EARLY DESIGN GUIDANCE PACKAGE

9025 46th Ave S.
Seattle, WA 98118

SDCI PROJECT NO:

3036776-EG

MEETING DATE:

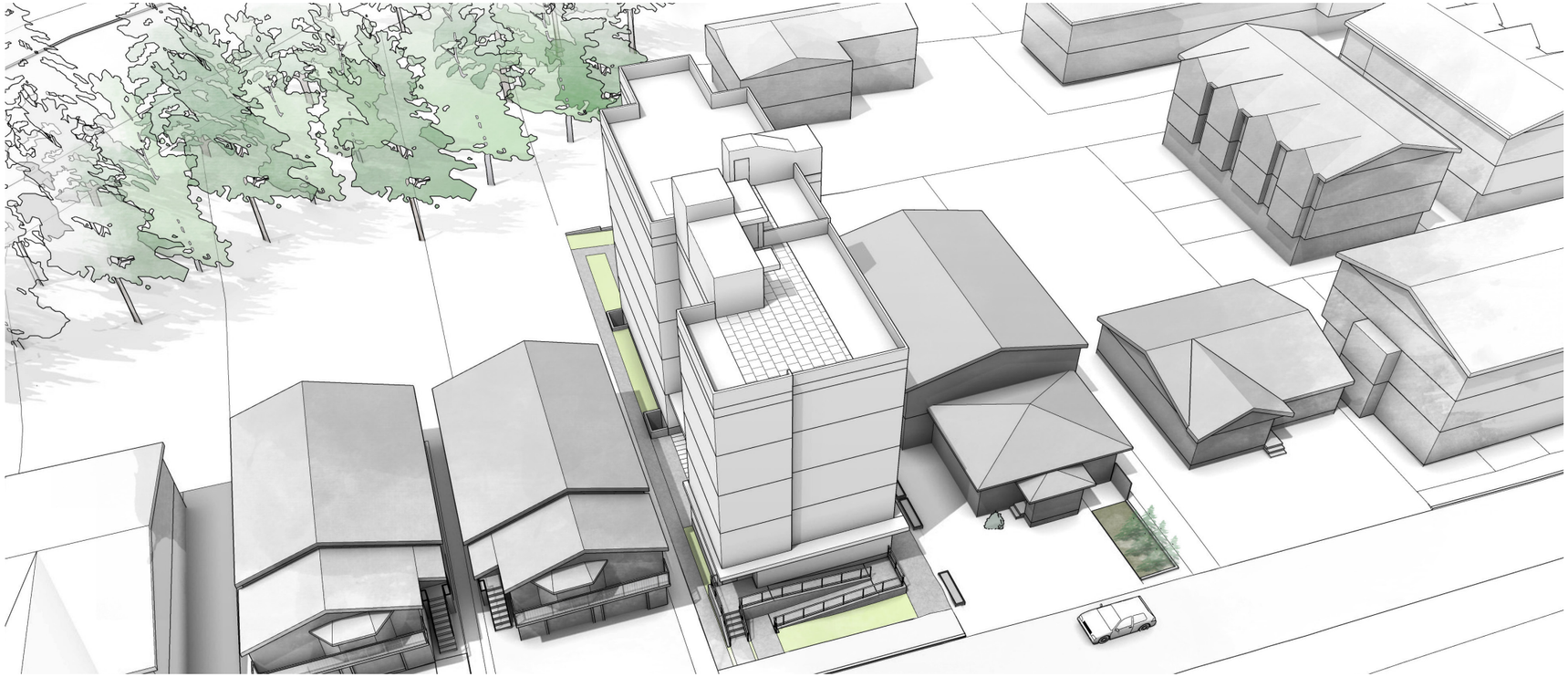
08/27/2020

APPLICANT CONTACT:

Peter Tallar, Project Manager
Caron Architecture
PeterTallar@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2020.020



OPTION 1 (PREFERRED)

CONTENTS

PROJECT TEAM

OWNER
Blau Real Estate Investments

CARON ARCHITECTURE CONTACT

Peter Tallar, Project Manager
petertallar@caronarchitecture.com
206.367.1382

Caron Reference No.: 2020.020

SITE INFORMATION

ADDRESS:
9025 46th Ave S

SDCI PROJECT NO.:
3036776-EG

PARCEL(S):
212270-0006

SITE AREA:
6,570 SF

OVERLAY DESIGNATION:
Urban Village

PARKING REQUIREMENT:
None

DEVELOPMENT STATISTICS

ZONING:
LR-3 (M2)

BUILDING HEIGHT:
50' Maximum

RESIDENTIAL UNITS:
42

PARKING STALLS:
0

BIKE STALLS:
50

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development will create a transit-oriented development utilizing Seattle's recently passed HALA legislation. The project is a 5-story apartment structure with a daylight basement as one of the first new multi-story buildings in the recently upzoned Rainier Beach Urban Village. Our preferred option is for a 42-unit SEDU building with rooftop amenity deck to provide work-force housing on this mid-block site along 46th Ave S. The site is blocks from the Rainier Beach light rail station and aims to be at the forefront of new development in the neighborhood. Its proximity to the light rail station means no vehicular parking is required. Bike parking for each SEDU apartment will be provided, as well as renewable energy provisions, included photovoltiacs at the roof.

DEVELOPMENT SUMMARY PREFERRED OPTION

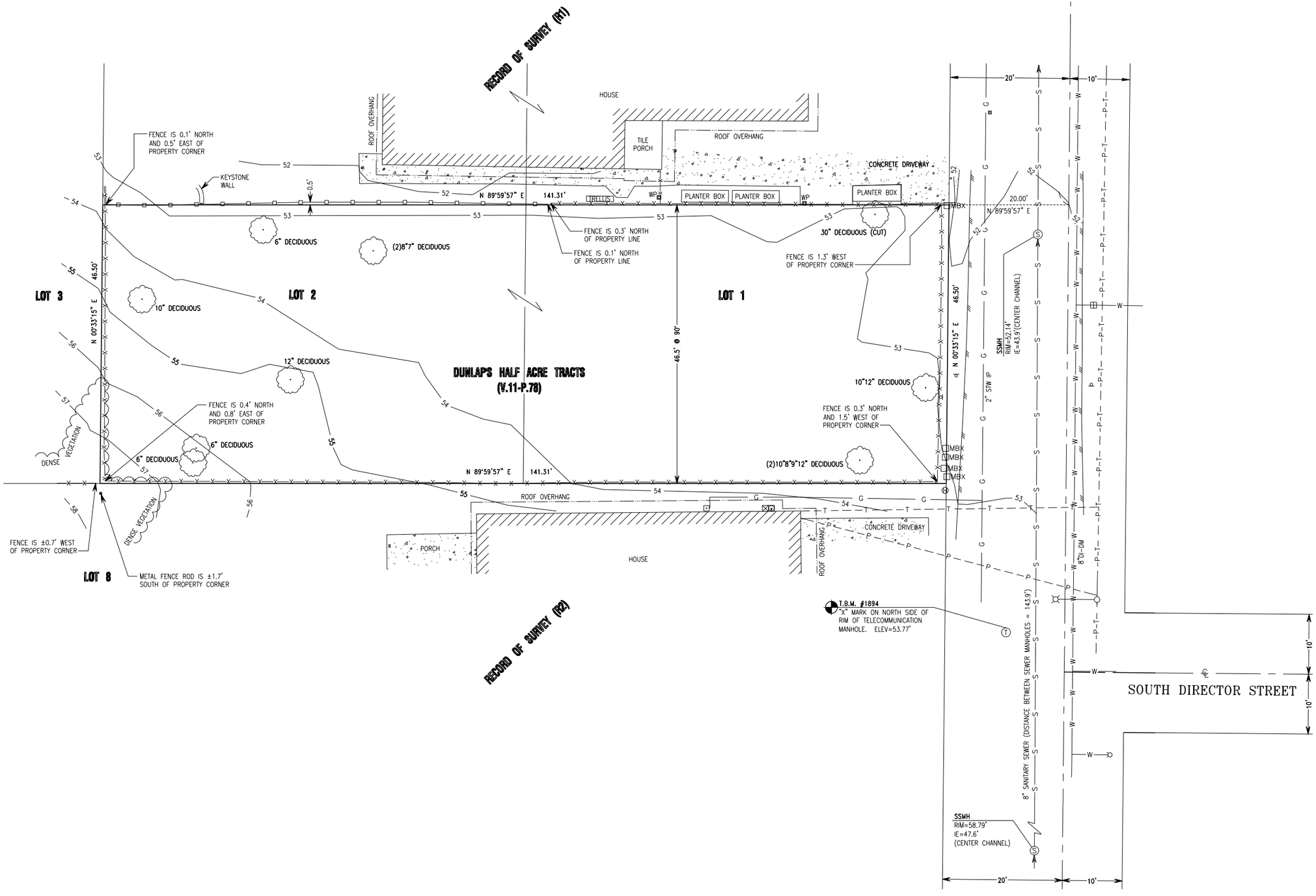
LEVEL	TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	USE
ROOF	371.14	371.14	0	Amenity Space
5	3009.66	3009.66	8	Residiential
4	3009.66	3009.66	8	Residiential
3	3009.66	3009.66	8	Residiential
2	3009.66	3009.66	8	Residiential
1	2975.25	2698.34	5	Residiential/lobby/trash
B1	2674.63	0	5	Residiential/storage/utility
TOTAL	18,059.66	15,108.12	42	

9-BLOCK AERIAL MAP (GOOGLE EARTH)

4.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

PROJECT CURRENTLY UNDERGOING PUBLIC OUTREACH

4.0 SURVEY / TREE SURVEY



4.0 ARBORIST REPORT

05-18-2020

Steve Cushing
I.S.A. Certified Arborist
PN-7629A
Tree Risk Assessment Qualified
253-241-9241

Prepared For:

Blau Real Estate Investments LLC

4701 SW Admiral Way Ste 251, Seattle, WA 98006

Prepared by:

Steve Cushing

ISA – Certified Arborist # PN-7629A ISA --Tree Risk and Hazard Assessment Qualified

Assignment:

I was contracted by email by Mr. Tim Bruslin to prepare an Inventory of Trees 6" DBH and larger at: 9025 46th Ave S, Seattle WA 98118

Notes:

1.) DBH = Diameter at Breast Height / 54" from ground.

2. DL = Drip Line Diameter measured at widest points

3.) Cond = Excellent—81% - 100%, Good—61% - 80%., Fair—41% - 60%, Poor—21% - 40%, Very Poor—6% - 20%, Dead—0% - 5%.

Tools used: Tape Measure and Visual Ground Level Observation.

Methodology :

The trees in this report were visited. Tree diameter was measured by tape. The trees were visually examined for defects and vigor. The tree assessment procedure involves the following factors:

Vigor vs Vitality:

Vigor: The rate of increase in a plant's growth. In trees this is commonly measured by the extent of annual shoot extension, bark expansion, and wound closure.

Vitality Health: The general health of a tree as shown by the condition of its leaves, bark, shoots and stems, and the leaf and branch density, and including development of its crown,

37463 18th Ave So.
Federal Way, WA 98003

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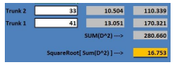
arbor.steve@gmail.com

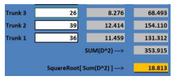
Guide for Plant Appraisal 10th Edition. Table 4-1. Assessment of plant condition considers health, structure and form. Each may be described in one of six rating categories. One or more of the listed characteristics should be present to justify categorization.

Rating Category	Condition Components: Health	Structure	Form	Percentage Rating
Excellent	High vigor, nearly perfect health with little or no: pest activity, defoliation, discoloration, or twig/branch dieback.	Nearly ideal and free of defects. Failure is *improbable*.	Nearly ideal for the species, generally symmetric. Consistent with the intended use.	81 to 100%
Good	Vigor is normal for the species. No significant damage due to pests. No more than minor: discoloration, defoliation, twig or branch dieback.	Well-developed structure. Defects are minor and can be corrected (prune or support). Failure is *improbable*.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61 to 80%
Fair	Reduced vigor. Damage from insects or diseases can be significant and associated with defoliation, but is not likely to be fatal. Foliage discoloration can be significant. Up to <50% twig dieback. May have some branch dieback.	A single significant defect or multiple moderate defects. Branch or trunk failure *possible* to *probable*. Defects are not practical to correct or would require multiple treatment over several years.	Major asymmetries/deviations from species norm and/or intended use. Impinging on infrastructure. Function and/or aesthetics are compromised.	41 to 60%
Poor	Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest. Significant twig and branch dieback (>50% canopy).	A single serious defect or multiple significant defects. Recent change in trunk angle. Branch, root, or trunk failure is *probable*. Defects cannot be corrected.	Largely asymmetric/abnormal. Detracts from function and/or aesthetics to a significant degree. Damaging infrastructure.	21 to 40%
Very poor	Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest. Significant twig and/or branch dieback (>50%).	Single or multiple severe defects. Branch, root, or trunk failure *probable* to *imminent*.	Seriously detracts from aesthetics. Provides little or no function in the landscape. Significantly damaging infrastructure.	6 to 20%
Dead				0 to 5%

1.) ***Fraxinus pennsylvanica*, green ash :** 17" DBH, 36' Drip line. Very Poor.
(Not Exceptional.) (Threshold 30")



2.) ***Fraxinus pennsylvanica*, green ash :** 19" DBH, 35' Drip line. Very Poor.
(Not Exceptional.) (Threshold 30")



3.) ***Dead Stump* :** N/A DBH, N/A, Drip line. Dead.
(Not Exceptional.) (Threshold N/A")

4.) ***Malus domestica*, common apple :** 12" DBH, 30' Drip line. Fair.
(Not Exceptional.) (Threshold 18")

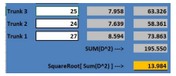
5.) ***Prunus domestica*, Common plum :** 6" DBH, 24' DL. Fair.
(Not Exceptional.) (Threshold 21")

6.) ***Malus domestica*, common apple :** 10.5" DBH, 24' Drip line. Fair.
(Not Exceptional.) (Threshold 18")

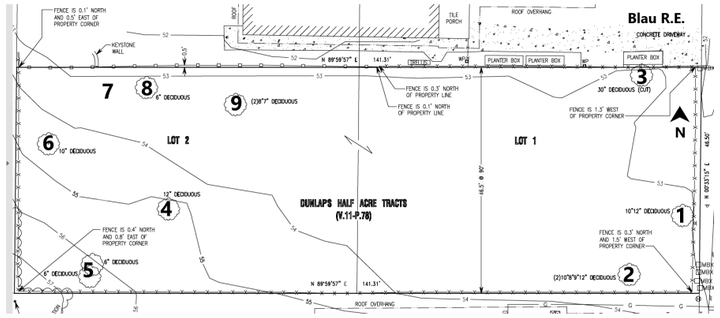
7.) ***Pyrus communis*, common pear :** 2" DBH, 4' DL. Fair.
(Not Exceptional.) (Threshold 21")

8.) ***Pyrus communis*, common pear :** 7" DBH, 20' DL. Fair.
(Not Exceptional.) (Threshold 21")

9.) ***Malus domestica*, common apple : 14**" DBH, 20' Drip line. Fair.
(Not Exceptional.) (Threshold 18")



4.0 ARBORIST REPORT



Stephen Cushing PN - 7629A TRAQ

Steve Cushing – ISA Certified Arborist PN-7629A Tree Risk Assessment Qualified.

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made as of date of site visit. Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Assumptions and Limiting Conditions
Steve Cushing
ISA Certified Arborist PN-7629A
Tree Risk Assessment Qualified
Arborsteve.com

1.) Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character.

2.) All existing liens encumbrances, and assessments, if any, have been disregarded (unless otherwise noted,) and the trees are evaluated as though free and clear, under responsible ownership and competent management. It is assumed that no violations of applicable government regulations have occurred.

3.) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible However, Steve Cushing / arborsteve.com can neither guarantee nor be responsible for the accuracy of information

4.) Steve Cushing / arborsteve.com shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fee for such services as described in our fee schedule and contract of engagement.

7.) Loss or alteration of any part of this report invalidated the entire report.

8.) This report shall be used for its intended purpose only and by the parties to whom which it is addressed. Possession of this report does not include the right of publication.

9.) Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone. Including, the client, to the public through advertising, public relations, news, sales, or any other media without the prior expressed written or verbal consent of Steve Cushing / arborsteve.com.

10. This report and any values expressed herein represent the opinions of Steve Cushing / arborsteve.com. Our fee is in no way contingent upon any specified value, a result or occurrence of subsequent event, nor upon any finding to be reported.

11.) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering, architectural reports or surveys.

12.) Unless expressed otherwise: A.) information contained on this report covers only those items that were requested for examination and reflects the condition of those items at the time of requested inspection. B.) The inspection is limited to the ground level visual examination of accessible items without dissection, excavation, probing or coring.

13.) There is no warranty or guarantee expressed or implied that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

14.) The right is reserved to adjust valuations if additional information is made available.

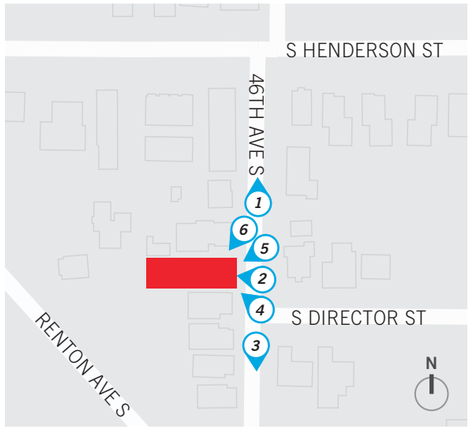
15.) I do not guarantee the acquisition / approval of any request or application for any permitting or permissions to be granted by any person, city, municipality or entity of any kind with the information provided

5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

The site is quite literally a blank canvas. The vacant lot is sandwiched mid-block between 2 single-family dwellings & would result in no displacement. Opportunities include: Desirable views to Lake Washington are to the east and greenbelt along Renton Ave S to the east. Site is within 1/4 mile of light rail station.

Constraints: a very narrow residential mid-block lot with no alley access. No street improvements exist along the frontage, and 11' dedication is required to install sidewalk/ curb/planting strip. Site is surrounded by single family houses on 7200 sf lots with yards – will be newest development in a decade and with the most density.



MAP KEY

Project Site

View

1 VIEW FROM 46TH AVE S. LOOKING NORTH

2 VIEW FROM 46TH AVE S. LOOKING WEST

3 VIEW FROM 46TH AVE S. LOOKING SOUTH

4 SOUTH-EAST CORNER OF SITE FROM 46TH AVE S.

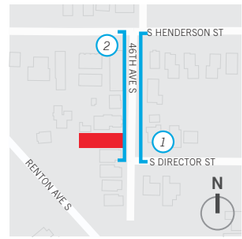
5 NORTH-EAST CORNER OF SITE FROM 46TH AVE S.

6 NEIGHBORING HOUSE NORTH OF SITE FROM 46TH AVE S.

5.0 SITE STREETSCAPES

1 46TH AVENUE SOUTH LOOKING WEST

OPPOSITE PROJECT SITE



2 46TH AVENUE SOUTH LOOKING EAST

PROJECT SITE

5.0 DESIGN CUES

NEIGHBORHOOD VICINITY

The site is surrounded by favorable amenities including the Rainier Beach light rail stop, grocery store, library, community center, K-12 schools, multiple parks, and a beach.

The site is located mid-block on a residential street with no alley. Street is improved with asphalt only. Surrounding development is 2-3 story lowrise walk-ups and single-family dwellings.

DESIGN CUES

Rainier Beach has noticeably lacked in the explosive growth nearly every other light rail stop has experienced. The most recent significant residential development in the last decade has been the Greenbelt Station townhouses, which has not gone unnoticed by the community. The surrounding block is comprised of garage-forward suburban-style houses of recent vintage or more modest single story homes from the 1950s-1960s. The most significant Design Cues mostly come from the nearby public institutions, with the use of brick and large window bays being predominate markers. Residential architecture also includes the use of brick, both painted and natural, stucco, and lap siding. Multi-unit apartment structures nearly universally feature flat roofs.

2 BRICK FACADE, VARIATION IN MATERIALS

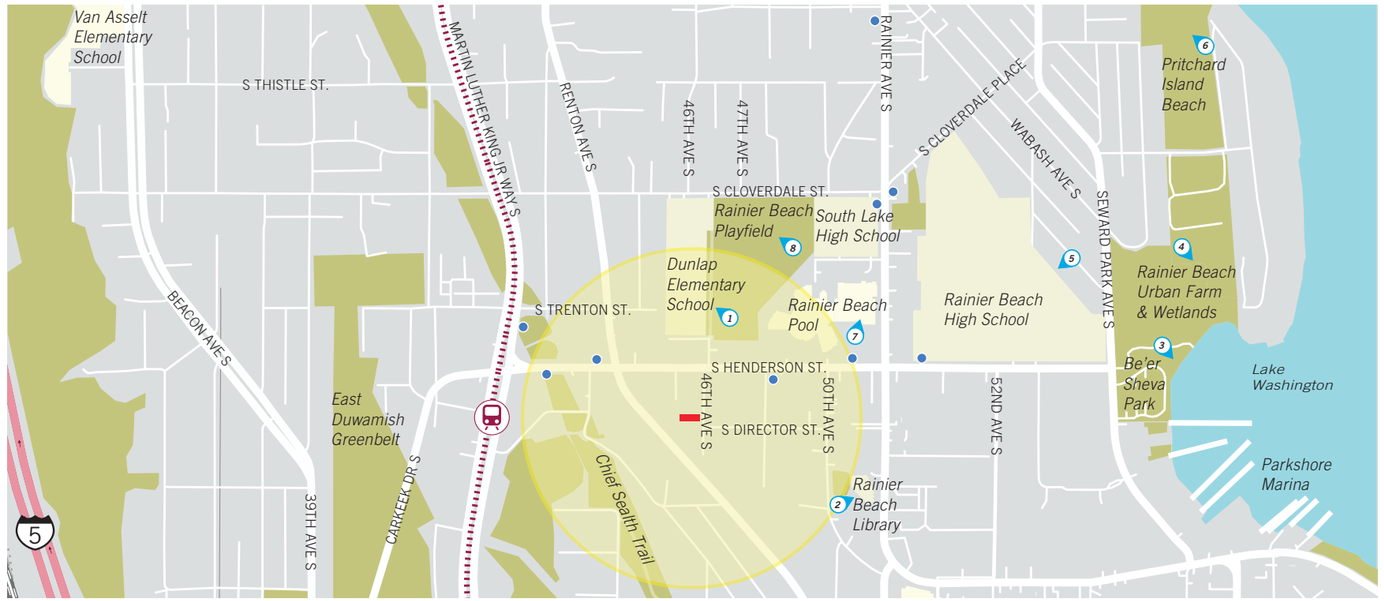
3 BRICK FACADE, VARIATION IN MATERIALS, FLAT ROOF

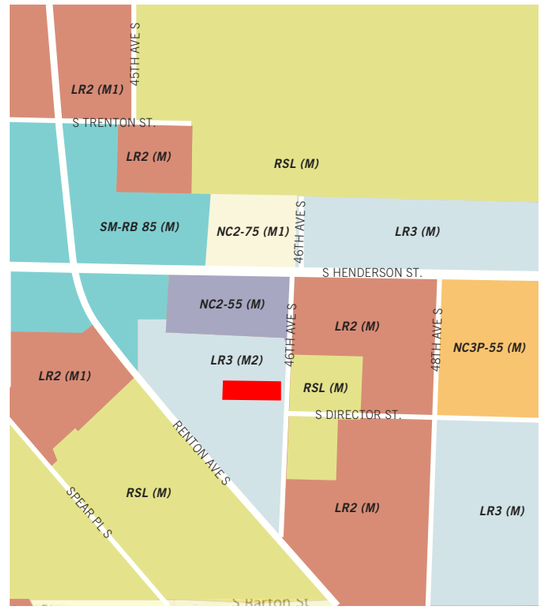
4 INSET WINDOW BAY STACK / FINE GRAIN TEXTURE, FLAT ROOF

5 BRICK & BALCONY SPACE DEFINES UNIT STACK, FLAT ROOF

6 WALL BECOMES ROOF

5.0 CONTEXT & URBAN DESIGN ANALYSIS





ZONING

- Project Site
- RSL
- LR2
- NC2-75
- NC3P-55
- LR3
- SM-RB 85
- NC2-55

SURROUNDING USES

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

VICINITY & WALKING MAP KEY

- Project Site
- Park
- Residential Urban Village
- Bus Stops
- Dedicated Bike Lanes
- Light Rail Route
- 5-Minute Walking Distance
- View (community nodes reference images)

COMMUNITY NODES

1 DUNLAP ELEMENTARY SCHOOL
0.2 MILES FROM SITE

2 RAINIER BEACH LIBRARY
0.2 MILES FROM SITE

3 BE'ER SHEVA PARK
0.7 MILES FROM SITE

4 RAINIER BEACH URBAN FARM
0.9 MILES FROM SITE

5 RAINIER BEACH HIGH SCHOOL
0.5 MILES FROM SITE

6 PRITCHARD ISLAND BEACH
0.8 MILES FROM SITE

7 RAINIER BEACH POOL
0.4 MILES FROM SITE

8 RAINIER BEACH PLAYFIELD
0.3 MILES FROM SITE

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	2.3 FAR limit in LR-3 zones inside urban centers and urban villages with MHA suffix.	√
Density Limits - Low-rise (LR) Zones	23.45.512	There is no density limit in LR-3 zones with MHA suffix.	√
Structure Height	23.45.514	50' height limit; 54' for structure that includes a basement.	√
Mandatory Housing Affordability (MHA)	23.45.517	Affordable housing payment option for zones with M2 suffix and low category = $14.14/SF. Affordable housing performance option for zones with M2 suffix and low category = 9%.	√
Setbacks and Separations	23.45.518	Front: 5' minimum; rear: 15' minimum if no alley; side setbacks for facades greater than 40' in length: 7' average, 5' minimum.	X (option 1)
Amenity Area	23.45.522	25% of lot area; 50% of required amenity area shall be provided at ground level. No common amenity area shall be less than 250 SF in area, and have a minimum horizontal dimension of 10'.	√
Landscaping Standards	23.45.524	Green factor requirement of 0.6 or greater. Street trees are required.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	The maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.	X (option 3)
Green Building Standards	23.45.530	For projects exceeding an FAR of 1.8 in LR3 zones inside urban centers and urban villages, the proposed development shall meet green building standards.	√
Required Parking and Maximum Parking Limits	23.54.015	All residential uses within urban centers and within the station area overlay district: no minimum parking requirement Parking for bicycles = 1 per small efficiency dwelling unit.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040	26-50 dwelling units: minimum area for shared storage space = 375 SF. The director, in consultation with the director of Seattle Public Utilities, has the discretion to modify these requirements.	√

NOTE: DEPARTURES ARE BEING REQUESTED.

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7.0 ARCHITECTURAL DESIGN GUIDELINES

CS2. URBAN PATTERN & FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. RELATIONSHIP TO THE BLOCK
C.2 Mid-Block Sites
Architect Response:
The proposed building will be wholly new to the block and as such should serve as a model for future development. The street-facing façade respects and continues the current street-edge of adjacent buildings. Future development will also be subject to the 11' dedication and should follow suite. Side building facades are broken by the push-pull of the stair tower massing. Visual interest will be added with material texture and windows/Juliet balconies.

D. HEIGHT, BULK, AND SCALE
D.1 Existing Development & Zoning
Architect Response:
The proposed development will be the first of its kind on the block and reflect the recent zoning changes to the neighborhood. The type of project and density proposed are in-line with Rainier Beach Neighborhood Plan Update, which encouraged high-density work-force housing near the light rail station. The zoning of the area is quite curious, with a hole of RSL(M) zoning surrounded by LR zoning, creating a strange donut. To fully take advantage of the opportunities this site has to offer and to meet the neighborhood plan update, we feel maximizing height facing east towards the view is key. Adjacent structures, while built within the last 20 years, reflect a homogenized suburban typology, which is antithetical to the same Neighborhood Plan Update guidance. Given the neighborhood has been demonstrably left out of the frenzied development in nearly every other corner of the city, we feel building out the site to its fullest potential will bring others to see what a great place this neighborhood is and for this building to be the best it can be. The lot is undeveloped and will result in no displacement of existing residents. This project will be similar in height and aesthetic as nearby planned public & affordable housing projects, such as the Elizabth Thomas Homes.

CS3. ARCHITECTURAL CONTEXT & CHARACTER
Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
A.2 Contemporary Design
Architect Response:
The project will be a new typology for the area and will rely on contemporary design aesthetics to put forward a fresh face to the neighborhood. Large windows and/or slider doors with Juliet balconies will comprise the fenestration strategy, to open and let in as much light to the SEDUs as possible. Window bays will stacked and define each elevation vertically. The overall massing will follow the classic tripartite scheme with a clearly defined base, middle and top. Aesthetically, the project will be similar to planned projects nearby, such as the Henderson Family Housing, with large contemporary window sets & asymmetric facades defined by material. The project will also take cues from public institutions built within the last 10 years, such as with the use of brick and large window bays.

A.4 Evolving Neighborhoods
Architect Response:
We perceive that the neighborhood is evolving; new infrastructure from the Rainier Beach Neighborhood Plan Update has been installed along S. Henderson Street and the Mapes Walkway has been improved. The proposed project can contribute to the sense of positive change by adding new street frontage improvements and facades clad in durable materials.

PL1. CONNECTIVITY
Complement and contribute to the network of open spaces around the site and the connections among them.

B. WALKWAYS AND CONNECTIONS
B.1 Pedestrian Infrastructure
Architect Response:
Emphasis is placed on created defensible space at the front of the project. The multi-modal entry point is a paved area connecting the on-site walkways to the new sidewalk. The entry point is elevated to denote the transition between public and private space. On-site walkways connect to the amenity areas at the rear and the egress exit.

PL2. WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. ACCESSIBILITY
A.1 Access for All
Architect Response:
Access for all is an important aspect of this design. Accessible ramps are integrated into the main entrance for all options. The preferred option places the ramp out front creating defensible space and a zone for pedestrian lighting that extends out towards the street. The front door to the building faces the street in each option, with clear wayfinding and covered walkways and ramps.

B. Safety & Security
B.1 Eyes on the Street
Architect Response:
Safety is of utmost importance to the design. Each option orients the main entrance to the street, with additional common areas, like laundry rooms or mail areas, also facing the street. Upper floor units will feature large window bays to further resident surveillance of the neighborhood.

B.2 Lighting for Safety
Architect Response:
Lighting will also be important to the design for safety of the users. This building will require half street improvements within an 11' property dedication, but being a mid-block site, the improvements will stop at either side of the property. Common spaces and units facing the street, lighting, landscaping and controlled access are all design elements that will be used to enhance pedestrian safety for people coming from S. Henderson Street to the site, mostly without sidewalks. Pathway lighting at the trash room and egress entrance are important to keep residents safe.

PL3 STREET-LEVEL INTERACTION
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries
A.1c Design Objectives
Architect Response:
The building entrance for each option is located directly at the front of the building with stairs, ramps and canopies announcing the location. The entry is raised on a plinth, denoting the transition from public semi-public space. Secondary entries will feature controlled access gates to secure the site at the property line. The preferred option places the accessible ramp in the front of the building, creating a series of terraced walls which form pathways that lead to the recessed covered entry. A large canopy overhangs to further protect entrants from the weather as they transition up the ramp or stairs.

A.2 Ensemble of Elements

Architect Response:

Integrating the entry within the building and to the streetscape is an important aspect of the design. All building entries have canopies for weather protection. The front entry canopy will also provide a place for building signage. Each option has the main building entrance raised up off the street, which is announced by stairs, handrails, small planting areas, and is recessed from the main front building façade.

PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

B. Planning Ahead for Bicyclists

B.1 Early Planning

Architect Response:

Bike connections are a noticeably enforced part of SEDU projects, with increased requirements for bike storage. We are planning on storage of bicycles in secure locations along the south side of the building and within a storage room at the rear that is exempt from FAR calculations. It is important that bike traffic, like other vehicle traffic is controlled on site, so residents aren't dragging bikes through the building. All bicycle access is level on the pathway to the south, and storage facilities separate from main building entries

C. PLANNING AHEAD FOR TRANSIT

C.1 Influence on Project Design

Architect Response:

The presence of the Rainier Beach light rail station is a defining factor in the decision to develop this lot with the density and program established in the preferred option. The development is responding directly to the goals outlined in the Rainier Beach Neighborhood Plan Update, which is to provide transit-oriented development within walking distance of the station. This development will include street improvements to support dense multi-family development near the station. Street improvements have been added along S. Henderson Street, and will also be required for this site, given the 11' dedication. The hope is that this building will outline positive development practices and ideas for future development, which help improve the pedestrian right of way to the light rail station along 46th Ave S.

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

A.1 Site Characteristics and Uses

Architect Response:

The site is long and narrow, which severely limits how interior spaces can be arranged on site. The site is essentially flat, which produces a similar ground plane around the whole building. The preferred option arranges apartments on either side of a common corridor, with the long sides of the units facing the lot lines. Conceptually it was important to place units facing east towards the view, instead of a stairway, as well at other building corners as a way to improve window availability and allow the units take in as much available light as possible. This arrangement, however, requires that one stair be pushed into the setback at the rear-north side. The arrangement also allows a large area of the south façade to be brought in and away from the adjacent lot, opening up a wide south-facing court space as a secondary entrance to the site.

B. Architectural and Façade Composition

B.1 Façade composition

Architect Response:

It was important that visual depth be added at each façade, given the difference in program from any adjacent building. The front façade is broken down into different planes which identify the individual unit stack and to reinforce the visual cue to the main entry to the building. Side elevations are also broken down into separate plans, with key breaks around vertical elements. The rear of the building narrows down to a unit stack with 3 open sides over a bike storage room. As the design progresses, fine grain elements, such as Juliet balconies and window patterns will help open up and aid in the composition of each façade.

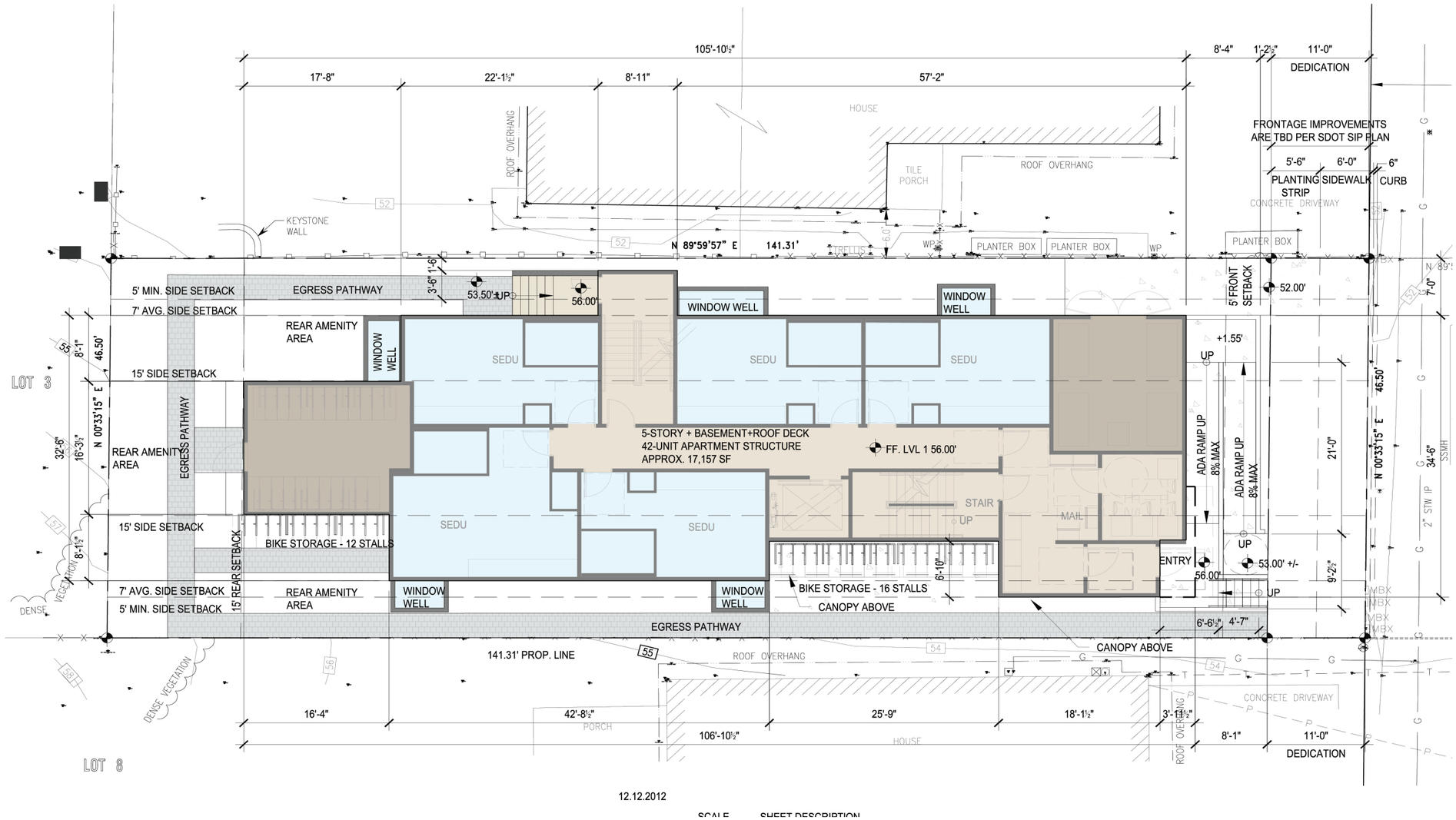
7.0 ARCHITECTURAL DESIGN GUIDELINES

8.0 ARCHITECTURAL MASSING CONCEPTS

	Option 1 (Preferred)	Option 2	Option 3
CONCEPT:	Preferred	Code compliant	Alternate
# UNITS:	42	36	40
AMENITY AREA SF	1,616	1,656	1,957
PARKING STALLS:	0	0	0
BIKE STALLS:	50	42	42
FAR SF:	15,108	12,991	15,023
OPPORTUNITIES:	• Plan offers modulation on all facades, particularly at front • Offers most units with corner glazing potential • Least intrusive trash room location for adjacent properties • Secure bike room at rear of building • Highest development potential	• Greatest potential for rooftop modulation and high ceilings • All amenity space on ground level • Front yard space, room for outdoor seating	• Good potential for units with corner glazing • Plan offers side-ramp setback from southern property at front of site • Secure undercover bike parking area at rear of building
CONSTRAINTS:	• Requires small departure on north side • Trash room accessible from outside only	• Lowest development yeild • Does not offer rooftop amenity space • Long, unmodulated facade on north side	• Trash room further from street & shares walking path • Requires departure on south side for facade length • Smallest lobby, less potential for street interaction
CODE COMPLIANCE:	No, Departure Requested	Yes, code compliant	No, Departure Requested

8.0 OPTION 1 (PREFERRED) | SITE PLAN

OPTION 1



12.12.2012

SCALE SHEET DESCRIPTION

KEY

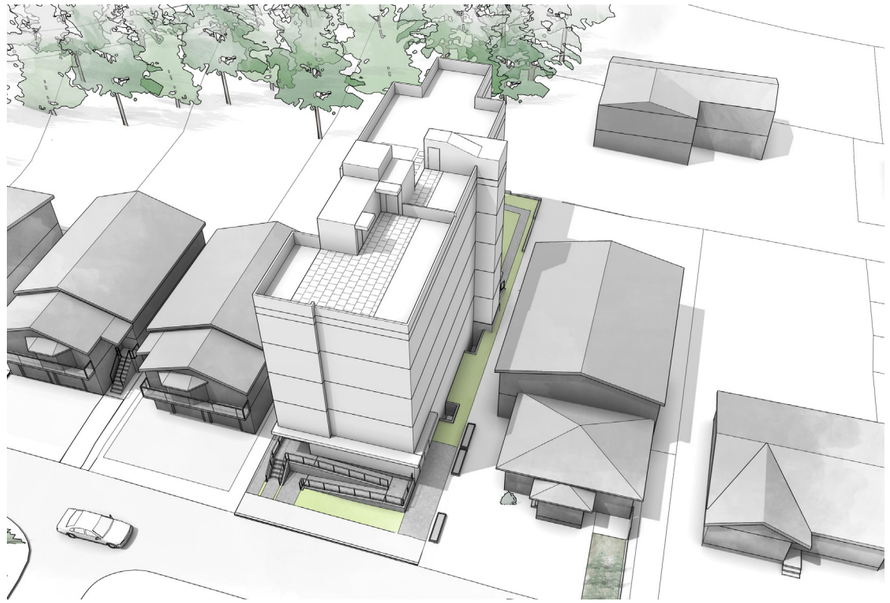
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

8.0 OPTION 1 (PREFERRED) | MASSING

CONCEPT MASSING PERSPECTIVES

AERIAL VIEW FROM SOUTHEAST

AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM NORTHEAST

8.0 OPTION 1 (PREFERRED) | MASSING

CONCEPT MASSING PERSPECTIVES

VIEW FROM SOUTHEAST

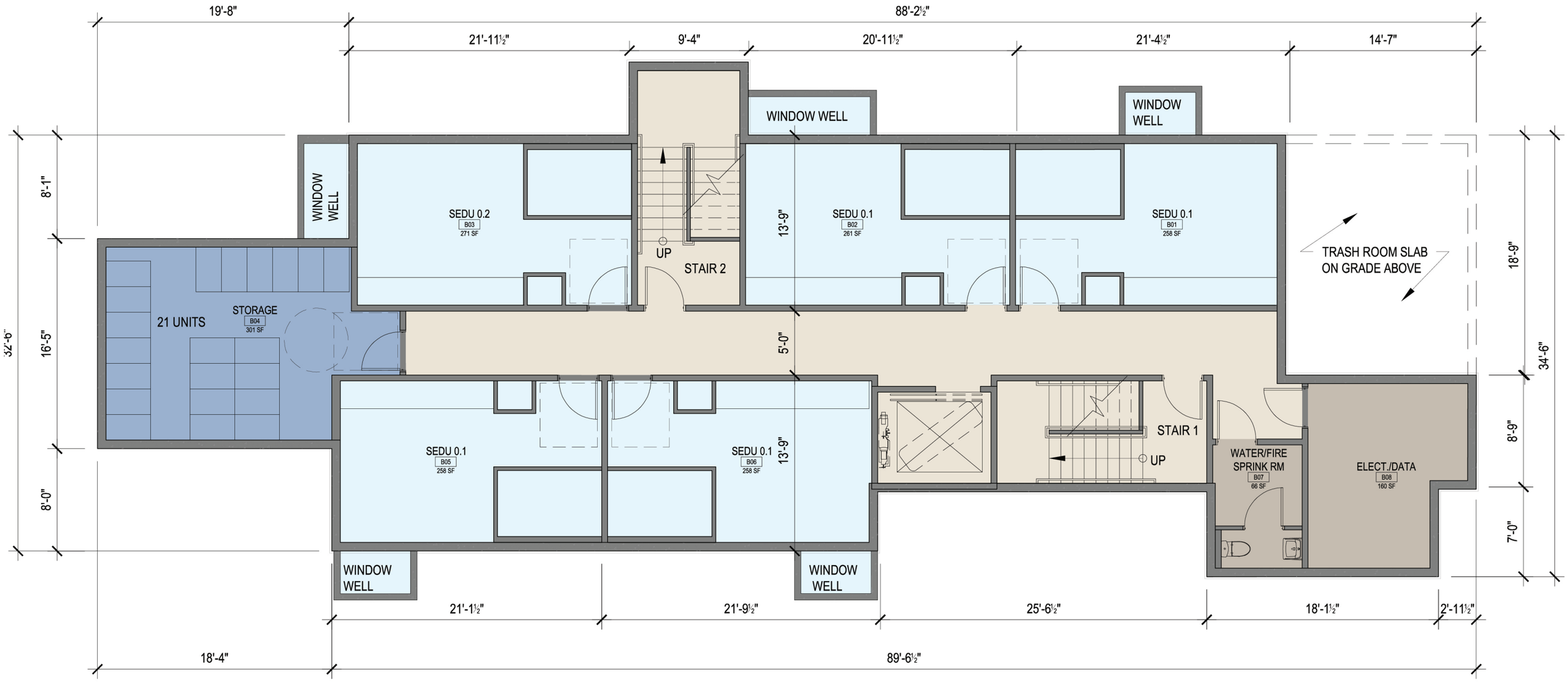
VIEW FROM NORTHEAST

VIEW OF SOUTHWEST CORNER

8.0 OPTION 1 (PREFERRED) | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



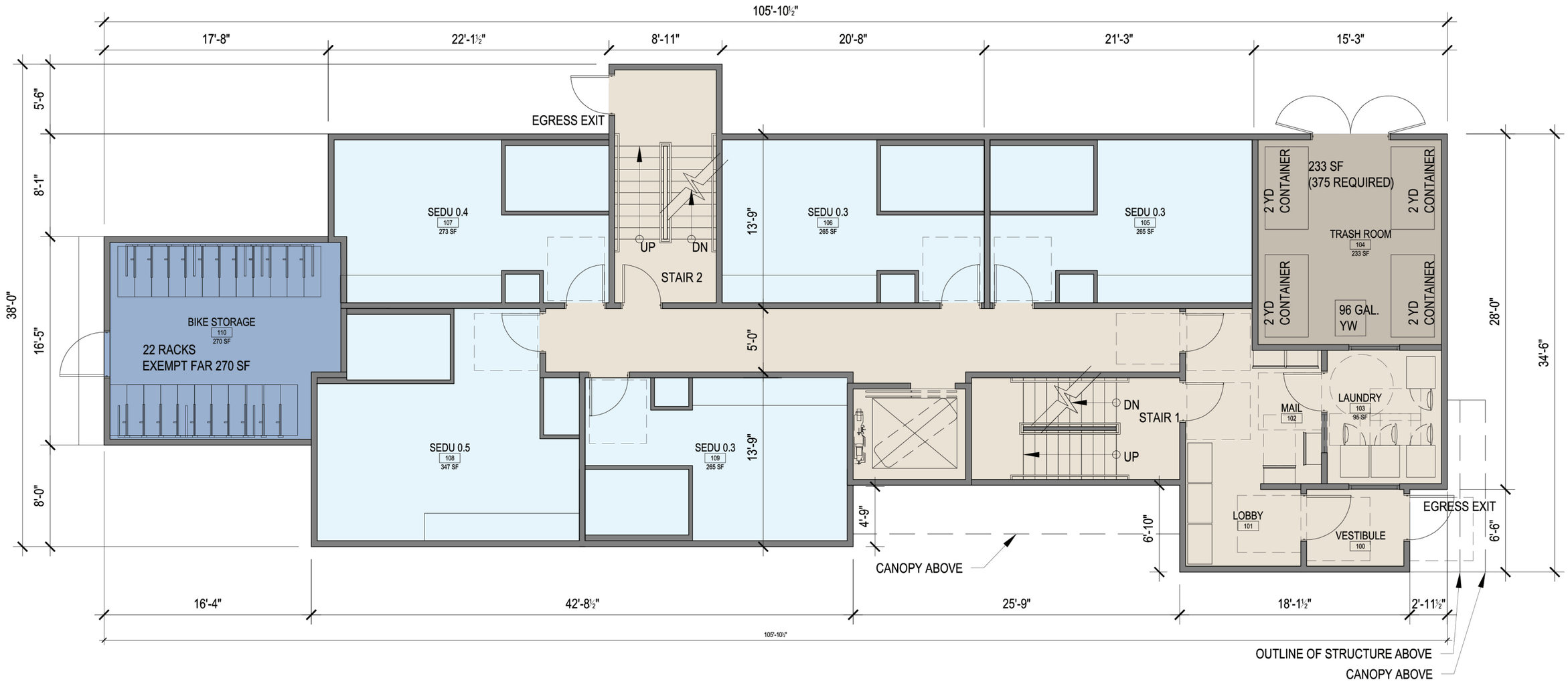
BASEMENT

N

8.0 OPTION 1 (PREFERRED) | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



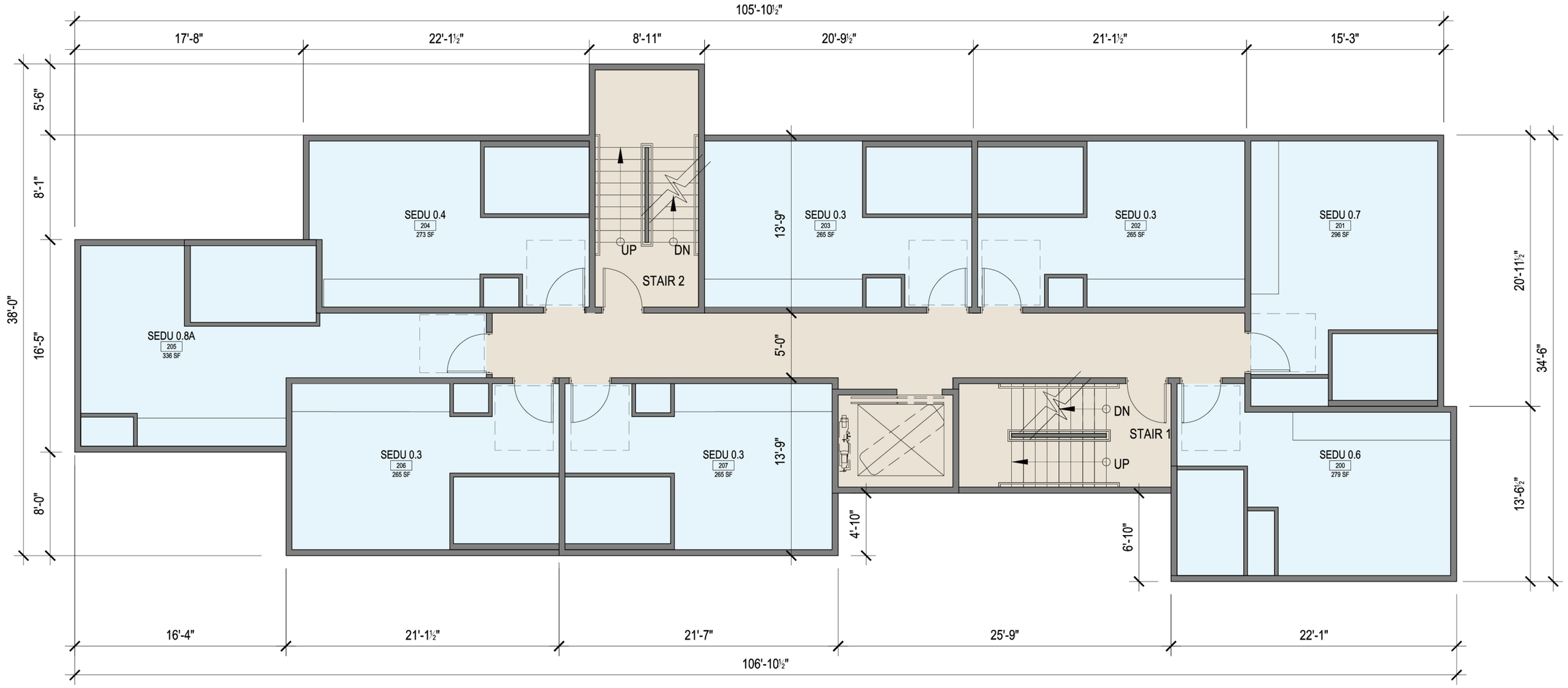
LEVEL 1

N

8.0 OPTION 1 (PREFERRED) | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



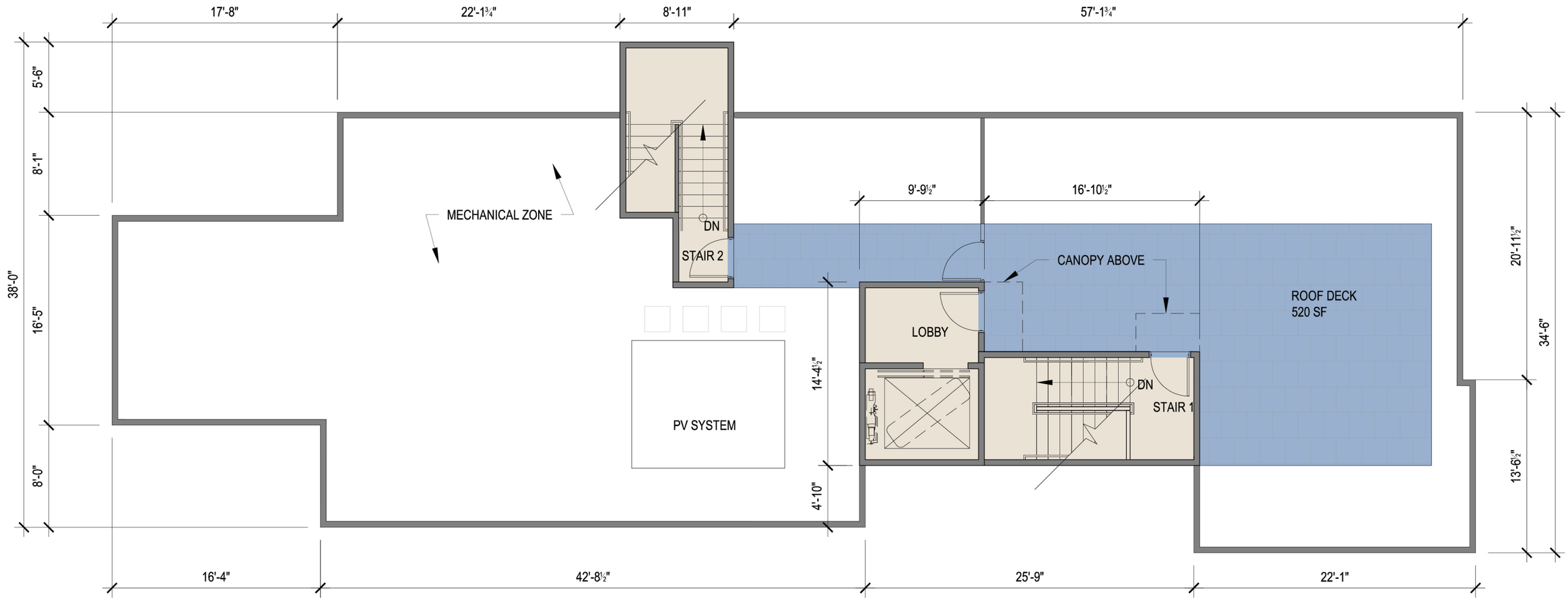
LEVEL 2-5

N

8.0 OPTION 1 (PREFERRED) | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



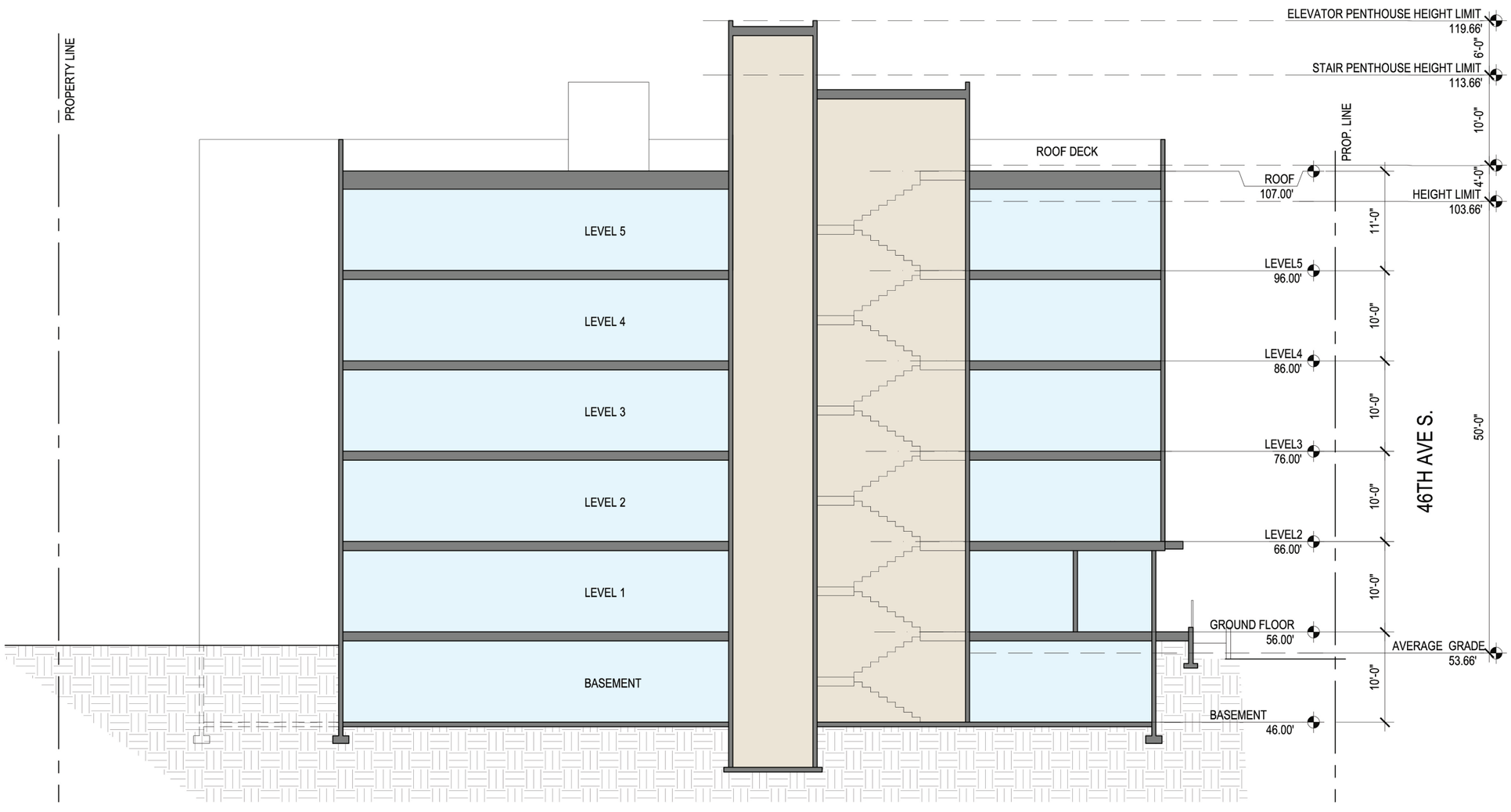
ROOF

N

8.0 OPTION 1 (PREFERRED) | SECTION

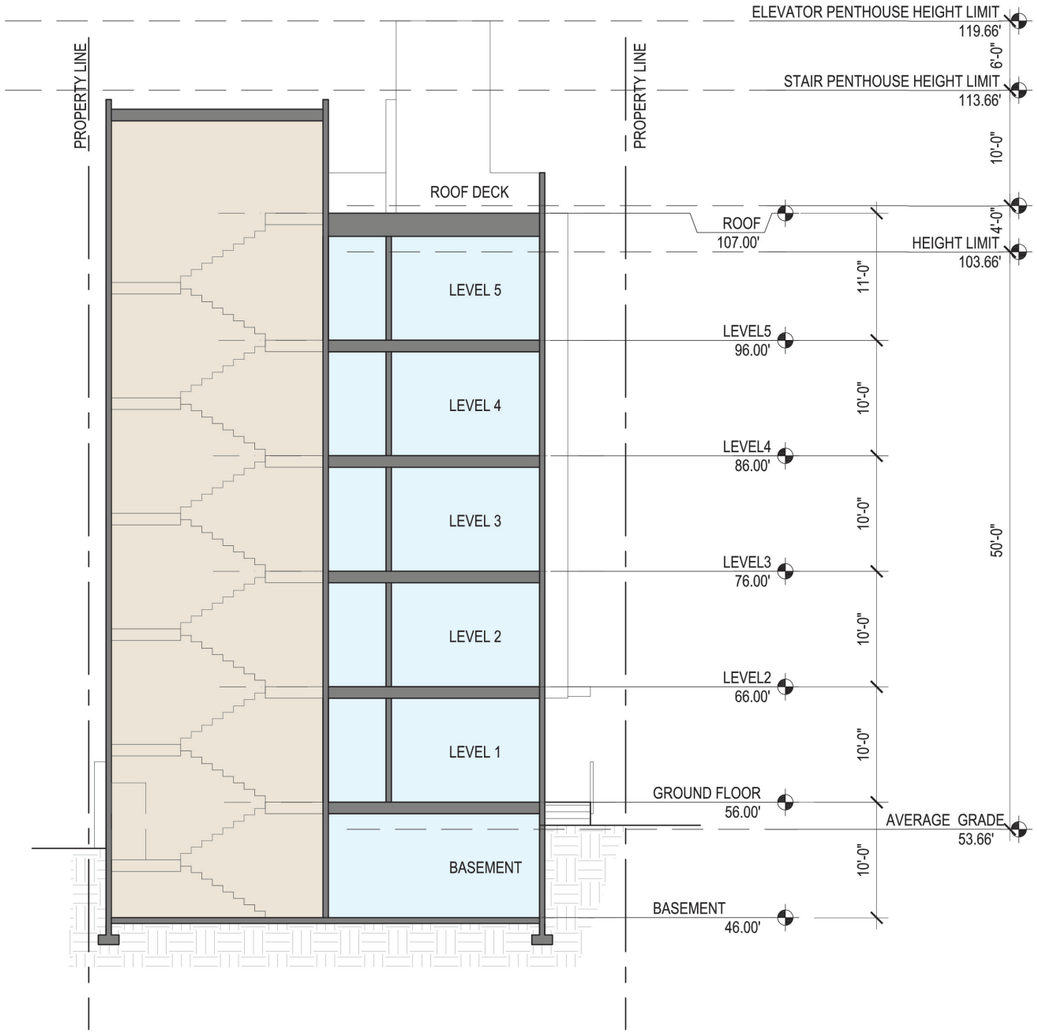
KEY

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



SECTION A

8.0 OPTION 1 (PREFERRED) | SECTION

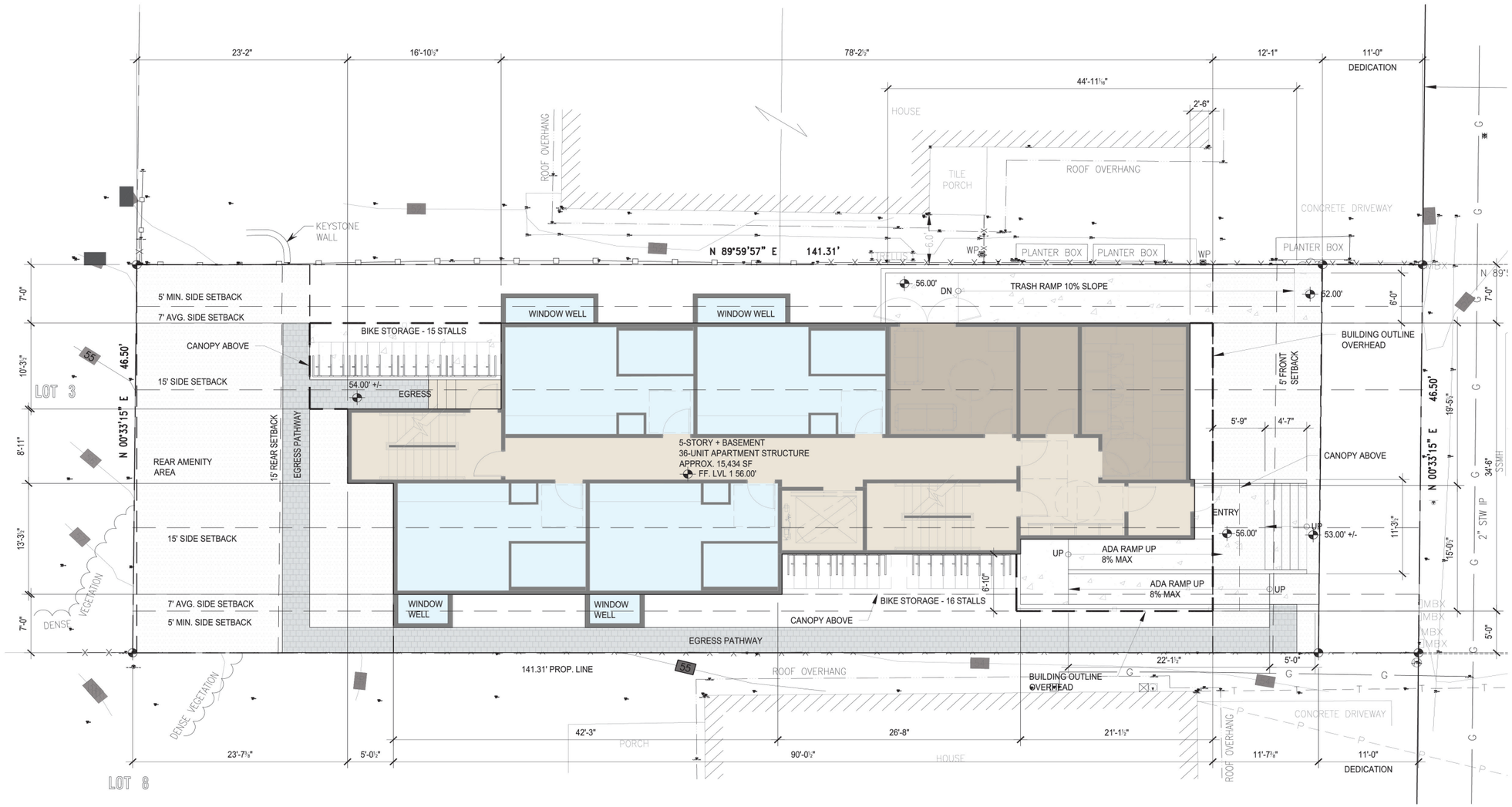


SECTION B

8.0 OPTION 1 (PREFERRED) | SHADOW STUDY

8.0 OPTION 2 | SITE PLAN

OPTION 2



12.12.2012

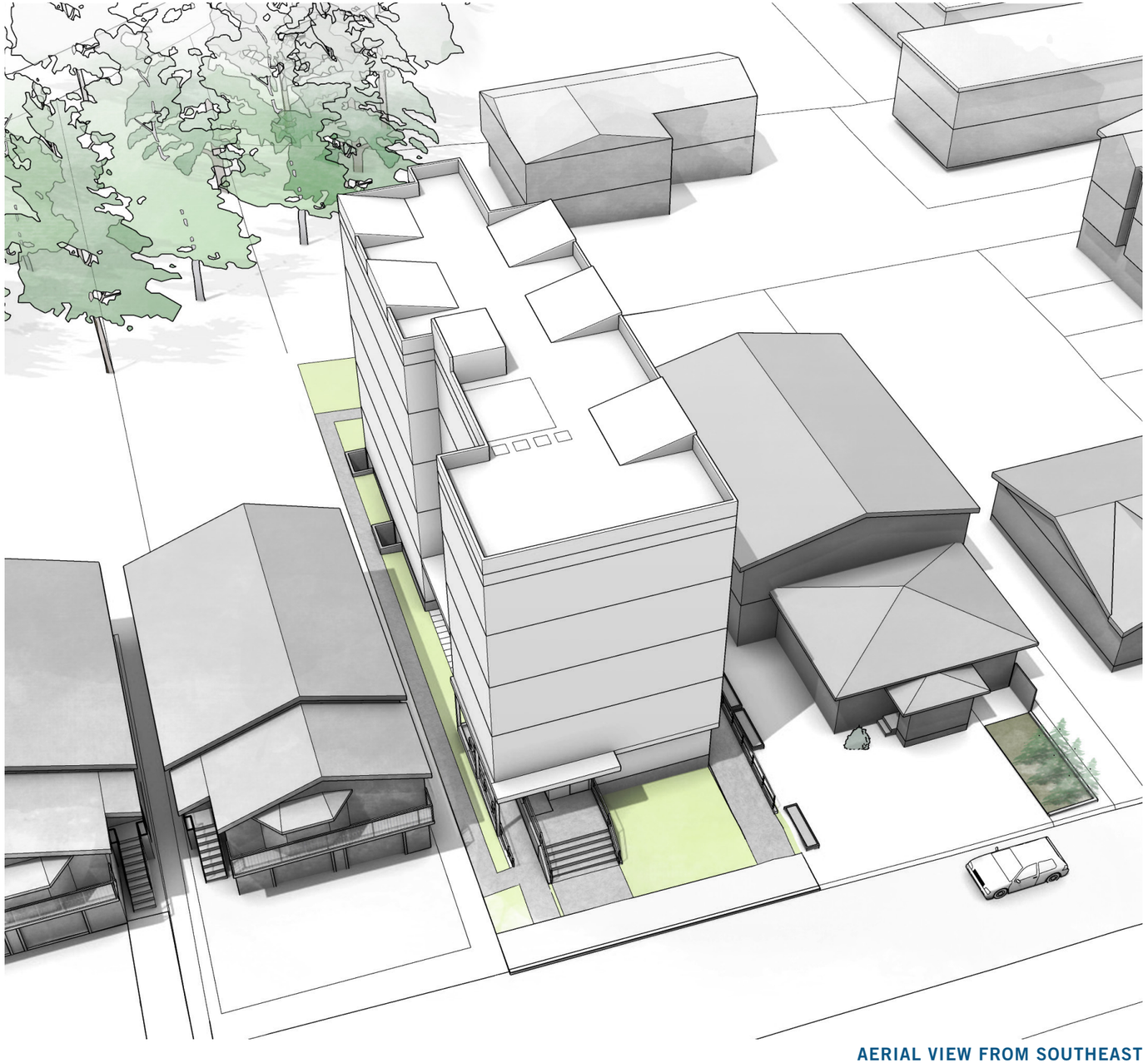
SCALE SHEET DESCRIPTION

KEY

- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

8.0 OPTION 2 | MASSING

CONCEPT MASSING PERSPECTIVES



AERIAL VIEW FROM SOUTHEAST

AERIAL VIEW FROM NORTHWEST

AERIAL VIEW FROM NORTHEAST

8.0 OPTION 2 | MASSING

CONCEPT MASSING PERSPECTIVES

VIEW FROM SOUTHEAST

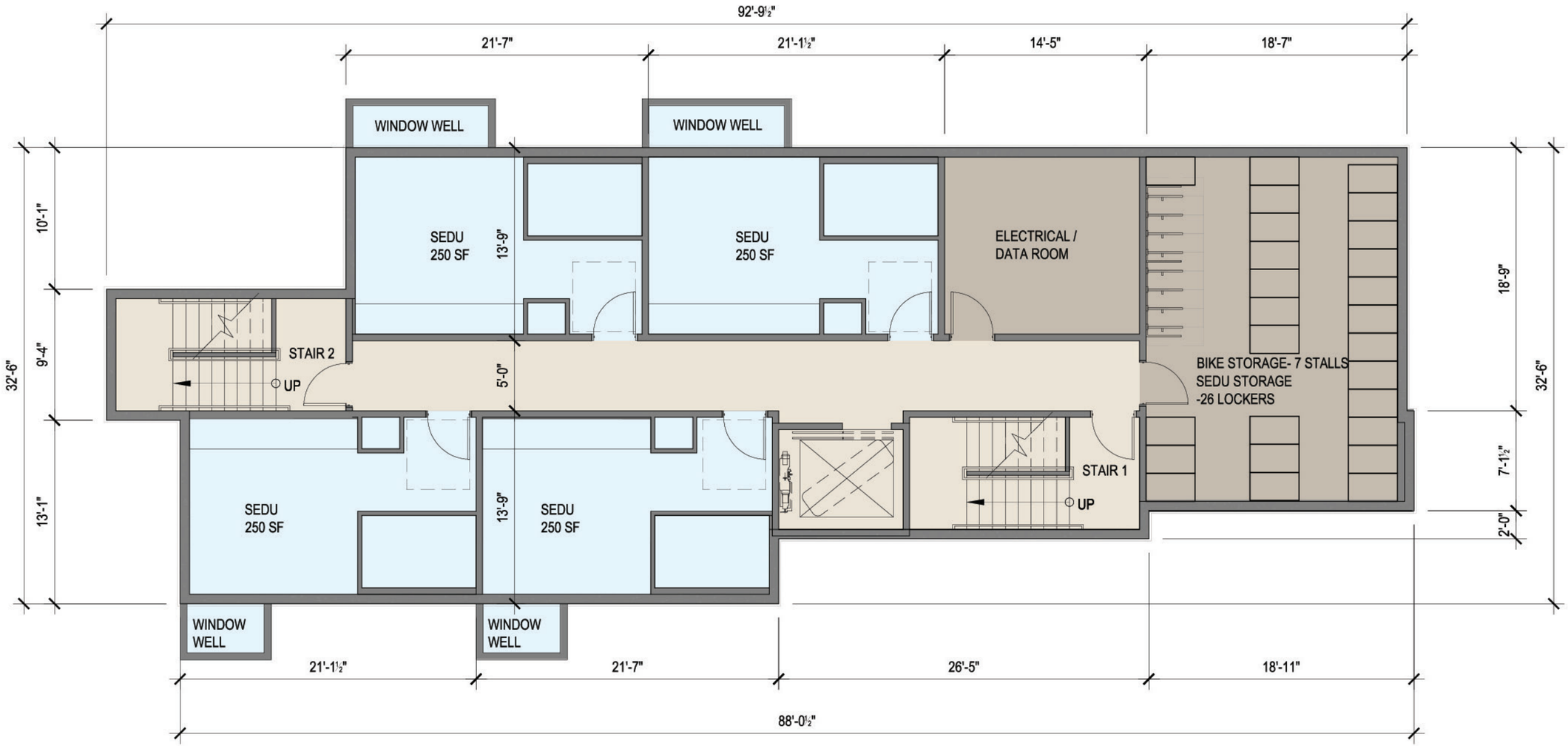
VIEW FROM NORTHEAST

VIEW FROM SOUTHWEST

8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



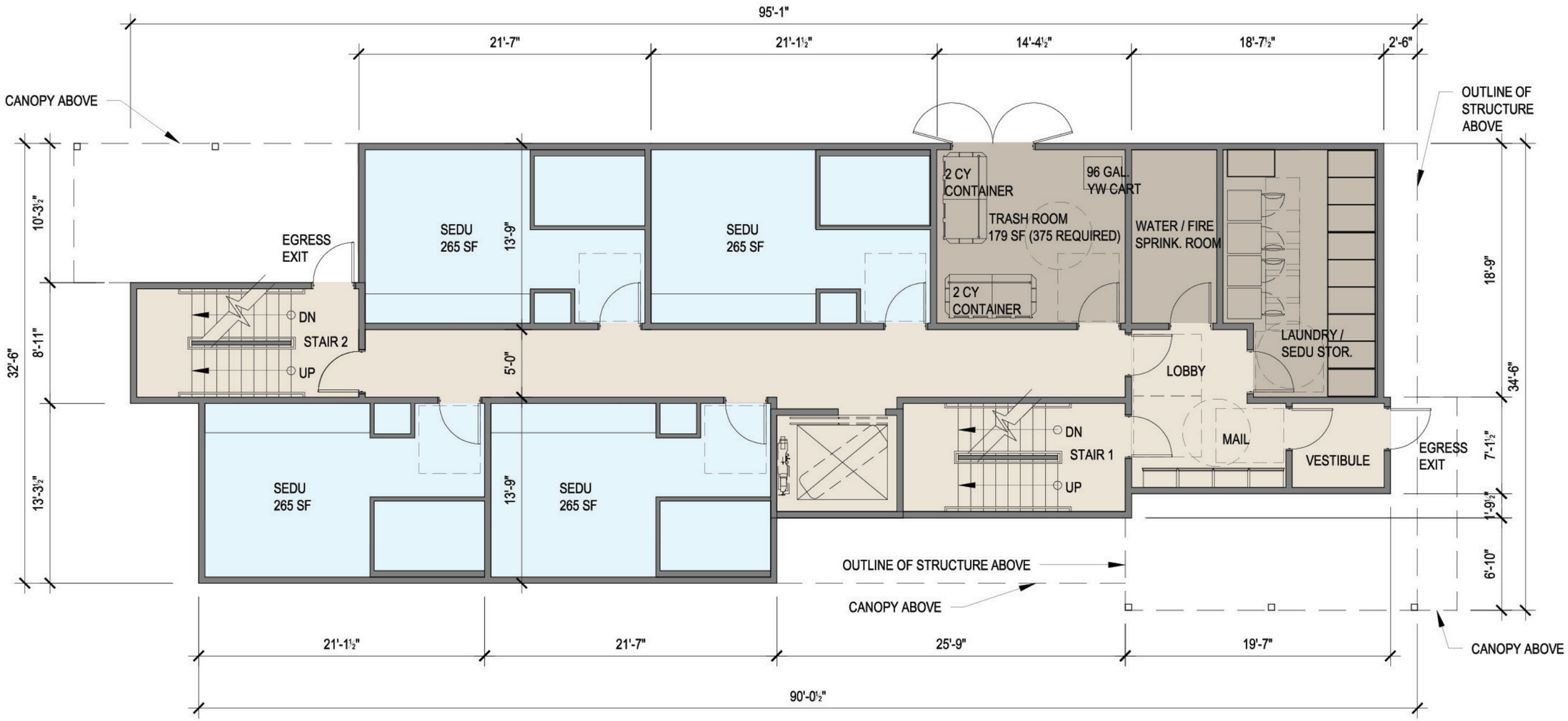
BASEMENT

N

8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

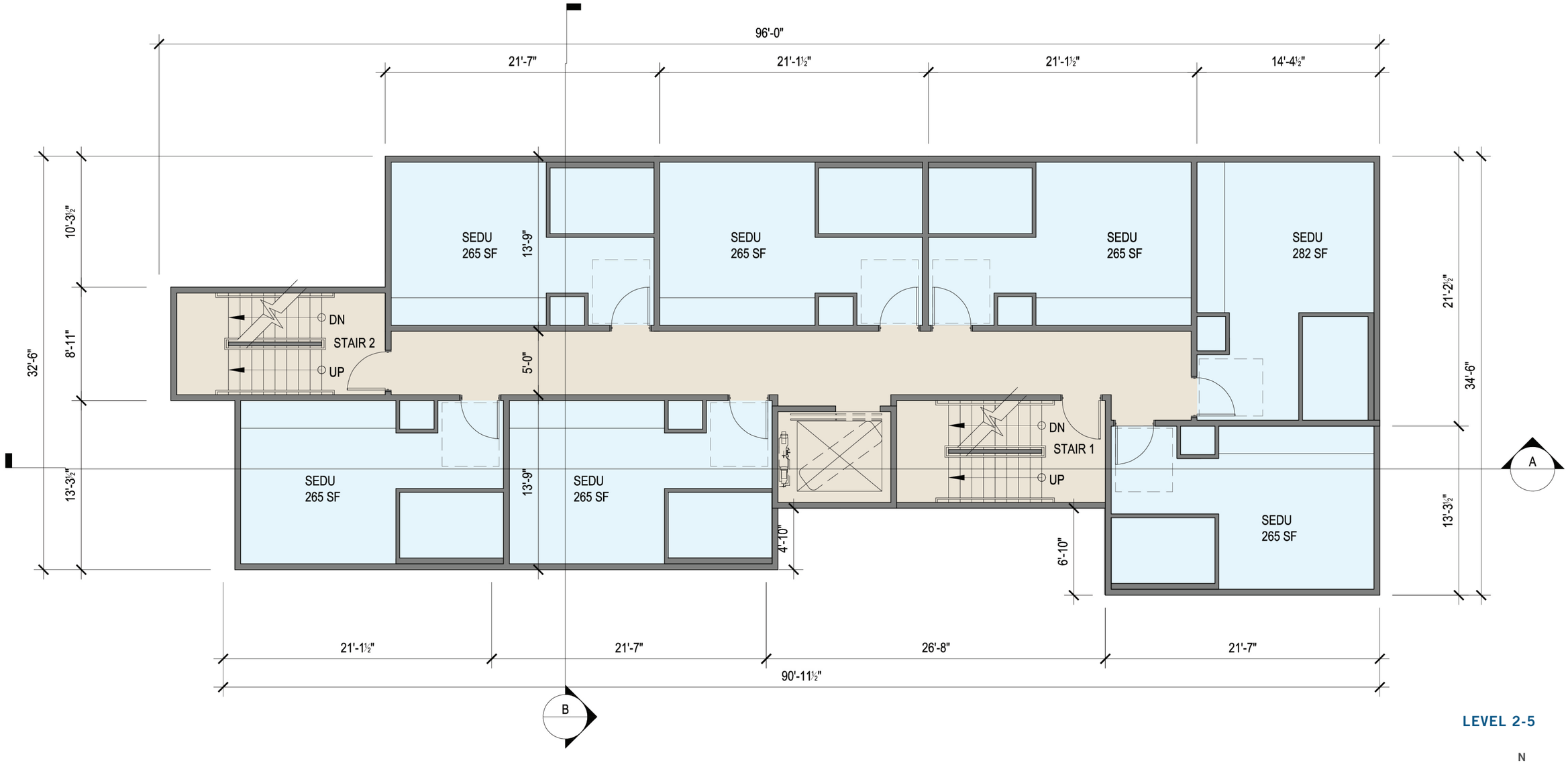


LEVEL 1

8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



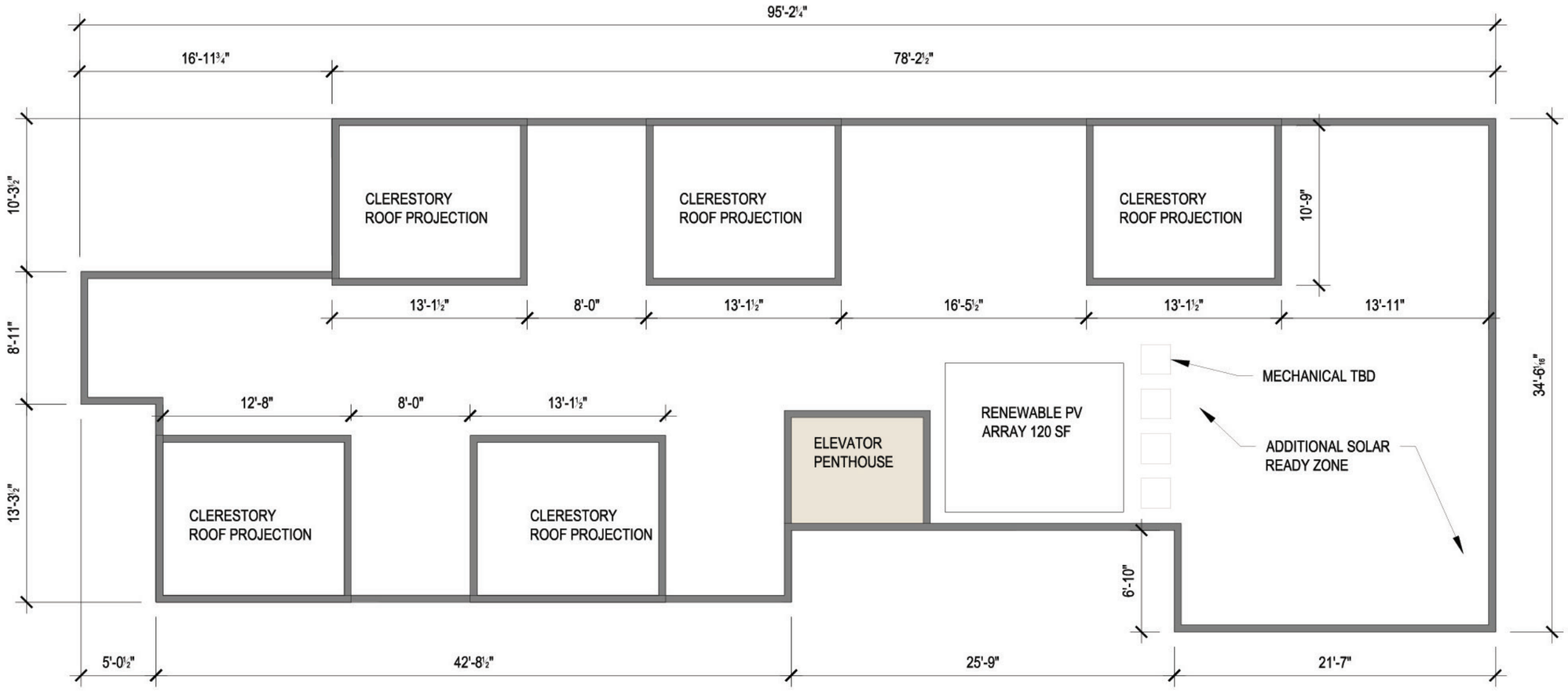
LEVEL 2-5

N

8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



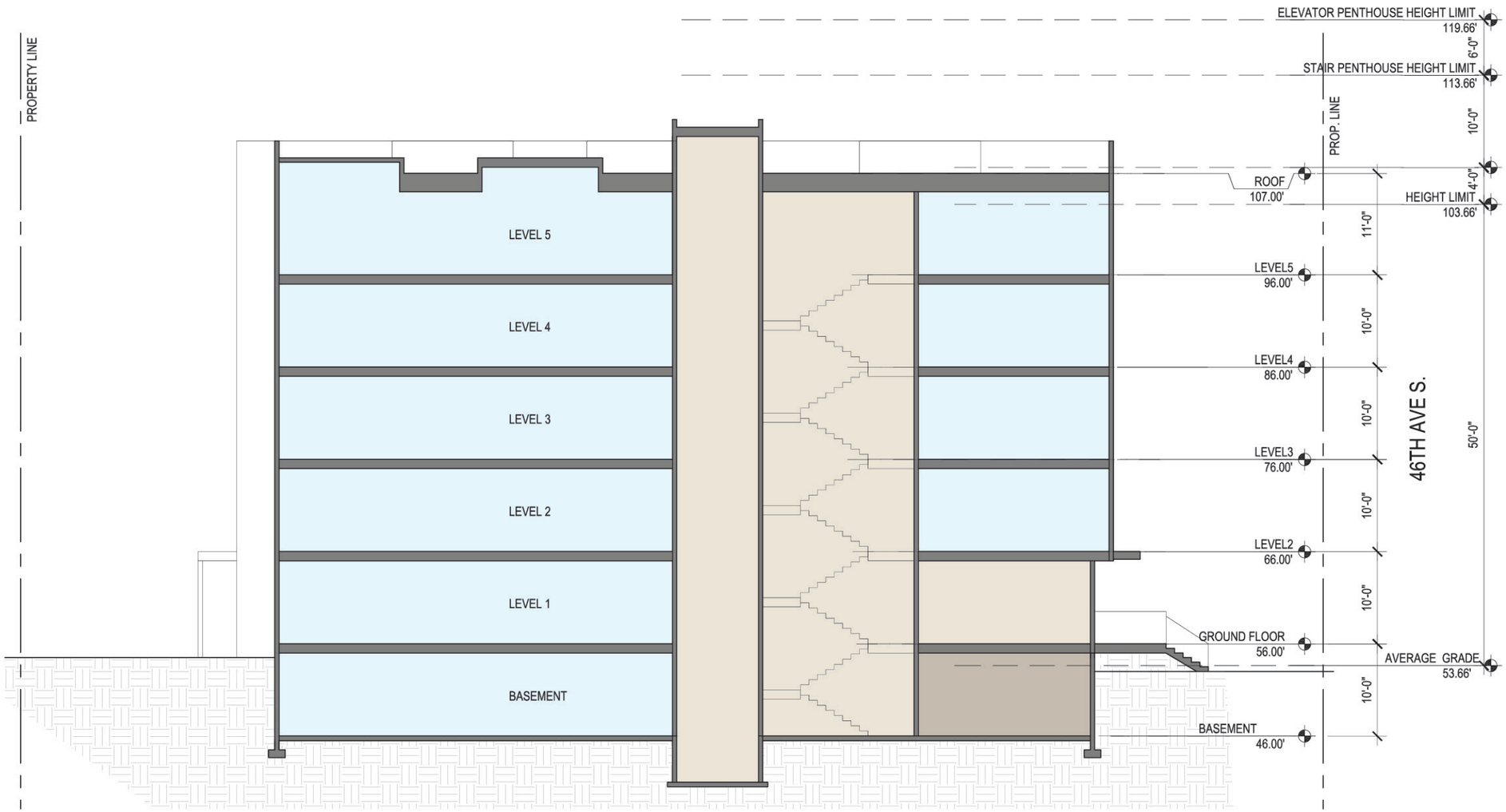
ROOF

N

8.0 OPTION 2 | SECTION

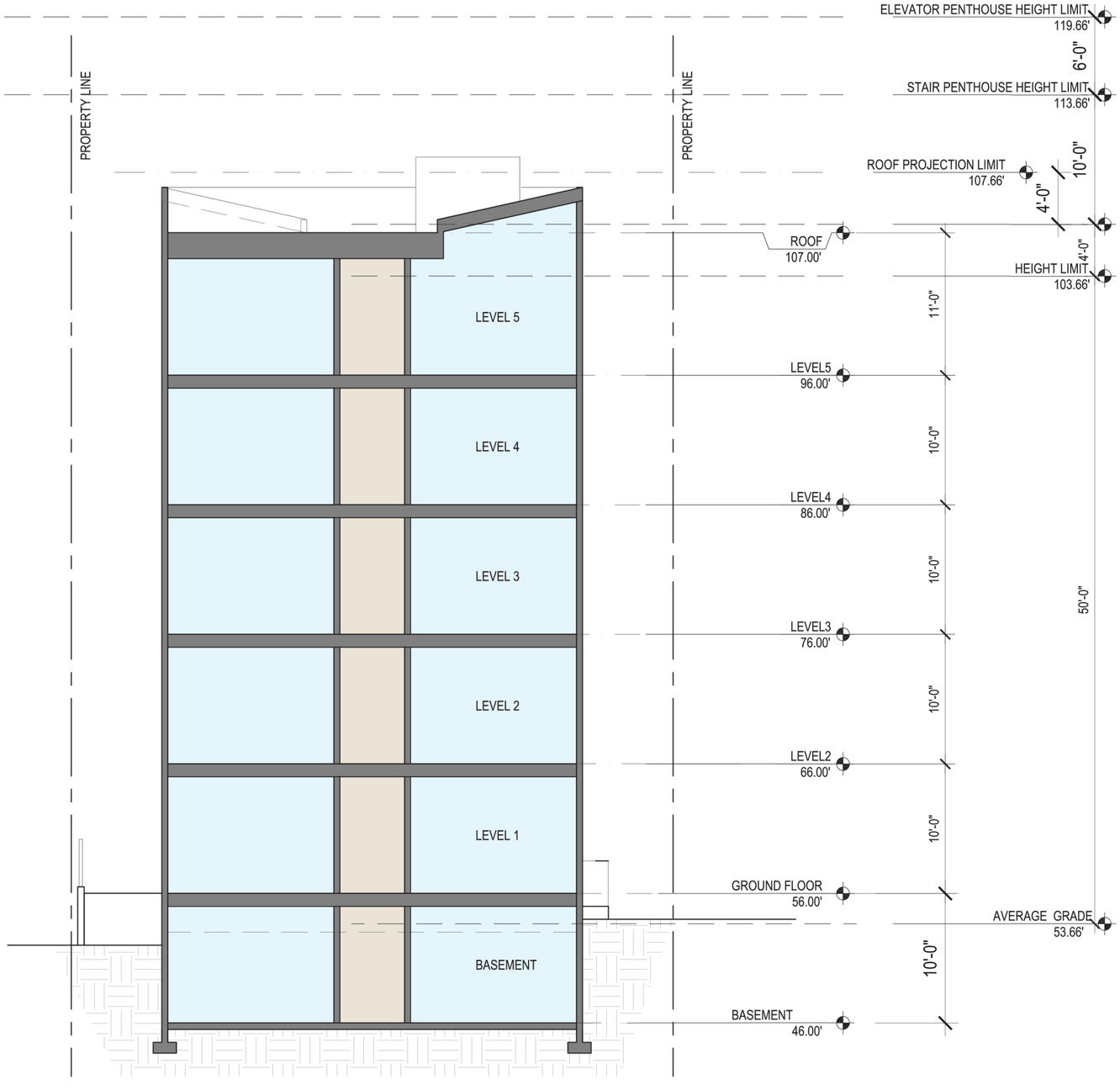
KEY

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



SECTION A

8.0 OPTION 2 | SECTION

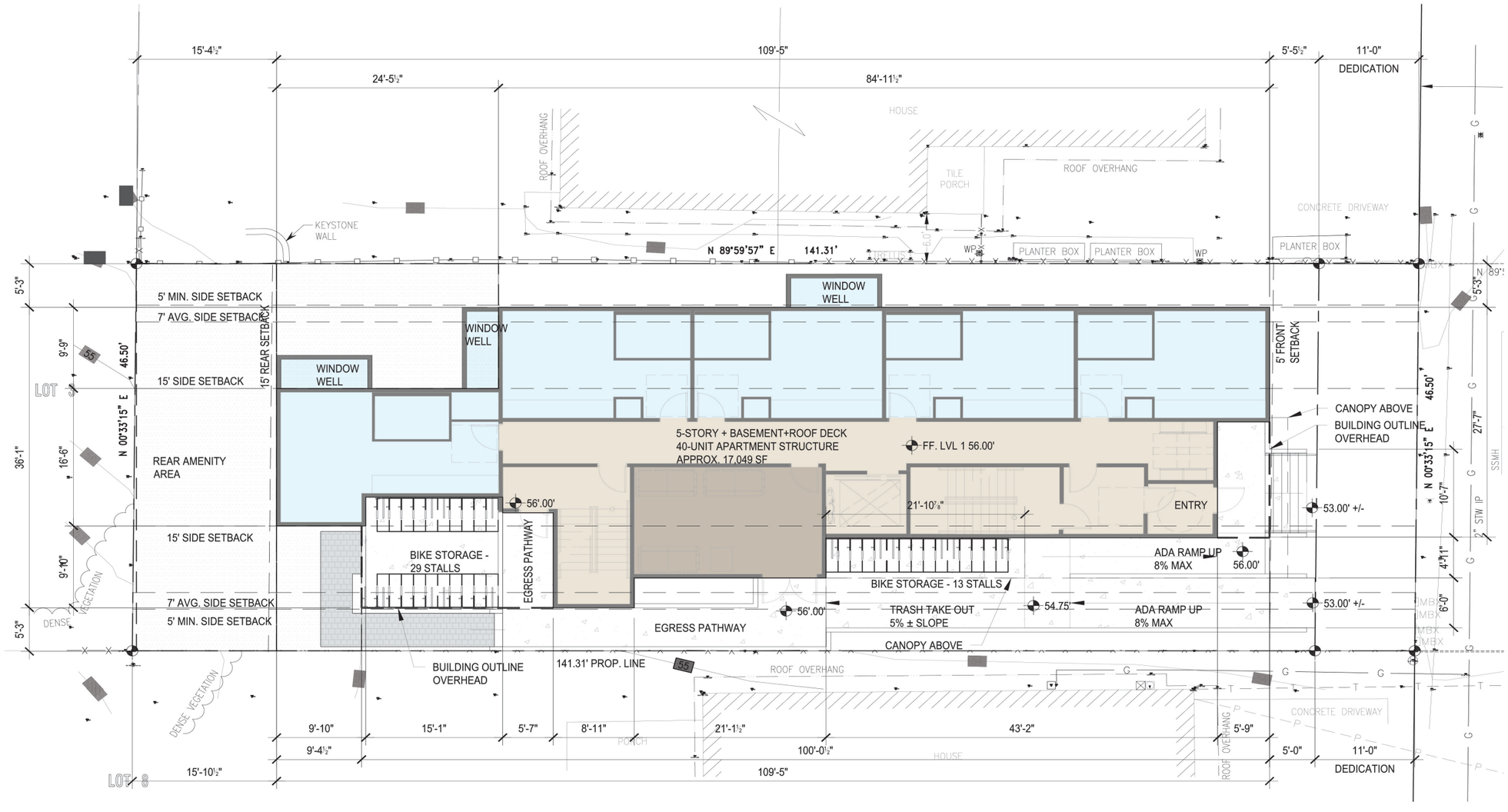


SECTION B

8.0 OPTION 2 | SHADOW STUDY

8.0 OPTION 3 | SITE PLAN

OPTION 3



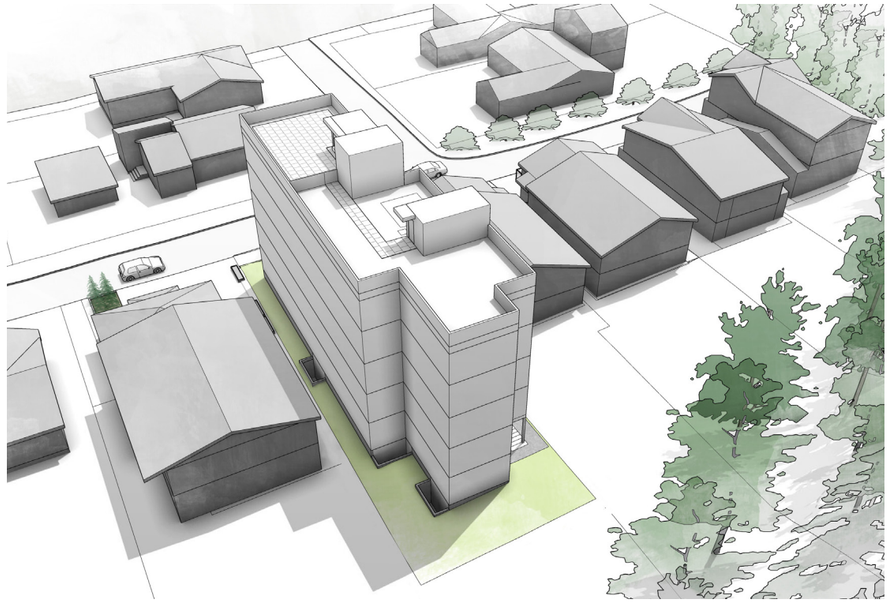
KEY

- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

8.0 OPTION 3 | MASSING

CONCEPT MASSING PERSPECTIVES

AERIAL VIEW FROM SOUTHEAST



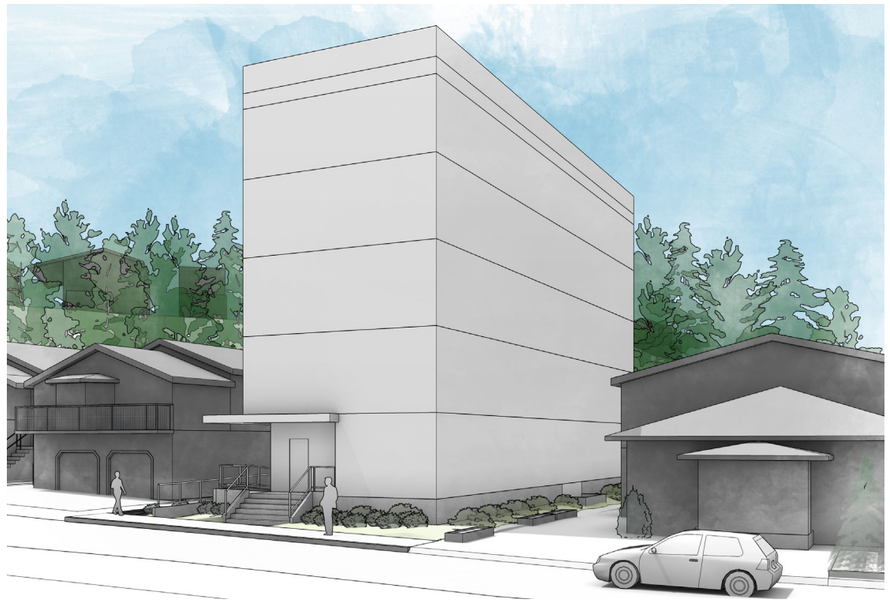
AERIAL VIEW FROM NORTHWEST

AERIAL VIEW FROM NORTHEAST

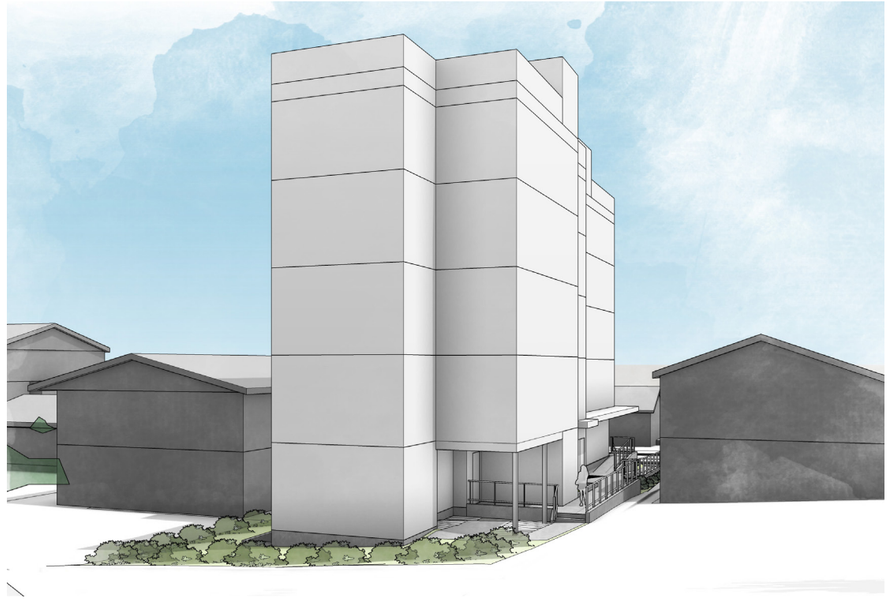
8.0 OPTION 3 | MASSING

CONCEPT MASSING PERSPECTIVES

VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

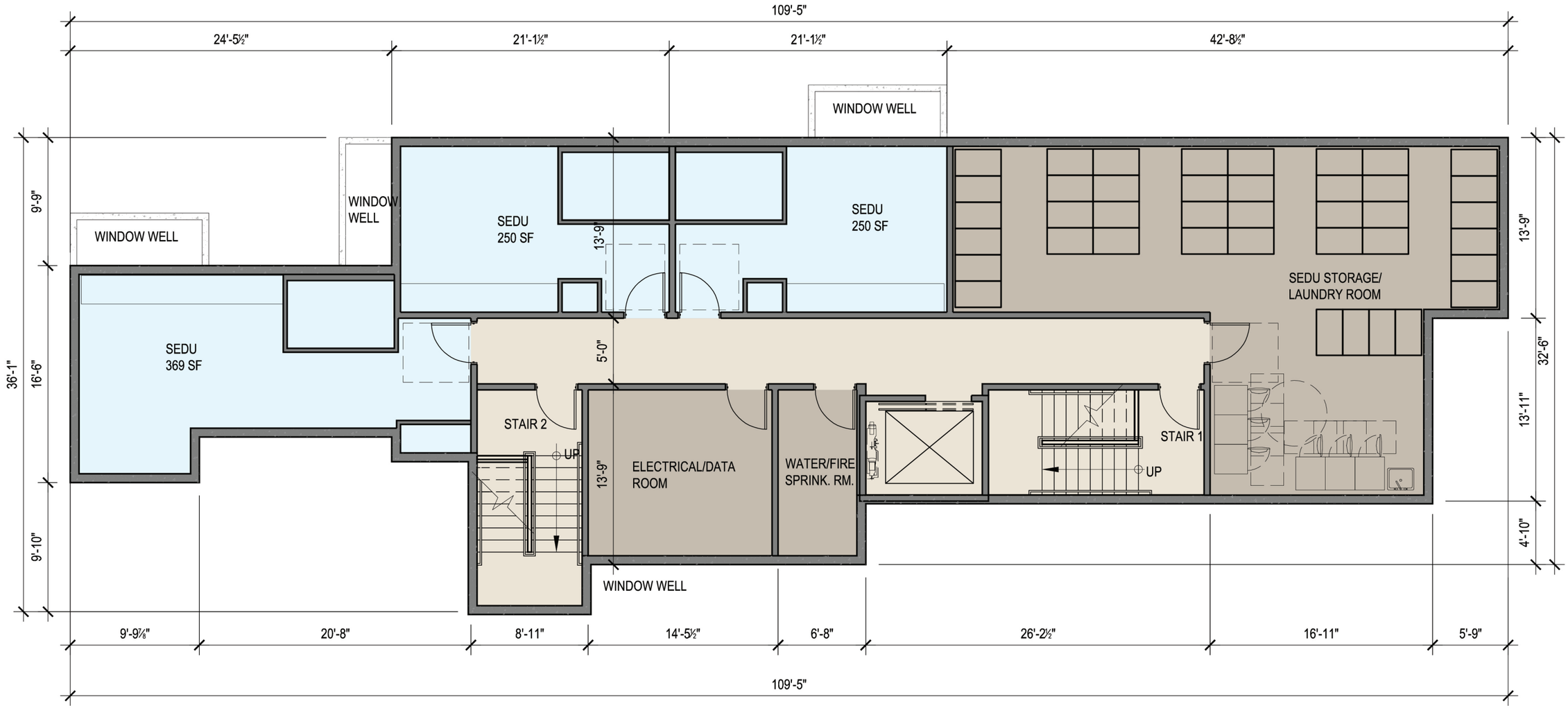


VIEW OF SOUTHWEST CORNER

8.0 OPTION 3 | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office

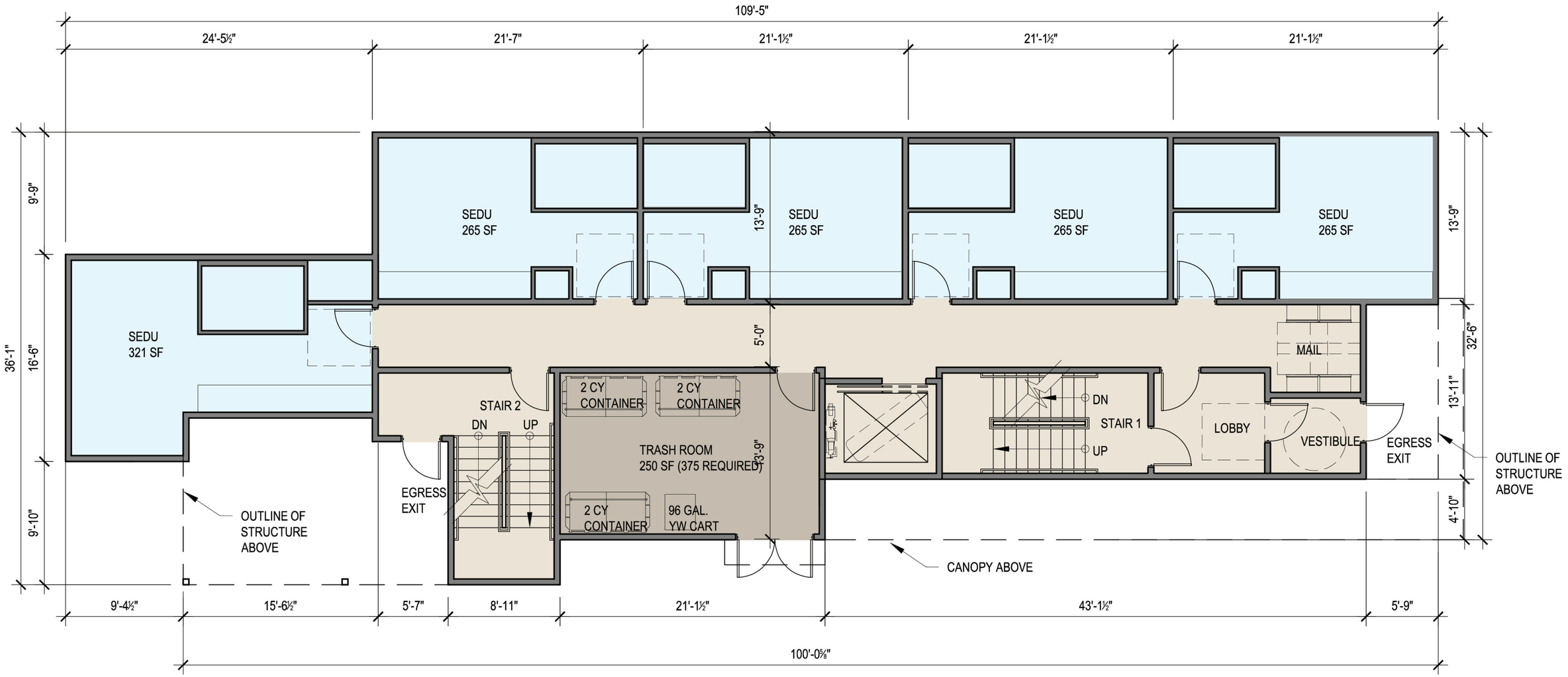


BASEMENT

8.0 OPTION 3 | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



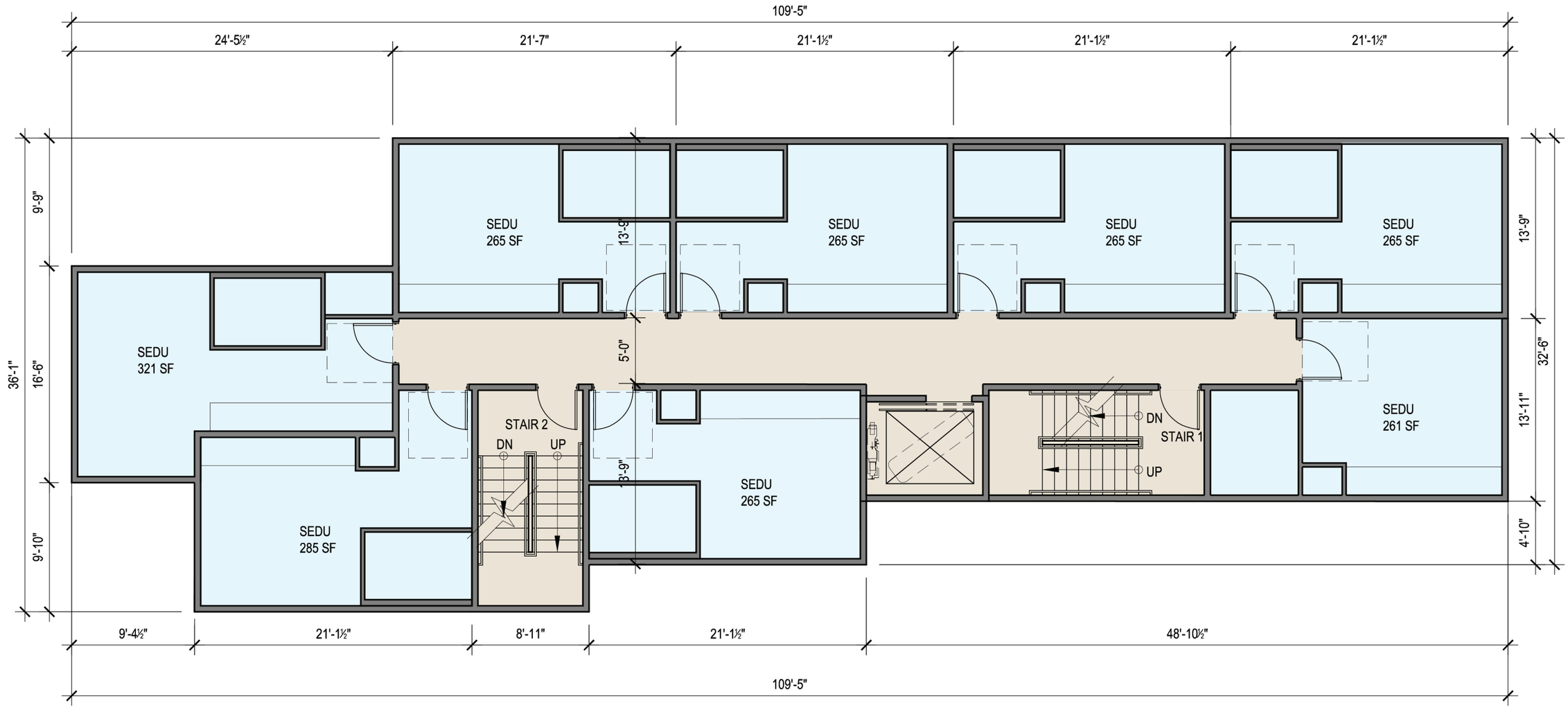
LEVEL 1

N

8.0 OPTION 3 | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



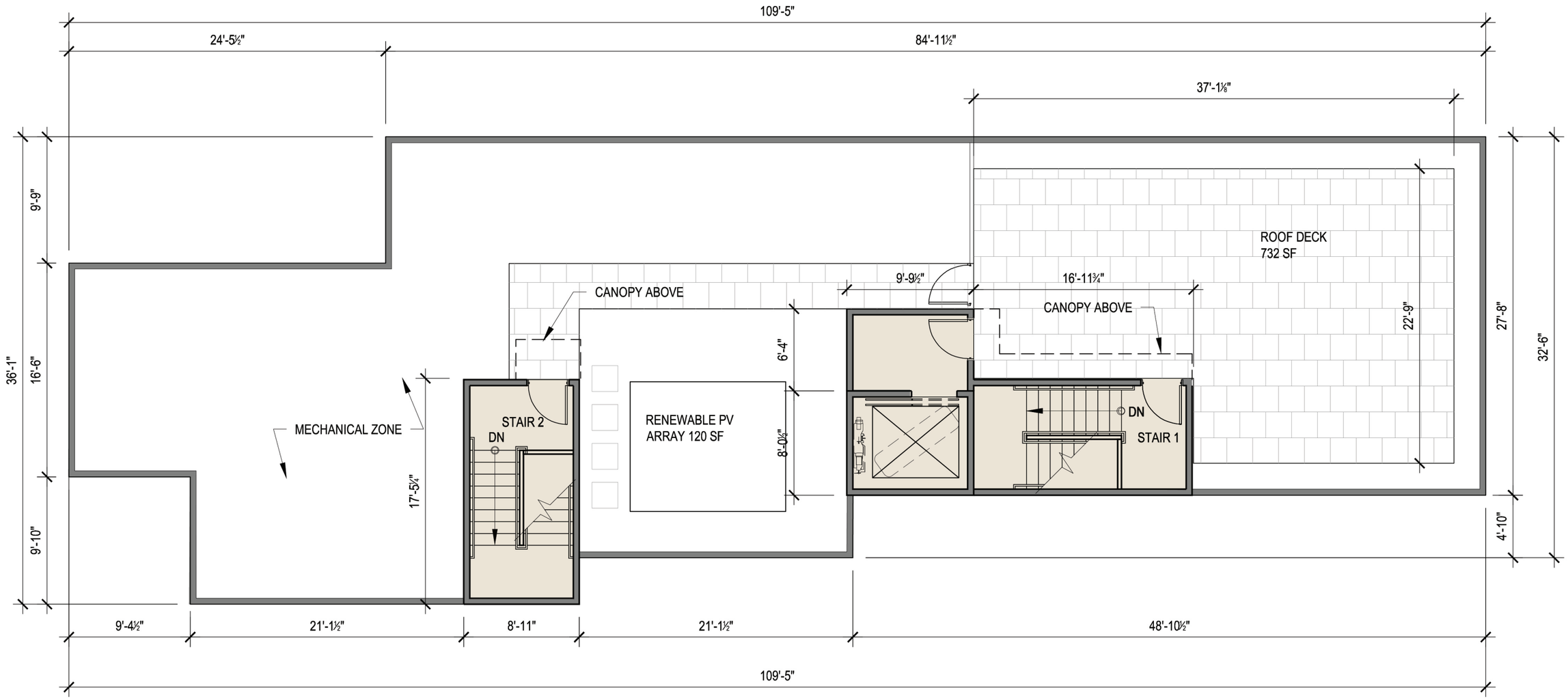
LEVEL 2-5

N

8.0 OPTION 3 | FLOOR PLAN

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage
- Leasing Office



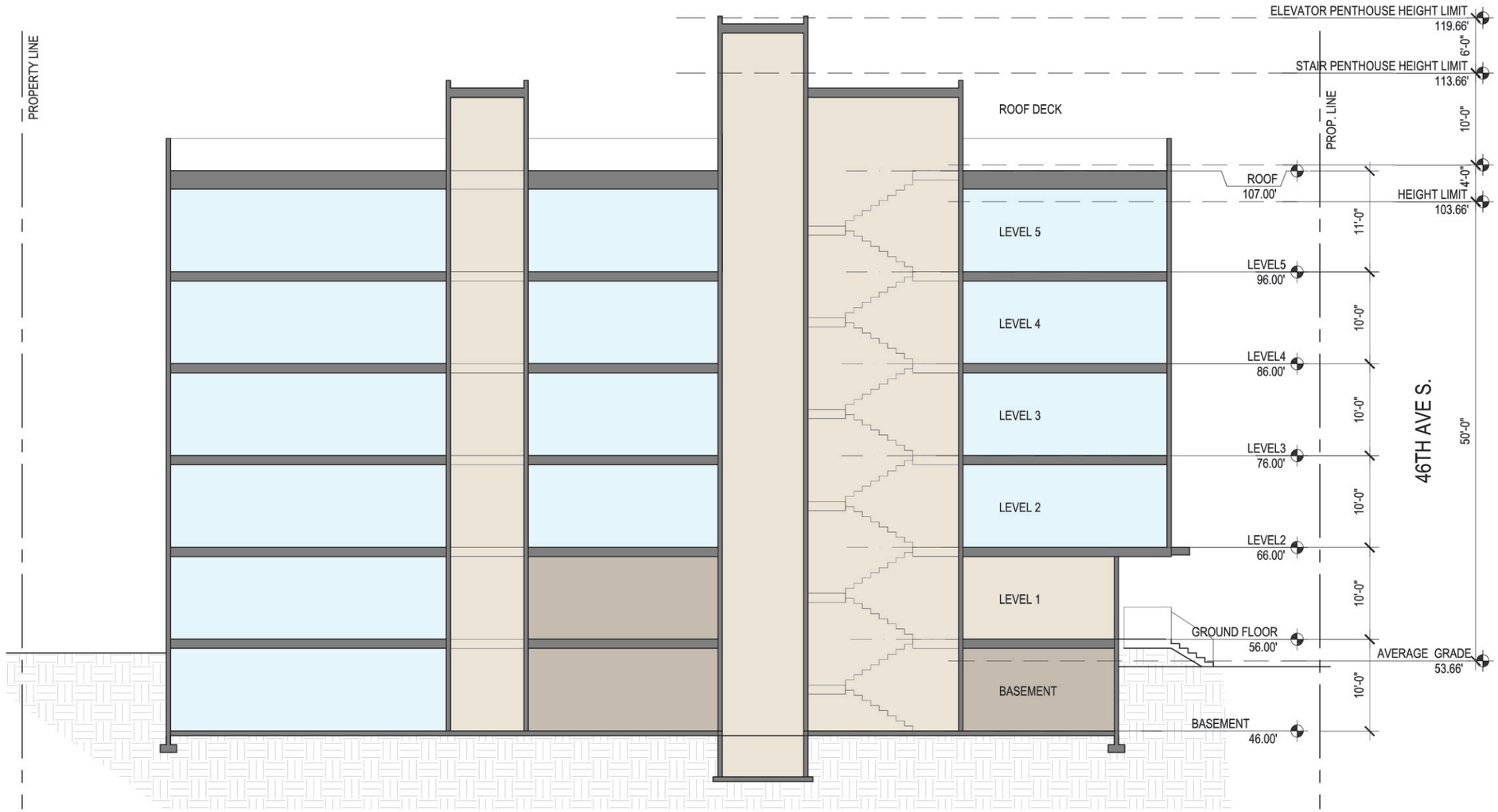
ROOF

N

8.0 OPTION 3 | SECTION

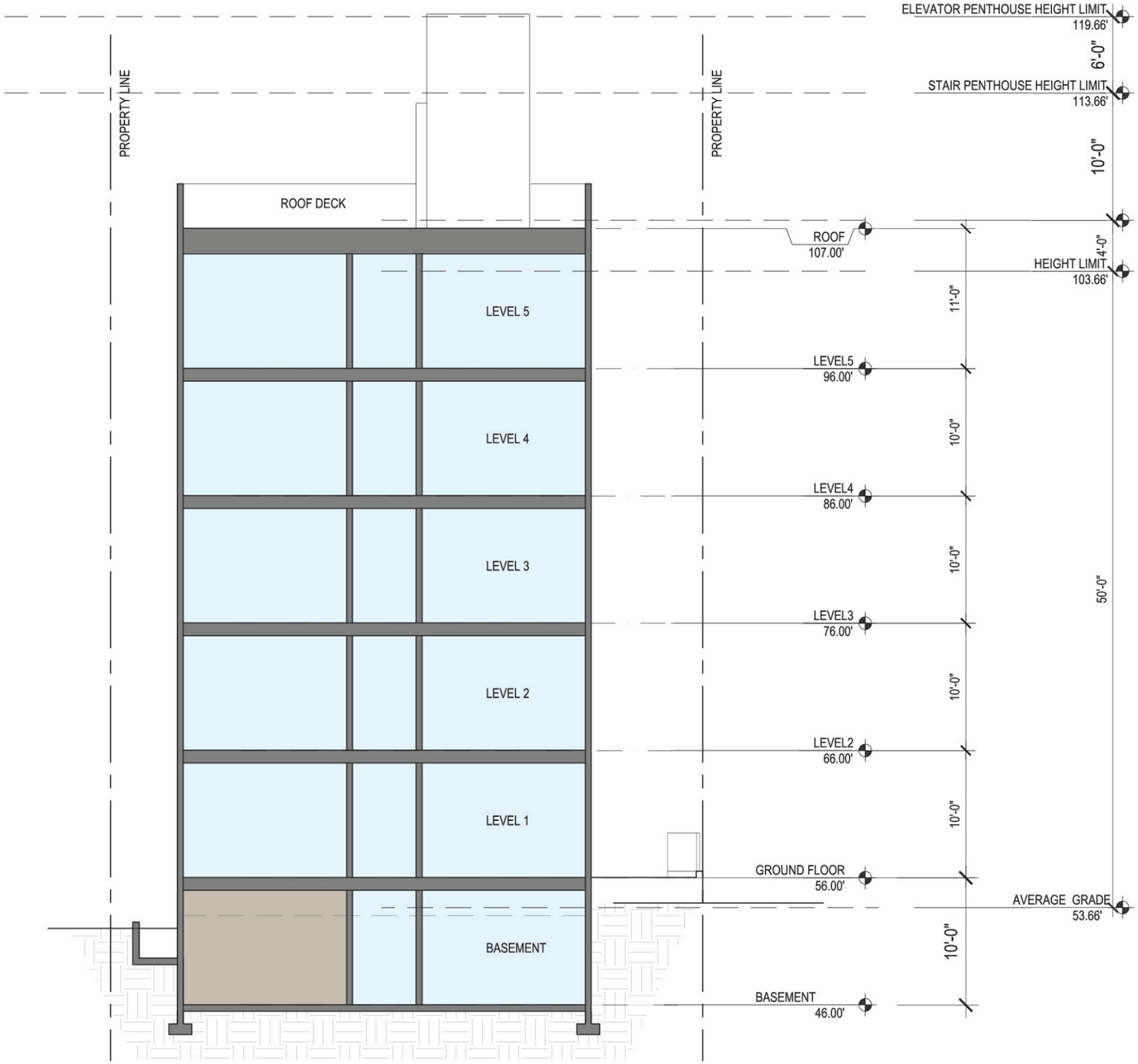
KEY

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



SECTION A

8.0 OPTION 3 | SECTION



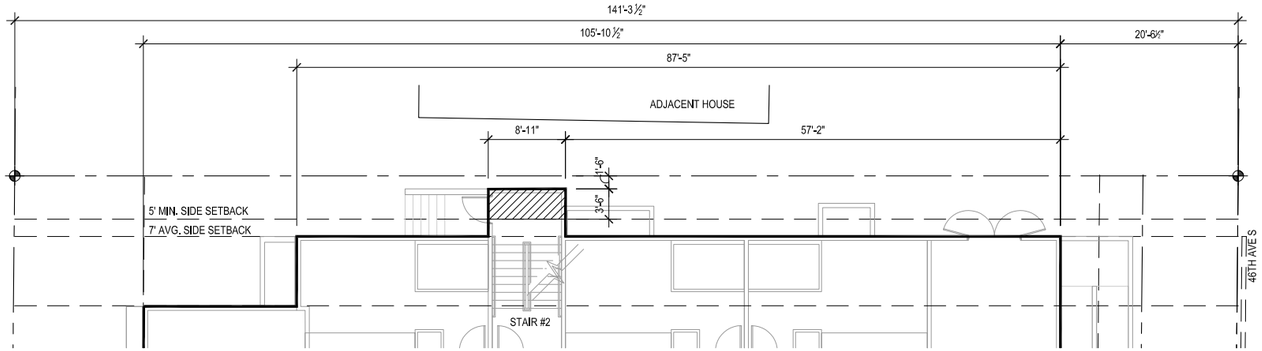
SECTION B

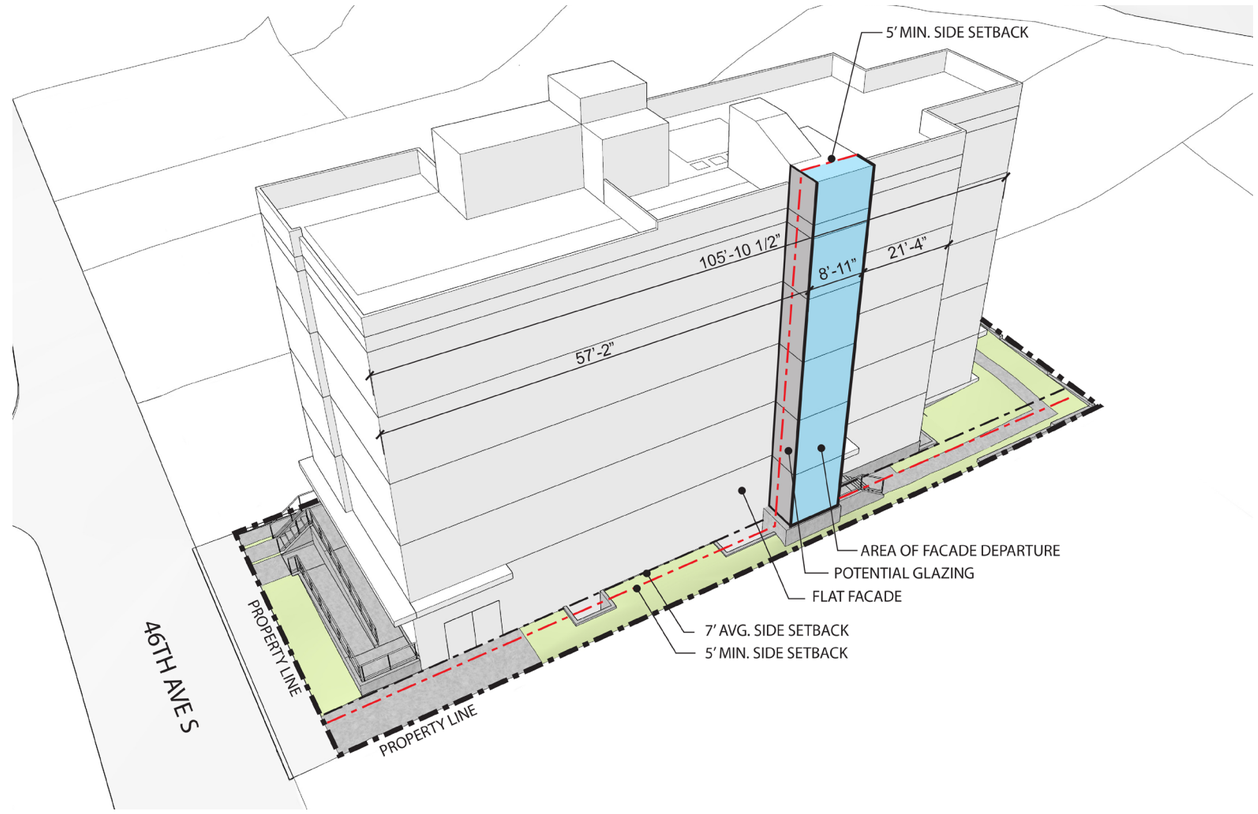
8.0 OPTION 3 | SHADOW STUDY

9.0 CODE DEPARTURES

OPTION 1 (PREFERRED)

CODE CITATION:	23.45.518 Table A
CODE REQUIREMENT:	Side setbacks for facades greater than 40' in length require 7' average setback, 5' min.
CORRESPONDING DESIGN GUIDELINE:	DCS2 D1 Existing Development and Zoning DC2 B1 Façade composition & B2 Blank Walls
PROPOSED DESIGN DEPARTURE:	Rear egress stair will intrude 3.5' into minimum setback
RATIONALE:	The location and position of the rear stair defines the development potential of this site, resulting in either the elimination of entire stack of units or a departure for greater façade length and/or reduced setbacks. To fulfill the guidance from the Rainier Beach Neighborhood Plan document for more density and the intent of the HALA/MHA legislation for more workforce housing we want to develop the site to its fullest potential. The departure results in a minor intrusion of the short side of the stair into the minimum setback and allows the rest of the building façade to remain at the code required 7' average setback line. Of a façade that is 105'-11" long only 8'-11" is out of compliance. This departure presents an opportunity to break up the long north façade of the building and would add a unique feature that helps differentiate it from the other options. The stair could be designed with windows on the east/west sides to glow at night. Effort will be taken to reduce the overall height of the stair at the property line by sloping the roof to follow the rake of the stairs and lowering the mid-landing roof.

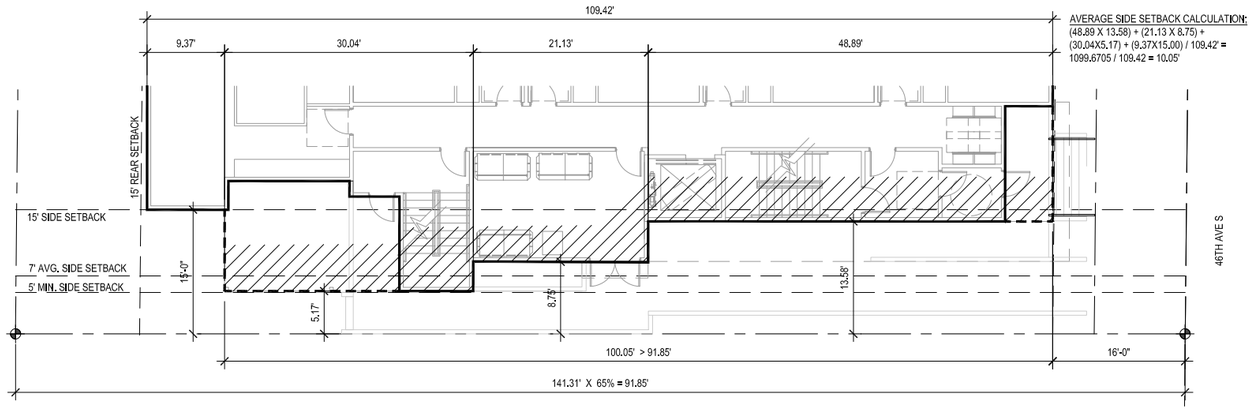


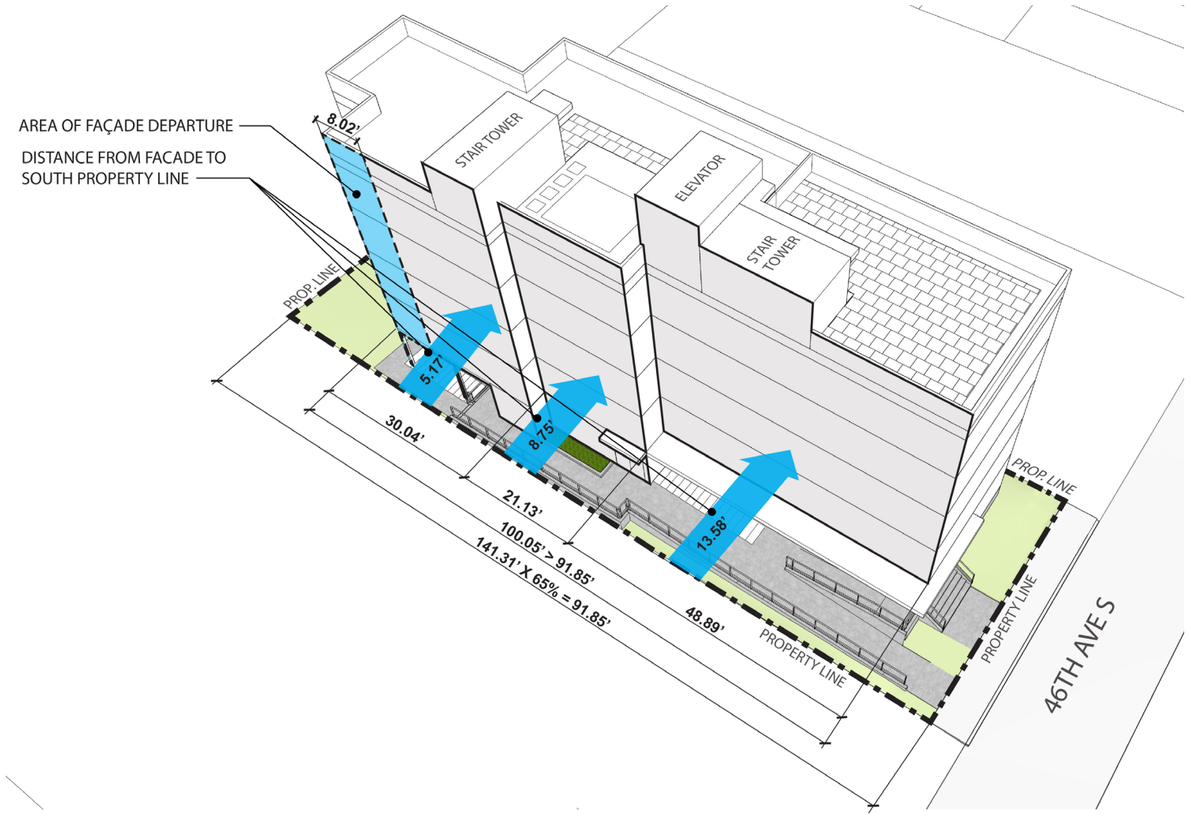


9.0 CODE DEPARTURES

OPTION 3

CODE CITATION:	23.45.527.B.1
CODE REQUIREMENT:	The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line
CORRESPONDING DESIGN GUIDELINE:	DCS2 D1 Existing Development and Zoning DC2 B1 Façade composition & B2 Blank Walls
PROPOSED DESIGN DEPARTURE:	Allowed façade length: 141.31 side lot line length x 65% = 91.85'. Increase of total façade length within 15' of a side lot line by 8.2' to 100.05'.
RATIONALE:	The location and position of the rear stair defines the development potential of this site, resulting in either the elimination of entire stack of units or a departure for greater façade length and/or reduced setbacks. To fulfill the guidance from the Rainier Beach Neighborhood Plan document for more density and the intent of the HALA/MHA legislation for more workforce housing we want to develop the site to its fullest potential. The departure results in no part of the building extending beyond the 5' minimum setback, but does result in a longer façade length allowed by code within 15' of a side lot line. The departure allows for a covered space for bike parking at the ground level. It also results in a series of façade plane changes which adds interest to the façade. Windows could be added to the east facing portion of the stair to glow at night, and the plane changes result in more opportunities for corner glazing within the units. The resulting average façade setback is actually more than code required at 10.05' for the south facade.





10.0 ADDENDUM

OPTION 1 (PREFERRED) - FAR CALCULATIONS

BASEMENT			FAR CHARGEABLE AREA (SF)
NAME/USE	AREA (SF)	FAR (SF)	
RESIDENTIAL			
A	276.60		276.60
B	30.70		30.70
C	1,248.05		1,248.05
D	45.68		45.68
E	718.97		718.97
F	160.21		160.21
G	172.46		172.46
H	21.96		21.96
TOTAL	2,674.63	0.00	2,674.63

ROOF LEVEL			FAR CHARGEABLE AREA (SF)
NAME/USE	AREA (SF)	FAR (SF)	
RESIDENTIAL			
A	100.34	100.34	100.34
B	20.48	20.48	20.48
C	119.52	119.52	119.52
D	130.80	130.80	130.80
TOTAL	371.14	371.14	371.14

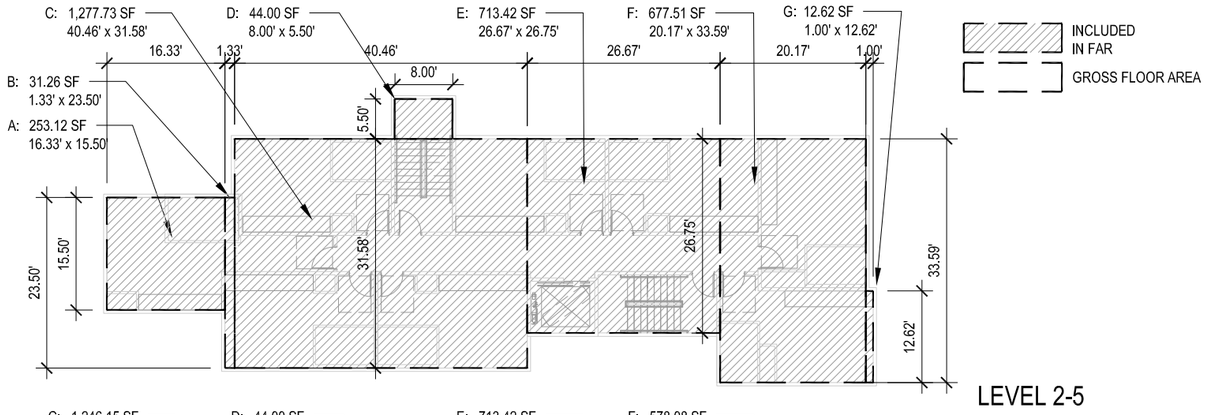
LEVEL 1			FAR CHARGEABLE AREA (SF)
NAME/USE	AREA (SF)	FAR (SF)	
RESIDENTIAL			
A	253.12		253.12
B	7.62	7.62	7.62
C	1,246.15	1,246.15	1,246.15
D	44.00	44.00	44.00
E	713.42	713.42	713.42
F	578.08	578.08	578.08
G	79.18	79.18	79.18
H	29.89	29.89	29.89
J	23.79		23.79
TOTAL	2,975.25	2,698.34	2,975.25

LEVEL 2-5			FAR CHARGEABLE AREA (SF)
NAME/USE	AREA (SF)	FAR (SF)	
RESIDENTIAL			
A	253.12	253.12	253.12
B	31.26	31.26	31.26
C	1277.73	1277.73	1277.73
D	44	44	44
E	713.42	713.42	713.42
F	677.51	677.51	677.51
G	12.62	12.62	12.62
TOTAL	3,009.66	3,009.66	3,009.66

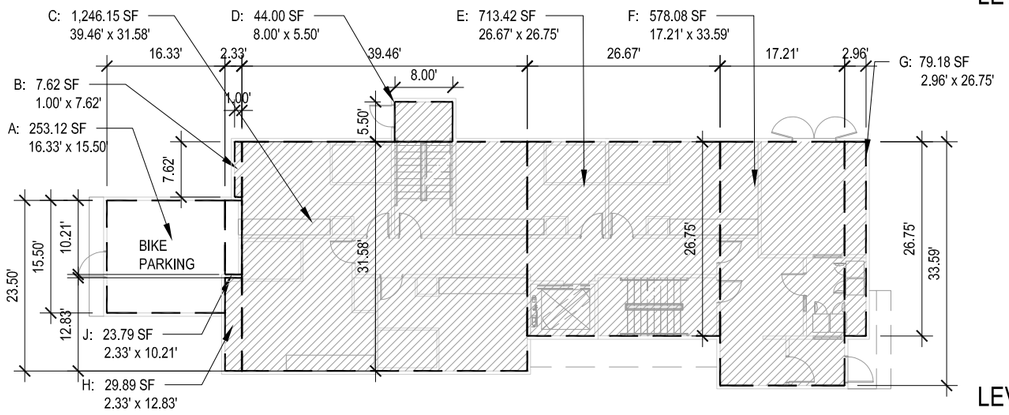
BUILDING GROSS FLOOR AREA				
LEVEL	USE	AREA (SF)	FAR (SF)	CHARGEABLE AREA (SF)
ROOF	RESIDENTIAL	371.14	371.14	371.14
LEVEL 5	RESIDENTIAL	3,009.66	3,009.66	3,009.66
LEVEL 4	RESIDENTIAL	3,009.66	3,009.66	3,009.66
LEVEL 3	RESIDENTIAL	3,009.66	3,009.66	3,009.66
LEVEL 2	RESIDENTIAL	3,009.66	3,009.66	3,009.66
LEVEL 1	RESIDENTIAL	2,975.25	2,698.34	2,975.25
BASEMENT	RESIDENTIAL	2,674.63	0.00	2,674.63
TOTAL AREA		**18,059.66**	**15,108.12**	**18,059.66**

10.0 ADDENDUM

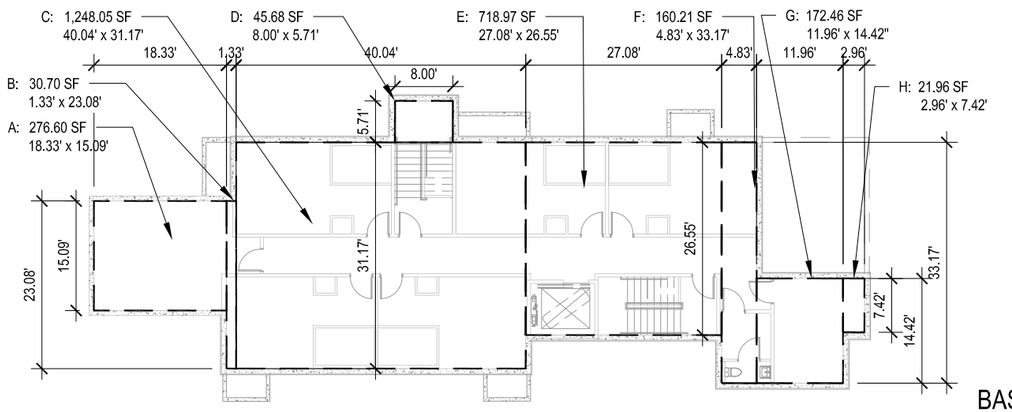
OPTION 1 (PREFERRED) - FAR/MHA DIAGRAMS



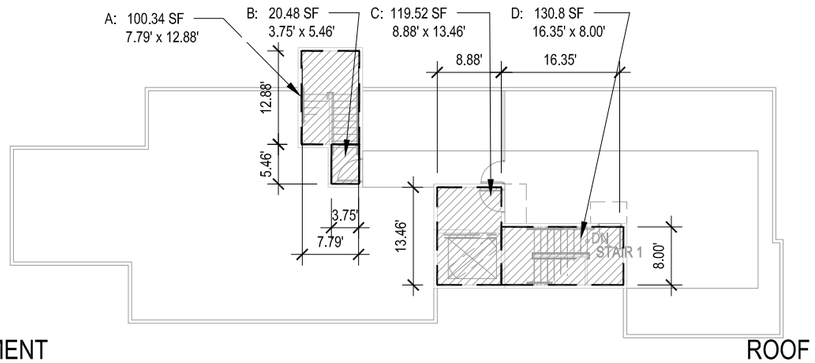
LEVEL 2-5



LEVEL 1



BASEMENT



ROOF