

PROJECT TEAM

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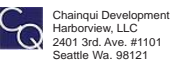
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HARBOR AVENUE CONDOMINIUMS

1123 Harbor Ave. SW Seattle, WA 98116

w / Chainqui Development Harborview, LLC.

Project #: 3035991-EDG

ADMINISTRATIVE DESIGN REVIEW

11.10.2020



AERIAL VIEW

Site Address:	1123 Harbor Avenue SW Seattle, WA 98116
Zoning Designation:	MR- MID RISE
Lot Size:	7,502 SF
Parcel Numbers/ Legal Descriptions:	927220-2395 W S L & I COS 1ST PLAT OF PLAT BLOCK: 18 PLAT LOT: 8 927220-2400 W S L & I COS 1ST PLAT OF PLAT BLOCK: 18 PLAT LOT: 9 927220-2410 W S L & I COS 1ST PLAT OF E 1/2 PLAT BLOCK: 18 PLAT LOT: 10 927220-2405 W S L & I COS 1ST PLAT OF W 1/2 PLAT BLOCK: 18 PLAT LOT:10
FAR (SMC 23.45.510):	4.50 x 7,502 = 33,759 SF
Allowable FAR:	33,759 SF
Proposed Units:	18
Proposed Parking	27
Number of Residential Units:	18 CONDO UNITS in 6 stories of residential over / 2 levels of parking
Square Footage:	33,718 SF RESIDENTIAL with PARKING
Parking Stalls:	27 Total 16 in Basement Level off Harbor Avenue SW 11 on Floor 1 off Elm Place SW
Parking Calculations:	To develop high quality condominium units to compliment and enhance the neighborhood fabric of older multi-family buildings along Harbor Avenue SW. We strive to be sensitive to nearby residences with widened view corridors toward the east, increased building setbacks and significant building articulation to reduce the building’s massing. The condo will be built to an elevated Green Building Standard to help minimize impacts on the environment. In concert with that goal, we intentionally selected a high-density, infill lot which has strong transit infrastructure (bus, ferry and bike lanes).
Development Objectives:	Though the small site has limited width on Harbor Ave SW, a significant portion of the street level façade will be the glass enclosed building entry located directly on the corner of the site. This feature lends visual interest between the two story volume of the space and the street. Through the use of high quality siding materials, significant massing breaks, wall plane offsets and balconies, the building bulk and scale is greatly reduced. Additionally, we have held back the northeast corner of the building in order to increase sightlines and solar access to our northern neighbor.

3.0 DEVELOPMENT OBJECTIVES

COMMUNITY OUTREACH

Overview

Summary of design related comments received from community members during the on site meeting 2/05/2020, and collected through an online survey on 2/26/2020.

DESIGN RELATED

Views / Connections

The location should establish an architectural style for the neighborhood. However, other neighbors expressed privacy concerns with the number of decks, balconies and possible terraces on the project and expressed a desire for some sort of buffer between the building and SW Maryland Place.

Materials / Design

The neighbors voiced a strong preference for the proposed project to have character, suggesting a unique and interesting look.

Street Improvements

The neighbors requested well-lit pedestrian paths.

TARGET MARKET / PROJECT TYPE

Views / Connections

The neighbors would like the developer to entertain building luxury condominiums or townhouses instead, expressing concern that low /medium income apartments are not appropriate for the neighborhood, as the site serves as a gateway to the more affluent Alki neighborhood.

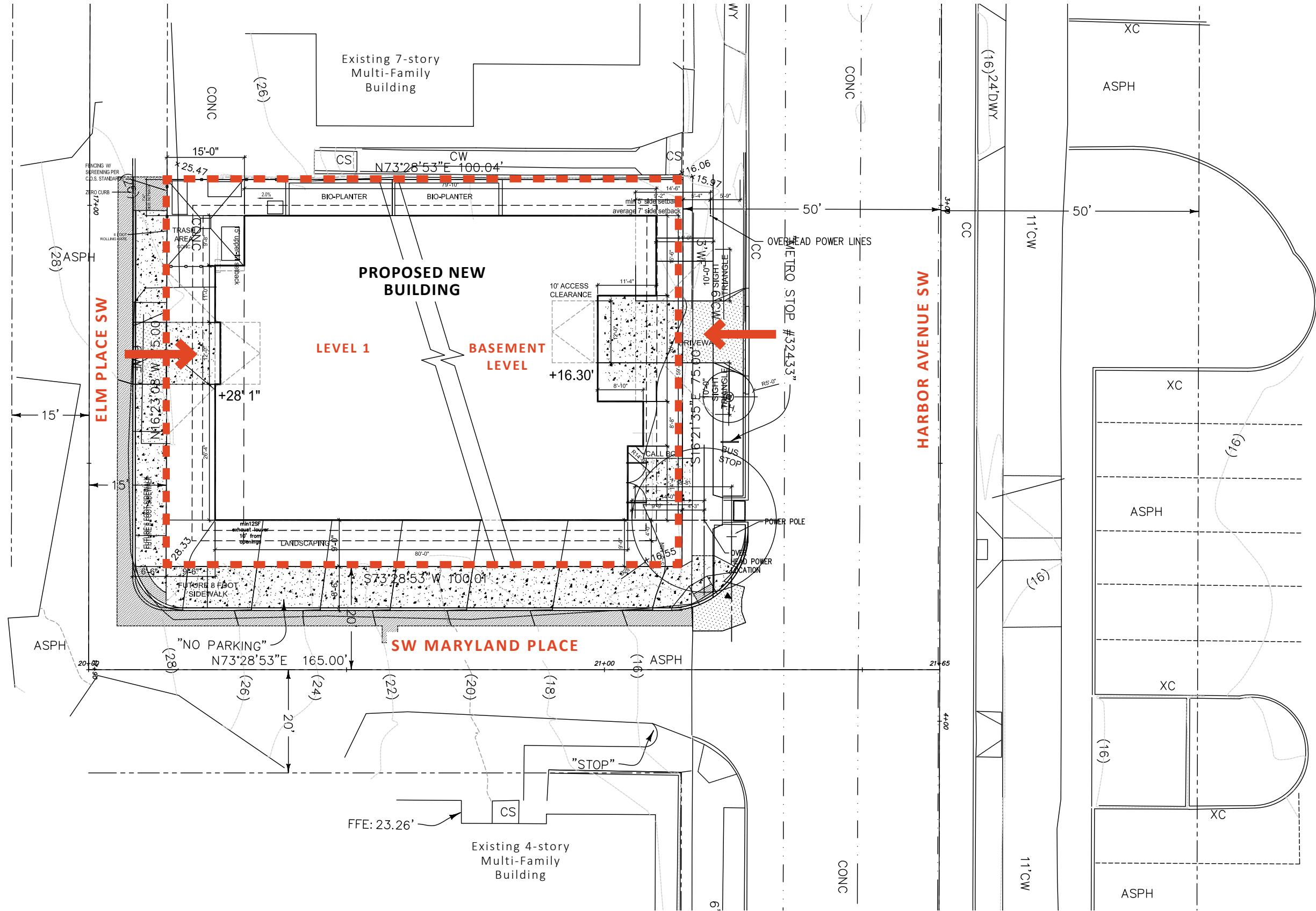
Project Improvements

- The neighbors expressed a common desire to have the powerlines relocated underground along Harbor Ave SW and SW Maryland Place.
- Pedestrian lighting along Harbor Ave SW and SW Maryland.
- Protect the nearby bus stop.
- Greenery and landscape at street level. Additionally, landscaping should not block site views or overhang sidewalk.
- Parking! Many in the community were concerned about the project’s parking impacts.
- Attractive finishes and building materials.

Construction

The neighbors expressed concern about how to keep access and roads open to the neighborhood during construction and concerns regarding construction noise.





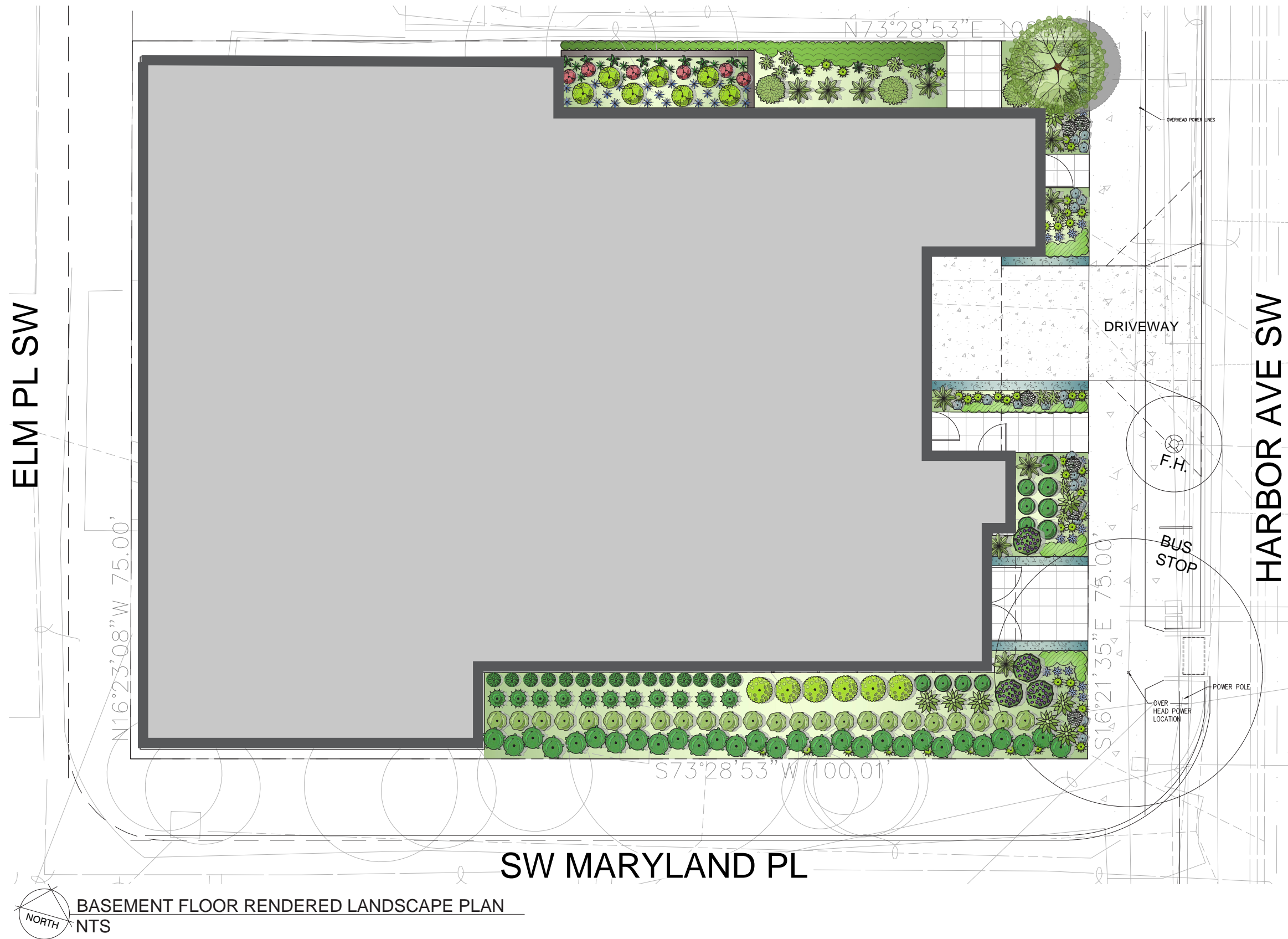
Legal Description:

DESCRIPTION:
LOT 8, BLOCK 18, FIRST PLAT OF WEST SEATTLE, BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 2, RECORDS OF KING COUNTY WASHINGTON;

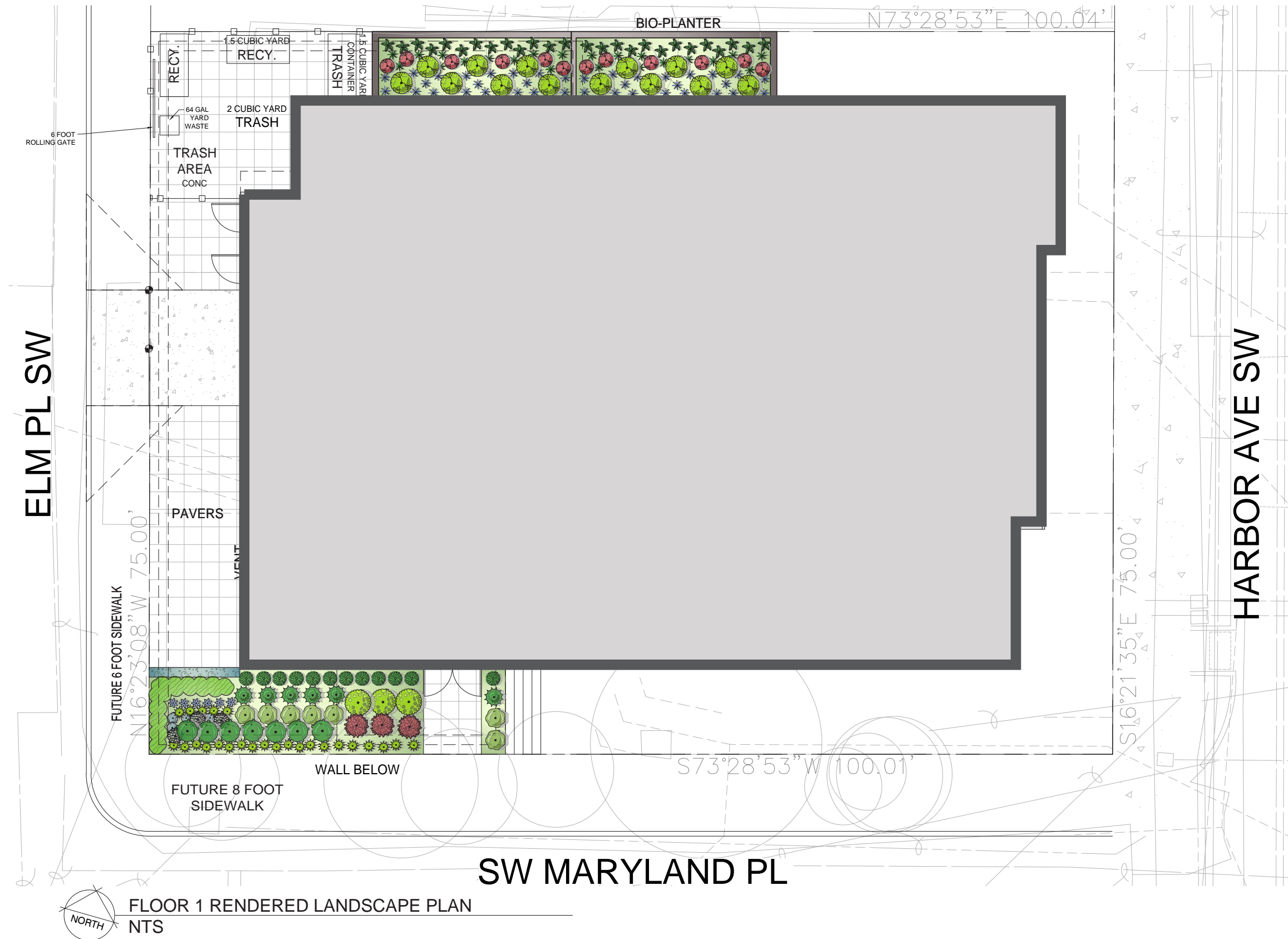
PARCEL A:
LOT 9, BLOCK 18, FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:
THE EAST ONE-HALF OF LOT 10, BLOCK 18, FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

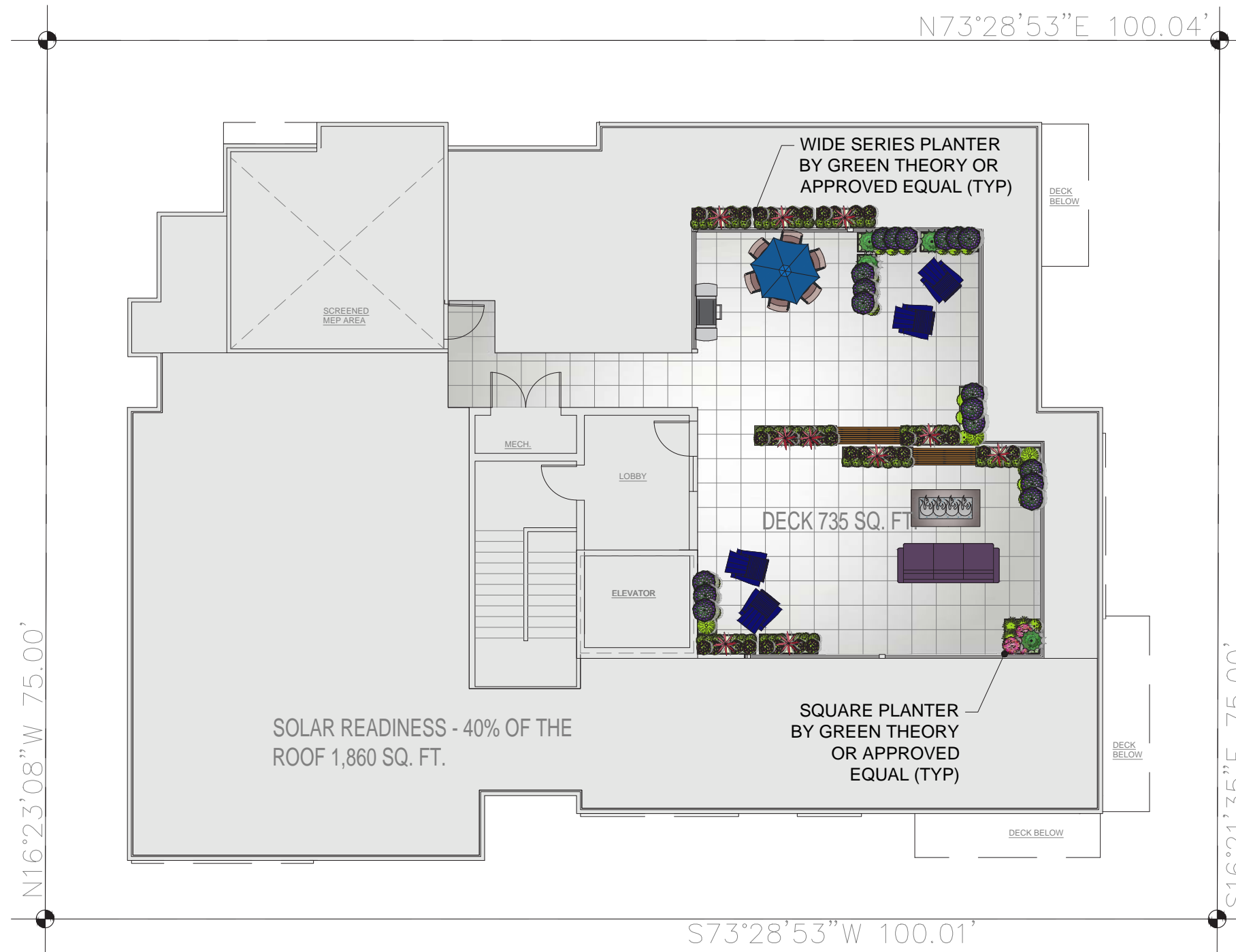
PARCEL C:
THE WEST ONE-HALF OF LOT 10, BLOCK 18, FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.



4.6 LANDSCAPE / HARDSCAPE PLAN - BASEMENT FLOOR



4.6 LANDSCAPE / HARDSCAPE PLAN - FLOOR 1




ROOF DECK RENDERED LANDSCAPE PLAN
 NTS

4.6 LANDSCAPE / HARDSCAPE PLAN - ROOF LEVEL



Calamagrostis x 'Karl Foerster'



Nandina d. 'Gulf Stream'



Lonicera p. 'Moss Green'



Hydrangea p. 'Limelight'



Heuchera x 'Obsidian'



Liriope muscari 'Big Blue'



Carex oshimensis 'Everillo'



Ophiopogon p. 'Nigrescens'



Helleborus n. 'HGC Jacob'



Polystichum polyblepharum



Ilex crenata 'Sky Pencil'



Pieris japonica 'Cavatine'



Rhododendron x 'Ramapo'

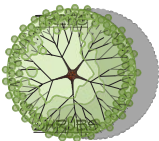


Mahonia e. 'Soft Caress'



Calluna vulgaris 'Firefly'

PLANT_SCHEDULE



BOTANICAL / COMMON NAME

Stewartia pseudocamellia / Japanese Stewartia

BOTANICAL / COMMON NAME

Acorus gramineus `Ogon` / Golden Variegated Sweetflag

Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry

Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass

Calluna vulgaris `Firefly` / Heather

Carex oshimensis `Everillo` / Everillo Japanese Sedge

Ceanothus thyrsiflorus `Diamond Heights` / Diamond Heights Ceanothus

Choisya ternata `Sundance` / Golden Mexican Mock Orange

Cordyline australis `Salsa` / Salsa Dracaena

Cupressus macrocarpa `Wilma Goldcrest` / Wilma Goldcrest Cypress

Euonymus japonicus `Microphyllus` / Boxleaf Eunonymus

Euphorbia x `Ascot Rainbow` / Ascot Rainbow Euphorbia

Helleborus niger `HGC Jacob` / Christmas Rose

Heuchera x `Obsidian` / Coral Bells

Hydrangea paniculata `Limelight` / Limelight Hydrangea

Ilex crenata `Sky Pencil` / Sky Pencil Japanese Holly

Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender

Liriope muscari `Big Blue` / Big Blue Lilyturf

Lonicera pileata `Moss Green` / Moss Green Honeysuckle

Mahonia eurybracteata `Soft Caress` / Mahonia Soft Caress

Nandina domestica `Gulf Stream` TM / Heavenly Bamboo

Ophiopogon planiscapus `Nigrescens` / Black Mondo Grass

Pieris japonica `Cavatine` / Lily of the Valley Bush

Polystichum polyblepharum / Japanese Tassel Fern

Prunus laurocerasus `Mount Vernon` / Mount Vernon Laurel

Rhododendron x `Ramapo` / Ramapo Rhododendron

Sarcococca ruscifolia / Fragrant Sarcococca

Sedum x `Angelina` / Angelina Sedum

PLANT_SCHEDULE

BIORETENTION



GROUND COVERS



SITE



BOTANICAL / COMMON NAME

Cornus alba `Gouchaultii` / Goldenleaf Dogwood

Cornus sericea `Kelseyi` / Kelseyi Dogwood

Juncus effusus / Soft Rush

Juncus inflexus `Blue Arrow` / Blue Arrow Juncus

Polygonatum odoratum / Solomon`s Seal

BOTANICAL / COMMON NAME

Pachysandra terminalis `Silver Edge` / Japanese Spurge

Sagina subulata `Aurea` / Scotch Moss

BOTANICAL / COMMON NAME

2-3" Black Mexican Beach Pebbles

4.6 LANDSCAPE / PLANT SCHEDULE

Category – Indicates if tree is significant or exception based on SDCI code.

Exceptional size/grove – indicates if tree meets exceptional definition based on size or grove status.

Tree number as shown on tag in the field, and on attached exhibit.

DBH Stem diameter in inches measured 4.5 feet from the ground.

QMD Multiple-stemmed trees are reported as a single integer, using quadratic mean based on Director’s Rule.

Tree Species common name and latin binomial

Exceptional Threshold size threshold for exceptional status based on DBH.

Dripline average branch extension from the trunk as radius in feet.

Health and Structure ratings ‘1’ indicates good to excellent condition; no visible health-related problems or structural defects, ‘2’ indicates fair condition; minor visible problems or defects that may require attention if the tree is retained, and ‘3’ indicates poor condition; significant visible problems or defects and tree removal is recommended.

Comments on condition Obvious structural defects or diseases visible at time of inspection.

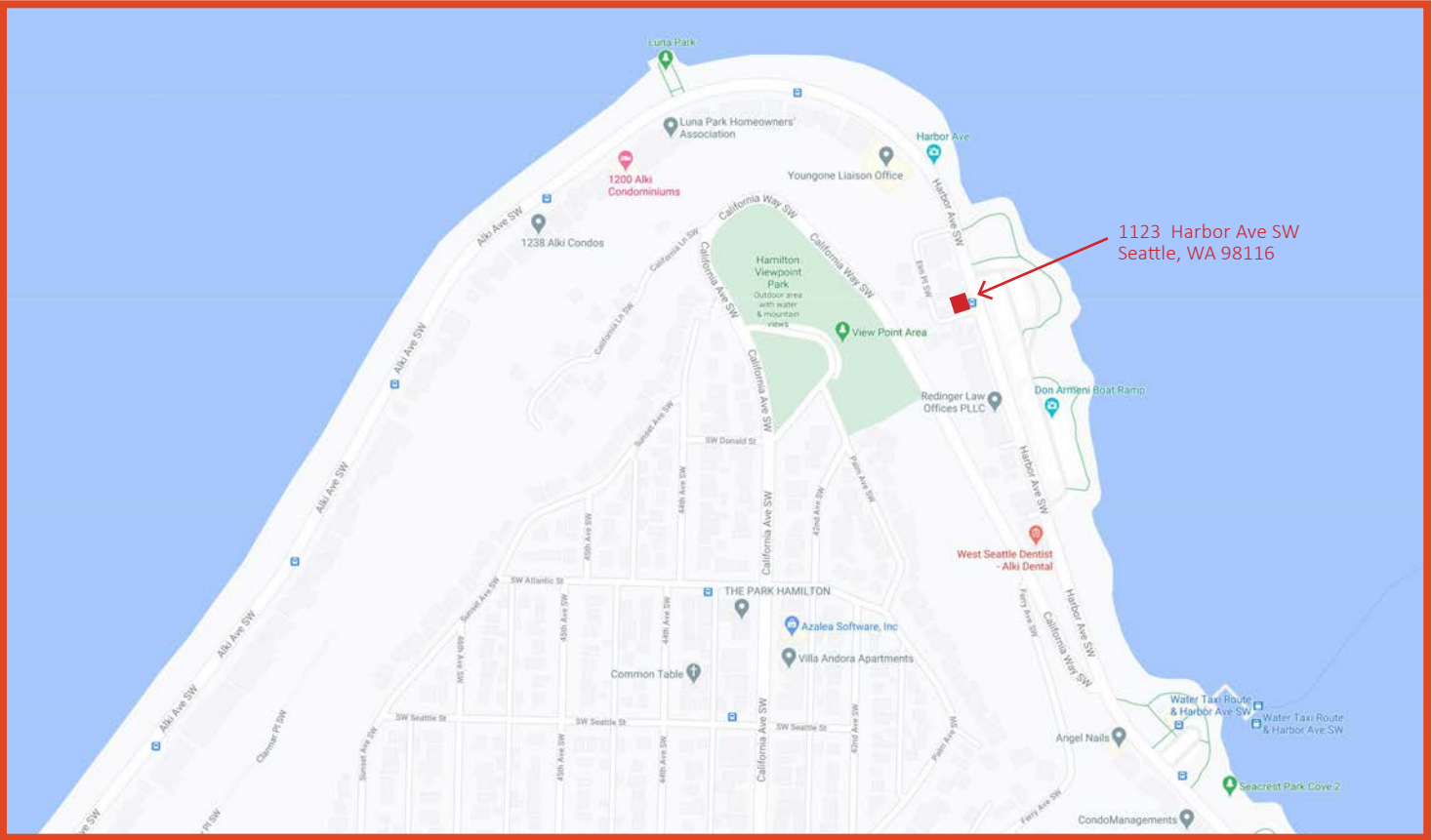
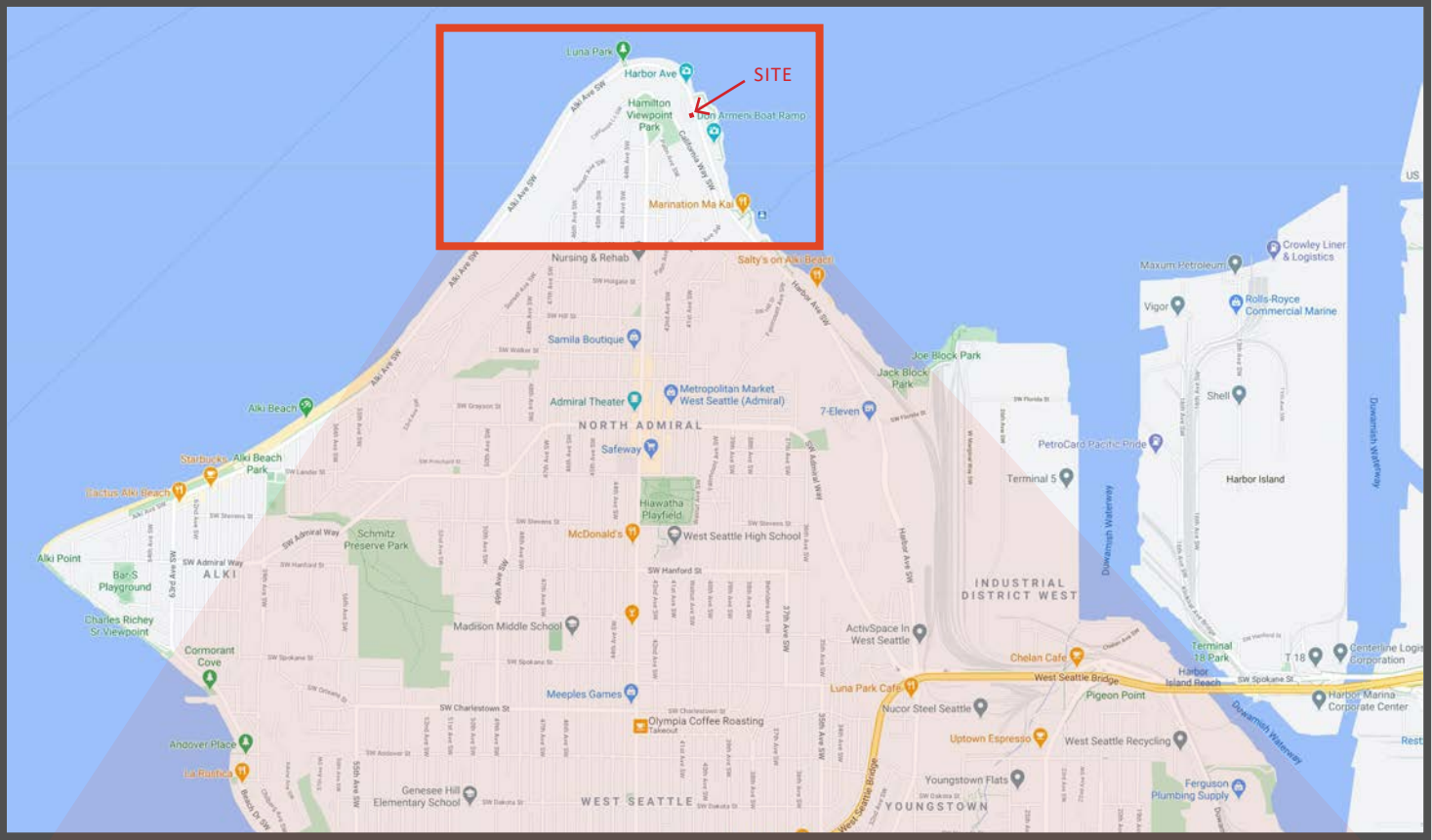
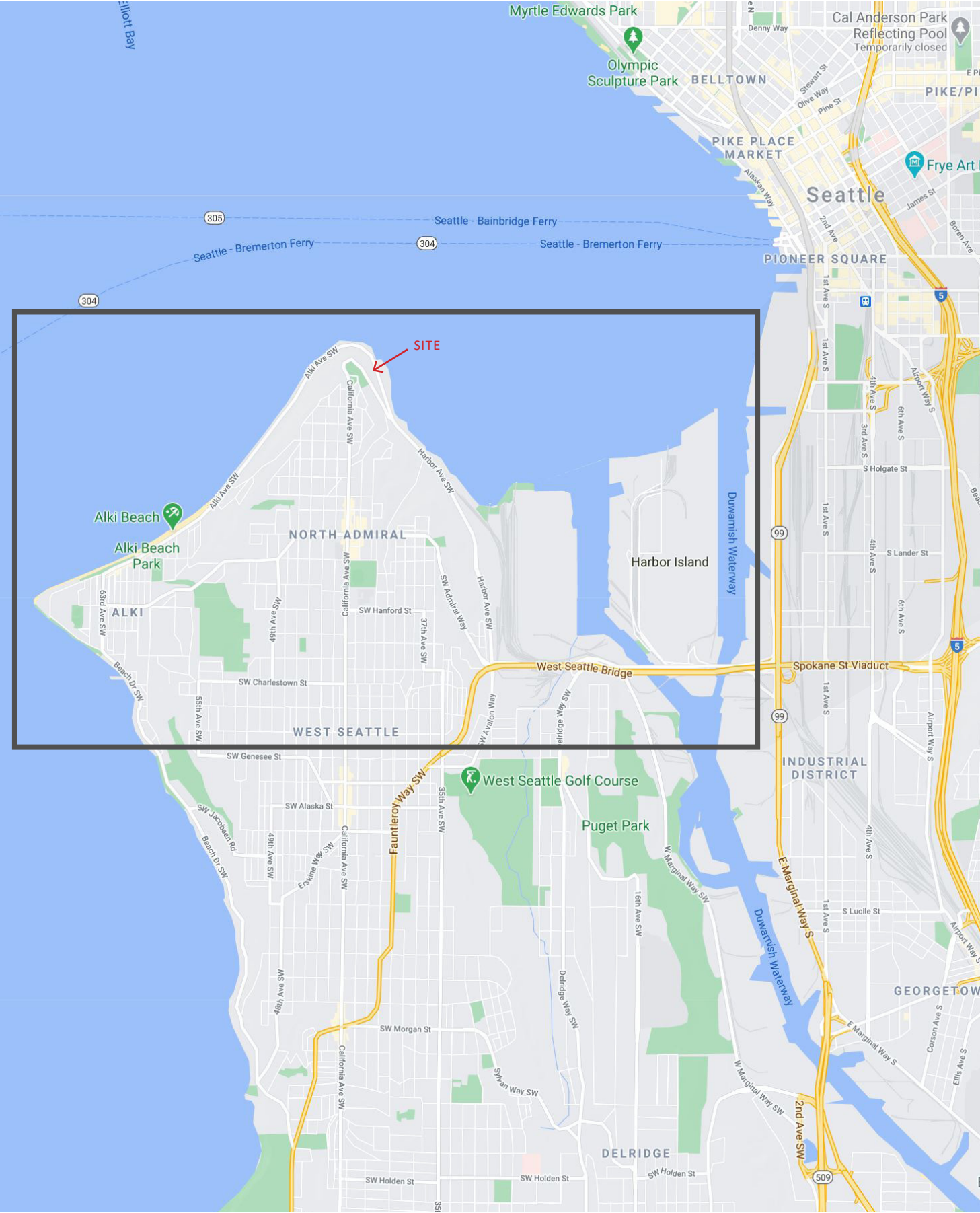
Viability- a determination by the arborist whether the tree is viable for retention.



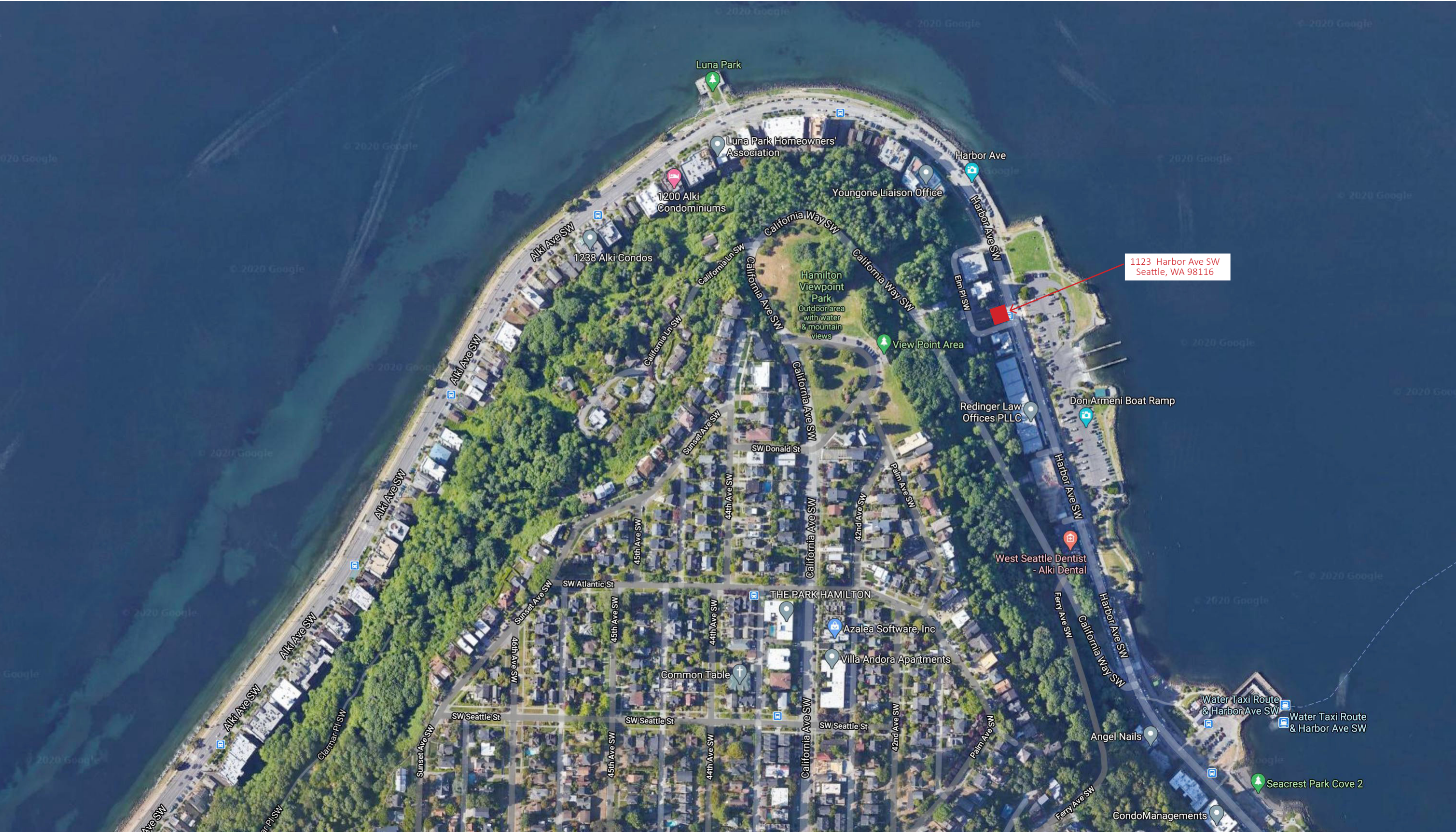
Category	Exceptional Size	Exceptional Grove	Tree No.	DBH (in)	QMD	Species	Exceptional Threshold	DL (ft radius)	Health	Structure	Comments on Condition	Viable Tree?
Significant	No	No	1	13.1"		Western red-cedar, Thuja plicata	30"	15'	1	1	Growth obstruction - retaining wall at property line	Yes
Significant	No	No	2	25"		Western red-cedar, Thuja plicata	30"	16'	1	1	Growth obstruction - retaining wall at property line	Yes
Significant	No	No	3	8.1,8.8"	12"	Fruiting cherry, Prunus avium	30"	8'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No
Significant	No	No	4	8.5,5.2,6.8	12"	Fruiting cherry, Prunus avium	30"	8'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No
Significant	No	No	5	15.7"		Fruiting cherry, Prunus avium	30"	16'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No
Significant	No	No	6	11.9"		Austrian black pine, Pinus nigra	24"	13'	1	3	Asymmetric canopy - pruned from house, growth obstruction - house foundation	No
Significant	No	No	7	6.5"		Fruiting cherry, Prunus avium	30"	10'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No



4.6 LANDSCAPE / TREE SURVEY



5.1 VICINITY MAP

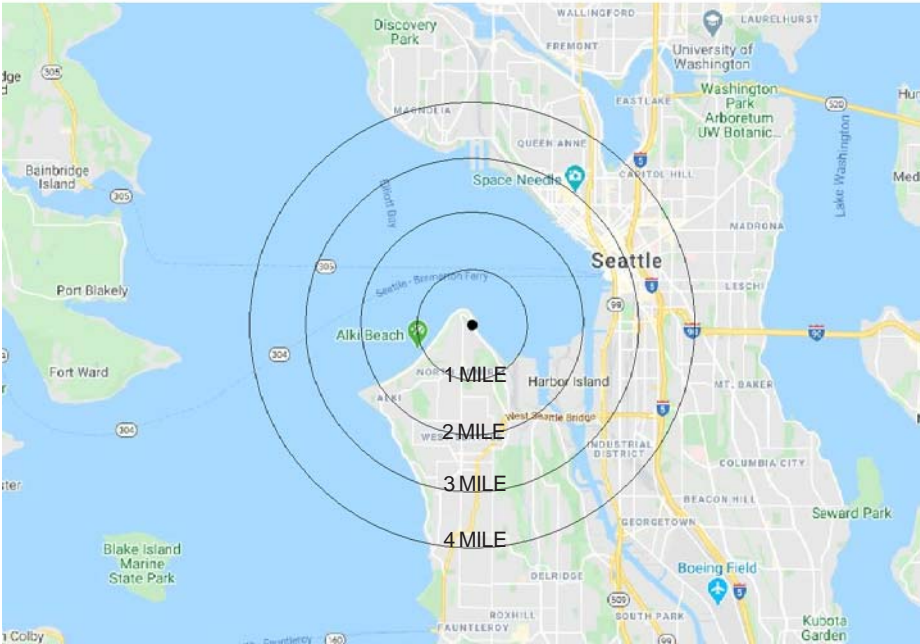


5.2 AERIAL MAP



ZONING MAP

- PROJECT SITE
- PUBLIC PARK
- MULTI-FAMILY
- SINGLE FAMILY
- MIXED USE



VICINITY MAP



EXISTING BUILDINGS / STREETScape IN THIS AREA

The 9-block neighborhood is comprised of multi-family structures of various vintages along Harbor Avenue SW with a pocket of single family residences scattered along the Elm Place SW and SW Maryland Place. The structures in the area appear to be exclusively residential. The entirety of the neighborhood is wrapped by park area on the West, North and East sides.

TRAFFIC IN THIS AREA

Harbor Ave SW is a minor arterial so it has the occasional heavy traffic primarily during rush hour, or when Alki Beach traffic is heavy during nice weather.

PARKING

There is street parking along both sides of Harbor Ave SW and there is additional parking in the park areas to the East of the project. Nearly all of the multi-family buildings fronting Harbor Ave SW have vehicular access off of Harbor (as many as four (4) curb cuts on one project). All of the buildings on the immediate block face have vehicular access off of both Harbor Ave SW and Elm Place SW.

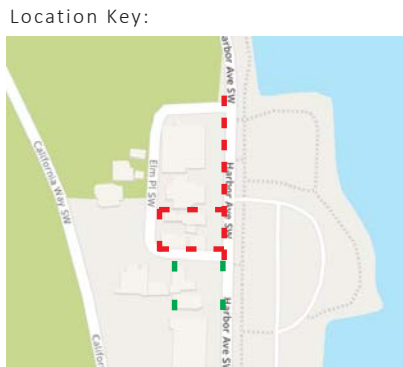
5.2 URBAN DESIGN ANALYSIS



HARBOR AVENUE SW FACING WEST



SW MARYLAND PLACE LOOKING NORTH



Location Key:



SW MARYLAND PLACE LOOKING SOUTH

5.4 EXISTING STREETSCAPE 1



Across from Building Site

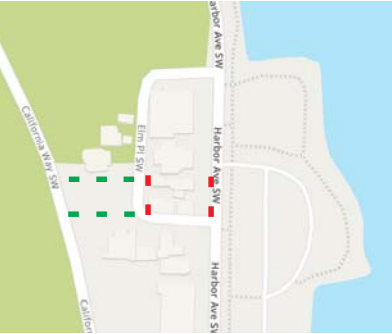
ELM PLACE SW FACING WEST



Building Site

ELM PLACE SW FACING EAST

Location Key:



5.4 EXISTING STREETSCAPE 2



BIKE ROUTE



METRO LOCAL ALKI CIRCULATOR



WATER TAXI TO DOWNTOWN



METRO BUS SERVICE

TRANSPORTATION

The site is served by three bus lines, the 773, 775 and 37, running EAST and WEST along Alki Ave SW and Harbor Ave SW. Additionally, the Water Taxi from the Seacrest Ferry Dock provides quick access to and from Downtown Seattle. The Alki Water Taxi circulator provides local area service and connection with the greater Metro bus service. The dedicated bike and pedestrian lanes along Alki Ave SW and Harbor Ave SW allow for alternative access to surrounding areas on Alki Point.

5.6 VICINITY ACCESS / WALKABILITY + TRANSIT



1 Existing Buildings On Site



2 Existing Buildings to the North of Site



3 Existing Buildings to the South of Site



4 View from Park across the Street



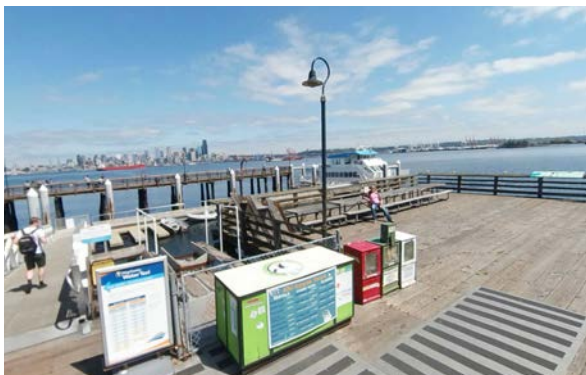
5 Marination - Restaurant



6 Salty's on Alki Beach - Restaurant



7 Don Armeni Boat Ramp

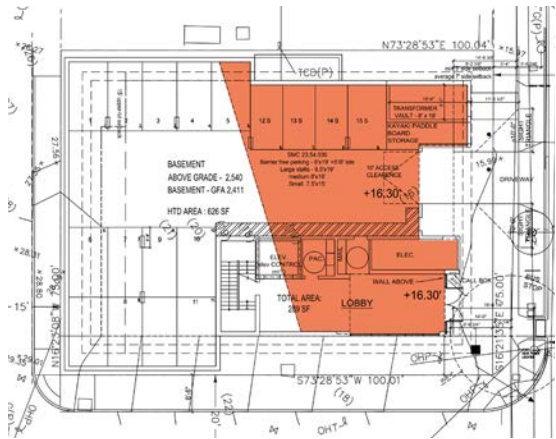


8 Water Taxi



9 Seacrest Park Cove 1

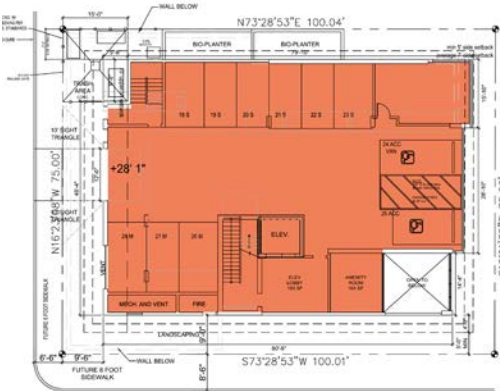
5.7 SITE PHOTOS



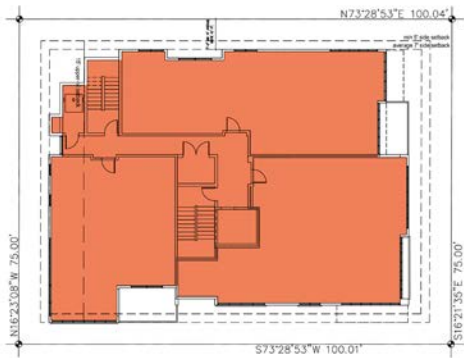
B
2,399 SF



3,5,7
4,415 SF



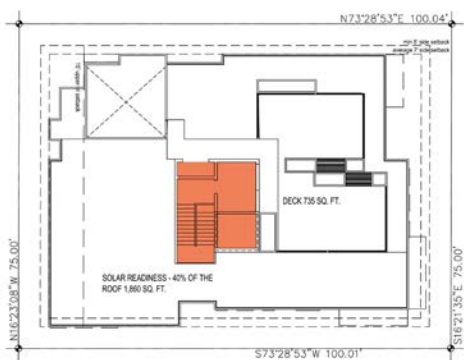
1
4,414 SF



4,6
4,446 SF



2
4,376 SF



R
392 SF
DECK: 735 SF




FAR CALCULATIONS:

Basement	2,399 SF
Floor 1	4,414 SF
Floor 2	4,376 SF
Floor 3	4,415 SF
Floor 4	4,446 SF
Floor 5	4,415 SF
Floor 6	4,446 SF
Floor 7	4,415 SF
Roof	392 SF
TOTAL	33,718 SF < 33,759 ALLOWABLE

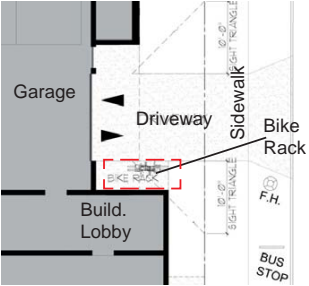

ZONING STANDARDS

ZONING:	MID-RISE (M)	
SMC	REQUIREMENT	PROPOSED
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright
23.45.510.C	Floor Area Ratio (FAR) Limits	FAR = 4.5 (4.5 x 7,502 = 33,759 GFA allowed) FAR proposed = 33,718 SF
23.45.512	Density Limits No density limits for MR zones	Density Limits No density limits for MR zones
23.45.514	Structure Height diagram Maximum 80' height limit, with exceptions for sloped roof, overhangs and parapets	Compliant: see elevations with height
23.45.518	Setbacks and Separations Front and Sides: 5' min, Sides: 7' avg. Int. side > 42' Ht. 7' min. and 10' avg.	Compliant: see for site plan and building location.
23.45.522.C	Amenity Area 5% of GFA in residential use; no more than 50% of amenity area may be enclosed	5% of GFA (residential) = 5% x 32,186 SF = 1,609 SF A minimum of 1,609 SF of amenity area will be provided in combination of indoor lobby lounge spaces / meeting room and outdoor roof deck and private resident decks (1,609 / 2 = 804.5 SF required outdoor amenity space).
23.45.522.B.4.c	Minimum 10' dimension common amenity area	9' minimum dimension public amenity area at ground floor / Departure requested / see page 35.
23.45.524	Landscaping: Min. 0.5 Green Factor	TBD / Will comply with minimum Green Factor
23.45.528	Structure Width and Facade Length Limits Max. Width: 120 ' Max Facade Length:	Max Structure Width: 75'-0" proposed Max Facade Length: 94'-0" proposed
23.54.015	Required Parking: 1.5 / Unit (Alki Overlay)	Compliant: 27 parking stalls on site / see Basement Plan and Floor 1 Plan.
23.54.040	Solid Waste Storage and Access 18 units 225 SF required	Departure Requested / see page 36.

6.1 FAR CALCULATION / ZONING DATA

CHAPTER		GUIDELINE	GUIDELINE RESPONSE	
CS2	B.2	<p>B. ADJACENT SITES, STREETS AND OPEN SPACES</p> <p>2. 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.</p>	<p>Though the small site has limited width on Harbor Ave SW, a significant portion of the street level façade will be the glass enclosed building entry located directly on the corner of the site. This feature lends visual interest between the two story volume of the space and the street.</p>	
	C.1	<p>C. RELATIONSHIP TO THE BLOCK</p> <p>1. 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.</p>	<p>This corner site with three street frontages presents a unique opportunity to provide three facades that are designed to be visually interesting. On the corner is a 2-story glass enclosed building lobby designed to be a warm and welcoming feature. This feature will allow visual access into the structure while adding visual depth to the façade experience. High quality finish materials and fixtures will be visible in this space.</p>	
	D.4	<p>D. HEIGHT, BULK, AND SCALE</p> <p>4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense 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.</p>	<p>Through the use of high quality siding materials, significant massing breaks, wall plane offsets and balconies, the building bulk and scale is greatly reduced. Additionally, we have held back the northeast corner of the building in order to increase sightlines and solar access to our northern neighbor.</p>	
	B.3	<p>B. SAFETY AND SECURITY</p> <p>3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as non-residential 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.</p>	<p>Directly on the corner is a 2-story glass enclosed building lobby designed to be a warm and welcoming feature. This feature will allow visual access and will put “eyes on the street”. Without being obtrusive, directed exterior lighting will act to convey security for pedestrians and residents alike.</p>	
PL3	A.1.c	<p>A. ENTRIES</p> <p>1. 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.</p>	<p>The corner located entry feature is a 2-story glass enclosed building lobby that is a warm and welcoming feature. This architectural element will allow visual access into the structure while adding visual depth to the façade experience. High quality finish materials and fixtures will be visible in this space.</p>	

7.1 DESIGN PRIORITY GUIDELINES

CHAPTER		GUIDELINE	GUIDELINE RESPONSE	
PL3 (continued)	A.1.c	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 walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.		
	PL4 B.3	B. PLANNING AHEAD FOR BICYCLISTS 3. 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.	As this building is very close to the official bike lane which serves Alki and downtown, we intend to take advantage of the perfect opportunity to encourage the use of bicycles for the residents and visitors alike. We have ample bike storage in the building for residents and a rack near the entry for visitors.	
	PL4 C.1	C. PLANNING AHEAD FOR TRANSIT 1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for place-making, 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.	Since buses also carry bicycles, they are a great complement to the bike infrastructure. There are several bus lines that access Alki, the Admiral District and Downtown. Additionally, the West Seattle Water Taxi is about 1/4 of a mile away! So we will have plenty of ways to take car trips off of the road.	
	DC1 A.4	A. ARRANGEMENT OF INTERIOR USES 4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along side-walks, parks or other public spaces.	The building layout is designed to take advantage of the views. This results in glass and exterior spaces on several of the building’s facades.	
	CDC2 A.2	A. MASSING 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	Through the use of high quality siding materials, significant massing breaks, wall plane offsets and balconies, the building bulk and scale is greatly reduced.	
DC2	B.1	B. ARCHITECTURAL AND FAÇADE COMPOSITION 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	Though there are a few modern buildings along Harbor Ave. SW, the primary street context is one of older condominium projects. We are striving for a style that work with the more modern architectural vocabulary to enhance and update the existing neighborhood context. Since our building is located on a prominent corner with three street frontages, the structure is highly articulated on 3 sides with plane offsets, cantilevers and deck areas- all of which will soften the overall massing of the structure. Metal siding and glass are the primary exterior materials which contribute to the high quality exterior palette.	

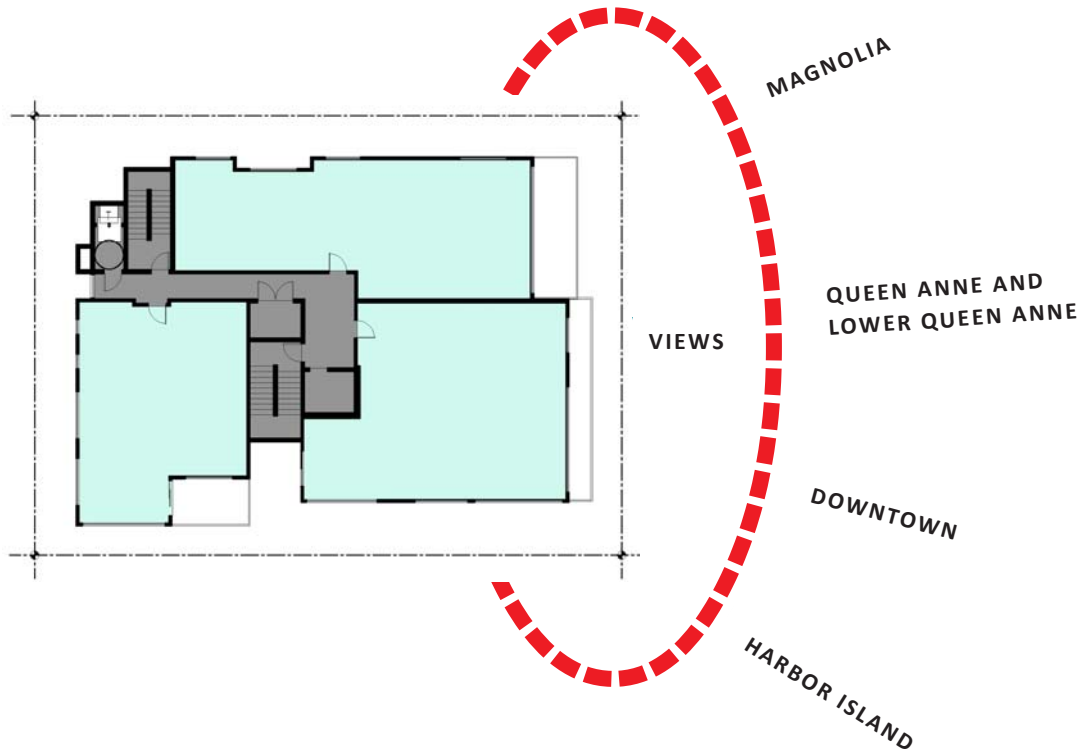
7.1 DESIGN PRIORITY GUIDELINES

SITE CONSIDERATIONS

The existing site conditions present a few challenges that must be considered by any design scheme and inform the massing of all.

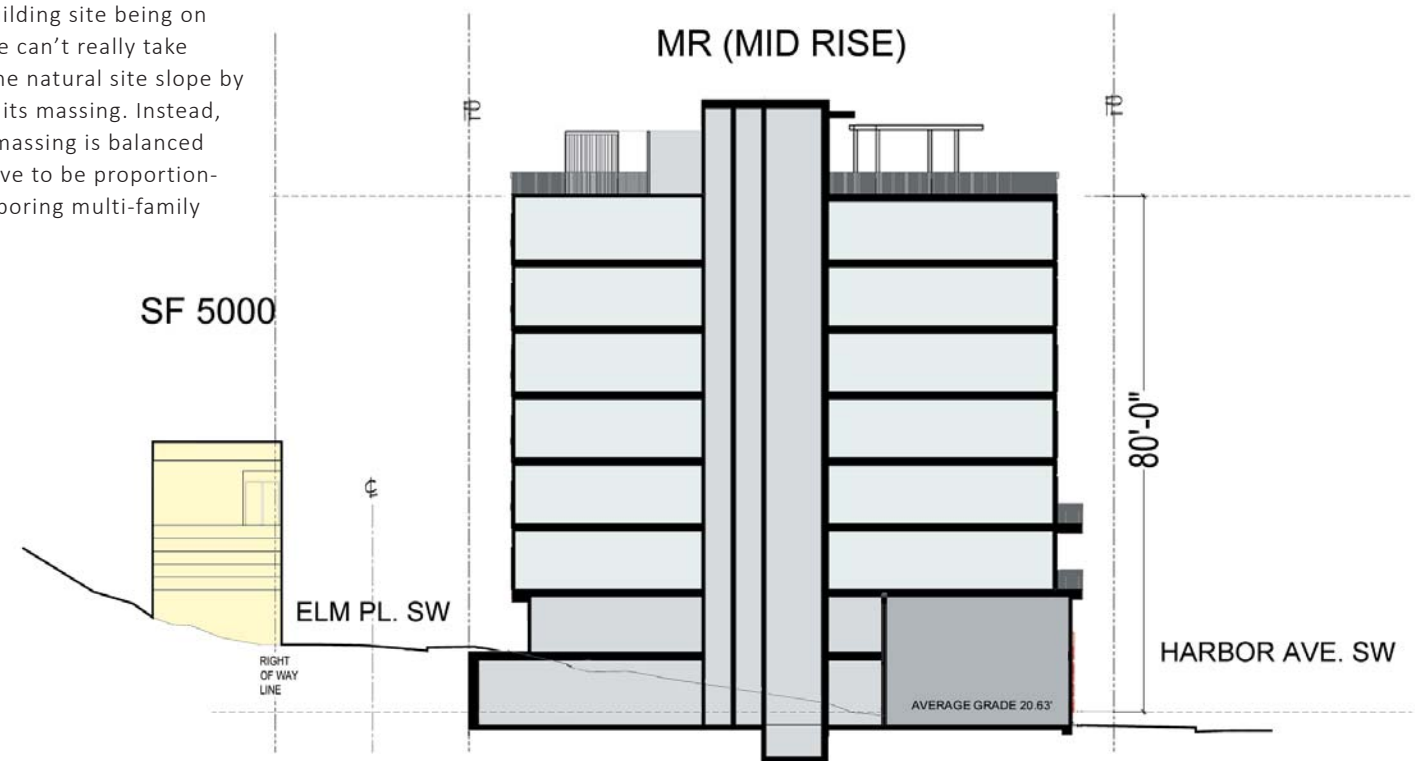
POTENTIAL VIEWS

To the west of the site are single family homes. The building site being oriented along its narrow side can't really take advantage of the natural site slope by stepping down its massing towards Harbor Ave and the water and City views. Instead, the building's massing is weighted along Harbor Ave in an effort to be proportional with its neighboring multi-family housing along Harbor Ave.



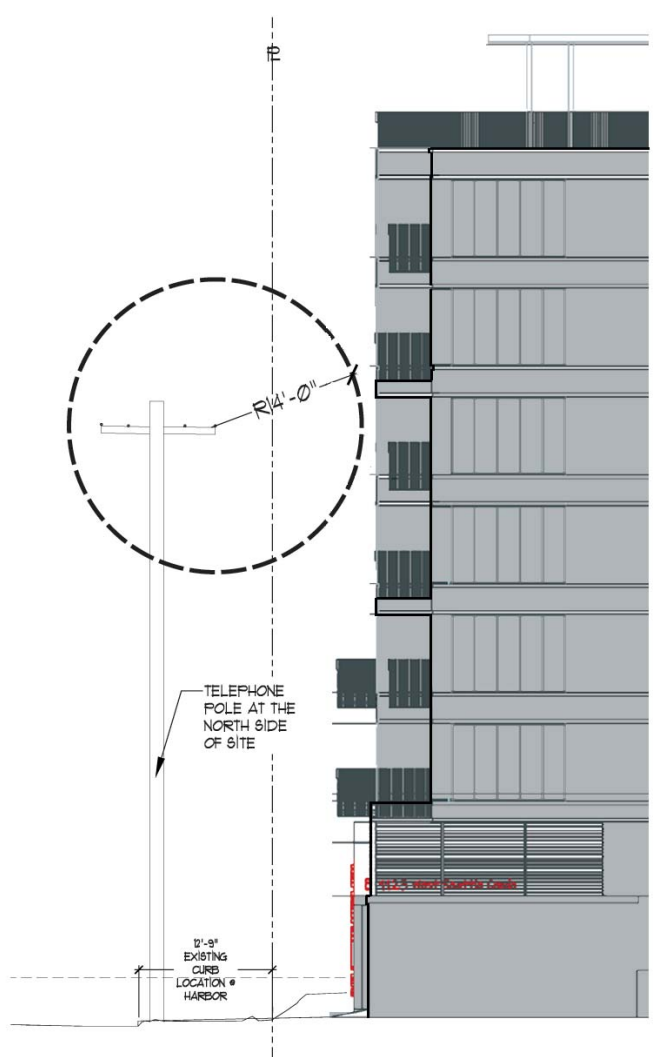
ZONE TRANSITION

To the west of the site are single family homes built into and on the hillside. The building site being on the smaller side can't really take advantage of the natural site slope by stepping down its massing. Instead, the building's massing is balanced along Harbor Ave to be proportional to the neighboring multi-family housing

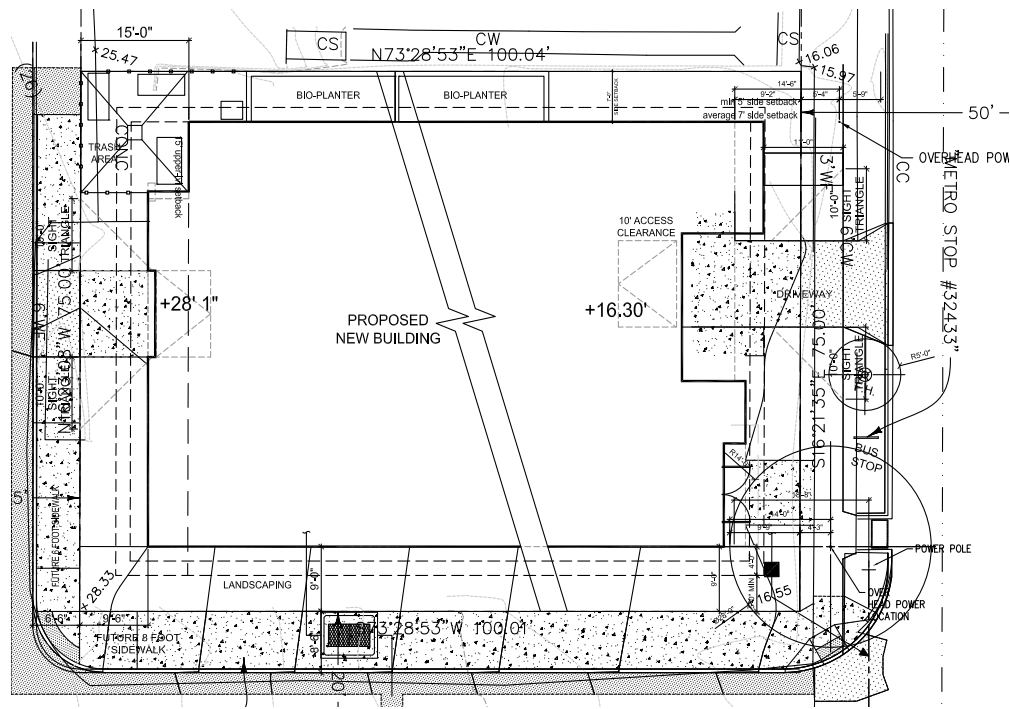


POWERLINES

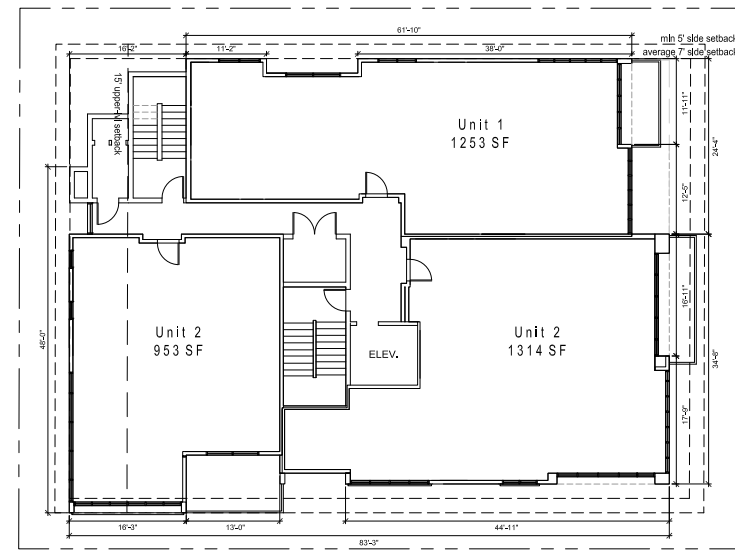
The high-voltage power lines running along Harbor Ave require a 14' offset from any proposed structure.



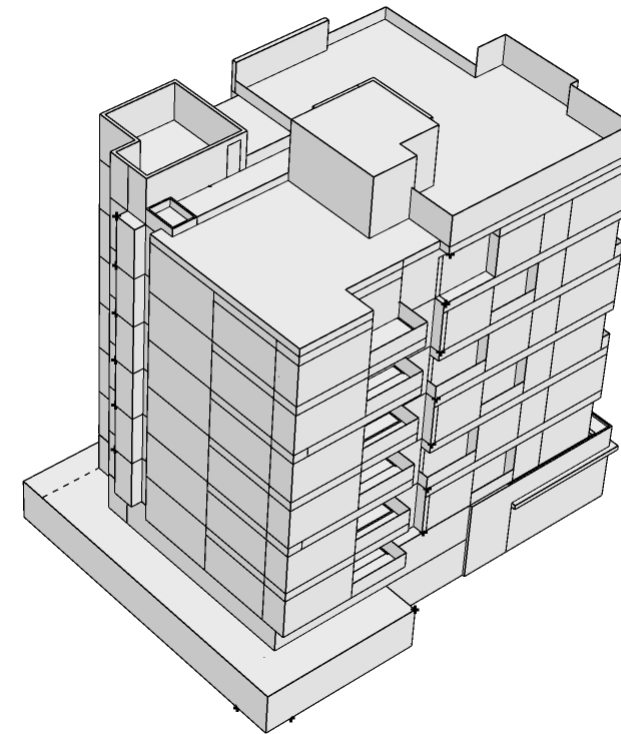
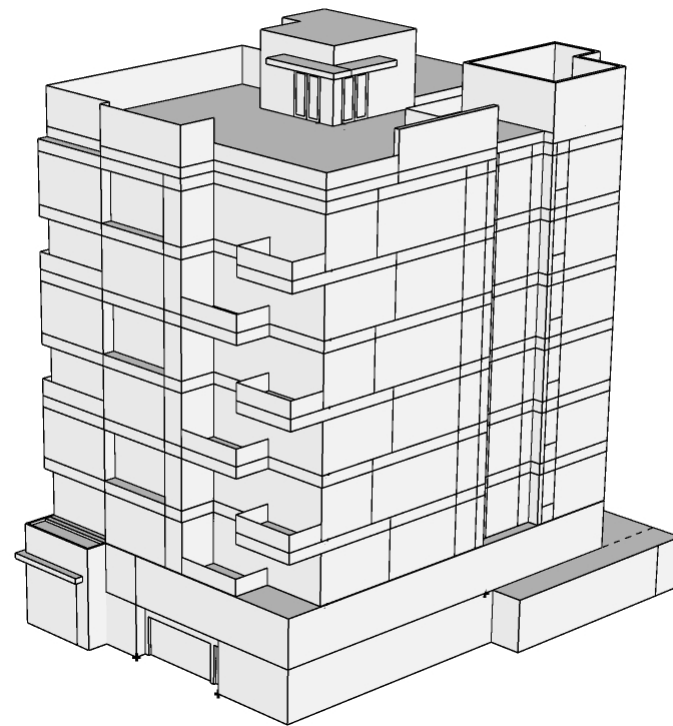
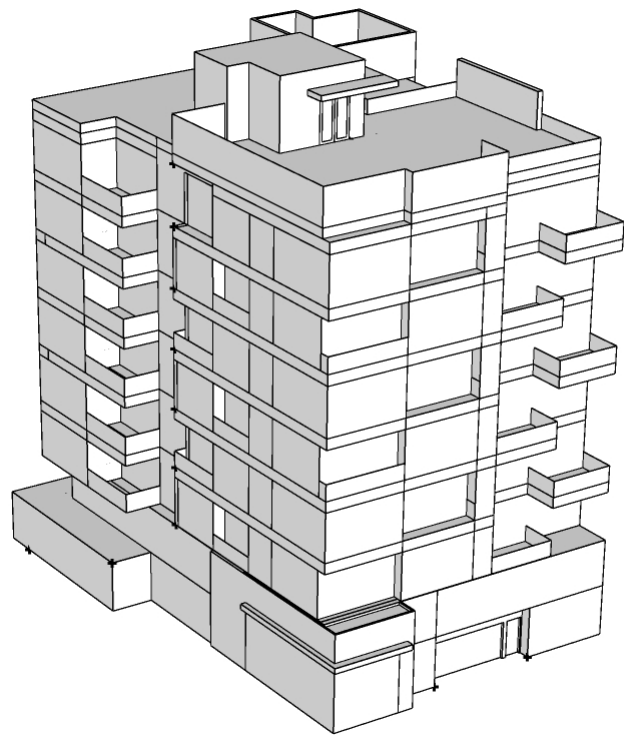
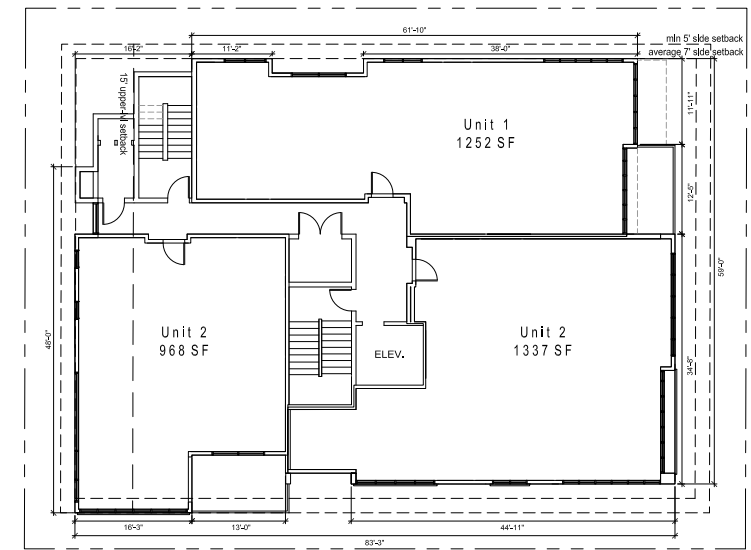
7.1 DESIGN GUIDELINES



3,5,7



4,6



OPTION 1 (Preferred)

PROS:

- Street-level corner is visually accessible / welcoming to the neighborhood.
- Highly active wall plane variation along primary street fronts.
- Greatest level of glass creates greatest interaction between the building and the neighborhood.
- 9' setback at the south side yard of the SE unit and the entire eastern setback increase the eastern view angles adjacent buildings and public areas.

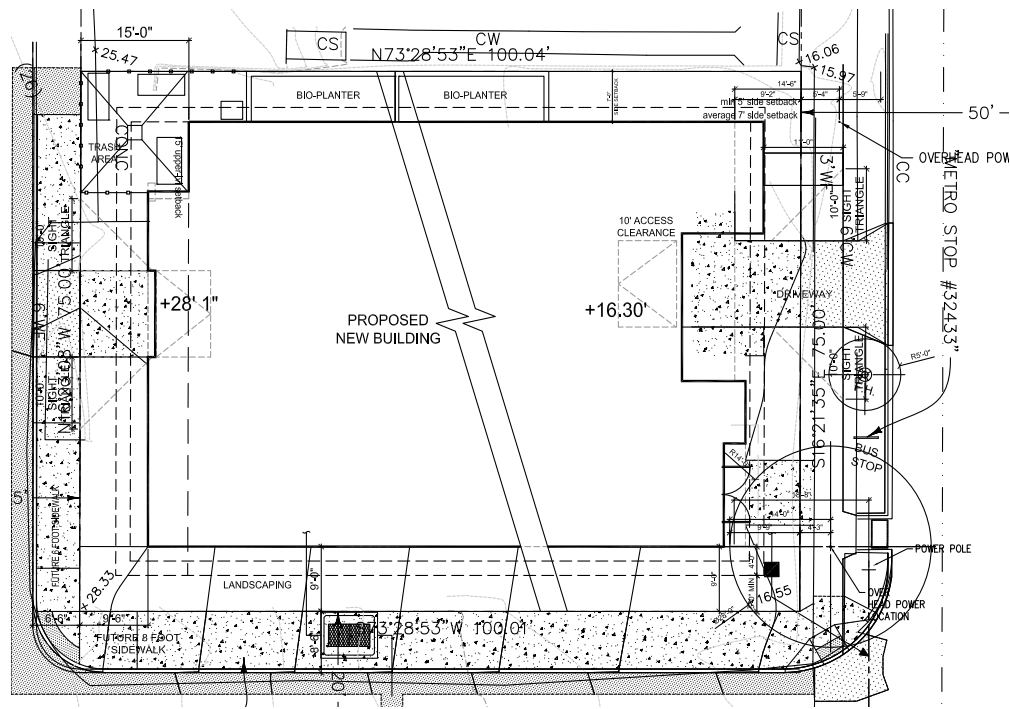
CONS:

- To increase the eastern view angles the building massing of the south elevation is reduced.

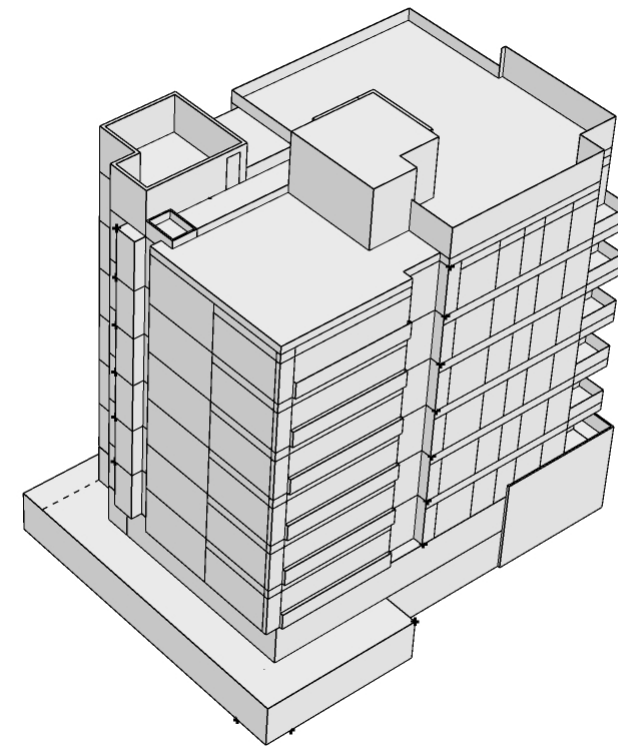
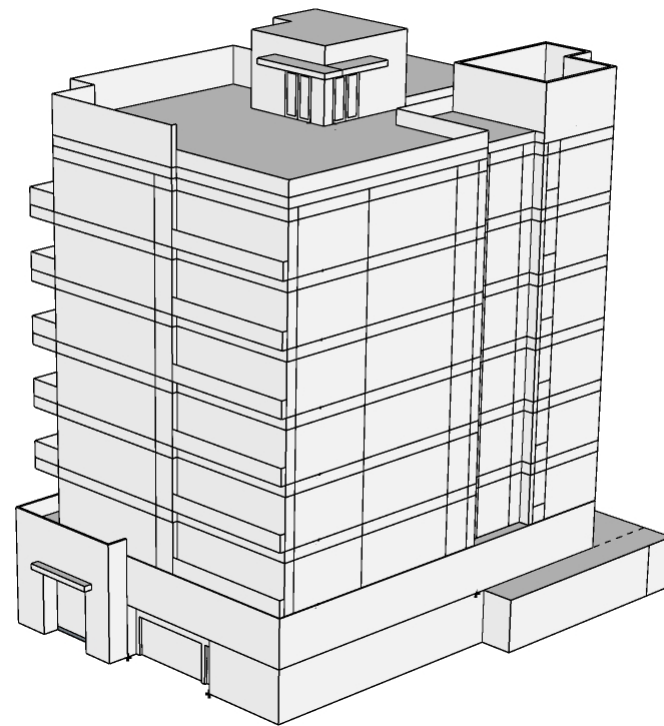
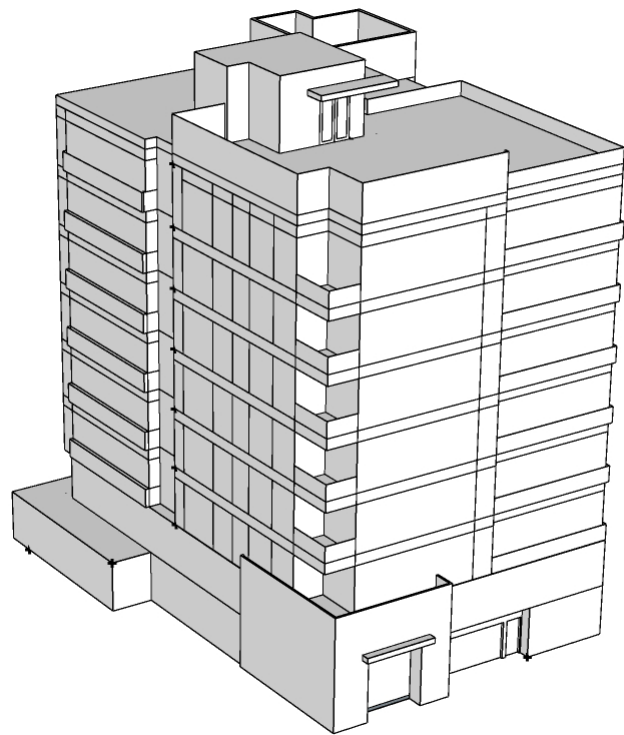
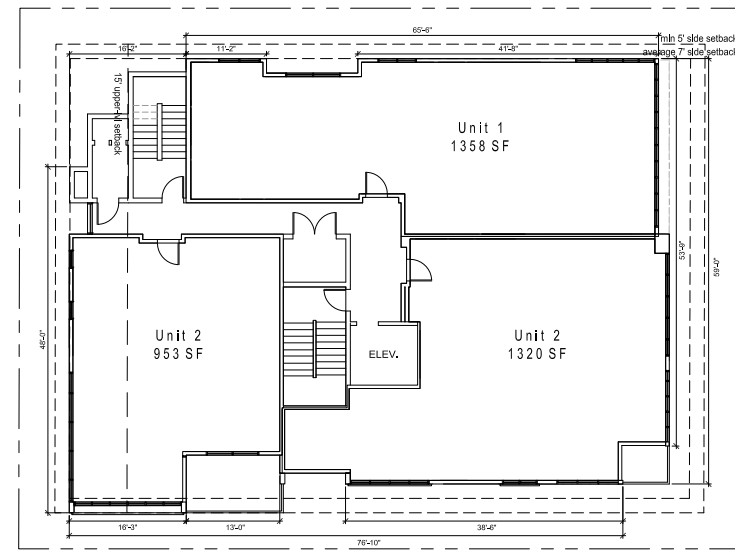
POTENTIAL DEPARTURES:

See pages 35 and 36.

8.1 OPTION 1 - MASSING + FLOOR PLANS



2-7



OPTION 2

PROS:

- Street-level corner is visually accessible / welcoming to the neighborhood.
- Largest Façade length along Harbor Ave increases-views from the units.
- Large Decks at the NE corner foster outdoor interaction with street activities.

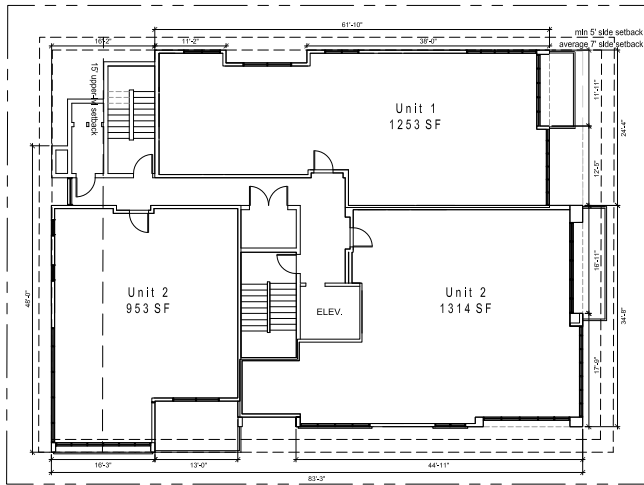
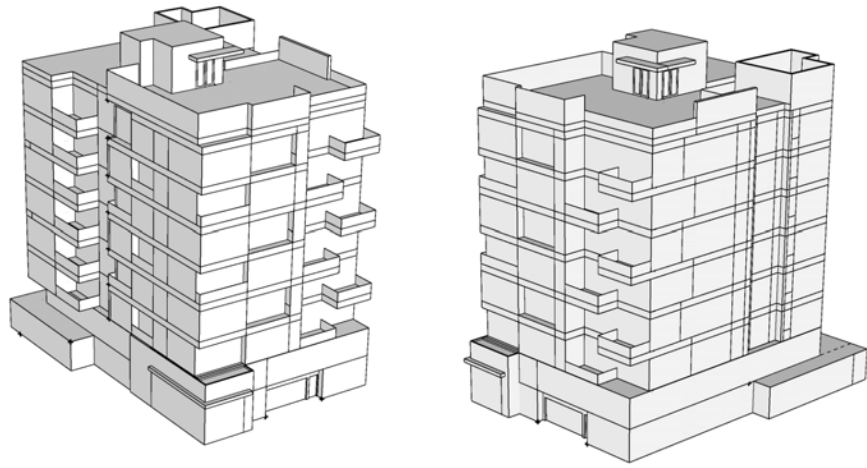
CONS:

- The increased width of the eastern reduces view corridors from adjacent buildings
- Each floor is repetitive and lacking in visual interest and massing variation.

POTENTIAL DEPARTURES:

See pages 35 and 36.

8.1 OPTION 2 - MASSING + FLOOR PLANS



OPTION 1 (Preferred)

PROS:

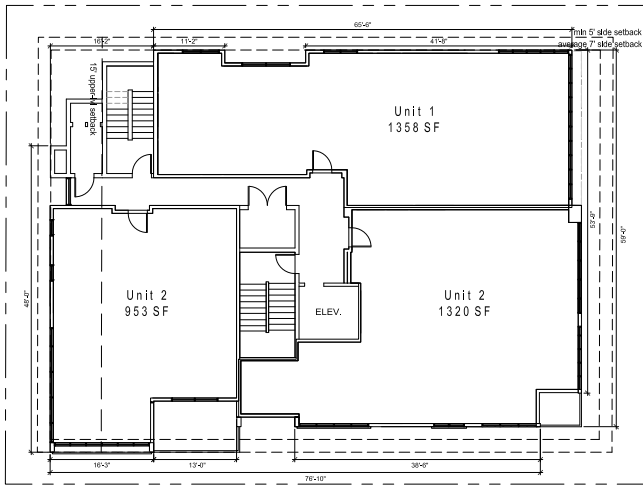
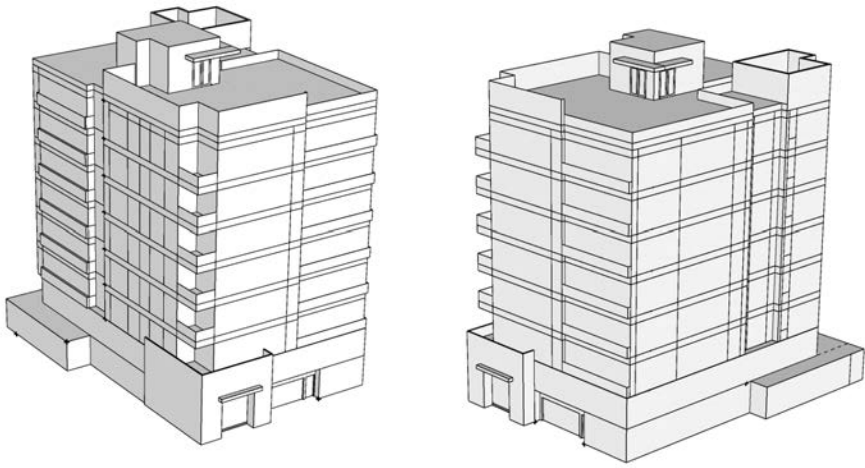
- Street-level corner is visually accessible / welcoming to the neighborhood.
- Highly active wall plane variation along primary street fronts.
- Greatest level of glass creates greatest interaction between the building and the neighborhood.
- 9' setback at the south side yard of the SE unit and the entire eastern setback increase the eastern view angles adjacent buildings and public areas.

CONS:

- To increase the eastern view angles the building massing of the south elevation is reduced.

POTENTIAL DEPARTURES:

See pages 35 and 36.



OPTION 2

PROS:

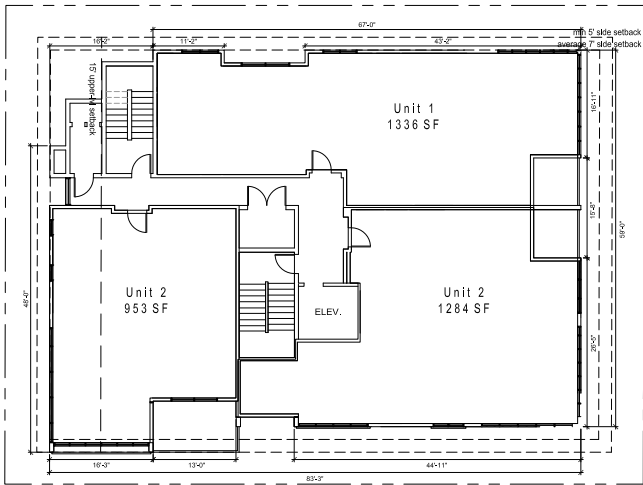
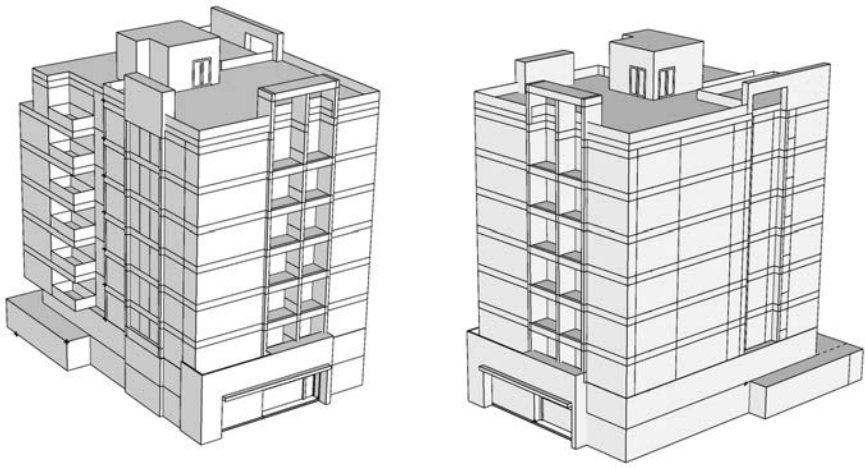
- Street-level corner is visually accessible / welcoming to the neighborhood.
- Largest Façade length along Harbor Ave increases views from the units.
- Large Decks at the NE corner foster outdoor interaction with street activities.

CONS:

- The increased width of the eastern reduces view corridors from adjacent buildings
- Each floor is repetitive and lacking in visual interest and massing variation.

POTENTIAL DEPARTURES:

See pages 35 and 36.



OPTION 3

PROS:

- Strong presence along Harbor Avenue with a sense of symmetry with a tower-like articulation.

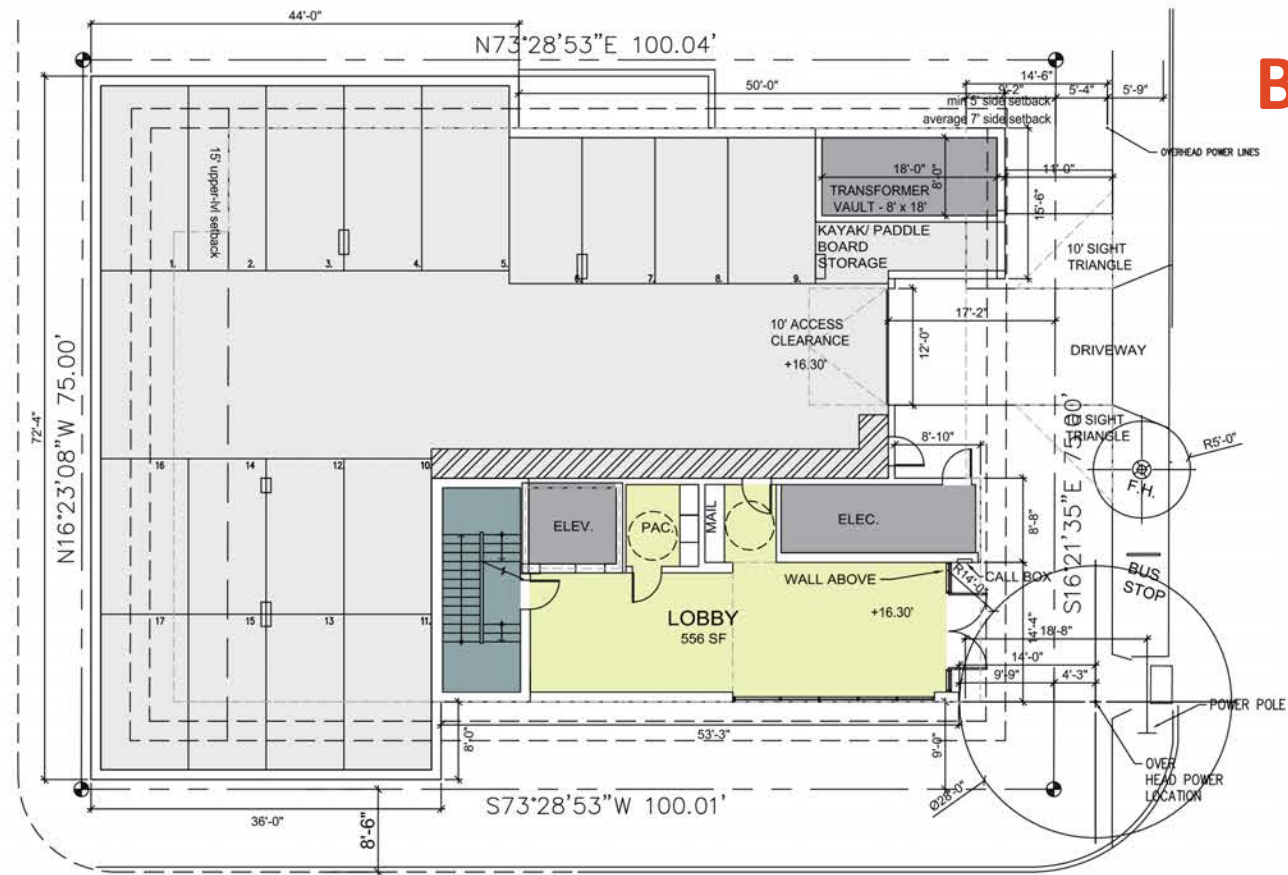
CONS:

- Top Floor setback at top floor west pushes more GFA into the main building mass.
- Due to top floor setback, top floor residents will have to access the trash chute at lower level- which will be a direct conflict to the luxury and convenience the residents will expect from the penthouse level of such a building.
- Least façade variation.

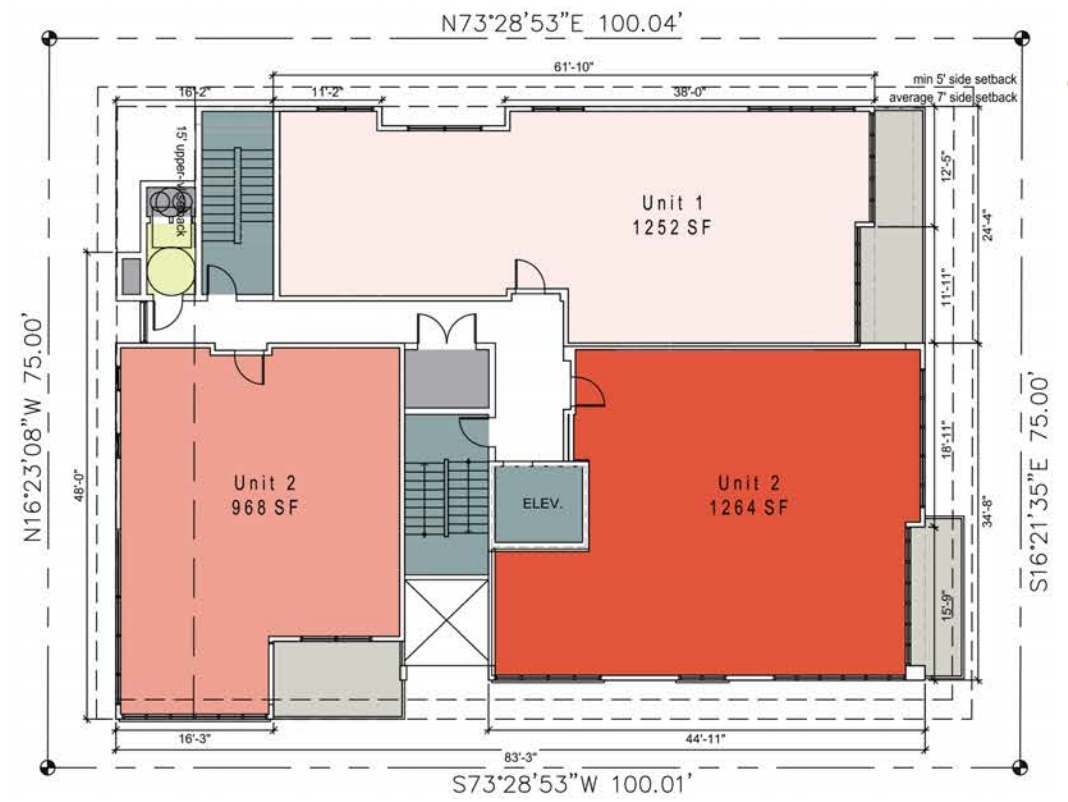
POTENTIAL DEPARTURES:

None required.

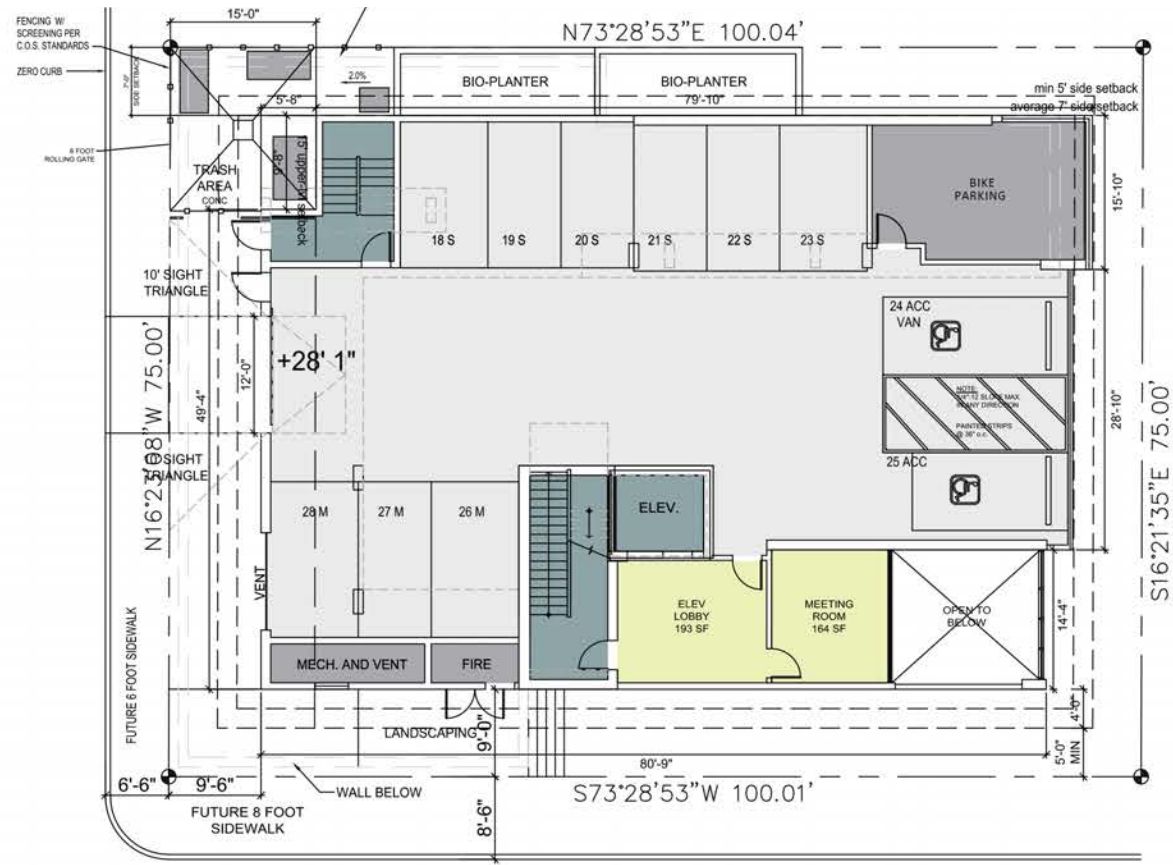
8.3 MASSING COMPARISON



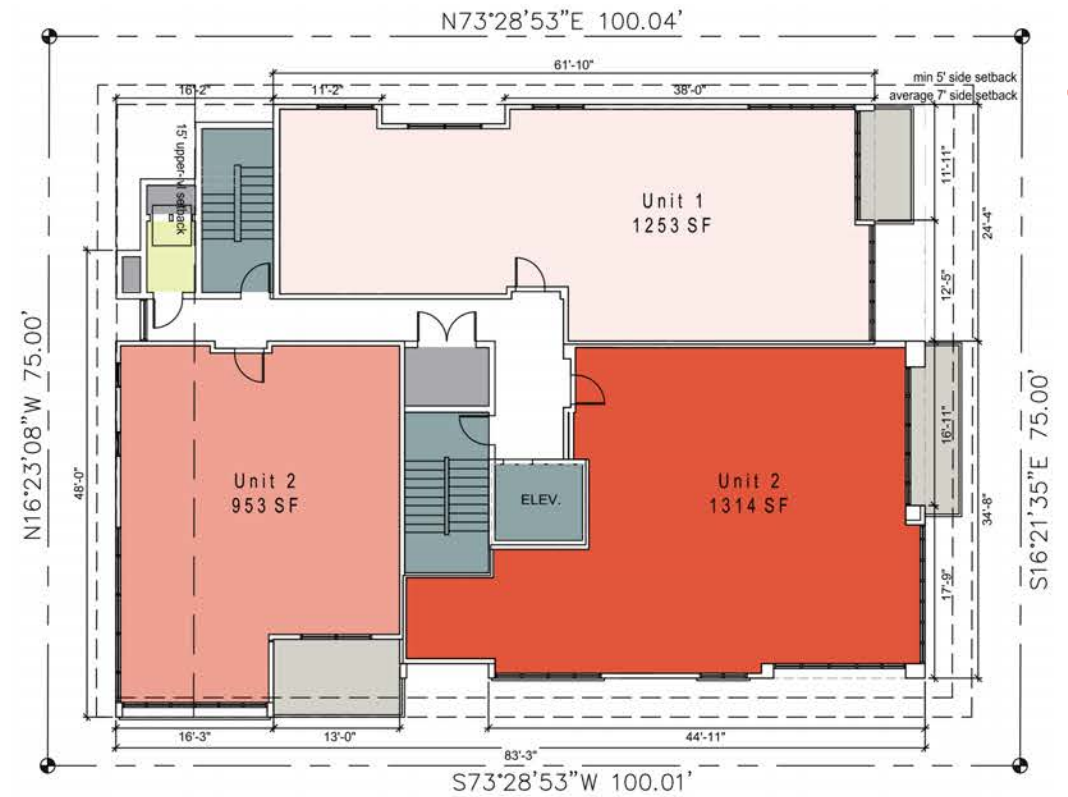
B



2



1

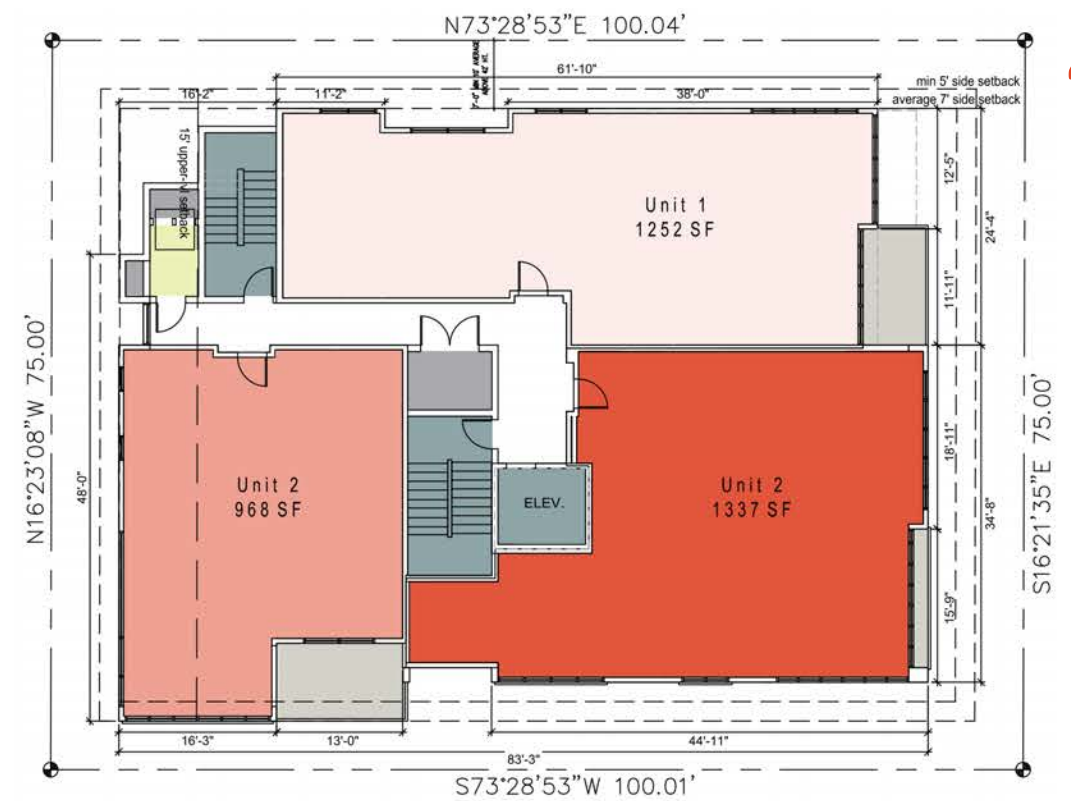


3,5,7

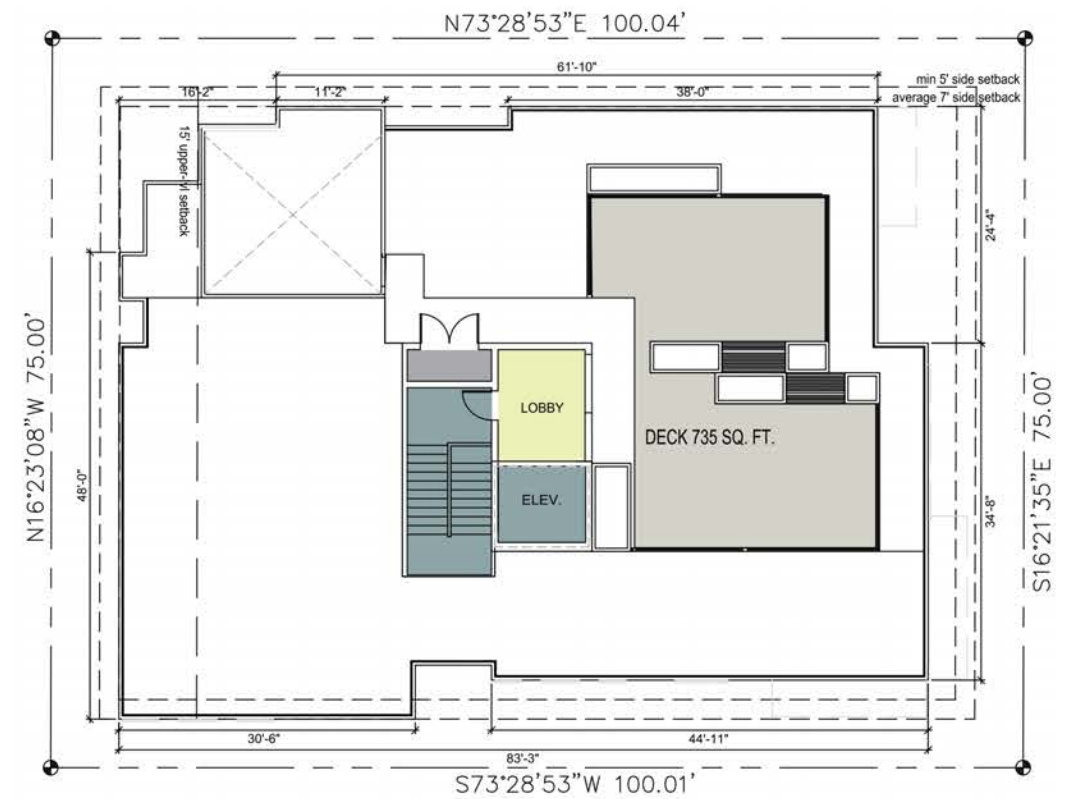
LEGEND

- Public Space
- Back of House
- Vertical Circulation
- Parking

8.4 OPTION 1 - FLOOR PLANS



4,6



R

LEGEND

- Public Space
- Back of House
- Vertical Circulation
- Parking

8.4 OPTION 1 - FLOOR PLANS



SOUTHEAST VIEW - AERIAL



NORTHEAST VIEW - ALONG HARBOR AVENUE SW



SOUTHEAST VIEW - HARBOR AVENUE SW



NORTHEAST VIEW - STREET LEVEL

8.6 **OPTION 1** - COLOR RENDERINGS

HARBOR AVENUE CONDOMINIUMS | 1123 Harbor Ave SW Seattle, WA 98116 | EARLY DESIGN GUIDANCE 11.10.2020

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jd-arch.com



CHAINQUI DEVELOPMENT HARBORVIEW, LLC.



8.7 **OPTION 1** - MASSING WITHIN CONTEXT



BREAK UP BUILDING MASSING



STREET FURNISHINGS



INTRODUCTION OF MATERIAL DETAILS IN LANDSCAPE



WINDOW WALL



CLADDING PATTERN CONTRAST



VARIATION IN MATERIAL SCALE



BREAK UP BUILDING MATERIALS



LANDSCAPE / ARCHITECTURE INTEGRATION

8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION



POSITIVE AND NEGATIVE SPACE



CLEAN LINES / CAREFUL DETAILING



WOOD ACCENTS



DIFFERENT CLADDING TEXTURES



HARDI-PANEL AND METAL DETAIL

8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION



BREAK UP MONOLITHIC PLANES



VARYING COLOR, MATERIAL PATTERN AND RHYTHM



8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION



RESIDENTIAL SCALE DESIGN



INDUSTRIAL MATERIALS



INDUSTRIAL MATERIALS



RESIDENTIAL SCALE

8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION

9 AM

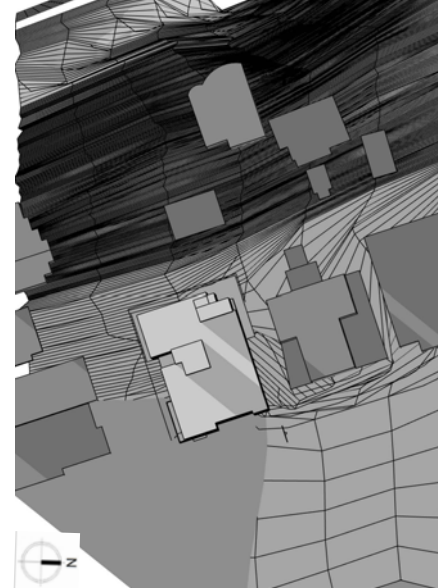
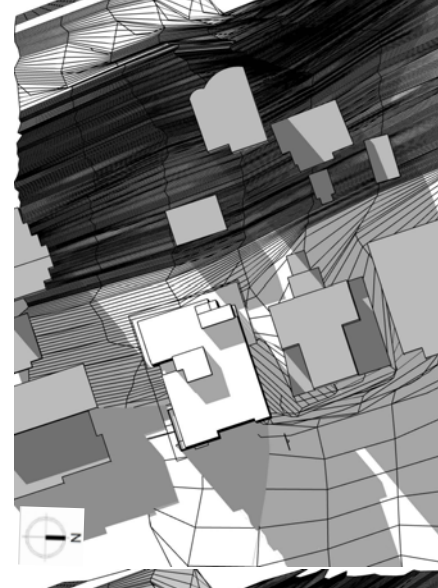
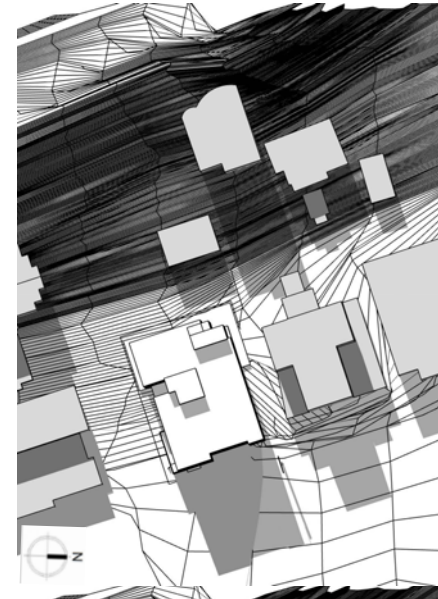
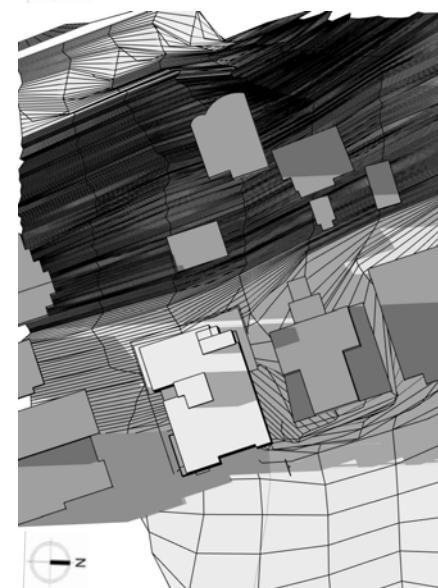
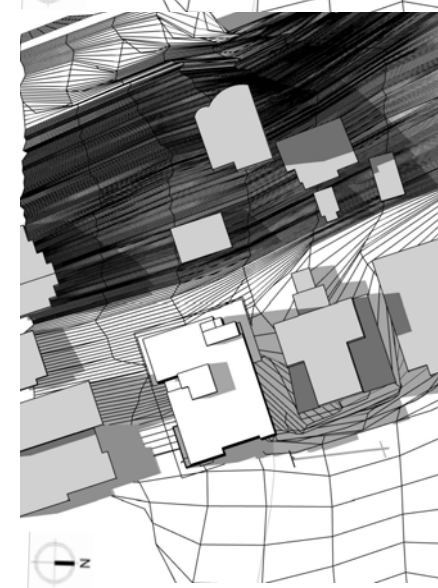
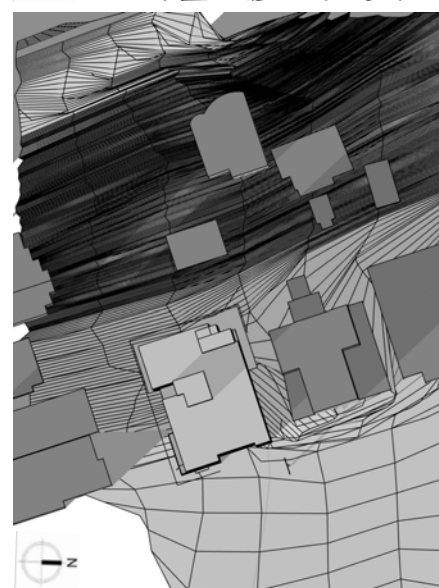
12 PM

3 PM

JUNE 21

MARCH / SEPTEMBER 21

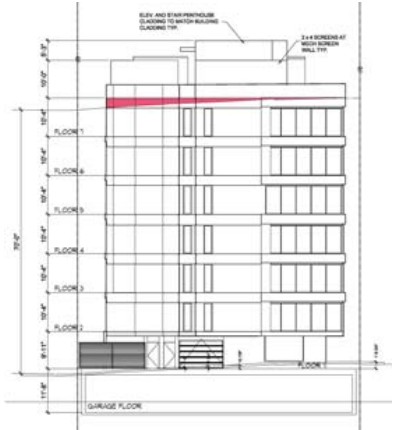
DECEMBER 21



8.9 BASIC SUN / SHADOW ANALYSIS

DEPARTURE #	CODE SECTION	CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
1	23.45.518.I.10 & 11 Setbacks and separations	<p>10. Above-grade green stormwater infrastructure (GSI) features are allowed without setback or separation restrictions if:</p> <p>a. Each above-grade GSI feature is less than 4.5 feet tall, excluding piping; b. Each above-grade GSI feature is less than 4 feet wide; and c. The total storage capacity of all above-grade GSI features is no greater than 600 gallons.</p> <p>11. Above-grade GSI features larger than what is allowed in subsection 23.45.518.I.10 are allowed within a required setback or separation if:</p> <p>a. Above-grade GSI features do not exceed ten percent coverage of any one set-back or separation area; b. No portion of an above-grade GSI feature is located closer than 2.5 feet from a side lot line; and c. No portion of an above-grade GSI feature projects more than 5 feet into a front or rear setback area.</p>	<p>REQUESTED DEPARTURE: We request that we be allowed to place Stormwater features in the north setback which would extend to the property line and may be larger than 600 gallons and/or be up to 20% of the side yard setback area.</p>	<p>DEPARTURE IMPACT: Though the stormwater system is still under design, it seems that there is an opportunity to integrate Bio Planters into the 7 foot north setback. The neighboring property has an elevated concrete walkway / stairs above the adjacent site grade at this property line. Appropriately planted and sited features in this area should be an enhancement to the side yard, even if the stormwater features are slightly larger or have a smaller setback than listed in the code.</p>
2	23.45.522.D.5.a Amenity Area	<p>a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.</p>	<p>REQUESTED DEPARTURE: The ground level Amenity Areas that we propose has a 9’ dimension (structure to property line).We would like to have the option to include this area with a 9’ minimum dimension in our Amenity Area calculations.</p>	<p>DEPARTURE IMPACT: As we would still meet a 250 sf minimum, it seems to meet the intent of the Amenity Area.</p>
3	23.45.536 Parking location, access and screening	<p>E. Other provisions. Garage doors in LR zones and MR zones facing the street shall be set back at least 18 feet from the street lot line, and shall be no closer to the street lot line than the street-facing facade of the structure.</p>	<p>REQUESTED DEPARTURE: We request a departure which would allow the garage door to be as close as 15’ to the east property line and 9’ to the west property line.</p>	<p>DEPARTURE IMPACT: The garage doors to each of the two parking areas are set back significantly from the adjacent building façade, greatly lessening the visual impact of the doors. Also of note, the parking areas served by the garage doors are relatively small (16 stalls and 11 stalls), so we do not anticipate heavy traffic at the garage doors.</p>

9.1 DESIGN DEPARTURE SUMMARY

DEPARTURE #	CODE SECTION	CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
4	23.45.518.B.2.a Setbacks and separations	<p>2. Upper-level setbacks in MR zones</p> <p>a. For lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that right-of-way</p> <p>d. Rooftop features are not allowed in upper-level setback except as follows:</p> <p>1) Open railings may extend up to 4 feet above the height at which the setback begins.</p> <p>2) Parapets may extend up to 2 feet above the height at which the setback begins.</p>	<p>REQUESTED DEPARTURE: A departure from the 15’ setback standard for a small portion of the roof at Elm Place SW.</p> 	<p>DEPARTURE IMPACT: This site is technically a through lot, but due to its size, Elm PI SW functions more like an alley. On previous projects where there is a clear front yard along a street, upper level street setbacks have been measured from the adjacent sidewalk (even when the walk is significantly below average grade). Sidewalk grade is still being determined through a SIP, but it appears that a 70’ height limit above the anticipated sidewalk would require a sloped roof over the northern extent of the roof. As this would be the only sloped roof area, we believe the continuity of the roofline would outweigh a strict interpretation of the 15’ setback. Please note that the stair penthouse on this façade is set back 15’ from the property line.</p>
5	23.54.040 Solid waste and recyclable materials storage and access	<p>E. The location of all storage spaces shall meet the following requirements:</p> <p>1. The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street;</p>	<p>REQUESTED DEPARTURE: To allow for an enclosed outdoor trash area between the building and a front property line.</p>	<p>DESIGN RATIONALE: Though Elm PI SW is technically the secondary “front” yard of a through lot, it effectively functions as an alley for the through lots along Elm PI SW.</p> <p>23.54.040.I states that the Director, in consultation with the Director of Seattle Public Utilities, has the discretion to modify the requirements of this Section 23.54.040 as a Type I decision, if the applicant proposes alternative, workable measures that meet the intent of this Section 23.54.040 and if either:</p> <p>1. The applicant can demonstrate difficulty in meeting any of the requirements of this Section 23.54.040; or</p> <ul style="list-style-type: none">the project has three street facing lot lines, and it is difficult to provide storage access not facing a street as required in 23.54.040.E.1. Elm is a non-arterial street and service access from there will provide min impact. <p>2. The applicant proposes to construct or expand a structure, and the requirements of this Section 23.54.040 conflict with opportunities to increase residential densities and/or retain ground-level retail uses.</p> <ul style="list-style-type: none">if we are required to provide enclosed trash room within the building outline, we will eliminate min of 3 parking stalls and the project won’t be able to meet the zoning parking requirements, 2 of the units will be without parking stalls, and in addition the project will need to apply for parking departure. <p>We contend that both of these exceptions apply.</p>

9.1 DESIGN DEPARTURE SUMMARY