or failures reduce landscape features to a level below the minimum required planting area or Green Factor Score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements.
- Mulch all ornamental beds with a minimum 2 inch (2") depth of approved coarse shredded bark 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls.
- Stake trees per detail and as directed by Landscape Architect.
- Maintenance: Provide landscape maintenance immediately after planting. Work shall include but not limited to pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings if applicable).
- The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.
- Upon completion, the Contractor shall request a 'Substantial Completion' of the installed work. Upon completion of the inspection, the Landscape Architect shall prepare a Contractor's List of Items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. If based on the opinion of the Landscape Architect the bulk of the work is acceptable, a Provisional Acceptance shall be granted. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. If all of the items of the Punch List have not been completed to the satisfaction of the Landscape Architect, additional inspections will be scheduled at the request of the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At this time the Landscape Architect shall certify in writing the Final Acceptance of the Work.
- Replacement of Plantings: Remove from site and replace with new planting, at Contractor's expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.
- Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.



Variegated Fatshedera



Vine- Five Finger Akebia

VINES



Sword Fern



Kalmia Mtn. Laurel



Dwarf Fountain Grass



Heavenly Bamboo



Pacific Wax Myrtle



Sky Pencil Holly



Hydrangea



Boxwood Hybrid



Maidengrass



Oyanma Magnolia



Arborvitae



Dee Runk Boxwood



Persian Spire Ironwood

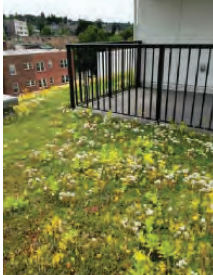


Sky Tower Ginkgo

TREES



Dwarf Mondo Grass



Sedum Green Roof



Hosta



Japanese Forest Grass



Dwarf Laurel



Sarcococca

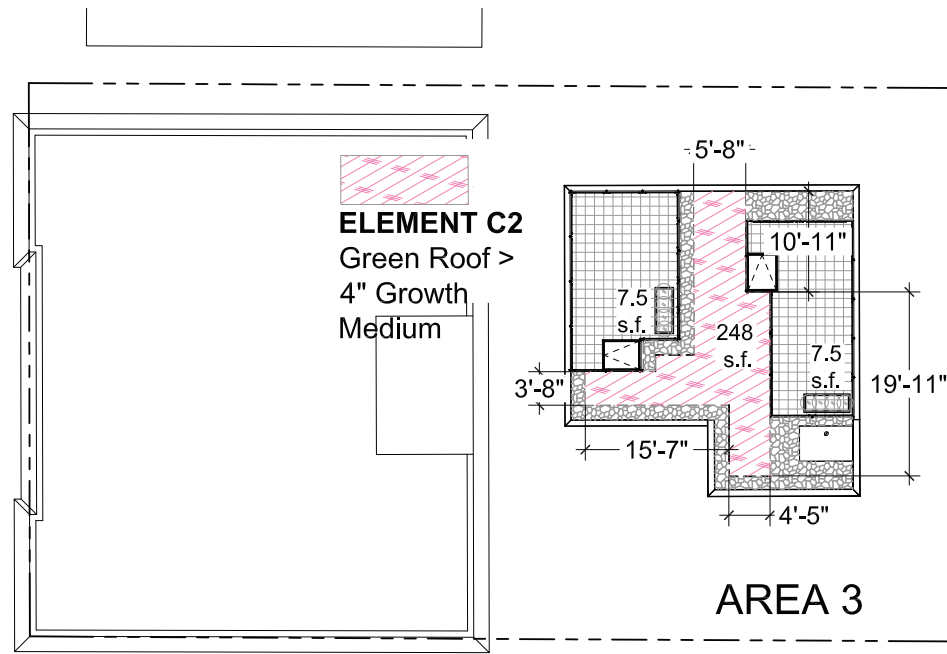


Variegated Lily Turf

GROUNDCOVERS/ PERENNIALS

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LANDSCAPE



Revised 4/8/09
Green Factor Worksheet* SEATTLE green factor

		Planting Area				TOTAL**
		1	2	3	4	
A1	square feet					0
A2	square feet	2254	344	15		2613
A3	square feet					0
B1	square feet	1800	264			2064
B2	# of plants	85	44	8		117
B3	# of trees	2				2
B4	# of trees	1	1			2
B5	# of trees					0
B6	# of trees					0
B7	# of trees	83				83
C1	square feet					0
C2	square feet		248			248
D	square feet		140			140
E	square feet					0
F1	square feet					0
F2	square feet	274				274
G	square feet					0
H1	square feet	938	451	248		1637
H2	square feet					0
H3	square feet	4084				4084
H4	square feet					0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

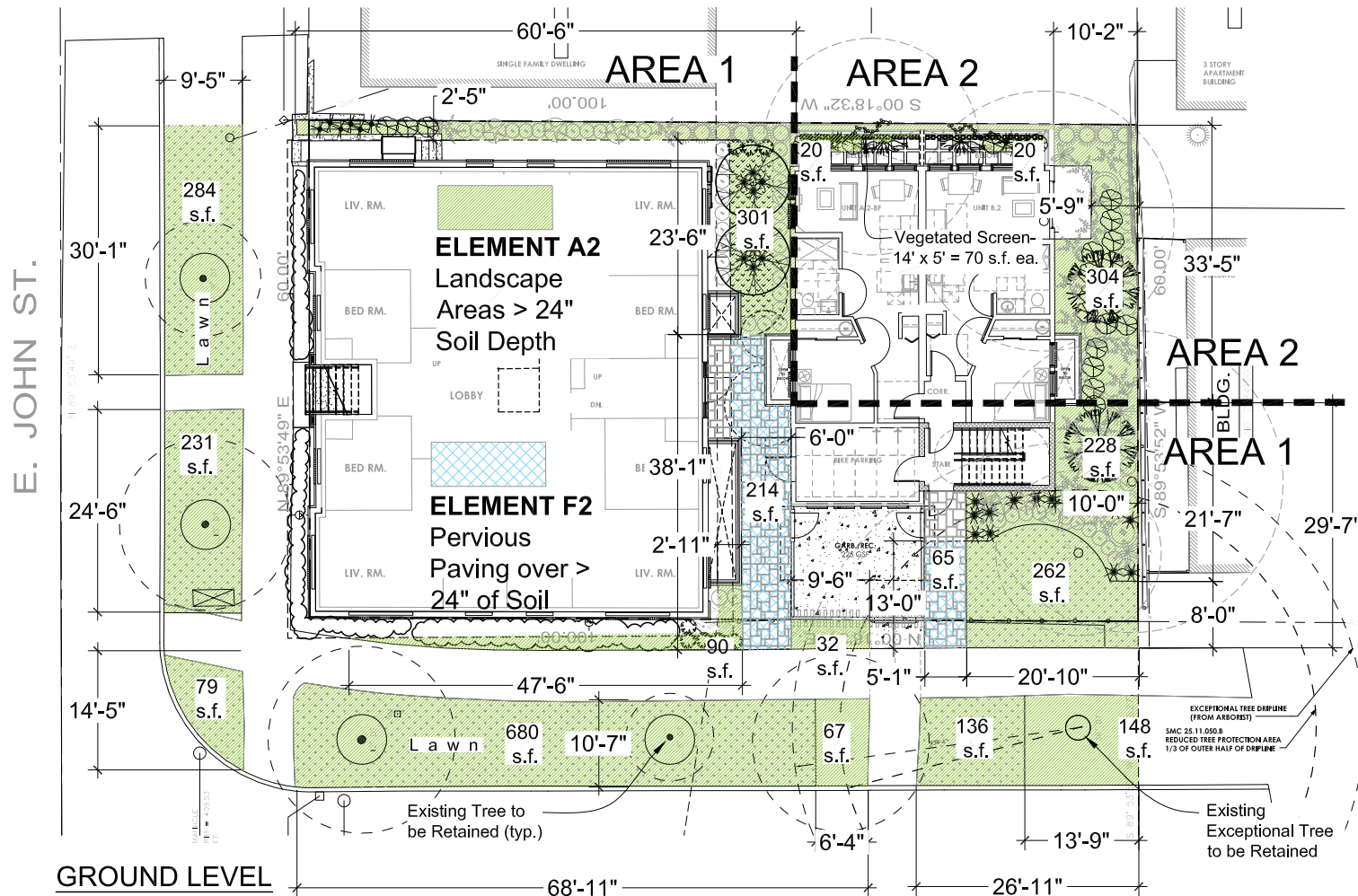
Revised 1/25/10
Green Factor Score Sheet SEATTLE green factor

Project title: _____ Parcel size (enter this value first) SCORE

Landscaping Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	<input type="text" value="2254"/>	0.1	
2 Landscaped areas with a soil depth of 24" or greater	<input type="text" value="2613"/>	0.6	1,567.8
3 Bioretention facilities	<input type="text" value="0"/>	3.0	
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	<input type="text" value="2064"/>	0.1	206.4
2 Shrubs or perennials 2' or more at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="117"/>	3.4	421.8
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<input type="text" value="2"/>	0.3	0.6
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<input type="text" value="2"/>	0.3	0.6
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<input type="text" value="0"/>	0.4	
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<input type="text" value="0"/>	0.4	
7 Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 20 sq ft per inch diameter	<input type="text" value="83"/>	0.8	1,328.0
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	<input type="text" value="0"/>	0.4	
2 Over at least 4" of growth medium	<input type="text" value="248"/>	0.7	173.6
D Vegetated walls			
	<input type="text" value="140"/>	0.7	98.0
E Approved water features			
	<input type="text" value="0"/>	0.7	
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.2	
2 Permeable paving over at least 24" of soil or gravel	<input type="text" value="274"/>	0.6	137.0
G Structural soil systems			
	<input type="text" value="0"/>	0.2	
H Bonuses			
1 Drought-tolerant or native plant species	<input type="text" value="1637"/>	0.1	163.7
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<input type="text" value="0"/>	0.2	
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	<input type="text" value="4084"/>	0.1	408.4
4 Landscaping in food cultivation	<input type="text" value="0"/>	0.1	

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

ROOF LEVEL



GREEN FACTOR ELEMENTS SITE PLAN-

Green Factor Elements Plan Notes:

- All shrubs are shown shaded to gray. Groundcovers/ Vines/ Shrubs < 24" tall and Trees are shown in heavier/ darker line weights.
- All planting in Area 1 considered 'visible to the passerby'.

SOLAR ANALYSIS



WINTER SOLSTICE
DEC. 21
10:00 a.m.



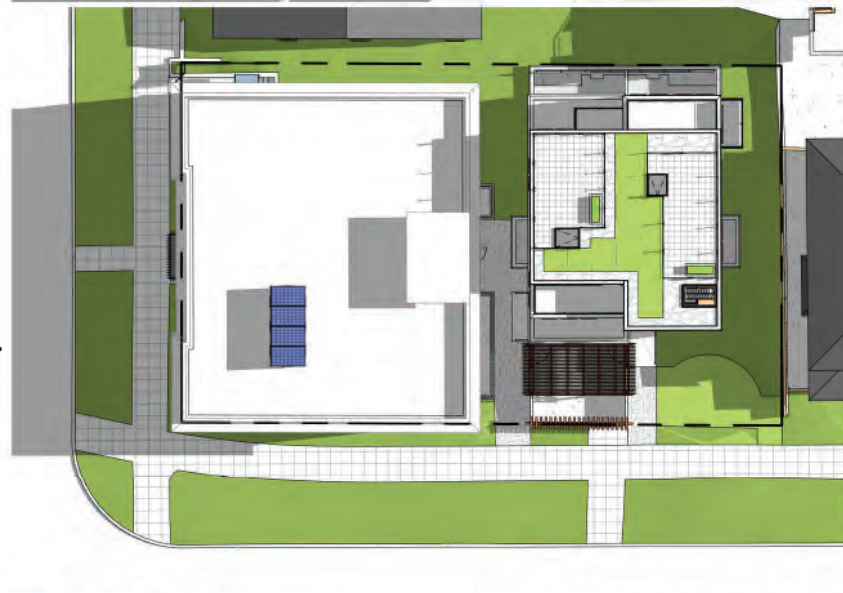
EQUINOX
MARCH/
SEPT. 21
10:00 a.m.



SUMMER SOLSTICE
JUNE 21
10:00 a.m.



WINTER SOLSTICE
DEC. 21
12:00 p.m.



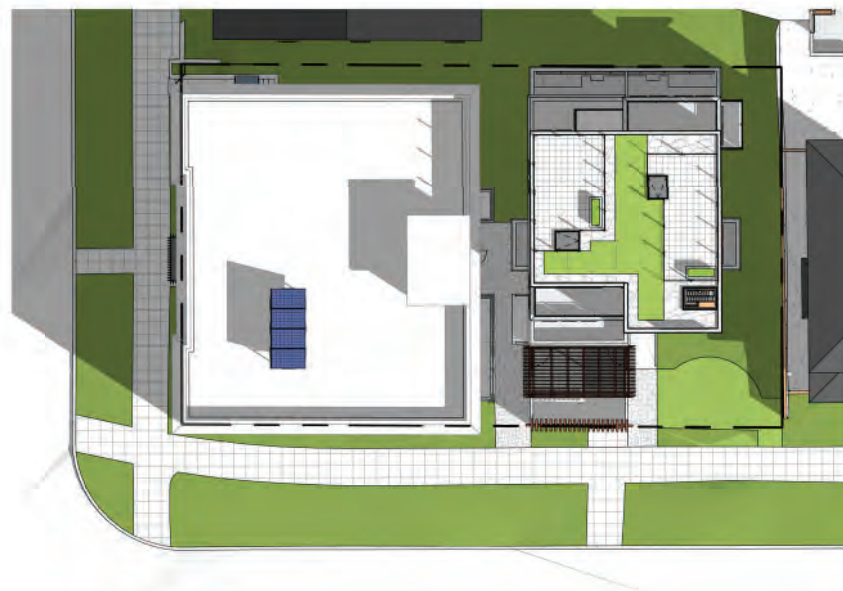
EQUINOX
MARCH/
SEPT. 21
12:00 p.m.



SUMMER SOLSTICE
JUNE 21
12:00 p.m.



WINTER SOLSTICE
DEC. 21
2:00 p.m.



EQUINOX
MARCH/
SEPT. 21
2:00 p.m.



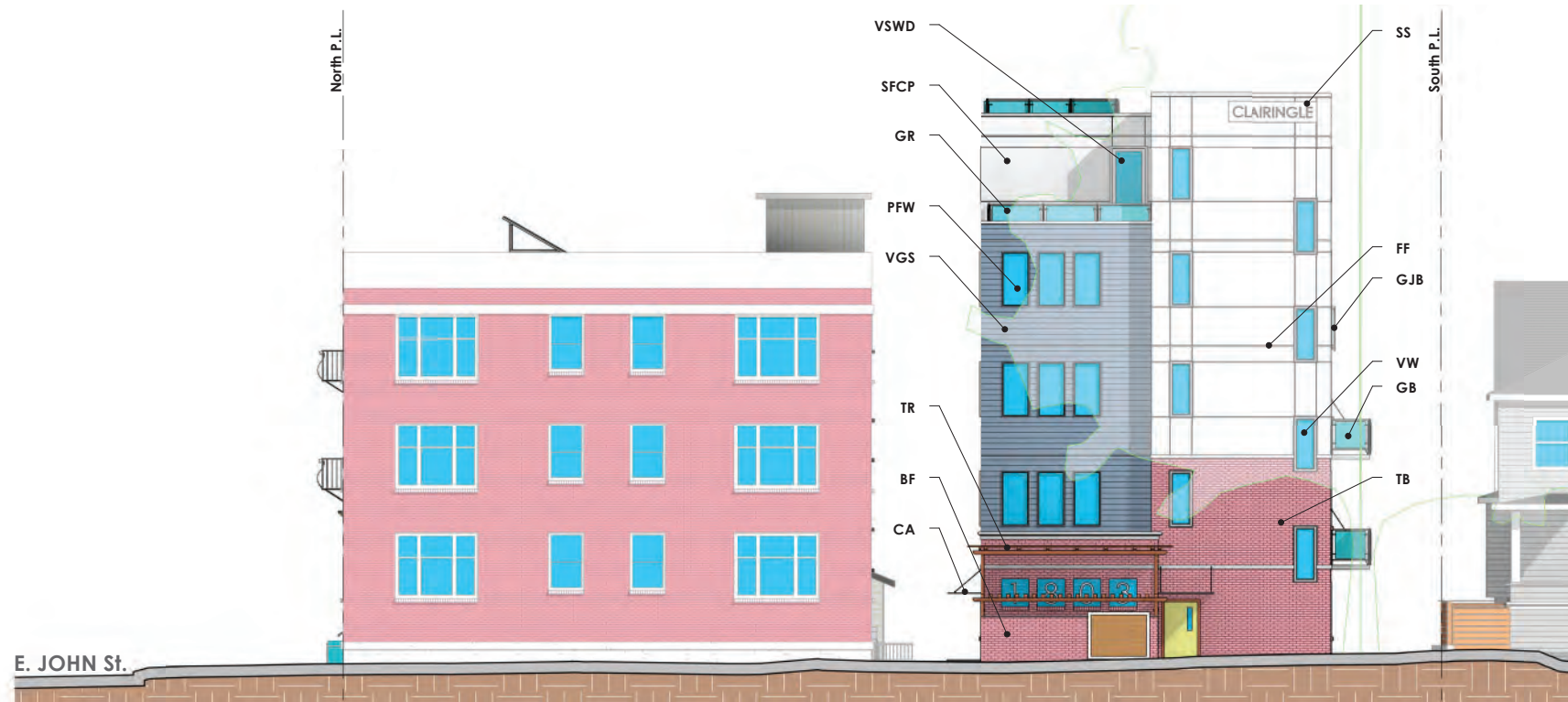
SUMMER SOLSTICE
JUNE 21
2:00 p.m.



MATERIALS

MATERIAL LEGEND:

- | | |
|-----------------------------------|------|
| V-GROOVE SIDING - BLUE | VGS |
| SMOOTH FIBER CEMENT PANELS - GRAY | SFCP |
| THIN BRICK - | TB |
| ARCHITECTURAL CONCRETE | AC |
| BRICK FENCE | BF |
| BRICK SILL WINDOW | BSW |
| PIC FRAME WINDOW | PFW |
| VINYL WINDOW | VW |
| VINYL SLIDING DOOR | VSLD |
| VINYL SWING DOOR | VSWD |
| FLOOR FLASHING | FF |
| TRELLIS | TR |
| GREEN SCREEN | GS |
| GLASS BALCONY | GB |
| GLASS RAILING | GR |
| GLASS JULIET BACLONY | GJB |
| GLASS CANOPY | CA |
| SECONDARY SIGNAGE | SS |



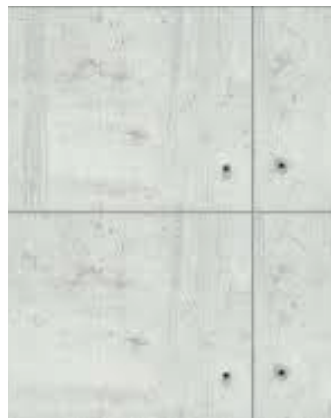
WEST ELEVATION

SCALE: 1/16"=1'-0"
0 8' 16' 32'

MATERIAL PALLETE:



THIN BRICK



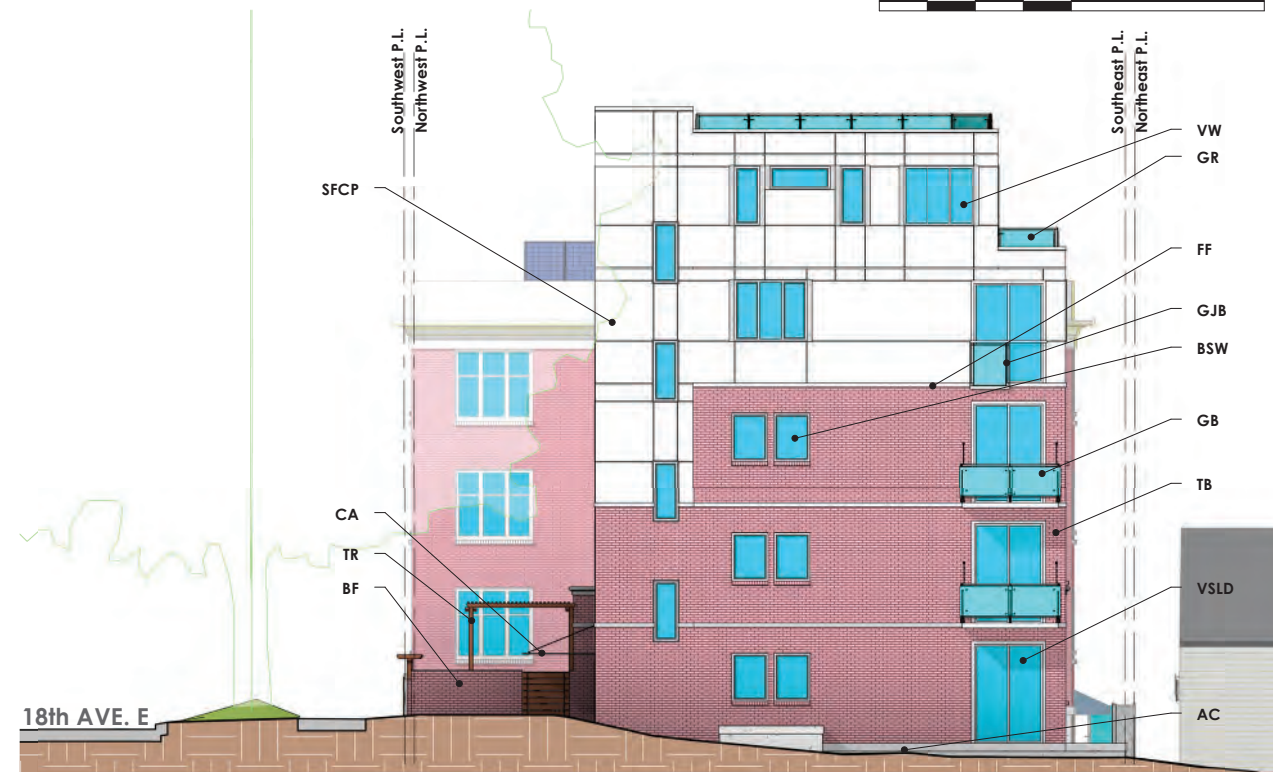
ARCHITECTURAL CONCRETE



SMOOTH FIBER CEMENT PANELS (LIGHT GRAY)



V-GROOVE SIDING (BLUE)



SOUTH ELEVATION

SCALE: 1/16"=1'-0"
0 8' 16' 32'

MATERIALS



PICTURE FRAME WINDOW



JULIET BALCONY



GLASS CANOPY



TRELLIS

EAST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"



- Picture Frame Trim Window - Accentuates the verticality of the windows and depth to the massing
- Brick sill window - Matches existing building
- Thin Brick - Clinker or weathered "color" will be selected to best match the existing building
- V-Groove - Continues the horizontal vocabulary of the brick, visually reducing height.
- FCP -
- Trellis Canopy - Provides coverage for the garbage area/blocks views into it from units.
- Trellis - Shields pedestrian views into the garbage area.
- Green Screens - Creates transparent border, keeps openness of site.
- Wood Gates - Helps distinguish entry points from brick fencing
- Decklette - Retains the vocabulary of massing setbacks.

- Blue - Ties into the surrounding neighborhood context
- brick - match existing building, consolidated opposite side of existing bldg. so slight differences won't be noticed.
- light gray - visually reduces height, gives the building a lighter impression.

PERSPECTIVES

LOOKING SE FROM 18TH AVE E.



LOOKING NE FROM 18TH AVE E.

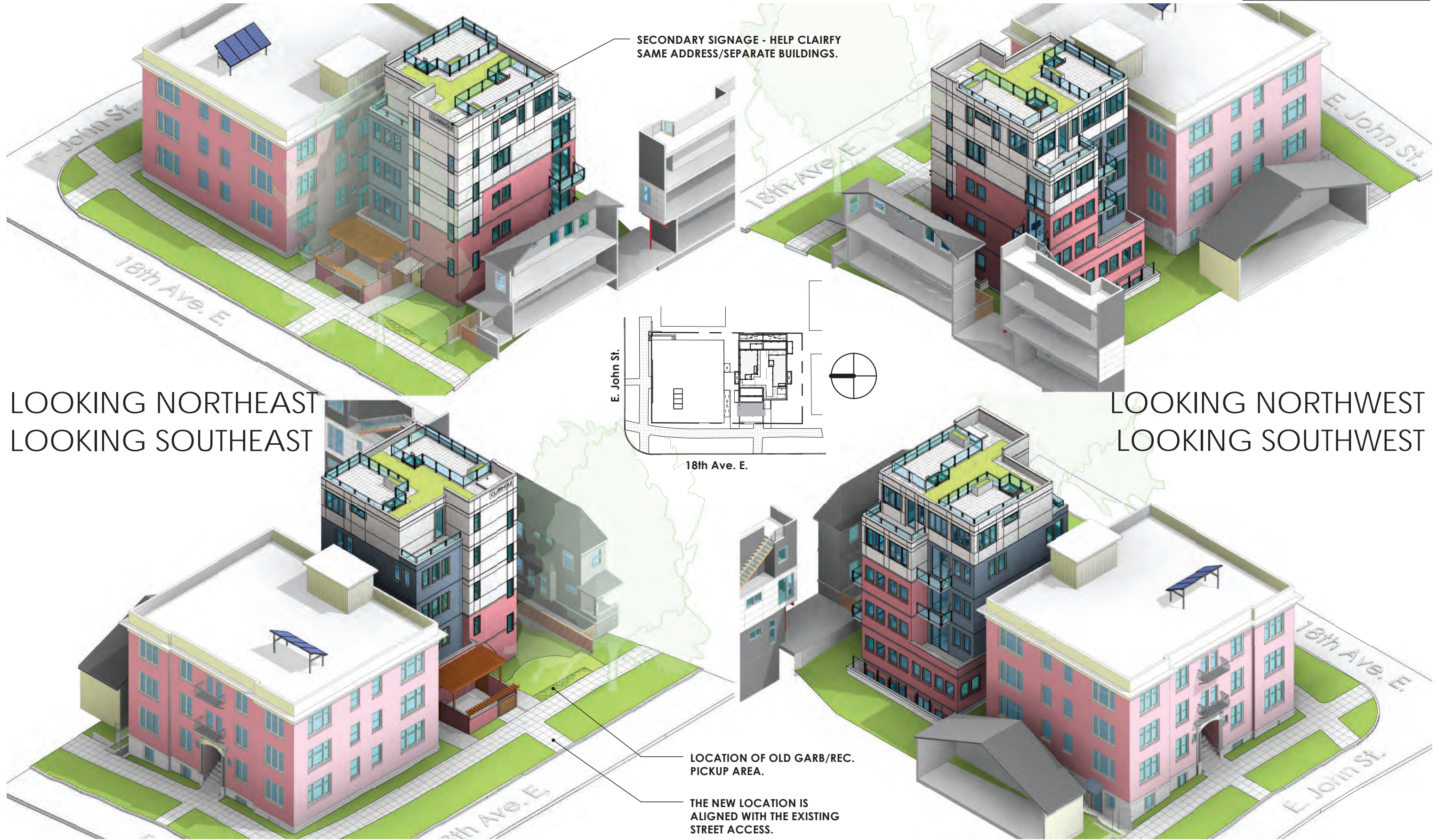


LOOKING EAST



EARLY COMMUNITY OUTREACH FEEDBACK

Tom Heuser from the Capitol Hill Historic Society was the only person to provide feedback. His main concerns centered around the application of brick to the facades. Tom suggested increasing the amount of brick and sent a few images of examples he found appealing: the Chicago style 3-flat, WSECU building and Broadstone Lexington.



LOOKING NORTHEAST
LOOKING SOUTHEAST

LOOKING NORTHWEST
LOOKING SOUTHWEST

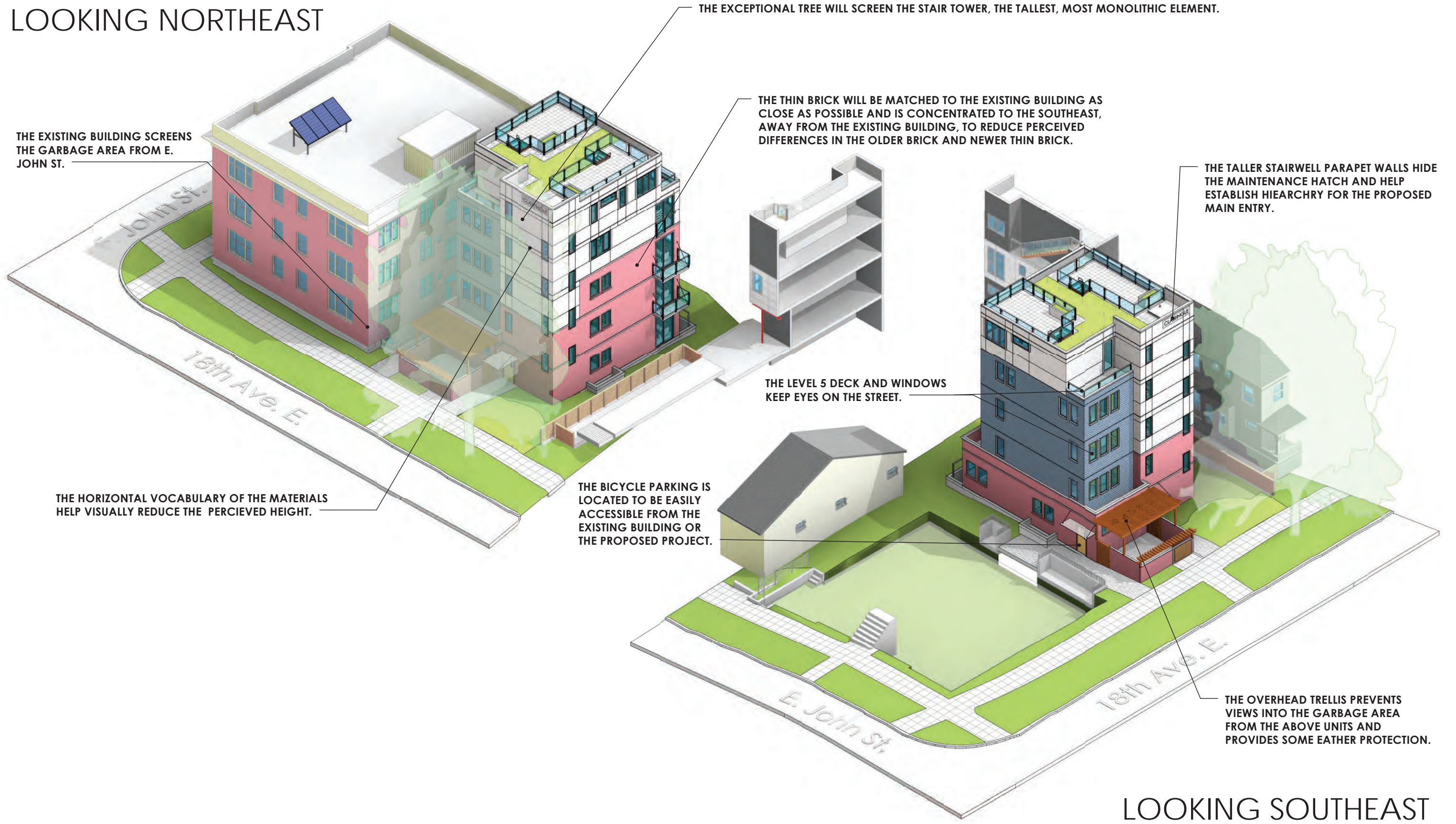
SECONDARY SIGNAGE - HELP CLAIRFY
SAME ADDRESS/SEPARATE BUILDINGS.

LOCATION OF OLD GARB/REC.
PICKUP AREA.

THE NEW LOCATION IS
ALIGNED WITH THE EXISTING
STREET ACCESS.

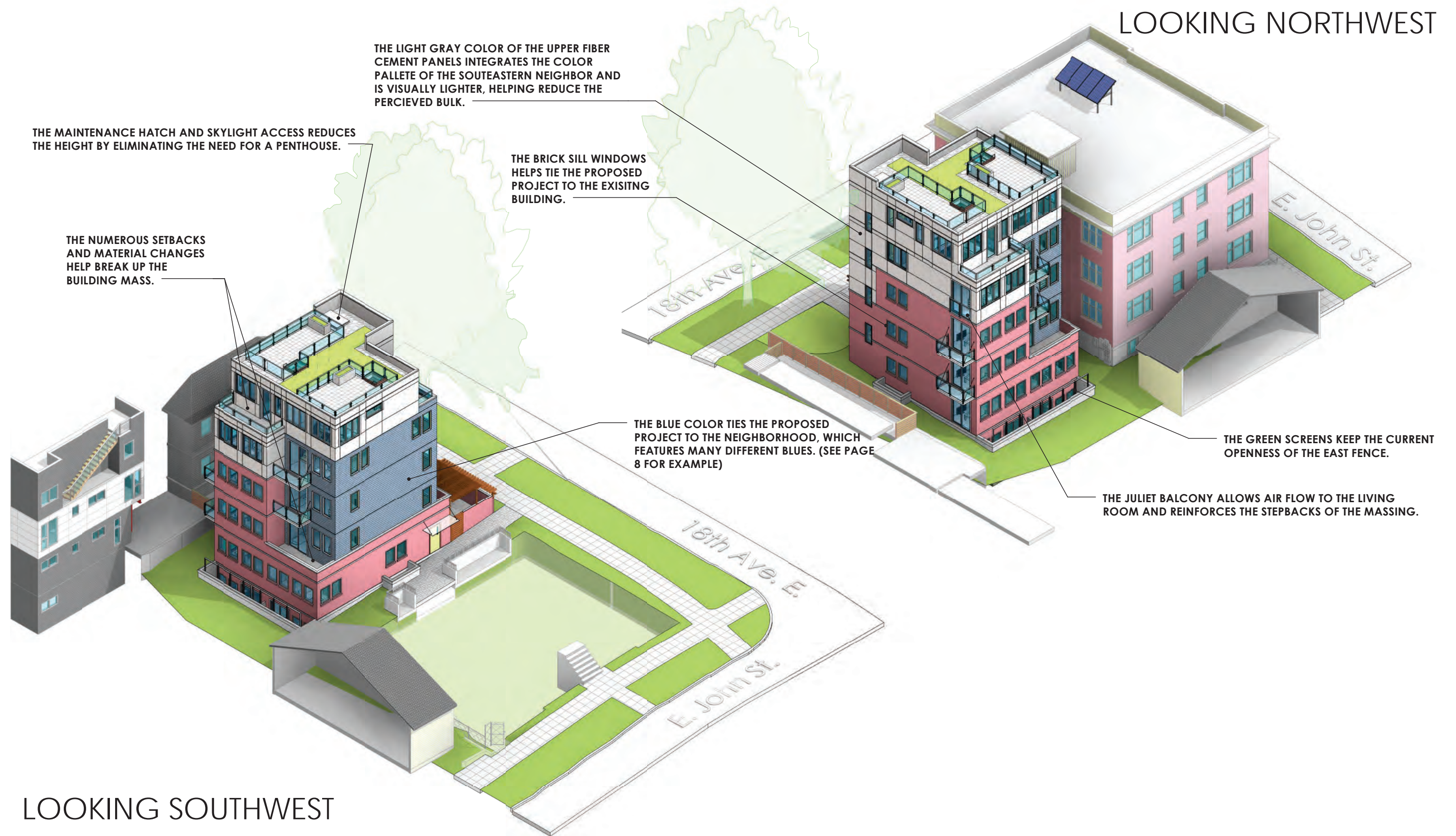
PERSPECTIVES

LOOKING NORTHEAST



LOOKING SOUTHEAST

LOOKING NORTHWEST



THE LIGHT GRAY COLOR OF THE UPPER FIBER CEMENT PANELS INTEGRATES THE COLOR PALLETTE OF THE SOUTEASTERN NEIGHBOR AND IS VISUALLY LIGHTER, HELPING REDUCE THE PERCEIVED BULK.

THE MAINTENANCE HATCH AND SKYLIGHT ACCESS REDUCES THE HEIGHT BY ELIMINATING THE NEED FOR A PENTHOUSE.

THE NUMEROUS SETBACKS AND MATERIAL CHANGES HELP BREAK UP THE BUILDING MASS.

THE BRICK SILL WINDOWS HELPS TIE THE PROPOSED PROJECT TO THE EXISITNG BUILDING.

THE BLUE COLOR TIES THE PROPOSED PROJECT TO THE NEIGHBORHOOD, WHICH FEATURES MANY DIFFERENT BLUES. (SEE PAGE 8 FOR EXAMPLE)

THE GREEN SCREENS KEEP THE CURRENT OPENNESS OF THE EAST FENCE.

THE JULIET BALCONY ALLOWS AIR FLOW TO THE LIVING ROOM AND REINFORCES THE STEPBACKS OF THE MASSING.

LOOKING SOUTHWEST

CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

Capitol Hill Neighborhood Design Guidelines (Revised 2013)

Residential Areas

Design guidelines customized for Capitol Hill's residential neighborhoods will reinforce human scale, architectural quality, and compatibility with surroundings. Capitol Hill's residential design guidelines encourage.

- Respecting the character traits of single family structures in the design of new higher-density in-fill structures where there is a prevalence of smaller scale, single family structures;
- Using decorative façade elements to break down the scale and provide pedestrian interest;
- Structure setbacks, especially on corner sites that create private/public landscaped open space; and
- Consolidating access points and strongly discourage multiple curb cuts for multifamily and townhouse projects.

CS2 Urban Pattern and Form

Streetscape Compatibility

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

The siting of building should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

- i. Retain or increase the width of sidewalks.
- ii. Provide street trees with three grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- iii. Vehicle entrances to buildings should not dominate the streetscape.

Corner Lots

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner.

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

- i. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.
- ii. Provide for a prominent retail corner entry.

Height, Bulk, and Scale Compatibility

Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity – the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

Projects should be compatible with the sale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated developments potential of adjacent zones.

- i. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- ii. Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- iii. Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

CS3 Architectural Context and Character

Architectural Concept and Consistency

Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways – architectural concept, human scale and high-quality materials – that can honor this architectural context.

Building design elements, details and massing should create a well proportioned and unified building form and exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.

- i. Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.
- ii. Solid canopies or fabric awnings over the sidewalk are preferred.
- iii. Avoid using vinyl awnings that also serve as big, illuminated signs.

PL2 Walkability

Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

- i. Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
- ii. Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line. (These details make buildings more "pedestrian-friendly" – details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by 30 miles per hour.)

CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

Pedestrian Open Spaces and Entrances

Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

- i. Provide entryways that link the building to the surrounding landscape.
- ii. Create open spaces at street level that link to the open space of the sidewalk.
- iii. Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

Personal Safety and Security.

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- i. Consider:
 - a. Pedestrian-scale lighting, but prevent light spillover onto adjacent properties;
 - b. Architectural lighting to complement the architecture of the structure; and
 - c. Transparent windows allowing views into and out of the structure – thus incorporating the “eyes on the street” design approach.

DC1 Project Uses and Activities

Screening of Dumpsters, Utilities, and Service Areas

New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, and mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

- i. Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

DC3 Open Space Concept

Residential Open Space

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space landscaping.

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- ii. Create substantial courtyard-style open space that is visually accessible to the public view.
- iii. Set back development where appropriate to preserve a view corridor.
- iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- v. Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- vi. Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- vii. Use porous paving materials to enhance design while also minimizing stormwater run-off.

Landscape Design to Address Special Site Conditions

Neighborhood Priority: Maintain and enhance existing landscape patterns in commercial and residential areas.

The landscape design should take advantage of special on-site conditions such as highbank front yards, steep slopes, view corridors or existing significant trees, and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

- i. Maintains or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- ii. Supplement and compliment existing mature street trees where feasible.
- iii. Incorporate street trees in both commercial and residential environments in addition to trees onsite.

DC4 Exterior Elements and Finishes

Height, Bulk, and Scale

- i. Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

- i. Use wood shingles or board and batten siding on residential structures.
- iii. Provide operable windows, especially on storefronts.
- iv. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terra cotta details, and concrete that incorporates texture and color.
- v. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood. The use of applied foam ornamentation and EIFS (Exterior Insulations & Finish System) is discouraged, especially on ground level locations.

CS1-S Natural Systems and Site Features

Energy Use

Consider sustainable design opportunities on site such as:

- i. Integrating new buildings and site with external direct heating/cooling system(s).
- ii. Incorporate building-integrated renewable energy generation, provide for potential expansion with adjacent properties.
- iii. Provide individual, advanced meters for every residential unit.
- iv. Provide publicly visible displays of energy use.

Plants and Habitat

Consider sustainable design opportunities on site such as:

- i. Enhancing urban wildlife corridors by creating new habitat for insects and birds through design and plantings for green roofs, walls, and gardens. Maximize use of native species.
- ii. Creating habitat through right-of-way improvements and/or integrated green roofs and walls.

CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES CONT.

Water

Consider sustainable design opportunities on site such as:

- i. Providing publicly visible displays of water use.
- ii. Providing shared site-wide systems for rain water harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.
- iii. Reducing flows into the municipal water system through stormwater management of building green roofs and walls.

CS2-S Urban Pattern and Form

Height, Bulk, and Scale

- i. Consider design approaches that visually integrate the 10th Avenue E. frontage with the low-rise multifamily residential context to the east. Setbacks at the upper levels are a valuable tool to help accomplish a scale compatible with that across the street.

PL1-S Connectivity

- I. Consider design approaches that provide clear, unobstructed pedestrian links between the station entries, public spaces on E. Denny Way, and the plaza space across E. Denny Way.
- II. Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

Network of Public Spaces

- i. Consider design approaches that make new public spaces easily accessible from existing sidewalks and public areas, and proposed new light rail station entries.
- ii. Consider design approaches to the pedestrian pass throughs of Site A and Site B in a way that draws the public into the plaza.

Outdoor Uses and Activities

- i. Within the plaza consider appropriate substructures, built elements and utility connections to ensure the proposed plaza can be used for Farmer's Markets, performance and other temporary uses that provide interest and activity.
- ii. Consider taking advantage of grade changes between the plaza level and adjacent sites to create transitions that can be used for seating or other amenities.

PL2-S Walkability

Safety and Security

- i. Consider including amenity areas on upper levels of structures around the plaza as well as active uses fronting the plaza that contribute to eyes-on-the-plaza.
- ii. Consider including usable balconies and terraces associated with individual housing units facing on the plaza to provide oversight and contribute to architectural interest facing the plaza.
- iii. Consider installing pedestrian lighting such as catenary lighting along the E Denny Way Festival Street between sites A and C.

PL3-S Street-Level Interaction

Street-Level Interaction

- i. Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger 'anchor' or destination retail tenant.
- ii. Consider encouraging activating uses in the ground level facades of Sites A fronting the plaza to provide eyes on the plaza and during the day and evening.

DC1-S Project Uses and Activities

Vehicular Access and Circulation

- i. Consider design approaches that encourage vehicles to move slowly on the private street between E. Denny Way and E. John St. Consider including urban design elements and softening features such as pavement treatments, landscaping lighting fixtures, and other elements that indicate the space is shared among pedestrians, cyclists, and motor vehicles.

DC2-S Architectural Concept

- I. Consider an architectural concept that will contribute to distinct building design identities that function as a whole.
- II. Consider design approaches that could give a strong form or focus on site A at the intersection of Broadway E. and E. John St. near the main (north) station entry without obscuring or competing with the visual orientation to the transit station entrance. This could be a prominent retail entry, an architectural expression or other feature.
- III. Consider addressing the grade change between Broadway E. and Nagle Place in such a way that engages the E. Denny Way Festival Street.

Massing

- i. Consider scaling the mass of buildings on site A and C facing the plaza and the E. Denny Way Festival Street so as to provide favorable sun and air exposure to the proposed plaza and Festival Street.
- ii. If proposing setbacks, consider the solar exposure achieved for the plaza and E. Denny Way Festival Street.

Secondary Architectural Features

- i. Consider design approaches that visually integrate the base of the building on Site A with the north station entry. Consider extending design elements from the station into the design of the base of the building on Site A, especially at the corner of Broadway E. and E. John Street as the building turns the corner onto Broadway E.
- ii. Consider dynamic public art, information (potentially transit or train related) or dynamic displays including movies, green wall treatment, or public art installations to integrate the central vent shaft facility as a focal point of the plaza.
- iii. Consider exploring architectural features within ground level façades at the plaza such as recesses, bays, colonnades to ensure interest and variety.

DC3-S Open Space Concept

- I. Consider the relationship of the plaza to the surrounding buildings as well as to the E. Denny Festival Street and Cal Anderson Park a primary design consideration – one that will orient and elevate the design quality of adjacent streets and building façades.
- II. Consider design approaches that are informed but not dictated by that of the E. Denny Festival Street.
- III. Consider accommodating and not precluding temporary overhead protection across the plaza.
- IV. Anticipate and accommodate infrastructure for future programming of the plaza such as access to electricity and water.
- V. Consider the following:
 - i. A progression of landscape and paving from green and soft at the park edge to a more urban texture at Broadway.
 - ii. Textures and interest in the ground plane.
 - iii. Places to sit gather and rest.
 - iv. Restrict vehicular access across the plaza to those needed for servicing site A and Sound Transit access.
 - v. Explore integration of an artistic, removable weather protection cover/canopy over the plaza.

DC4-S Exterior Elements and Finishes

- I. Consider using high quality materials that support pedestrian use and enjoyment of sidewalks and public spaces, including retail frontages and building façades.

SEATTLE DESIGN GUIDELINES

Seattle Design Guidelines (December 2013)

CS1 Natural Systems and Site Features

Energy Use

Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

Sunlight and Natural Ventilation

Sun and Wind: Take advantage of solar exposure and natural ventilation available on site where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site

Managing Solar Gain: Manage direct sunlight falling on south and west facing façades through shading devices and existing or newly planted trees.

Topography

Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

Plants and Habitat

On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Water

Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.

Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green woods, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

CS2 Urban Pattern and Form

Location in the City and Neighborhood

Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building façades to incorporate design detail, articulation and quality materials.

Adjacent Sites, Streets, and Open Spaces

Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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. Consider the qualities and character of the streetscape – its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) – in siting and designing the building.

Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

Relationship to the Block

Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

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.

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.

Height, Bulk, and Scale

Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; of example siting the greatest mass of the building on the lower part of the site using an existing stand of trees to buffer building height from a smaller neighboring building.

Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zones(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. Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;
- c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e. Shading to or from neighboring properties.

Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Respect for Adjacent Sties: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3 Architectural Context and Character

Emphasizing Positive Neighborhood Attributes

Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for other to build upon in the future.

Local History and Culture

Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Historic/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PL1 Connectivity

Network of Open Spaces

Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Adding to Public Life: See opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries. Curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

Walkways and Connections

Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

Outdoor Uses and Activities

Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmers' markets, kiosks and community bulletin boards, cafes, or street vending.

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

- Seasonal plantings or displays and/or water features;
- Outdoor heaters;
- Overhead weather protection;
- Ample, moveable seating and tables and opportunities for outdoor dining;
- An extra level of pedestrian lighting;
- Trees for moderate weather protection and shade; and/or
- 24-hour wi-fi service.

PL2 Walkability

Accessibility

Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

Access Challenged: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).

Safety and Security

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.

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

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.

Weather Protection

Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

Design Integration: Integrate weather protections, gutters and downspouts into the design of the structure as a whole, and ensure that is also relates well to neighboring buildings in design, coverage, or other features.

People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

Wayfinding

Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

SEATTLE DESIGN GUIDELINES CONT.

PL3 Street-Level Interaction

Entries

Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low wall and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
- d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants

Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. Overhead shelter: canopies, porches, building extensions;
- b. Transitional spaces: stops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. Ground surface: seating walls, special paving, landscaping, trees, lighting; and
- d. Building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Residential Edges

Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

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. In addition to the ideas in PL3.B1, design strategies include:

- a. Vertical modulation and a range of exterior finished on the façade to articulate the location of residential entries;
- b. Pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- c. A combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

Retail Edges

Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation

Entry Locations and Relationships

Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

Planning Ahead for Bicyclists

Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, and safety.

Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.

Planning Ahead for Transit

Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence the project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.

On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement (or at least do not conflict with) any amenities provided for transit riders. Consider the proximity of transit queuing and waiting areas to other pedestrian gathering spaces, aiming for enough room to accommodate all users. Similarly, keep lines of sight to approaching buses or trains open and make it clear through location and design whether project-related pedestrian lighting, weather protection, and/or seating is intended to be shared by transit users.

Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections with the project design as appropriate.

DC1 Project Uses and Activities

Arrangement of Interior Uses

Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

Gathering places: Maximize the use of any interior or exterior gathering spaces by considering the following:

- A location at the crossroads of high levels of pedestrian traffic
- Proximity to nearby or project-related shops and services; and
- Amenities that compliment the building design and offer safety and security when used outside normal business hours.

Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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.

Vehicular Access and Circulation

Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

- Using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
- Where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
- Employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

Facilities for Alternative Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

Parking and Services Uses

Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in the rear or side yards, or on lower or less visible portions of the site.

Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, planting, or other design treatments.

DC2 Architectural Concept

Massing

Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Architectural and Façade Composition

Façade Composition: Design all building façades – including alleys and visible roofs – considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well proportioned through the placement and detail 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.

Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

- Newsstands, ticket booths and flower shops (even if small or narrow);
- Green walls, landscaped areas or raised planters;
- Wall setbacks or other indentations;
- Display windows; trellises or other secondary elements;
- Art as appropriate to area zoning and uses; and/or
- Terraces and landscaping where retaining walls above eye level are unavoidable.

Secondary Architectural Features

Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Dual Purpose Elements: Consider architectural features that can be dual purpose – adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

- Considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- Using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- Creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions – or similar ones – might be a good fit for the project and its context.

Scale and Texture

Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

SEATTLE DESIGN GUIDELINES CONT.

Form and Function

Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept

Building-Open Space Relationship

Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior space relate well to each other support the functions of the development.

Open Space Uses and Activities

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.

Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from the wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support used and activities on adjacent properties and/or the sidewalk.

Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

Design

Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong pattern exists, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

DC4 Exterior Elements and Finishes

Building Materials

Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

Signage

Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Lighting

Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Trees, Landscape and Hardscape Materials

Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.

Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Project Assembly and Lifespan

Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

