

# Betula Apartments

## DRAFT RECOMMENDATION PACKET

355 15th Ave | Seattle, WA

3037444-LU

HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY  
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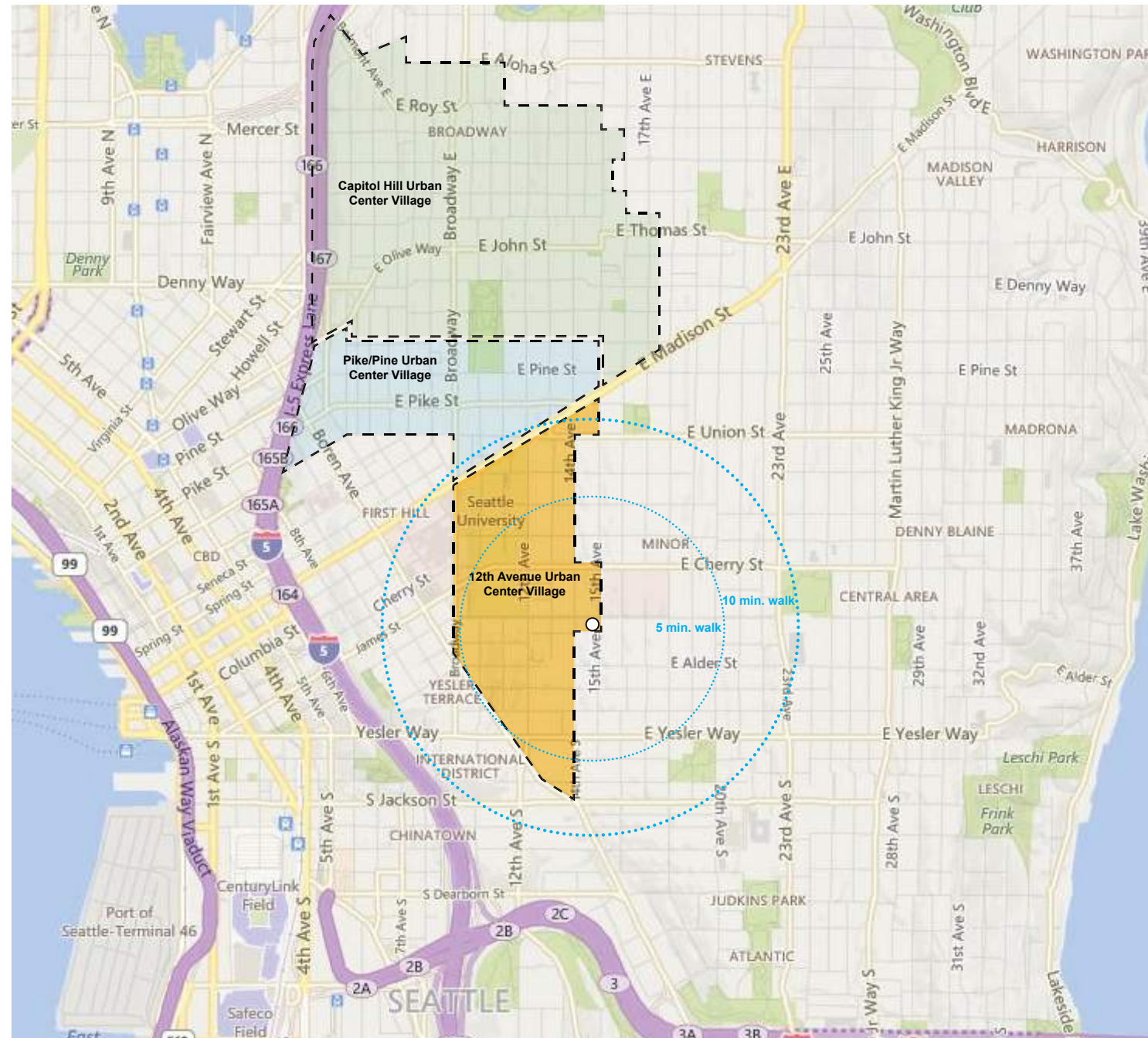
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# TABLE OF CONTENTS

SECTION 1: PROJECT OVERVIEW	4-6
context map	5
project information	5
aerial photograph	6
zoning map	6
SECTION 2: CONTEXT ANALYSIS	7-13
context use map	8
architectural context	9
circulation map	10
bird's eye view	11
SECTION 3: EXISTING SITE CONDITIONS	12-18
street photomontages	14-17
survey	18
site photographs	19
Envelope Massing Study	20
SECTION 4: Architectural Concepts	21-25
Design Concept & Execution	22-24
Proposed Building Uses	25
SECTION 5: DESIGN EVOLUTION	26-33
Project Legacy	27
Major MUP Revision Summary	28
Design Studies for MUP Revision	29
Privacy Study	30
Responses to Recommendation	31-33
SECTION 6: DESIGN GUIDANCE RESPONSE	34-41
Responses to EDG	35-38
Design Guideline Response	39-41
SECTION 7: DESIGN PROPOSAL	42-
Plans	43-45
Elevations	46
Sections	47
Landscape plan	48
Lighting plan	49
Material palette	50
Renderings	51-53
SECTION 6: APPENDIX	54-58
Land Use Code Provisions	55
Previously Approved Departures	56
Previous Project Experience	57

## SECTION 1: PROJECT OVERVIEW

# CONTEXT MAP



# PROJECT INFORMATION

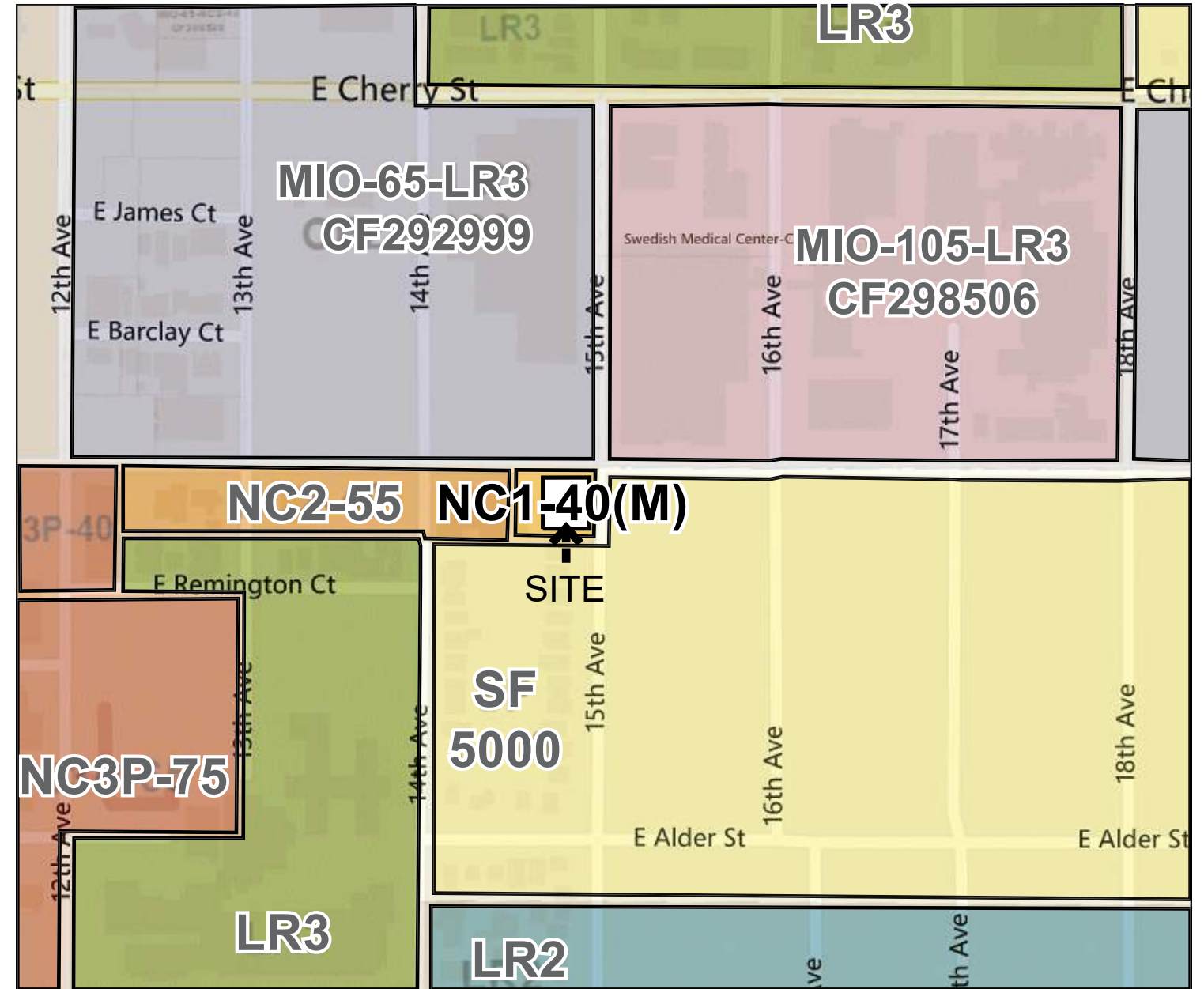
<b>Site Location</b>	355 15th Ave. Seattle, WA
<b>Site Zoning</b>	NC1-40 (M)
<b>Overlay</b>	12th Ave Urban Center Village
<b>Permitted Use</b>	Residential (50 units), Commercial (2,100 sf)
<b>SEPA Review</b>	Yes
<b>Parking required</b>	(0) Required for Urban Villages with frequent transit service / (0) Provided
<b>Height</b>	23.47A.008 Base Height 40'
<b>Site Area</b>	8,153 SF
<b>Floor Area Ratio</b>	3.00 max combined for all uses, 2.90 proposed 23.47A.013
<b>Floor Area</b>	8,153 sf x 3.0 = 24,459 sf max total Gross Floor Area = 23,977 SF
<b>Setbacks</b>	23.47A.014 No Setback required other than lot line that abuts a residential zone. Setback required on south lot line because it is adjacent to a SF zone. 15' setback for portions of structures above 13' to 65'.
<b>Amenity area</b>	23,977 sf x .05 (5%) = 1,199 sf required (complies - 1,477 sf provided) 23.47A.024

# AERIAL PHOTO



Commercial activity is concentrated along Jefferson, on which there are several bars, restaurants, and markets. The site will receive ample solar exposure from the east, with partial blockage from the south, and complete blockage from the west. There are views east towards Mount Rainier.

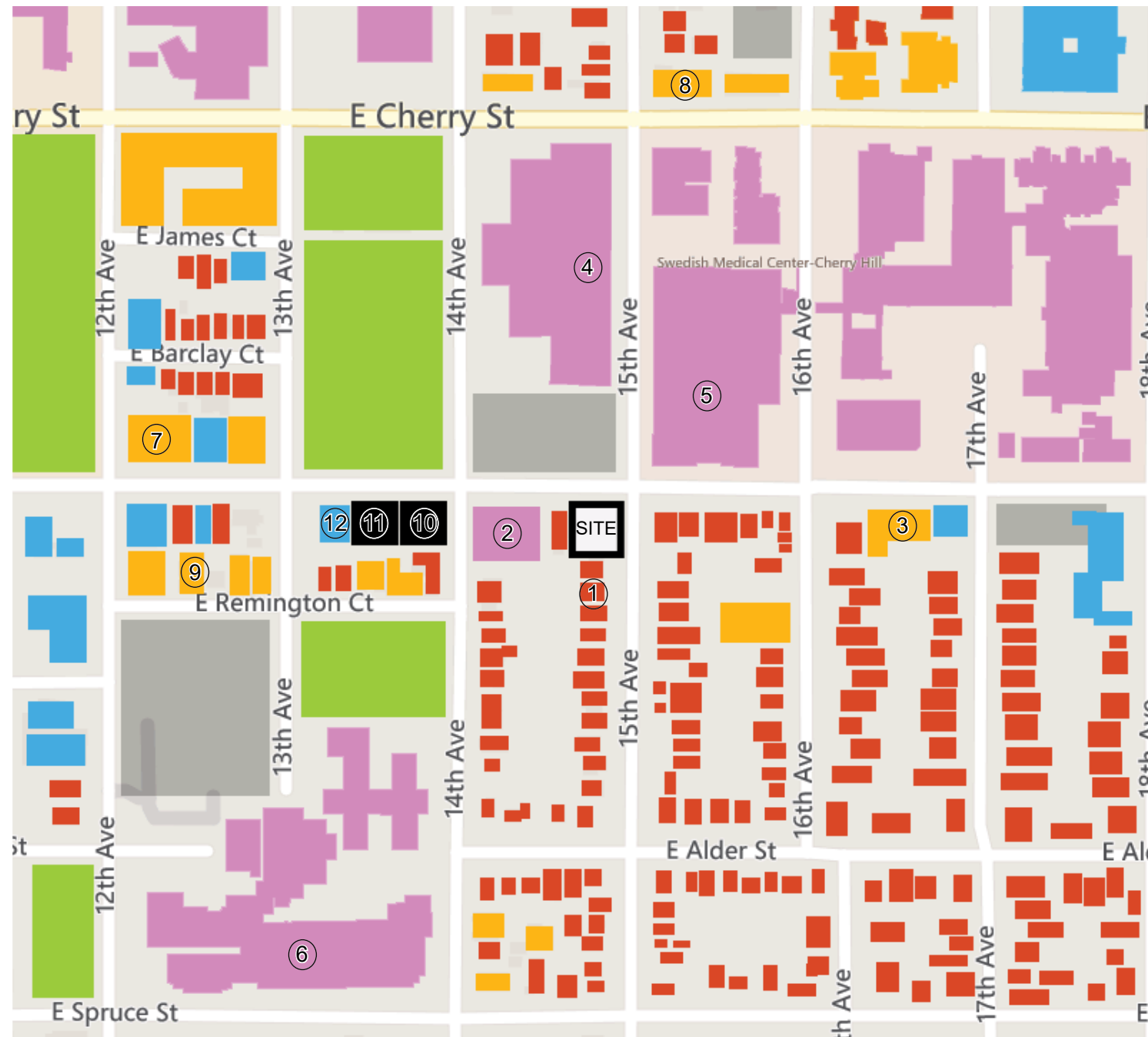
# ZONING MAP



This area of Squire Park is predominantly zoned for lowrise and midrise apartments and for neighborhood commercial. A growing number of multi-family apartment buildings are being constructed in the area and bringing with them an increased amount of ground floor amenities. Allowable density increases to the west and decreases to the east. The site is within the 12th Avenue Urban Center Village overlay and has quick access to a variety of forms of public transit, bike paths and car sharing opportunities.

## SECTION 2: CONTEXT ANALYSIS

# CONTEXT USE MAP



- Single-family Residence
- Multi-family / multi-use
- Park / sports field
- Commercial / retail
- Institutional / healthcare
- In-construction

- ① Characteristic neighborhood single family houses.
- ② Gottman Institute building on Jefferson St.
- ③ Triad Apartments on E Jefferson St.
- ④ Seattle U Fitness Center.
- ⑤ Swedish Medical Center.
- ⑥ King County Juvenile Center.
- ⑦ Jefferson Apartments @ E Jefferson St. & 12th Ave.
- ⑧ Rowhouses on Cherry between 16th and 17th Aves.
- ⑨ Remington Court Townhouses.
- ⑩ 463 14th Ave. Apartments.
- ⑪ 1315 East Jefferson Apartments - In-construction.
- ⑫ Existing building undergoing renovation.

Typology / Adjacencies

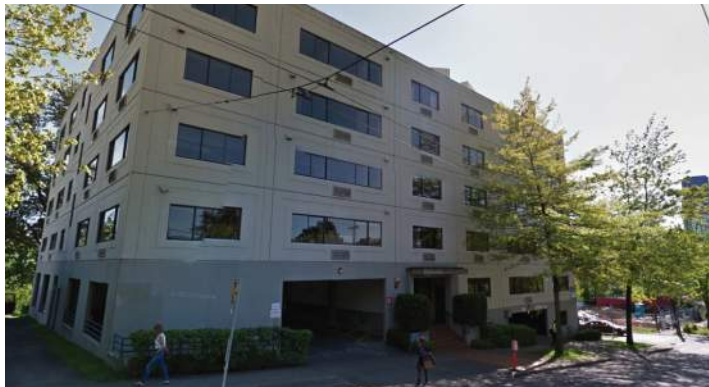
The site is bordered with older, single-family residences to the west and south and across 15th Ave to the east. A parking lot and parking garage, which serve Swedish Medical Center are located directly across E Jefferson St. The neighborhood is currently undergoing a change of character, with many of the older residences being converted into multi-family buildings, predominately to the west of the site along E Jefferson St. Apart from residential development, the institutional buildings of Swedish Medical, Seattle University and King County Juvenile have a dominate presence in the area.



# ARCHITECTURAL CONTEX



① Characteristic neighborhood single family houses.



② Gottman Institute building on Jefferson St.



③ Triad Apartments on E Jefferson St.



④ Seattle U Fitness Center.



⑤ Swedish Medical Center.



⑥ King County Juvenile Center.



⑦ E Jefferson Apartments @ Jefferson St. and 12th Ave.



⑧ Rowhouses on Cherry between 16th and 17th Aves.



⑨ Remington Court Townhouses.



⑩ 463 14th Ave. Apartments.



⑪ 1315 East Jefferson Apartments - In-construction.



⑫ Existing building undergoing renovation.

## Traditional & Modern

The 12th Avenue Village has a strong historic character comprised of single family residences and 2-4 story commercial and multi-family residential buildings.

## Institutional

Seattle University, Swedish Medical Center, and the King County Juvenile Center are all near the site. The buildings on these campuses generally large and have differing characters and ages.

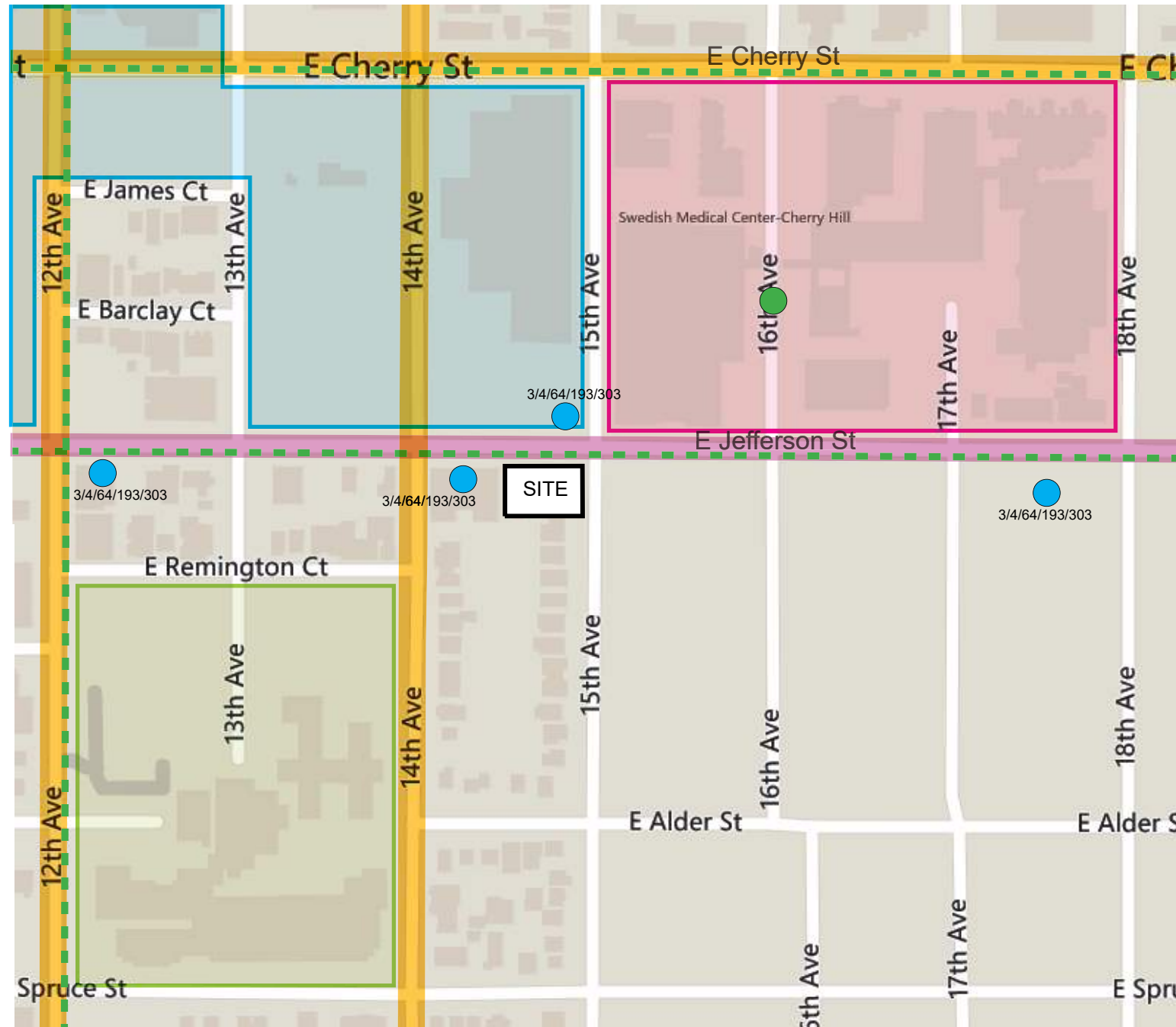
## Contemporary

Built within the last 10 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.

## Under Construction & New

There are several projects under construction or nearing completion within a short distance of this site that range from commercial properties to apartment buildings.

# CIRCULATION MAP

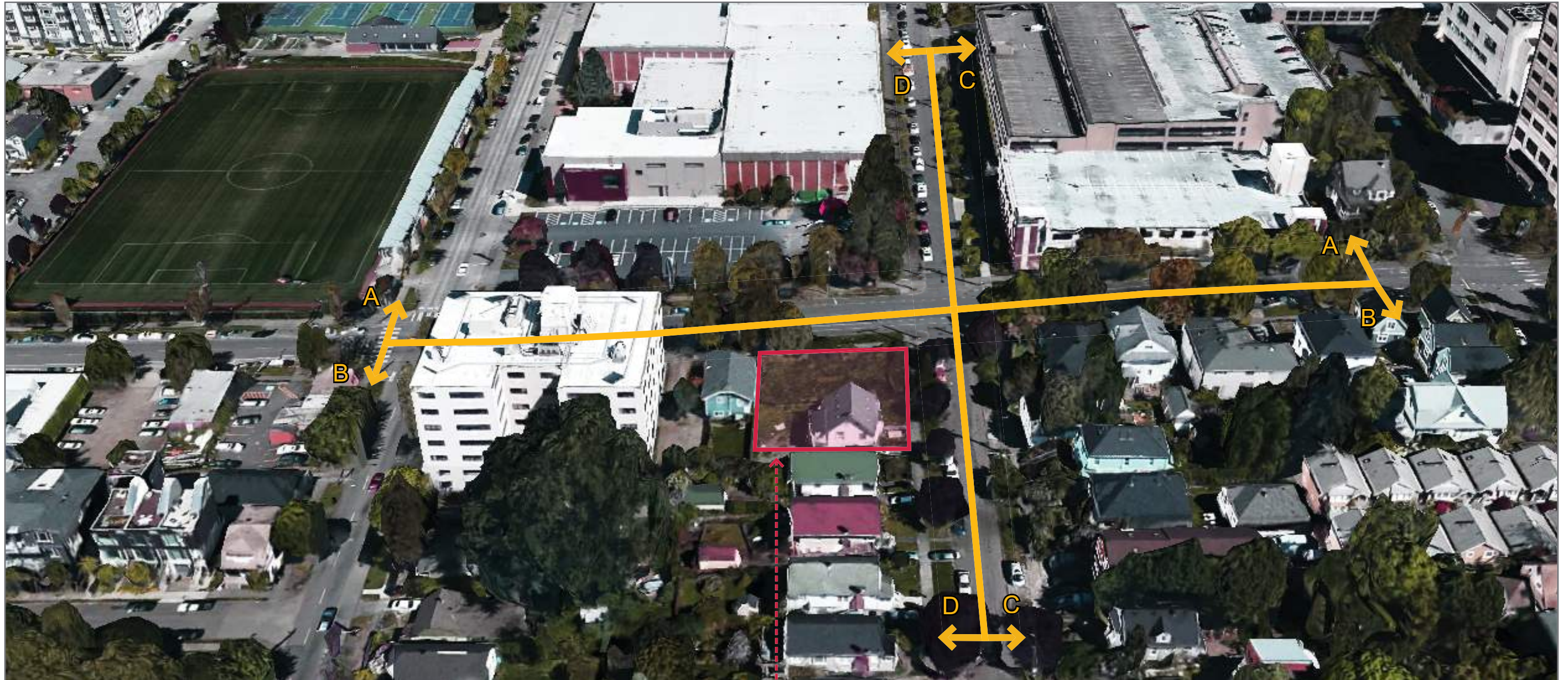


- Bus Stop
- Zip Car location
- Minor Arterial
- Collector Arterial
- Bike Route
- Seattle U
- Swedish Medical
- Juvenile Center

### Circulation

The site is located on a E Jefferson Ave, a collector arterial, that carries traffic east and west with stop lights and signs increasing in the westbound direction. 13th Ave E is a residential street does not feature as much vehicular traffic but does features a fair amount of bike traffic. The site is well served by several bike routes. The nearest bus route is ~300 feet to west of the site at the intersection E Jefferson St and 12th Ave E where the #3, #4, #64, #193 and #303 busses pick up on a regular basis and carry passengers downtown (3,4,64) as well as south towards Federal Way (193) and north toward shoreline (303).

# BIRD'S EYE VIEW OF THE SITE



↔ street elevation photo montage - reference pages 10-13

↑ site

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## SECTION 3- EXISTING SITE CONDITIONS

# A

## E Jefferson St - North Elevation



14th Ave.

Seattle U Fitness Center

across from SITE



15th ave



Swedish Medical Center Parking Garage

15th ave



SITE



Alley

Gottman Institute

14th Ave

**B**  
E Jefferson St - North Elevation

**C**  
**15th Ave - West Elevation**



*Single-family housing*



**SITE**

*E Jefferson St*





*across from site*



*Seattle U Fitness Center*

**D**

**15th Ave - East Elevation**



*E Jefferson St*

*across from SITE*

*Single-family housing*

# SITE PHOTOS



1. south



2. northeast



4. east



3. southwest



5. north

1. South- View looking at southside of site: side of existing house and driveway.

2. Northeast- View looking at northeast corner of E Jefferson St. and 15th Ave.

3. Southwest- View looking into backyard of existing residence.

4. East- View looking at front of existing single-family residence.

5. North- View looking at vacant site, adjacent front of existing single family neighbor, and existing five story multi-family apartment building next door.

# SURVEY

## LEGAL DESCRIPTION

LOT 1, LOT 2 LESS THE WEST 7 FEET OF THE NORTH 1/2 AND LESS THE WEST 6 FEET OF THE NORTH 14 FEET OF THE SOUTH 1/2 AND THE SOUTH 10 FEET OF LOT 3, LESS ALLEY, BLOCK 11, SQUIRE PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 6, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

## Uses

There is 1 existing structure on the site. 335 16th Avenue is a 2 story, single family residence and is proposed to be removed.

## Topography

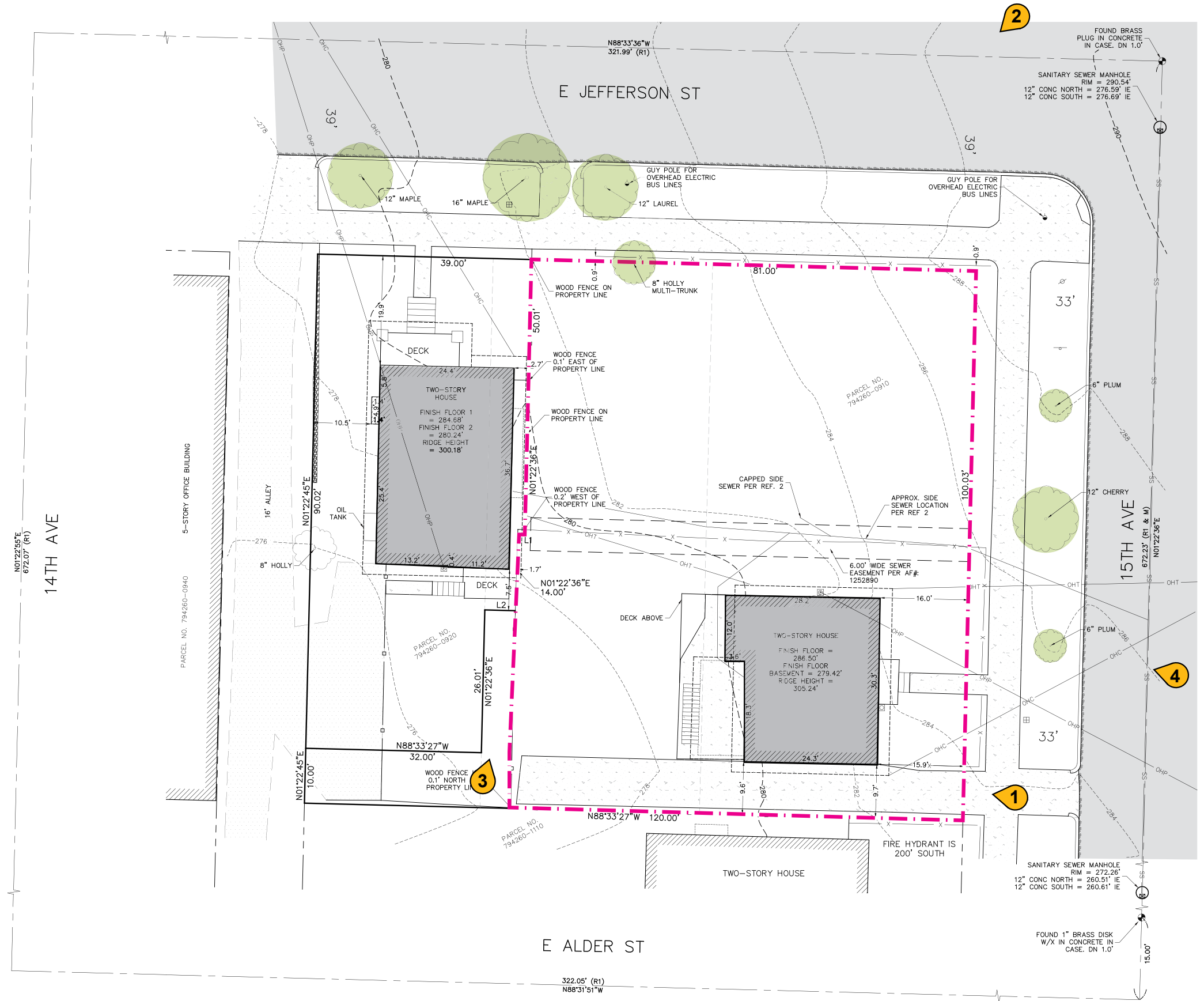
The site slopes down from the northeast to southwest with a total height change of 13 feet.

## Access

There is pedestrian access via a concrete sidewalk along 15th Ave. There is vehicular access via a concrete driveway off 15th Ave.

## Views and Solar Access

The site will receive ample solar exposure from the east, with partial blockage from the south, and complete blockage from the west. There are views towards Mount Rainier to the southeast.



## Land Use Potential Study

### MAXIMIZED BUILDING ENVELOPE - ALLOWED PER SMC 23.47A.012

The building could be larger and bulkier per height and setback rights provided for in the land use code. Proposed building is restrained, striking a balance between the full development potential and respecting existing scale of the neighborhood.



### MAXIMUM MASSING PER ZONING VS. PROPOSED PROJECT - PREFERRED

Proposed building massing is modest compared to the full height and bulk potential of adjacent structures. This diagram shows what the block could look like if adjacent buildings were redeveloped.



## SECTION 4: ARCHITECTURAL CONCEPTS

# DESIGN CONCEPT: RETURN OF THE CLASSIC SEATTLE COURTYARD APARTMENT

## BUILDINGS SEATTLE VALUES:

*Betula Apartments* draws inspiration from historic examples of classic apartments in the area that feature a **restrained, elegant language of minimal materials** that are well detailed for a simple and enduring character.

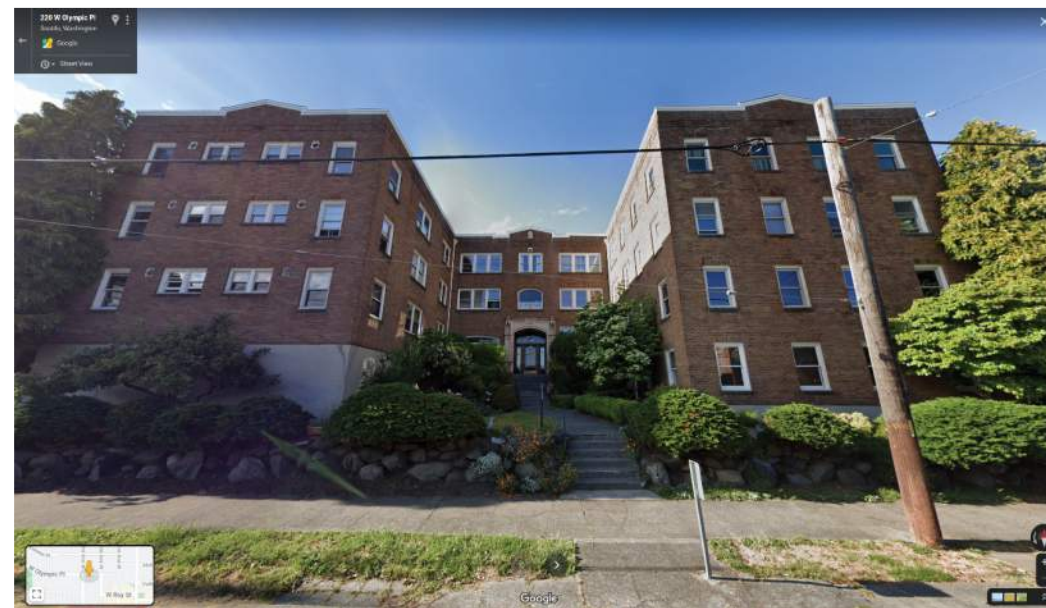
Central to the theme is a **lush courtyard** which defines a point of entry, provides light and views, and activates the sidewalk, making for a **popular building typology** which enhances the **livability of high-density** urban environments.

## DESIGN ELEMENTS

1. SIMPLE MASSING
2. LANDSCAPED COURTYARD ENTRY
3. ENGAGED WITH STREETScape
4. CONSISTENT MATERIAL PALETTE
5. DEEP PUNCHED WINDOWS
6. REPETITIVE WINDOW PATTERN



The Summit - deep courtyard reduces perceived bulk/density, landscaping draws sidewalk activity in, toward entry. strips of varied windows create rhythm within a field of homogenous material



Olympic Place Apartments - simple massing makes it easy to understand and find your way in, contrasting window color adds variety to broad facades, three- and four-story wings are equal height and symmetrical



Roy Street Apartments - awnings at street level units reduce scale for a more residential look. height and mass do not impose on adjacent single family houses. punched windows provide depth to flat facade



Hampton Court - different material treatment at "garden" units versus upper mass to shorten build appearance, recessed courtyard entry is easy to find, deep punched windows provide relief on bold & symmetrical massing

## BUILDINGS SEATTLE DOESN'T VALUE...

Contemporary Seattle apartments often lack a clear and concise design parti. Appearing generic and placeless, it is difficult to place these examples in the canon of Seattle architectural history whereas the classic courtyard typology has a lineage of simple forms, massing and materiality that speaks to our region's unique apartment character at this scale.



The Kavela Apartments - garish colors and blocky composition make for a busy-looking and placeless building



Rubix Apartments - differentiation of volumes can attract more attention to mass than if consistent material



Avalon Way Apartments - pop-out articulation leads to lack of spatial legibility, hard to find entry at street-level

**CONCEPT EXECUTION:**

Taking cues from historically enduring and celebrated examples of what makes classic Seattle apartment buildings successful, the project has integrated the identified design elements into massing and material decisions.

The goal is to make a timeless and well-received, yet contemporary building that the community will appreciate for years to come.

DESIGN ELEMENTS:

- 1. SIMPLE MASSING
- 2. LANDSCAPED COURTYARD ENTRY
- 3. ENGAGED WITH STREETScape



The symmetrical H shape splits the building in two bars to reduce perceived bulk on 15th Ave, which is a residential street, reserving the longer elevation for Jefferson, the arterial.



view from across 15th ave

1. SIMPLE, LEGIBLE MASSING

3. COVERED RETAIL ENTRIES  
ACTIVATE STREET ON JEFFERSON



2. RECESSED, LUSH  
COURTYARD ENTRY



Steps from the sidewalk up into the courtyard flanked by plants make it easy to find the main entrance. Residents enter the building via a bridge over a lushly vegetated bioretention planter.



A garden unit on the corner interfaces well with the single-family home next door, with wood slat fencing, and an awning for a residential scale.

CONCEPT EXECUTION (CONTINUED)



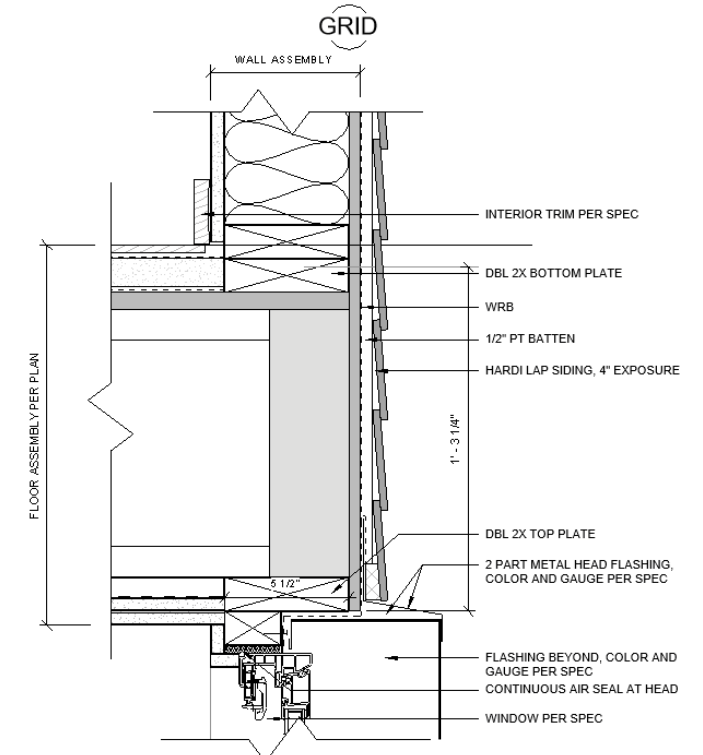
HardiePlank lapped siding, smooth, 4" exposure



Deep window flashing and lapped siding as seen on The Redwood, a valued Hybrid Architecture apartment building in the Central Area neighborhood (sold for record high price-per-sq.ft. in 2019).

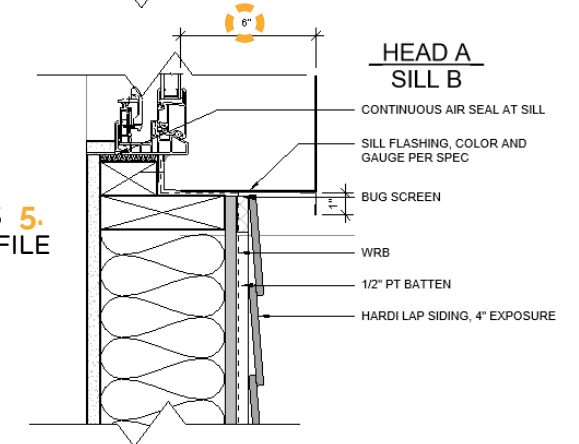
Lapped siding lends a familiar residential character and slimming scale to the project, while the window flashing profile adds depth to the uniform facade.

The Betula features a repeating yet irregular window layout, which provides additional visual interest.

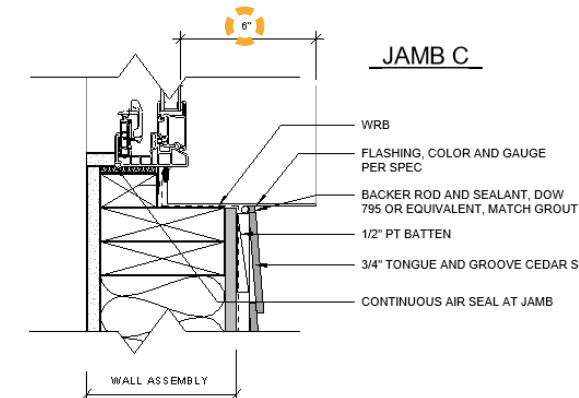


4, 5, & 6.

WHITE VINYL WINDOWS 5.  
6" DEEP FLASHING PROFILE



JAMB C



deep window flashing & lap siding detail

DESIGN ELEMENTS:

- 4. CONSISTENT MATERIAL PALETTE
- 5. DEEP PUNCHED WINDOWS
- 6. REPETITIVE WINDOW PATTERN

4. UNIFORM LAP SIDING THROUGHOUT

RHYTHMIC, REPEATING 6.  
WINDOW LAYOUT

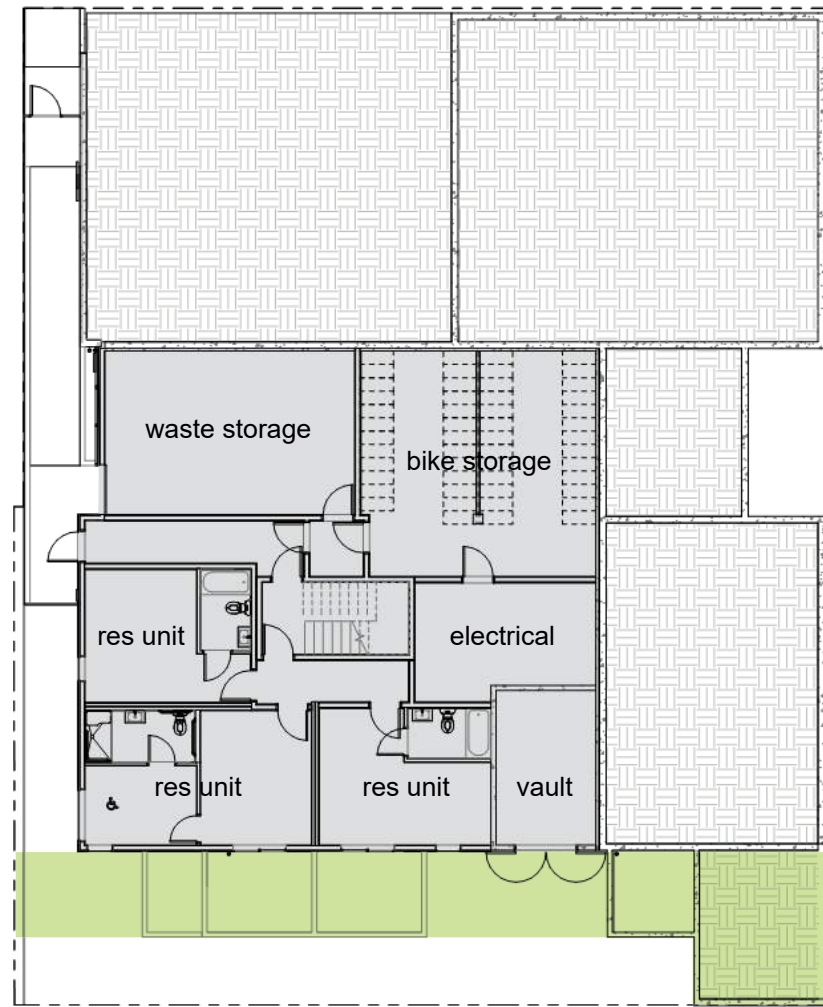


view of north-east corner

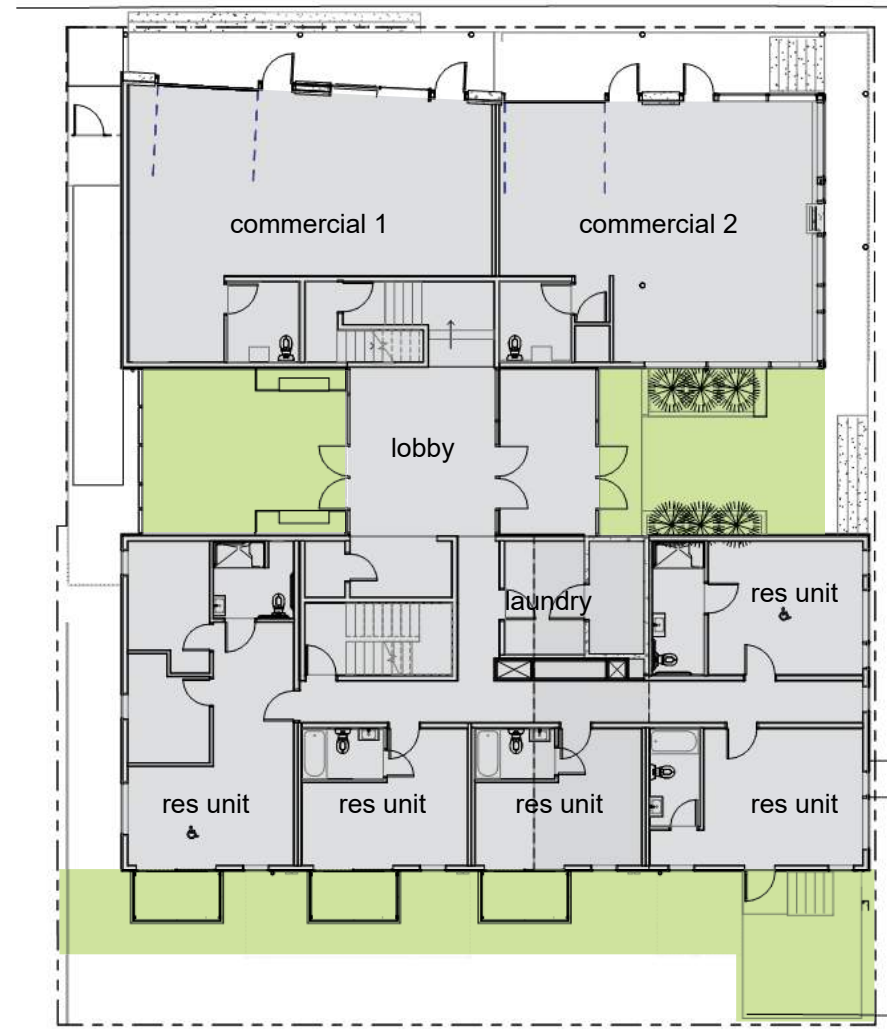


# PROPOSED BUILDING USES

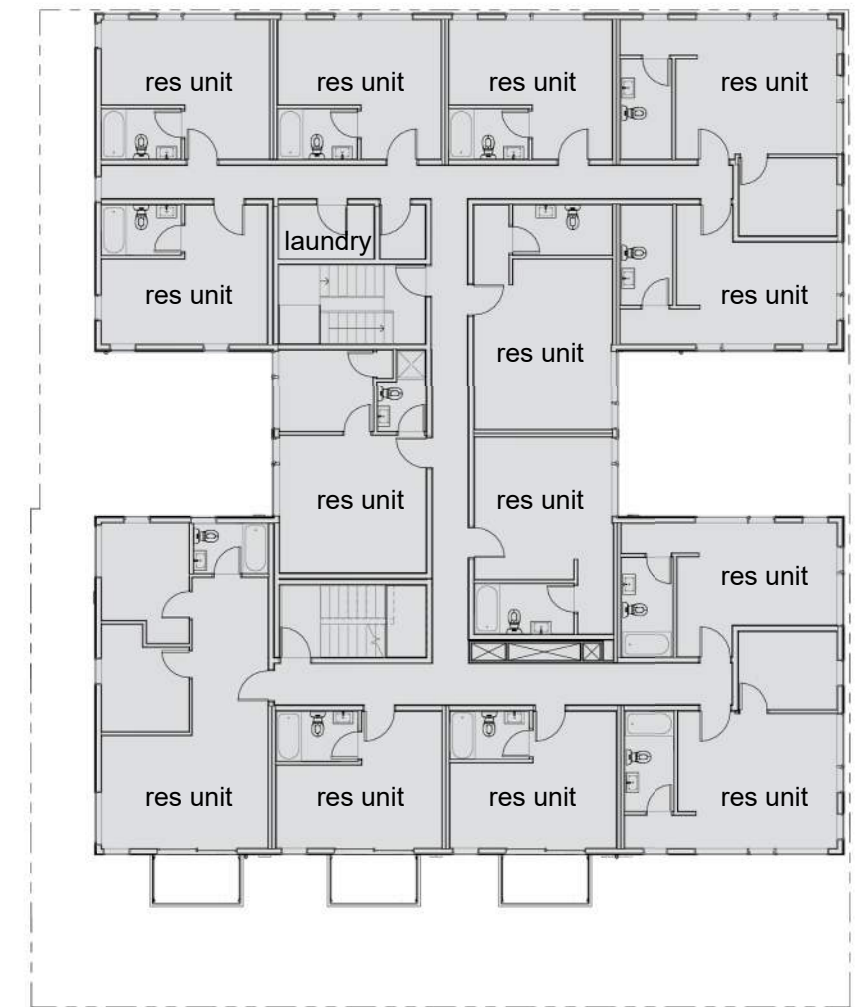
JEFFERSON ST.



0 floor plan



1 floor plan



2-4 floor plan

15TH AVE.

## SECTION 5: DESIGN EVOLUTION

# PROJECT LEGACY

## EDG SCHEME circa 2015

### scheme C: **H**i neighbor

19,800 GSF  
 44 Units  
 Proposed FAR: 17,000 (res) - 18,000 (combined)  
 Max FAR (res): 2.25 (18,225)  
 Max FAR (combined) 2.5 (20,937 sf)

- :
  - Give space to neighbor to the west.
  - Efficient massing
  - Commercial entries off E Jefferson St.
  - Main residential entry off 15th Ave.
  - Increased setback along South property line
  - Residential entry on quiet street

Design intent:

- Face all units to east along single loaded corridor to maximize views.
- Create efficient circulation, located along zero lot line.

Potential departures:

- 23.47A.005 - street level uses

More than 20% residential use proposed

23.47A.008 - street level dev standards  
 Non-Res use with less than 13'-0" floor to floor height proposed  
 Floor of dwelling unit less than 4 feet above sidewalk level



birds eye looking NW



street perspective looking SW



birds eye looking SW



birds eye looking SE

# MAJOR MASTER USE PERMIT REVISION - SUMMARY



## APPROVED SCHEME:

BUILDING PERMIT ISSUED 08/22/2017

Zone: NC-1(30)  
Stories: 3 + 1 below grade  
Units: 40  
Commercial: 1,676sf  
Area to F.A.R.: 16,143sf  
Gross Floor Area: 18,049sf  
MHA: No

## RECOMMENDATION SCHEME:

MAJOR MUP REVISION circa 2021

Zone: NC1-40 (M)  
Stories: 4 + 1 below grade  
Units: 50  
Commercial: 1,676sf  
Area to F.A.R.: 22,969sf  
Gross Floor Area: 23,312sf  
MHA: Yes



# DESIGN STUDIES FOR MUP REVISION

## South Facade Treatment Study

BUILDING AS PERMITTED IN 2017:



### STUDY 1: BALCONIES ALL OVER

The neighbors in the single family home to the south requested balconies or solar shading devices in public comment, so balconies have been implemented to provide visual interest, add sun shading to the otherwise regular facade, and lend a more residential character to the building.



**ADMINISTRATIVE RECOMMENDATION March 1, 2017**

**PUBLIC COMMENT**

The following design related public comments were offered after the EDG phase:

- Lack of support for the requested departures; would like to see the project improved to fit within the adjacent single family zone residential neighborhood.
- Preference for a stair stoop facing south for Unit #110 to allow for interaction.
- Noted that Units #109 and 110 could also easily have a lower slab elevation to meet the sidewalk.
- Would like to see south facing awnings, balconies or brise soleil to differentiate and provide solar shading on a very exposed southern exposure.

ADMINISTRATIVE RECOMMENDATION 3021558  
Page 6 of 15

### STUDY 2: BREAK UP THE MASS - PREFERRED

While taking into consideration the neighbor's suggestion, project is proposing to mirror the window pattern on the North facade's East corner to provide larger windows for the 2-bedroom corner units. The South facade's visual interest is improved while also working to break up the perceived horizontal expanse of the building.



# PRIVACY STUDY



Privacy Study for the east neighbor



Privacy study for the south neighbor

# RESPONSES TO RECOMMENDATION

EXCERPT FROM ADMIN. DESIGN REVIEW RECOMMENDATION  
ISSUED 03/01/2017.

**RECOMMENDATION**

The Recommendation summarized above was based on the design review packet dated January 13, 2017, and the materials board submitted with the packet. After considering the site and context, public comment, reconsidering the previously identified design priorities and reviewing the materials, Staff recommended APPROVAL of the project design with the following conditions.

1. Lower the outer parapet to a minimum necessary as shown as the lowered parapet scheme.
2. Provide additional privacy for the ground floor residential units along 15th Ave with added, layered landscaping of varying heights.
3. For the south portion of the site, incorporate layered landscaping with additional coniferous trees to provide year-round planted buffer.
4. For areas clad in dark stained cedar, expand the window depth created by protruding the window flashing/fin frame to a 6" minimum, incorporate solar shading or similar projection into the façade.
5. Revise the linear planting at the courtyard to provide space for site furniture.
6. Add tread lighting at the corner, retail and courtyard stair locations.

## rec 1. Lower the outer parapet to a minimum

**BEFORE**



PREVIOUSLY PERMITTED

**AFTER**



PROPOSED: LOWER PARAPETS

The parapet was kept to a minimum when the upzone allowed an additional story. The appearance of the building mass is kept to a minimum in relation to the lower building heights on adjacent zone.

## rec 2. Provide privacy for ground level units with added landscaping

**BEFORE:** PROPOSED AT EDG



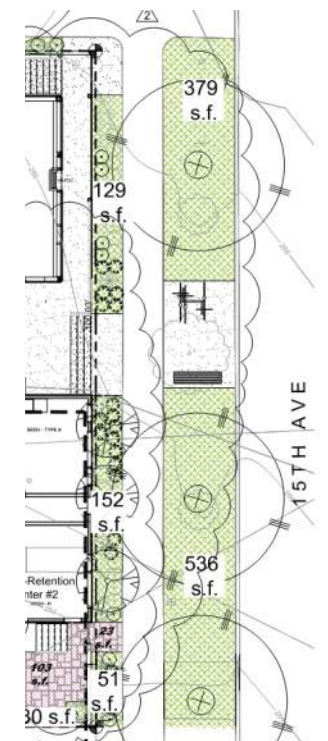
EDG - lack of plantings on 15th Ave.

**AFTER:** PLANTINGS ADDED PER RECOMMENDATION

Per recommendation, plantings were added along 15th Ave. Major MUP revision has not affected the previously approved planting plan.



EDG - lack of plantings on 15th Ave.



**rec 3. Add more plants and coniferous trees to buffer**

BEFORE: PROPOSED AT EDG

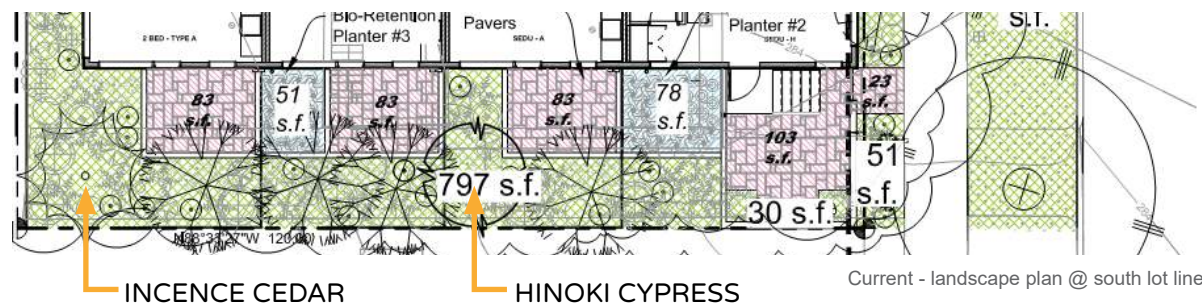


AFTER: PLANTINGS ADDED PER RECOMMENDATION



Proposed - Privacy Study to the south

The major MUP revision will not reduce the extra plantings added after early design guidance. The Betula trees remain in the landscape plan as a privacy screen. Mature Betula trees can reach up to 60 or 70 feet in height. As for coniferous trees, a cypress and a cedar have been added to the landscape plan.



**rec 4. Expand window depth to min. 6" and incorporate shading projections into facade**

BEFORE: PROPOSED AT EDG

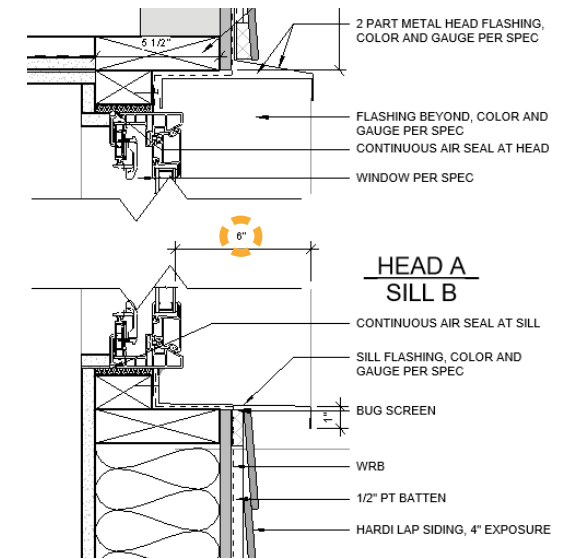


EDG - flat facade

AFTER: DEEP FLASHING AND BALCONIES ADDED PER RECOMMENDATION



Proposed - balconies on south facade



Proposed - 6" flashing detail

Per recommendation, window flashing depth was increased to 6".

For the "major MUP revision", inspired by support from public comment, balconies have been introduced on the south face with the added benefit of solar shading.



**rec 5. Revise east courtyard planter to make room for site furniture**

**BEFORE:** PROPOSED AT EDG

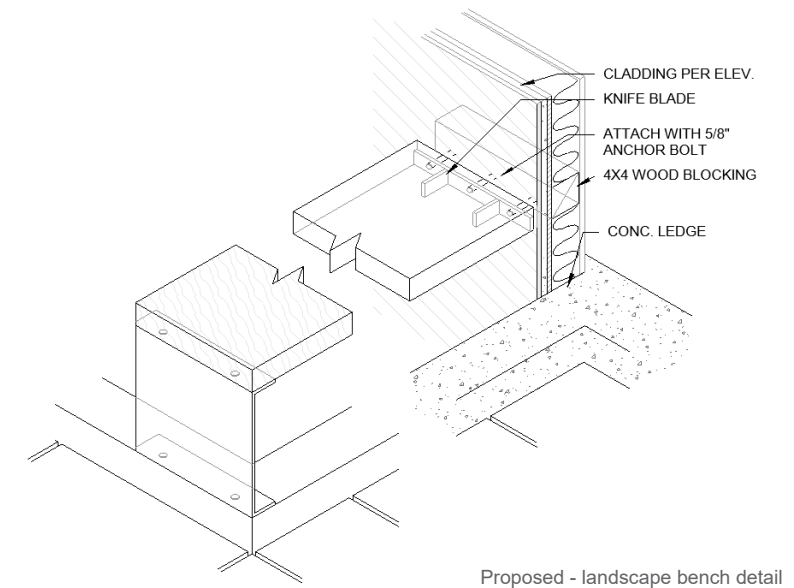


EDG - panter at east courtyard

**AFTER:** FURNITURE ADDED PER RECOMMENDATION



Proposed - site furniture at east courtyard



Proposed - landscape bench detail

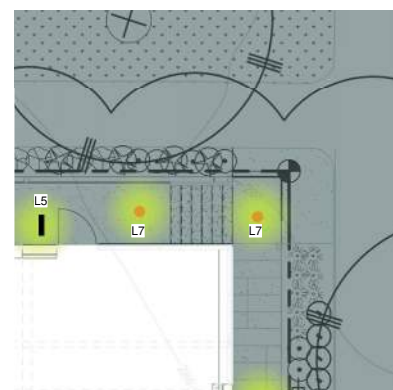
The planter has been reduced to make room for a built-in bench integrated into the landscape / hardscape, serving as a waiting area in the courtyard.

**rec 6. Add tread lighting at retail, corner, and courtyard stairs**

**BEFORE:** PROPOSED AT EDG



steps at retail

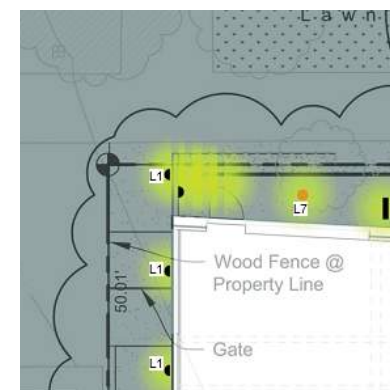


steps at corner

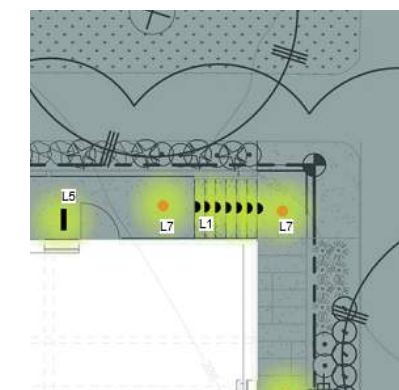


steps at courtyard

**AFTER:** STEP LIGHTING ADDED PER RECOMMENDATION



tread lights at retail



tread lights at corner



tread lights at courtyard

Cast-in-place step lighting has been integrated into the lighting plan for safety's sake.

## SECTION 6: DESIGN GUIDANCE RESPONSE

# RESPONSES TO EARLY DESIGN GUIDANCE

## CONTEXT & SITE: CS2

GUIDELINE	GUIDANCE	RESPONSE
<p>CS2B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2C Relationship to the Block</p> <p>CS2D Height, Bulk, and Scale</p>	<p>CS2B2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p> <p>CS2C1. 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.</p> <p>CS2D3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p>	<p>Commercial spaces on Jefferson have direct connection to street with wide steps and increased transparency. Main residential entry on 15th also has wide entry steps/seating along with courtyard design to usher people into proposal</p> <p>Trees planted along south line to increase screening and privacy at single family to south; also to add visual interest, general amenity and stormwater mitigation</p> <p>The proposal is set back 15' from the adjacent single family zone and features a mix of tall and medium plants and trees to buffer the adjacent uses. The zoning does allow the structure to be built up to the property line up to a height of 13', which would lend a very harsh and abrupt transition to the adjacent use. By maintaining a 15'-0" landscaped setback the project acknowledges the adjacent uses and uses trees and other landscaping elements to achieve a successful transition. The proposal maintains a consistent and uniform natural material to separate the two bar schemes with a white bridge in the middle. See DC2B1.</p>
<p>CS2D Height, Bulk, and Scale</p>	<p>CS2D5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.</p>	<p>Trees, patios, other landscaping elements have been implemented to mitigate concerns over privacy with adjacent uses.</p>

## PUBLIC LIFE: PL1 - CONNECTIVITY

GUIDELINE	GUIDANCE	RESPONSE
<p>PL1A Network of Open Spaces</p>	<p>PL1A2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.</p>	<p>Response: Entry steps have been widened and integrated seating added.</p>
<p>PL1B Walkways and Connections</p>	<p>PL1B3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.</p>	<p>Recessed commercial entries along Jefferson and main courtyard entry along 15th in addition to public bike storage and seating in right of way on 15th.</p>



**CONTEXT & SITE: DC1 - PROJECT USES AND ACTIVITIES**

GUIDELINE	GUIDANCE	RESPONSE
DC1C Parking and Service Uses	DC1C4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation	Increased rear yard setback. Could be 13' tall up to property line but is setback 15' entirely from property line.

**CONTEXT & SITE: DC2 - ARCHITECTURAL CONCEPT**

GUIDELINE	GUIDANCE	RESPONSE
<p>DC2A Massing</p> <p>DC2B Architectural and Facade Composition</p> <p>DC2C Secondary Architectural Features</p> <p>DC2D Scale and Texture</p>	<p>DC2A1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.</p> <p>DC2B1. 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.</p> <p>DC2C2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.</p> <p>DC2C3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.</p> <p>DC2D2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.</p>	<p>The courtyard has been designed with the mass recessing towards the east to allow for the residential entry off the residential street and to provide the broad face along Jefferson for maximized commercial frontage. The naturally sloping site allows for at grade patio units to the south and a pulled back massing to the south allows for increased planting and trees to provide a natural transition to the adjacent single family zoning to the south.</p> <p>The building has been designed as a whole, with a consistent and classical natural cladding that is reflective of classical courtyard apartments found in the area. Balconies on west side of south facade break up the mass and enhance residential character.</p> <p>Widened stairs act also as seating elements to encourage interaction along 15th and Jefferson. Vent hoods have been integrated into the fenestration as to not seem foreign to the overall design and add further depth to the elevations. Window flashing has also been designed to extend slightly from the windows to add further depth to the openings and create more dramatic shadows on the façade. Balconies add solar shading to southern exposure and add depth &amp; texture to the building's most broad facade.</p> <p>Per CS2-D.3 - The proposal is set back 15' from the adjacent single family zone and features a mix of tall and medium plants and trees to buffer the adjacent uses. The zoning does allow the structure to be built up to the property line up to a height of 13', which would lend a very harsh and abrupt transition to the adjacent use. By maintaining a 15'-0" landscaped setback the project acknowledges the adjacent uses and uses trees and other landscaping elements to achieve a successful transition. The project maintains a consistent and uniform natural material to separate the two bar schemes with a white bridge in the middle. See DC2B1.</p> <p>Concrete base, natural wood cladding with a dark stain, integrated signage and lighting, planting and other landscaping at grade in addition to decorative linear paving elements all add to the texture at the street level of the building.</p>

**CONTEXT & SITE: DC3 OPEN SPACE CONCEPT**

GUIDELINE	GUIDANCE	RESPONSE
DC3A Building Open Space Relationship	DC3A1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Per DC2.A.1 - The courtyard has been designed with the mass recessing towards the east to allow for the residential entry off the residential street and to provide the broad face along Jefferson for maximized commercial frontage. The naturally sloping site allows for at grade patio units to the south and a pulled back passing to the south allows for increased planting and trees to provide a natural transition to the adjacent single family zoning to the south.

**CONTEXT & SITE: DC4 EXTERIOR ELEMENTS AND FINISHES**

GUIDELINE	GUIDANCE	RESPONSE
<p>DC4A Exterior Elements and Finishes</p> <p>DC4B Signage</p> <p>DC4C Lighting</p> <p>DC4D Trees, Landscape, and Hardscape Materials</p>	<p>DC4A1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>DC4B1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.</p> <p>DC4C1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.</p> <p>DC4C2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.</p> <p>DC4D2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.</p>	<p>1x4 Tight Knot Tongue and Groove Cedar with a Solid Black Stain from Daly's Paint will be the predominant material for the project. It will provide a fine grain of texture, pattern and will be detailed for durability and ease of maintenance.</p> <p>Commercial blade signs will be located along Jefferson and integrated in to the organization of the façade and commercial fenestration.</p> <p>See lighting plan. Commercial lighting will be located along Jefferson. Main entry lighting will be located at the courtyard along 15th and wayfinding / pathway lighting will be located along the western entry.</p> <p>In all instances safety and wayfinding will be a priority and light and glare to adjacent properties will be minimized.</p> <p>See landscape plan - Main entry way, western walkway and southern patios will feature decorative paving elements to add texture and a secondary scale to the project's ground plane.</p>

# DESIGN GUIDELINE RESPONSE



## CS1: NATURAL SYSTEMS

*Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.*

### B. SUNLIGHT AND NATURAL VENTILATION

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

B: With a courtyard design all units will have access to windows from multiple walls to allow for ample light and cross ventilation within the units.

## CS2: URBAN PATTERN & FORM

*Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.*

### B. ADJACENT SITES, STREETS AND OPEN SPACES

- **Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
- **Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

A highly transparent facade has been designed along Jefferson to create a high degree of visibility and interaction with the commercial spaces. There is also a set of wide steps to generously usher residents and guests into the building.



## 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

- **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.

The corner at the ground level will be highly transparent and allow for great visibility and activity for this very urban corner. At the upper levels the highly textural facade will wrap and hold the corner in a simple yet strong way.

### D. HEIGHT, BULK, AND SCALE

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

The structure will take advantage of the sloping lot by placing ground level patio units along the south facade and to create a service entrance along the natural slope to the west.



## CS3: ARCHITECTURAL CONTEXT AND CHARACTER

*Contribute to the architectural character of the neighborhood.*

### A. EMPHASIZING POSITIVE NEIGHBORHOOD

- **Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
- **Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The project will feature horizontal lap siding which is reminiscent of the single family structures in the area. The massing is also stepped back 15' at the south south property line to allow for ample landscaping to provide a buffer to the residential uses to the south.



### PL1: CONNECTIVITY

*Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.*

#### A. NETWORK OF OPEN SPACES

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

#### B. WALKWAYS AND CONNECTIONS

- Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.

B: Outdoor plazas and entries shall be well lit and located along the sidewalk and along the circulation stairs, allowing for a secure pedestrian open space.

C: Weather protection at the entry shall be designed at entries and stairways. Gutters shall be designed to be visually integrated in the design.



### PL2: WALKABILITY

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

#### C. WEATHER PROTECTION

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

#### D. WAYFINDING

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

C: the commercial spaces along jefferson will be protected from the weather by a recess in the building massing. there will also be a recessed entry at the main residential entry.

D: architectural features such as seating and widened steps will signal the main entry to the building.



### PL3: STREET LEVEL INTERACTION

*Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.*

#### A. ENTRIES

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

#### C. RETAIL EDGES

- Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
- Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

A: the primary entry to the building is located within an inviting courtyard accessed off 15th street that is accentuated with generous steps and landscaping.

C: the commercial space to the east will have transparency through the space and both commercial spaces will all feature ample glazing along E Jefferson St.





## 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.*

### 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

A: Reducing Perceived Mass: The site has been broken up through deep building recesses to alleviate the perceived mass and length of the structure.

B: Façade Composition: All facades of the building will be designed in a uniform arrangement so that there is a consistency to the openings and materiality all the way around the building.



## DC3: OPEN SPACE CONCEPT

*Integrate open space design with the design of the building so that each complements the other.*

### A. BUILDING-OPEN SPACE RELATIONSHIP

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

A: Building Open space relationship: An exterior courtyard and an exterior staircase before the residence's entry will be located along the north facade of the building and will provide residents with a direct connection to the outdoors.



## DC4: EXTERIOR ELEMENTS AND FINISHES

*Use appropriate and high quality elements and finishes for the building and its open spaces.*

### A. BUILDING-OPEN SPACE RELATIONSHIP

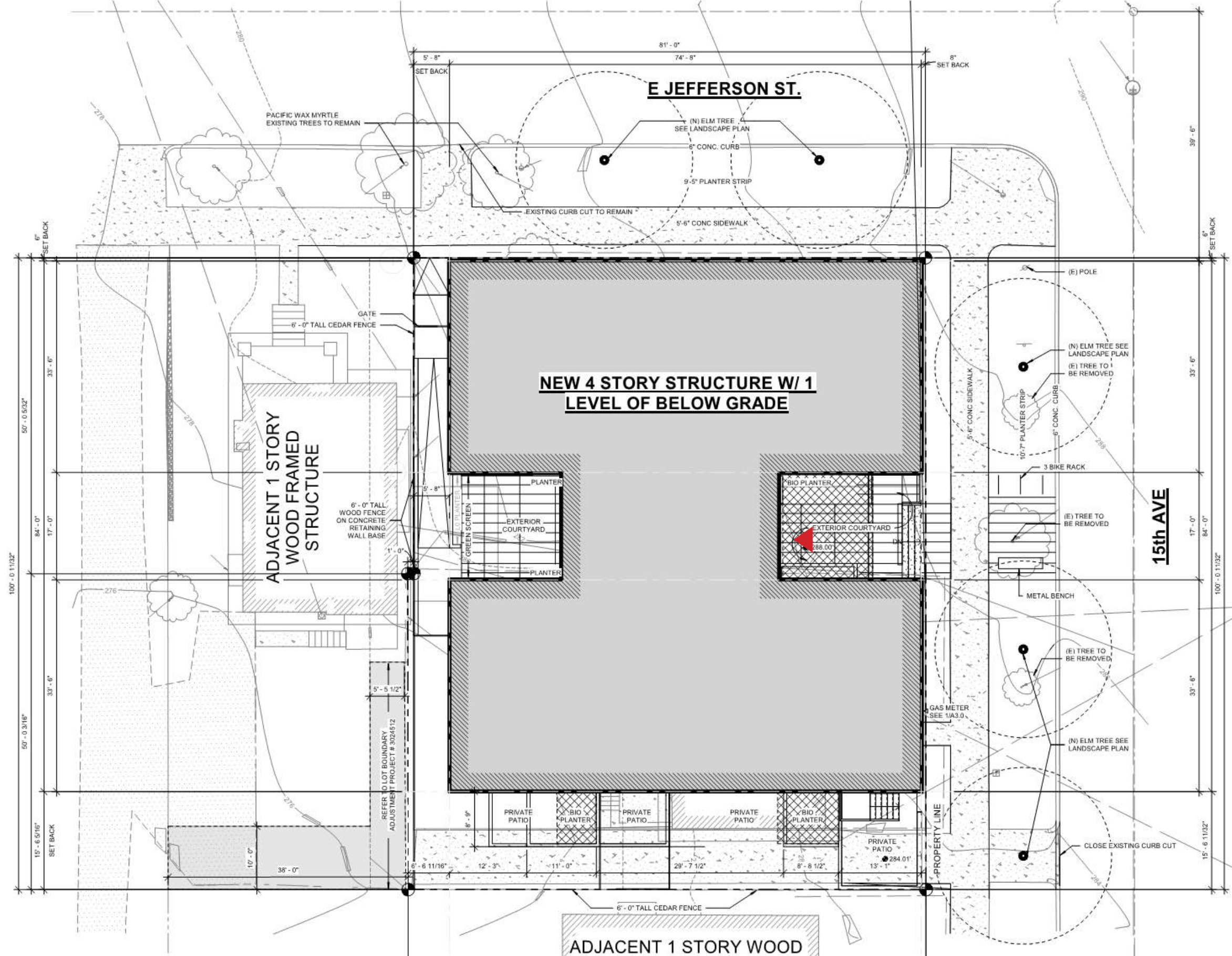
- Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

B. Signage: Signage to the main entry is critical as the main door to the building is on the North side, away from the California Ave. SW.

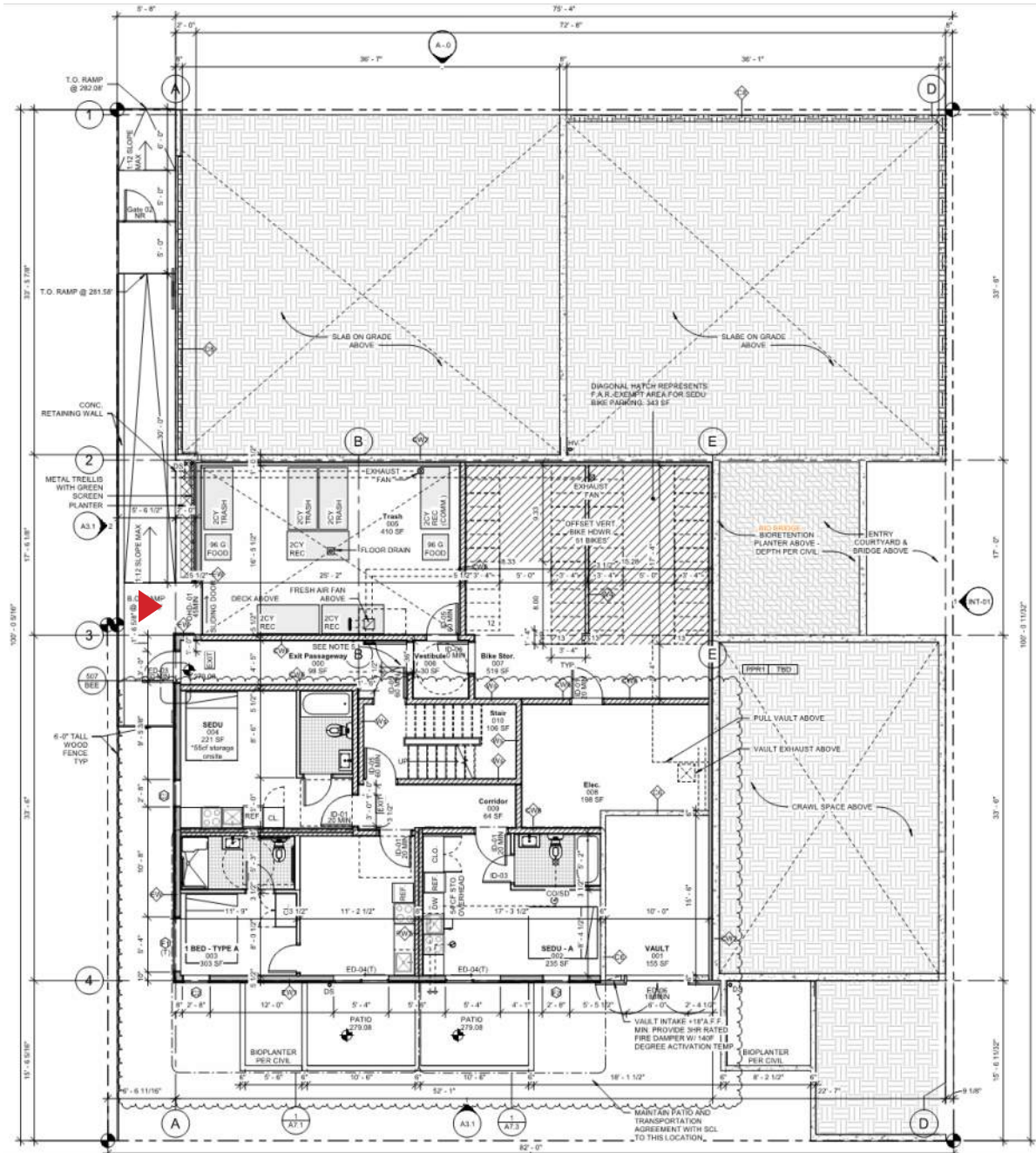
D. Trees, Landscape and Hardscape materials: Plants will be chosen to accent the design and create inviting courtyards. The project will preserve the existing tree so as to enliven the public area. Permeable materials will be used as necessary in the courtyard.

## SECTION 7: DESIGN PROPOSAL

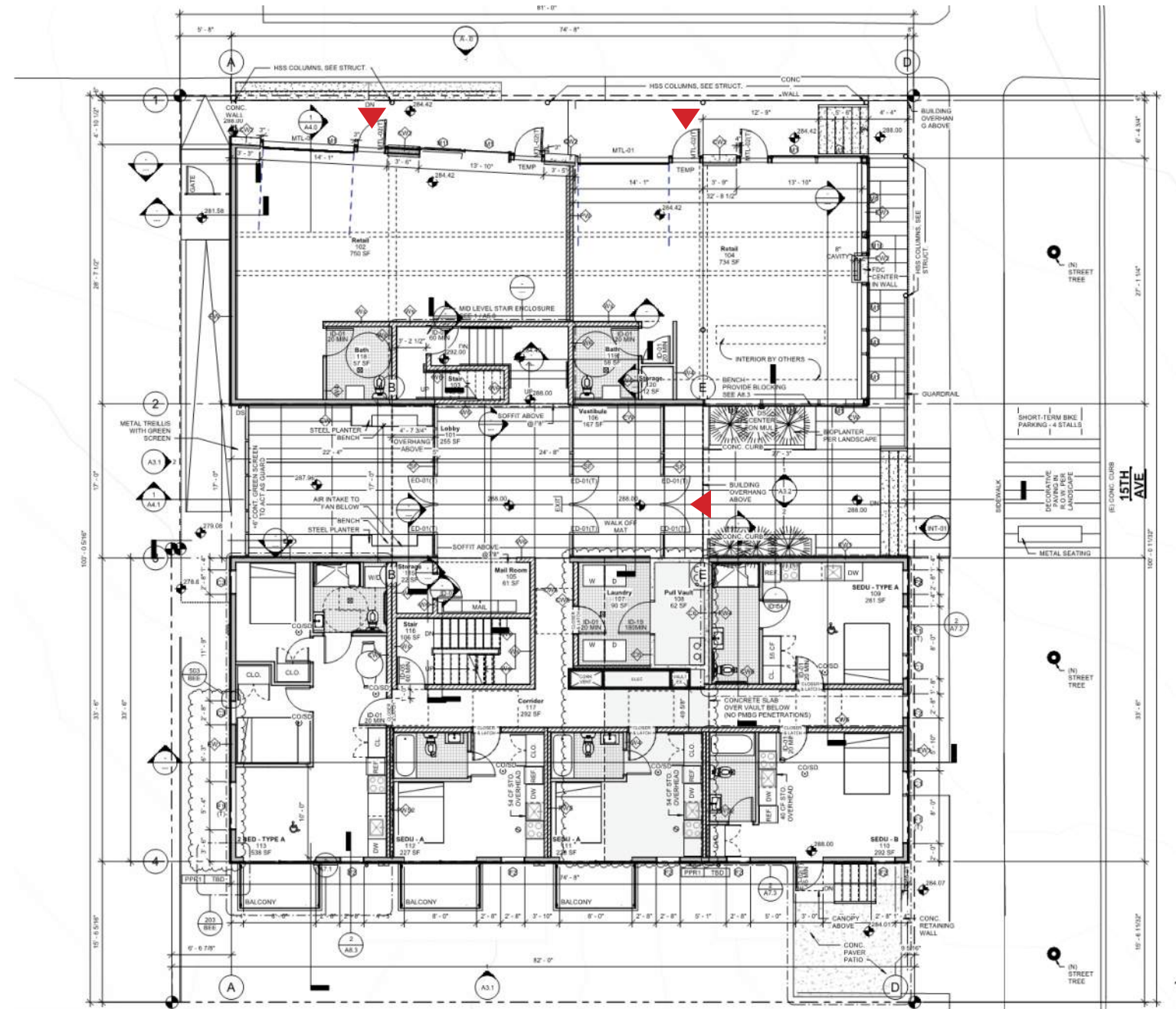
# PLANS



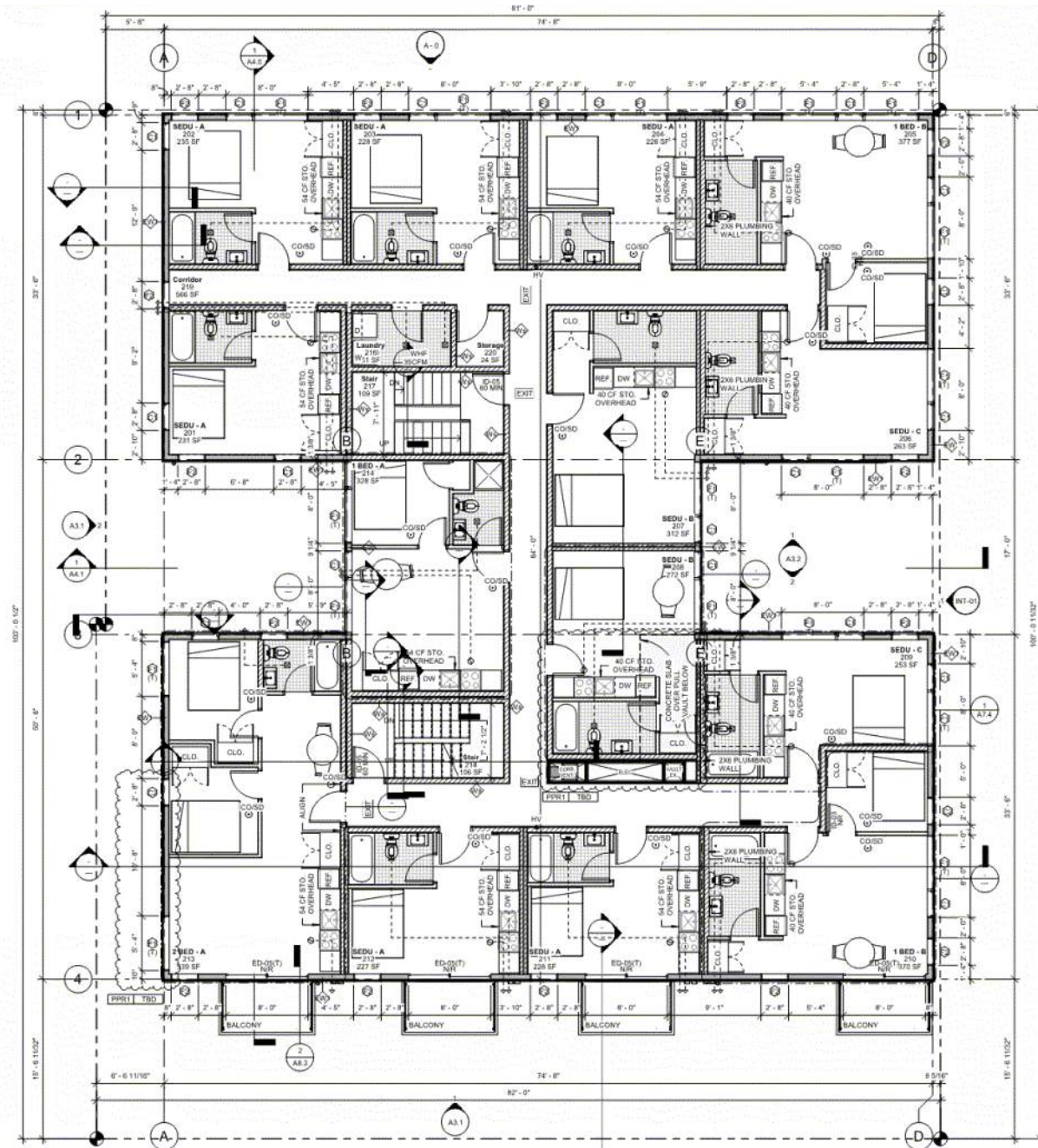
Site Plan ⓘ



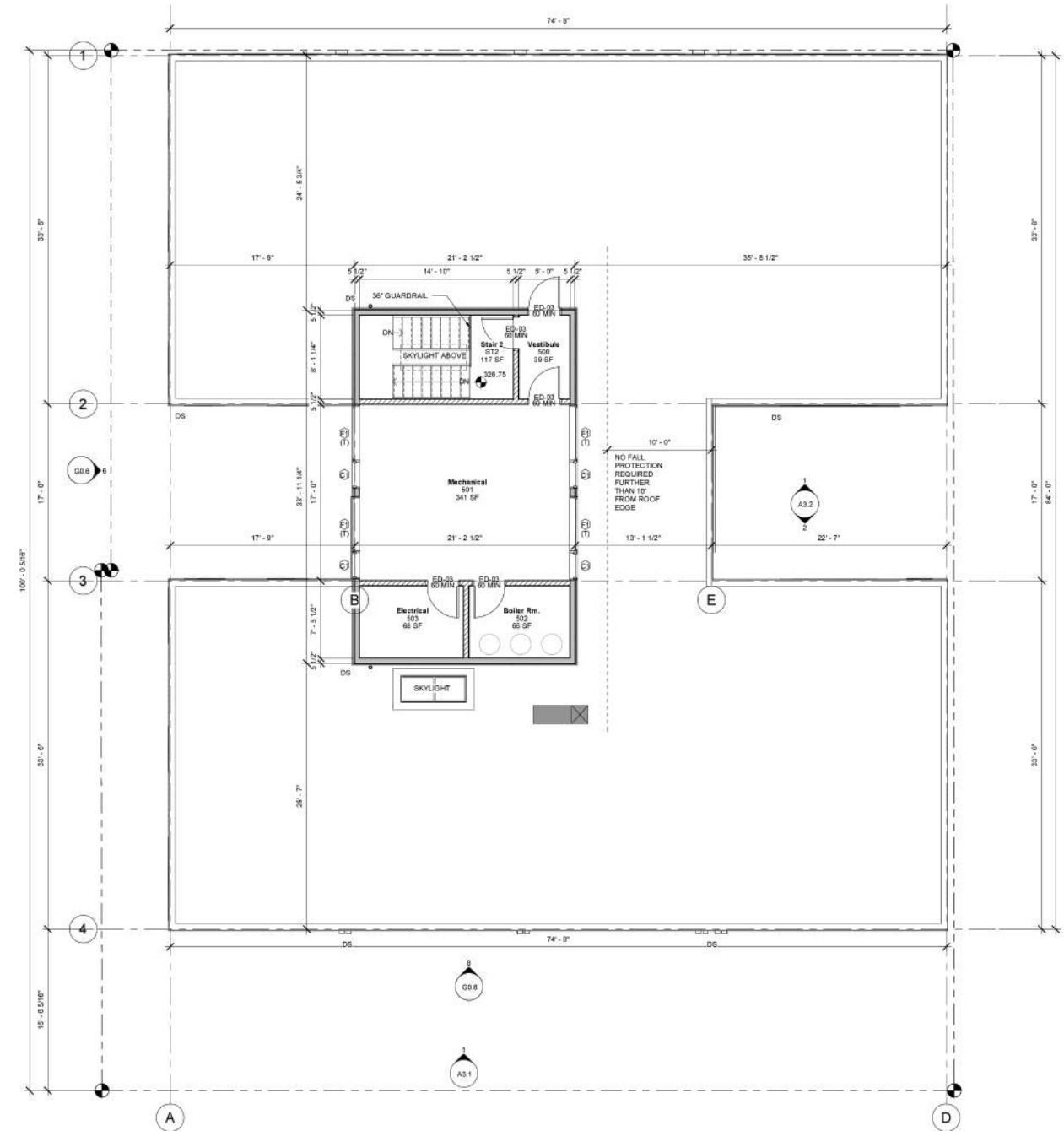
Level 0



Level 1

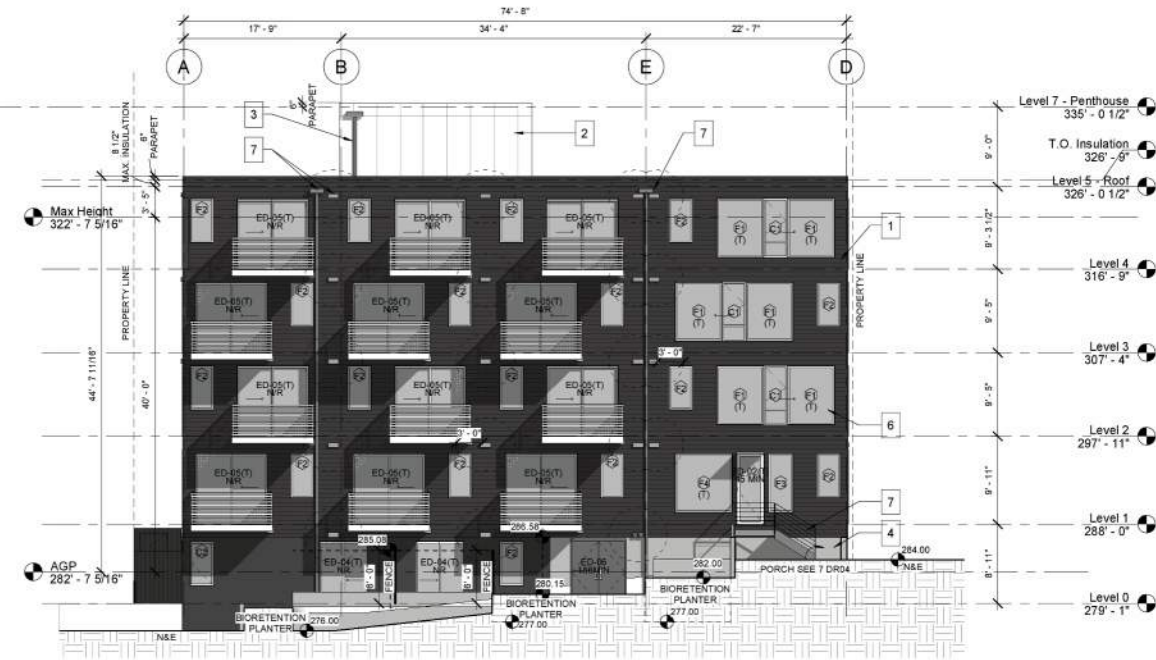


Level 2-4 typ. ①

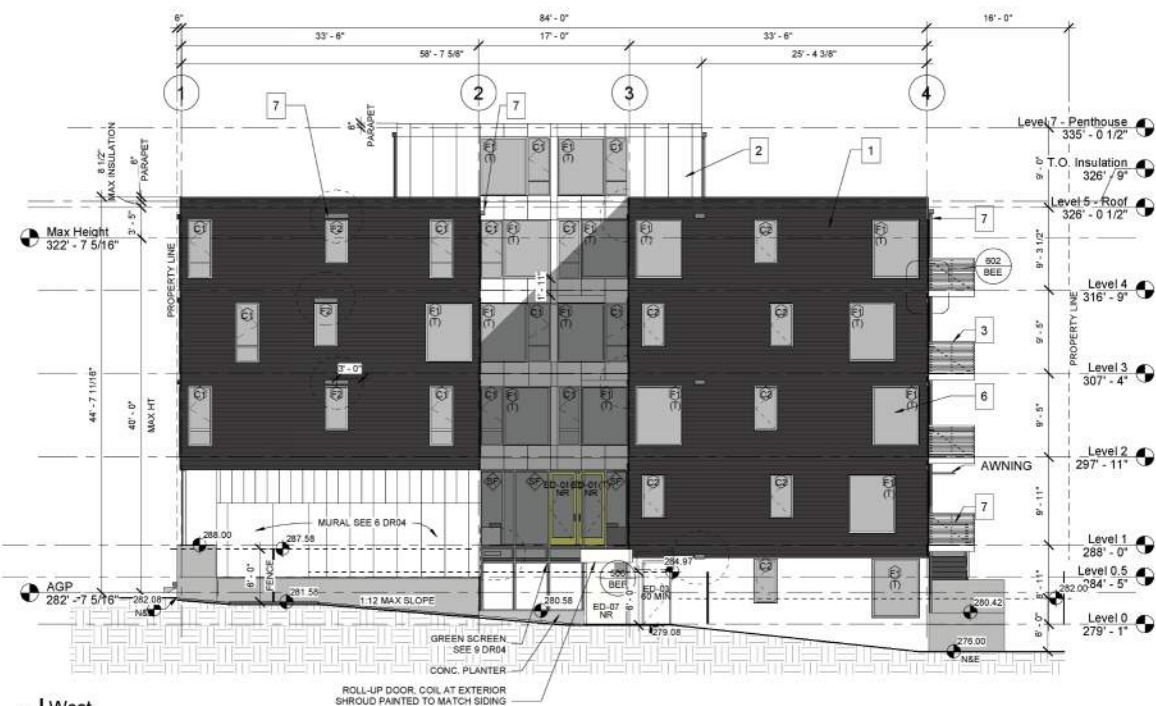


Roof plan ①

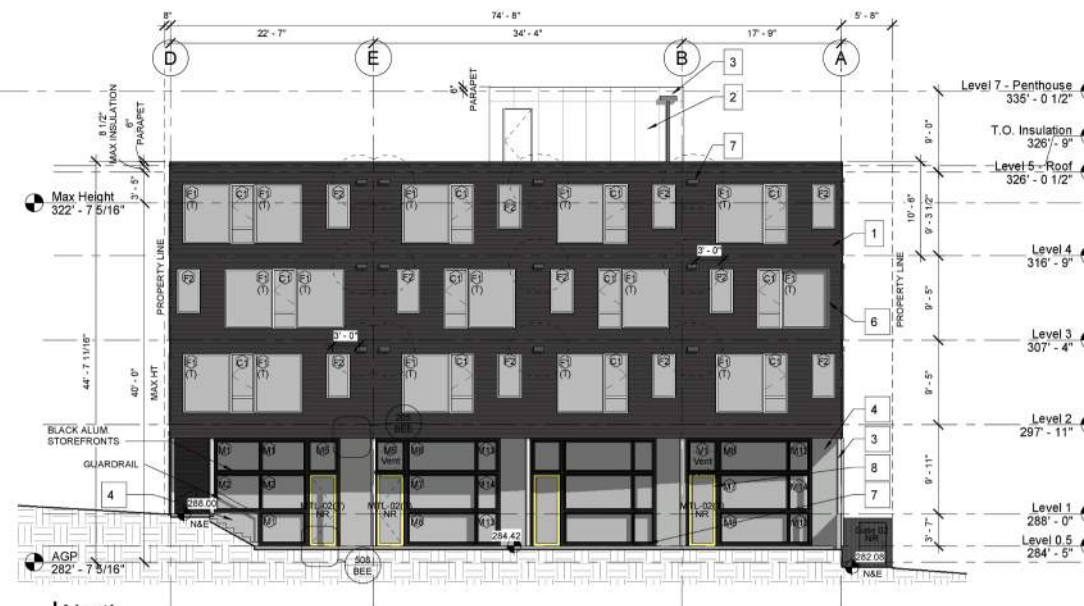
# ELEVATIONS



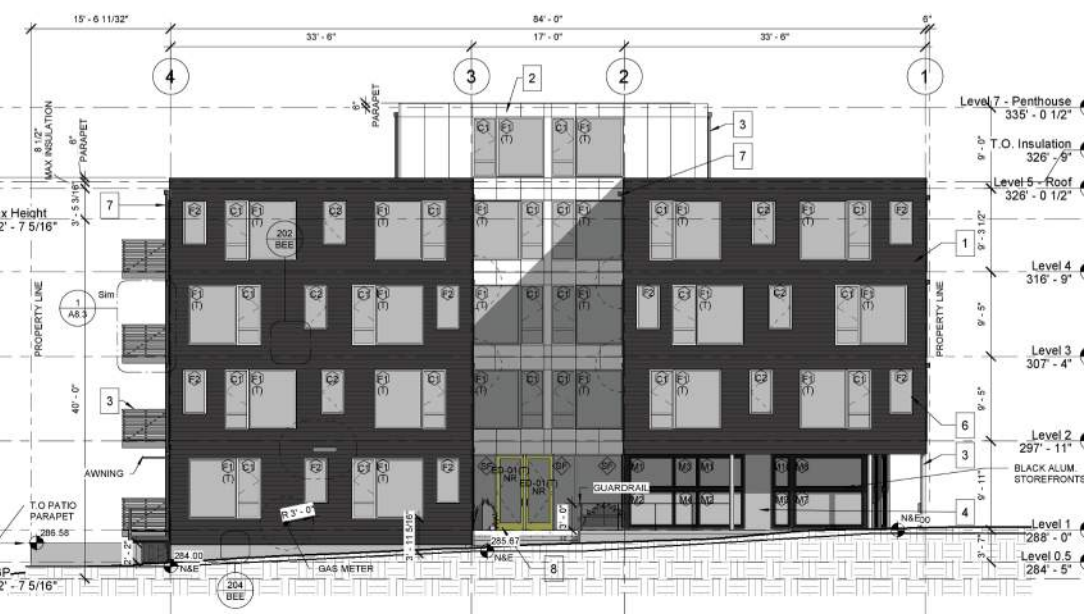
1 | South  
1/8" = 1'-0"



2 | West  
1/8" = 1'-0"



2 | North  
1/8" = 1'-0"

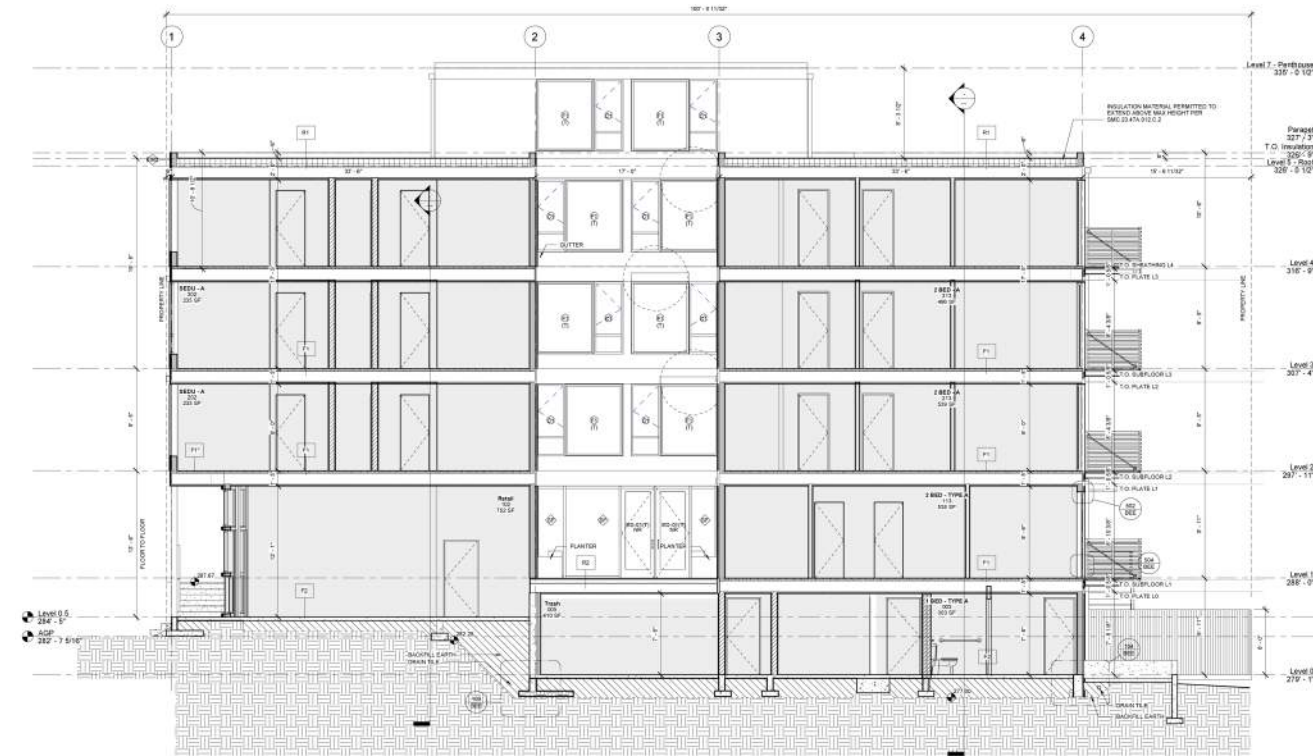


1 | East  
1/8" = 1'-0"

## MATERIAL LEGEND

MATERIAL	DESCRIPTION	MANUF. / COLOR
1	HARDI SIDING HARDIPLANK PAINTED FIBER CEMENT, LAPPED, 4" EXPOSURE	BLACK FOX SHERWIN WILLIAMS
2	HARDI SIDING PAINTED FIBER CEMENT BOARD PANELS	PURE WHITE SHERWIN WILLIAMS
3	POWDER COATED METAL (VENT HOOD, RAILING, GUTTER, DS)	POWDER COATED WHITE
4	CONCRETE BASE	SITE WALLS / GROUND LEVEL WALLS CLEAR SEALER
5	WOOD	WOOD ACCENTS/SOFFIT CLEAR FINISH
6	WINDOWS	VINYL WINDOW FRAME & FLASHING WHITE
7	POWDER COATED METAL (VENT HOOD, RAILING, GUTTER, DS)	POWDER COATED BLACK
8	DOOR FRAMES	PAINTED SOLARIA (YELLOW) SHERWIN WILLIAMS

# SECTIONS

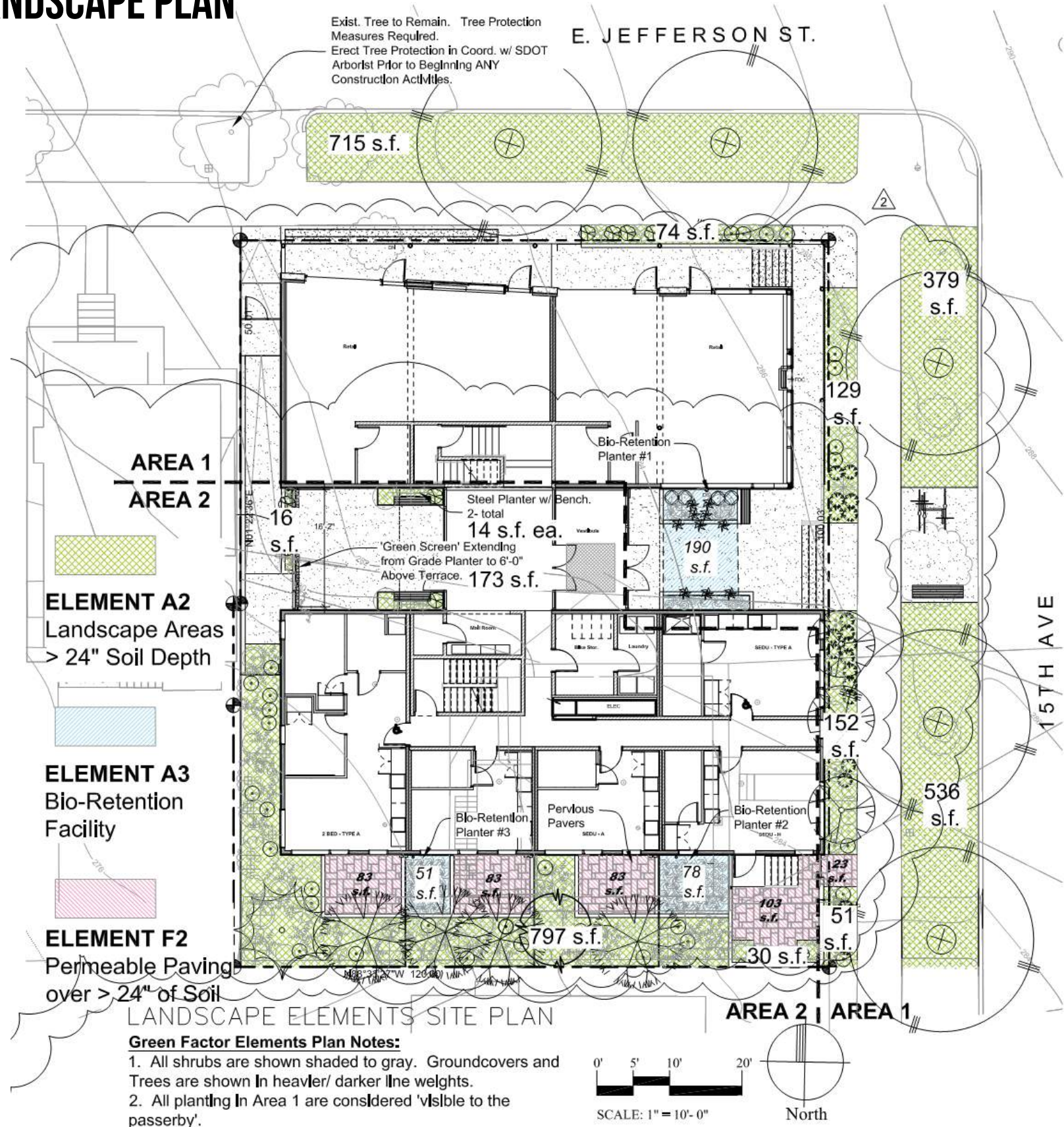


North/South Section



East/West Section

# LANDSCAPE PLAN

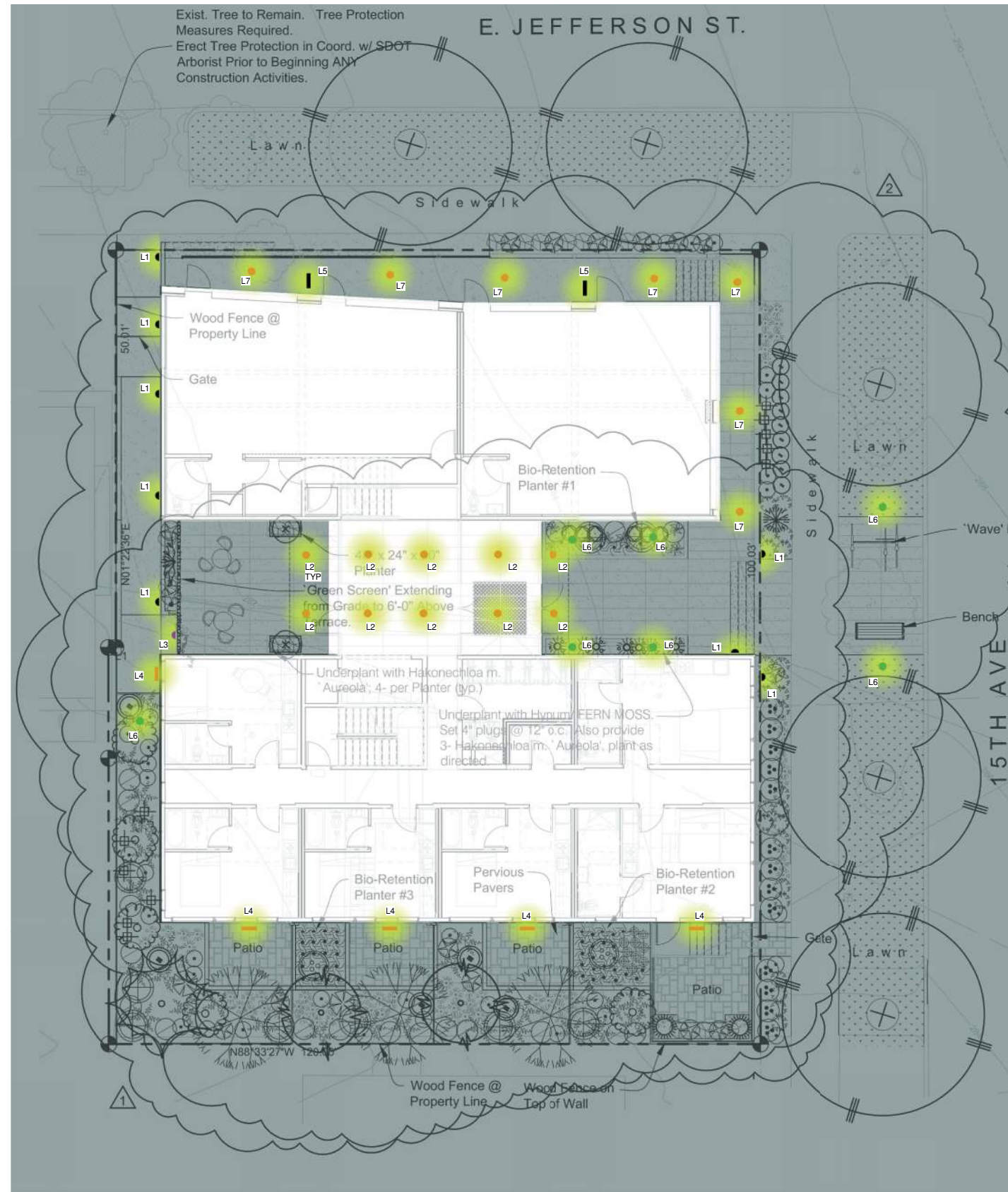


## PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
<b>TREES:</b>			
4		Betula 'Dakota Pinnacle'/ ASIAN WHITE BIRCH	min. 1-1/2" cal.
1		Calocedrus decurrens/ INCENSE CEDAR	min. 8'-0" hgt.
1		Chamecyparis o. 'Gracilis'/ SLENDER HINOKI CYPRESS	min. 8'-0" hgt.
3		Magnolia sieboldii/ OYAMA MAGNOLIA	min. 6'-0" hgt.
5		Ulmus 'Patriot'/ HYBRID ELM	min. 2-1/2" cal., Street Tree form
<b>SHRUBS/ PERENNIALS:</b>			
1		Akebia quinata/ FIVE FINGERED AKEBIA	5 gal. can
16		Blechnum spicant/ DEER FERN	1 gal.
14		Buxus 'Winter Gem'/ KOREAN BOXWOOD	min. 12" spr., 15" hgt.
50		Carex elata 'Aurea'/ SEDGE	1 gal.
2		Cornus s. 'Kelsey'/ DWARF RED TWIG DOGWOOD	min. 18" hgt., spr.
33		Euphemium x versicolor 'Sulphureum' / NCN	1 gal.
19		Equisetum hyemale/ SCOURING RUSH	1 gal.
1		x fatshedera lizel 'Annemleke'/ GOLD. VAR/ FATSHEDERA	5 gal. can
8	as noted	Hakonechloa m. 'Aureola'/ VARIG. JPN. FOREST GRASS	1 gal.
20/ 6		Hemerocallis 'Hyperion' & 'Stella de Oro'/ DAYLILY	1 gal.
2		Hydrangea q. 'Pee Wee'/ OAKLEAF HYDRANGEA	min. 21" spr.
5		Kalmia l. 'Little Linda'/ MTN. LAUREL	min. 21" spr.
2		Laurus nobilis/ SWEET BAY	min. 36" hgt., trained as upright spire
8		Ligustrum j. 'Texanum'/ TEXAS WAXLEAF PRIVET	min. 36" hgt., bushy
1		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal. can
5		Myrica californica/ PACIFIC WAX MYRTLE	min. 30" hgt., self supporting-strong leader
14		Nandina d. 'Sienna Sunrise'/ HEAVENLY BAMBOO	min. 24" hgt.
65		Pennisetum a. 'Hamelyn'/ DWARF FOUNTAIN GRASS	1 gal.
28		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
24		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	2 gal.
9		Ribes s. 'King Ed. VII'/ FLWG. CURRANT	min. 30" hgt.
14		Sarcococca humilis/ FRAGRANT SARCOCOCCA	1 gal.
2		Thuja o. 'Emerald Green'/ ARBORVITAE	min. 5' hgt.
21		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
4		Viburnum o. 'Nanum'/ CRANBERRY BUSH	min. 18 spr.
<b>GROUNDCOVERS:</b>			
		Lawn (non-net sod)	No. 1 Sod, pre-punched and non-netted.



# LIGHTING PLAN



## LIGHTING KEY

- L1 SURFACE MOUNT - PATHWAY LIGHTING
- L2 CEILING MOUNT - DOWNLIGHT
- L3 SURFACE MOUNT - MOTION SENSOR DOWNLIGHT
- L4 WALL MOUNTED ENTRY LIGHT
- L5 BLADE SIGN LIGHTING
- L6 LANDSCAPE LIGHTING
- L7 RECESSED DOWNLIGHTING

**INVUE**

**L1**

**INNOVATION**

**PRODUCTION FEATURES**

**FINISHES**

**INSTALLATION**

**INSTRUCTIONS**

**INVOICE**

**PROGRESS LIGHTING**

**L2**

**CYLINDER**

**Specifications:**

**Model:** P174-16/10K

**Dimensions:**

**Weight:**

**Material:**

**Finish:**

**Color Temperature:**

**Beam Spread:**

**Mounting:**

**Notes:**

**LUMIERE**

**L3**

**INNOVATION**

**PRODUCTION FEATURES**

**FINISHES**

**INSTALLATION**

**INSTRUCTIONS**

**INVOICE**

**LUMIERE**

**L4**

**INNOVATION**

**PRODUCTION FEATURES**

**FINISHES**

**INSTALLATION**

**INSTRUCTIONS**

**INVOICE**

**Lumiére**

**L5**

**INNOVATION**

**PRODUCTION FEATURES**

**FINISHES**

**INSTALLATION**

**INSTRUCTIONS**

**INVOICE**

**lumière**

**L6**

**INNOVATION**

**PRODUCTION FEATURES**

**FINISHES**

**INSTALLATION**

**INSTRUCTIONS**

**INVOICE**

# MATERIAL PALETTE



## PRIMARY FINISH

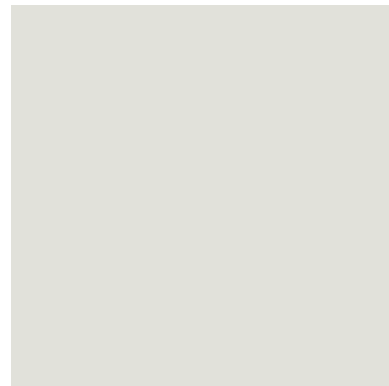


SW7020 - Black Fox  
fibercement board lap siding

## ACCENTS



SW6991 - Black Magic  
metal accents - vent hoods, downspouts



Alcoa 5MW97118 - Bone White  
metal accents - handrails, vents hoods, downspouts, window flashing



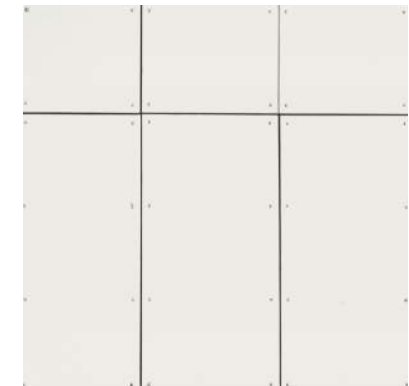
SW6688 - Solaria  
entry accents - gates, doors



Concrete  
foundation - site walls, ground level walls



Clear Cedar  
ceilings - soffits at street level, lobby lid



SW7005 - Pure White  
fibercement board panel cladding

# RENDERINGS



view of Southeast corner from 15th Ave.



view of East Elevation / entry from 15th Ave.



view of Northeast corner from 15th & Jefferson

## SECTION 8: APPENDIX

# LAND USE CODE PROVISIONS

		COMMENT:
<b>PERMITTED AND PROHIBITED USES</b> SMC 23.47A.004	ALL USES ARE PERMITTED OUTRIGHT G. 1. LIVE WORK UNITS ARE PERMITTED OUTRIGHT 2. IN PED. ZONE - NO MORE THAN 20% OF STREET FACING FACADE 4. DEEMED NON-RESIDENTIAL USE	PROPOSED: RESIDENTIAL - COM. USE PROJECT NOT IN PED ZONE - <b>COMPLIES</b>
<b>STREET LEVEL USES</b> SMC 23.47A.005	C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FACADE IN NC-1 ZONES	PROPOSED: 15TH AVE 39% RESIDENTIAL - REQ DEPARTURE
<b>STREET LEVEL DEV STANDARDS</b> SMC 23.47A.008	A. BASIC STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES THAT CONTAIN RES. USE IN C ZONE 2. BLANK FACADES a. BLANK DOES NOT INCLUDE WINDOWS / DOOR / STAIR / DECK / BAL / SCREENING AND LANDSCAPING OF FACADE b. BLANK SEGMENT BETWEEN 2-8 FEET NOT EXCEED 20 FEET IN WIDTH c. TOTAL OF ALL BLANK FACADE SEGMENTS NO EXCEED 40% OF WIDTH OF FACADE 3. FACADE LOCATED WITHIN 10 FEET OF STREET LOT LINE  B. NON-RESIDENTIAL STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES W/ STREET LEVEL NON-RESIDENTIAL USES (LIVE-WORK) THAT ALSO CONTAIN RESIDENTIAL USES IN C ZONES 2. TRANSPARENCY a. 60% OF STREET FACING FACADE BETWEEN 2-8 FEET SHALL BE TRANSPARENT. b. TRANSPARENT AREAS SHALL PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE.  3. DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM  4. NON-RES USE AT STREET LEVEL SHALL HAVE FLOOR TO FLOOR HEIGHT OF 13 FEET MINIMUM.  C. DOES NOT APPLY - PROJECT IS NOT WITHIN A PED. ZONE  D. WHERE RES. USE IS LOCATED ALONG STREET FACING FACADE 1. AT LEAST ONE OF STREET LEVEL - STREET FACING FACADES CONTAINING RES USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY  2. FLOOR OF DWELLING UNIT SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.  E. LIVE-WORK UNIT	PROPOSED: PROJECT DOES NOT CONTAIN BLANK FACADES GREATER THAN 20 FEET IN LENGTH AND DOES NOT EXCEED 40% - <b>COMPLIES</b>  NON-RES USES TO BE 60% TRANSPARENT - <b>COMPLIES</b>  26.1 AVG DEPTH PROVIDED - REQ DEPARTURE 13'-0" MIN. FLOOR TO FLOOR HEIGHT PROVIDED - <b>COMPLIES</b>  RES USE AT SOME POINTS LESS THAN 4'-0" ABOVE SIDEWALK - REQ DEPARTURE
<b>MAX. SIZE OF NON-RES USE</b> SMC 23.47A.010	D - IN NC1 ZONES, OFFICES USES ARE LIMITED TO (1) FAR OR 35,000 SF DOES NOT APPLY - NO OFFICE USE PROVIDED	
<b>STRUCTURE HEIGHT</b> SMC 23.47A.012	A. NC1-40 = 40 FOOT HEIGHT LIMIT 1a. INCREASE HEIGHT BY 4 FEET IF: 1) 13 FOOT FLOOR TO FLOOR HEIGHT FOR NON-RES USE (LIVE-WORK) or 2) RES USE AT STREET LEVEL HAS PARTIALLY BELOW GRADE STORY 4' BELOW MAX AND STORY ABOVE SIDEWALK 4' MIN. 2) THE ADDITIONAL HEIGHT ALLOWED WILL NOT ALLOW AN ADDITIONAL STORY BEYOND THE NUMBER THAT COULD BE BUILT UNDER THE APPL. HEIGHT LIMIT  C. ROOFTOP FEATURES 2. RAILINGS, CLERESTORIES, GREENHOUSES MAY EXTEND UP TO 4 FEET ABOVE HEIGHT LIMIT. INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAX. HEIGHT LIMIT BY 2 FEET IF ENCLOSED BY PARAPETS. 3. SOLAR COLLECTORS MAY EXTEND 4 FEET ABOVE HEIGHT LIMIT 4. SOLAR COLLECTORS, STAIR / ELEV PENTHOUSES MAY EXTEND 15 FEET ABOVE MAX HEIGHT LIMIT TO A MAX OF 20% ROOF COVERAGE / 25% IF INCLUDES STAIR / ELEV PENTHOUSES OR SCREED MECH EQUIP. STAIR / ELEV MAY EXTEND UP TO 16 FEET IF ADD HEIGHT IS REQ. TO ACCOMMODATE ENERGY EFFICIENT ELEVATORS. 6. GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION ARE PERMITTED TO EXTEND 15 FEET IF ALL FEATURES GAINING ADD HEIGHT DOES NOT EXCEED 50% OF ROOF AREA. 7. SOLAR COLLECTORS, CLERESTORIES, GREENHOUSES - MUST BE 10 FEET AWAY FROM THE NORTH EDGE	PROPOSED: 40' BASE HEIGHT + 4' BONUS = 44' MAX HEIGHT  PROJECT PROVIDES 13' MIN FLOOR TO FLOOR HEIGHT <b>COMPLIES</b>
<b>FLOOR AREA RATIO</b> SMC 23.47A.013	A. FLOOR AREA RATIO (FAR) LIMITS. EXCEPT AS PROVIDED IN SUBSECTIONS 23.47A.013.C AND 23.47A.013.D, FAR LIMITS APPLY IN C ZONES AND NC ZONES AS SHOWN IN TABLE A FOR 23.47A.013 AND TABLE B FOR 23.47A.013. THE APPLICABLE FAR LIMIT APPLIES TO THE TOTAL CHARGEABLE FLOOR AREA OF ALL STRUCTURES ON THE LOT.  B. THE FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARD FAR: 1. ALL STORIES, OR PORTIONS OF STORIES, THAT ARE UNDERGROUND; 2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS; 7. THE FLOOR AREA OF REQUIRED BICYCLE PARKING FOR SMALL EFFICIENCY DWELLING UNITS, IF THE BICYCLE PARKING IS LOCATED WITHIN THE STRUCTURE CONTAINING THE SEDUS. FLOOR AREA OF BICYCLE PARKING THAT IS PROVIDED BEYOND THE REQUIRED BICYCLE PARKING IS NOT EXEMPT FROM FAR LIMITS.	MAX FAR: 3.00 SITE AREA: 8,153 SF MAX FLOOR AREA: 8,153 SF x 3.00 = 24,459 SF  PROPOSED FAR: 24,438 SF / 8,153 SF = 2.99  2.99 < 3.00 <b>COMPLIES</b>

		COMMENT:
<b>SETBACK REQ.</b> SMC 23.47A.013	E JEFFERSON ST - NO SETBACK REQ WEST SETBACK - NO SETBACK REQ 15TH AVE E - NO SETBACK REQ SOUTH SETBACK - SEE BELOW -  B. SETBACK REQ FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM RES. ZONES. 3. FOR A STRUCTURE CONTAINING RES USE, A SETBACK IS REQ ALONG REAR LOT LINE THAT IS ACROSS ALLEY FROM RES ZONE. A. 15 FEET FOR PORTIONS OF STRUCTURE ABOVE 13 FEET IN HEIGHT TO 40 FEET NO SETBACK IS REQUIRED FROM 0-13 FEET 4. ONE-HALF OF THE WIDTH OF THE ALLEY MAY BE COUNTED AS PART OF THE REQ. SETBACK. 5. NO ENTRANCE, WINDOW OR OTHER OPENING IS PERMITTED CLOSER THAN 5 FEET TO AN ABUTTING RES ZONE LOT.  E. STRUCTURES IN REQ SETBACKS 1. DECKS AND BALCONIES - NOT PERMITTED W/IN 5 FEET OF RES ZONE 2. EAVES, GUTTERS NO MORE THAN 18" IN REQ SETBACK 3. RAMPS OR OTHER DEVICES FOR DISABLED OR ELDERLY 5. FENCES OR SIM. - 6 FEET MAX HEIGHT ABOVE GRADE 8. DUMPSTERS OR OTHER TRASH REC EXCEPT FOR TRASH COMPACTORS ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RES ZONE AND MUST BE SCREENED.	PROPOSED: 15'-0" MIN. CONTINUOUS REAR SETBACK - <b>COMPLIES</b>  PROPOSED: GROUND FLOOR PATIOS AT GRADE PROVIDED AND 6 FOOT HIGH WOOD FENCE PROVIDED AT SOUTH AND WEST PROPERTY LINE - <b>COMPLIES</b>
<b>LANDSCAPING AND SCREENING STANDARDS</b> SMC 23.47A.016	A. LANDSCAPING REQ. 2 - GREENFACTOR SCORE OF 0.3 OR GREATER B. STREET TREE REQ C. SCREENING WHERE REQ - 1.FENCES, HEDGES, WALLS, BERMS PARKING GARAGE TO BE BELOW GRADE - NO SCREENING REQ.	
<b>LIGHT AND GLARE STANDARDS</b> SMC 23.47A.022	A. EXTERIOR LIGHTING MUST BE SHIELDED AWAY FROM ADJ USES B. INT LIGHTING IN PARK GARAGES MUST BE SHIELDED TO MIN. NIGHT GLARE	
<b>AMENITY AREA</b> SMC 23.47A.024	A. AMENITY AREAS ARE REQ IN AN AMOUNT EQUAL TO 5% OF TOTAL GFA OF RES USE. EXCLUDES MECH AND PARKING AREA. BIORENTENTION FACILITIES QUALIFY. B. A.A. SHALL MEET FOLLOWING STANDARDS 1. ALL RES HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE A.A. 2. A.A. SHALL NOT BE ENCLOSED 3. PARKING NOT COUNT AS AA 4. COMMON AA SHALL HAVE MIN HORIZONTAL DIST. OF 10 FEET - NO COMMON AA LESS THAN 250 SF 5. PRIVATE BALCONIES AND DECKS MIN. 60 SF 6. ROOFTOP AREAS EXCLUDED BECAUSE THEY ARE NEAR MINOR COMMUNICATION UTILITIES AND ACC. COMM. DEVICES NO DO QUALIFY AS A.A.	PROPOSED: 22,646 SF GFA RES USE X 0.05 = 1,132 SF AA REQ.  ENTRY PATIOS AT GROUND FLOOR AND REAR YARD AA MEET REQ  - <b>COMPLIES</b>
<b>REQ. PARKING AND</b> SMC 23.47A.030	VEHICULAR PARKING PER SMC 23.54.015 TABLE B - SECTION M: NO PARKING REQ FOR PROJECTS WITHIN URBAN CENTER VILLAGE  BICYCLE PARKING PER TABLE D: A.6. 1 PER 4000 SF SALES AND SERVICES (LONG TERM), 1 PER 200 SF SALES AND SERVICES (SHORT TERM) D.2. 1 PER DWELLING UNIT, 1 PER SEDU (LONG TERM) AND 1 PER 20 DWELLING UNITS (SHORT TERM)	PROPOSED: PROJECT WITHIN 12TH AVE URBAN CENTER VILLAGE - NO VEH. PARKING REQ  SEE A2.0 AND A2.1 FOR BIKE PARKING COMPLIANCE - <b>COMPLIES</b>
<b>SOLID WASTE AND RECYCLABLE MATERIALS</b> SMC 23.54.040	PER TABLE A - 26-50 UNITS = 375 SF REQ	PROPOSED: TRASH WILL COMPLY WITH SPU STANDARDS PER LIZ KAIN (SEE G0.4) - <b>COMPLIES</b>

## TITLE 23 - LAND USE CODE DEPARTURE MATRIX

CODE REF	EXISTING STANDARD	RATIONALE	APPROVAL
<b>STREET LEVEL USES</b> SMC 23.47A.005	C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FACADE IN NC ZONES	The adjacent properties to the south of the site and the adjacent zoning is of a much more residential character. Rather than having a predominantly commercial facade at the south end of the building, the commercial space for this building has been focused at the corner to activate this urban edge and to keep the south and northwest corners of the building of a similarly residential character to help respect the adjacent sites. CS2-B-2 / CS3-A-5	
	DEPARTURE GRANTED  PROPOSED: 15TH AVE 39%		
<b>STREET LEVEL DEV STANDARDS</b> SMC 23.47A.008.B	B.3 - DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM	The project is providing a covered exterior walkway and patio along Jefferson Street to aid in providing a stronger connection to the street. This place will be protected from the rain and will also lend a place for public seating associated with the provided commercial use. CS2.B.2	
	DEPARTURE GRANTED  26.1 FEET PROVIDED (13% DEPARTURE) 30' - 26.1' = 3.9' 3.9' / 30' = 13%		
<b>STREET LEVEL DEV STANDARDS</b> SMC 23.47A.008.D	D2. FLOOR OF DWELLING UNIT SHALL BE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.	The project is requesting relief from the required departure due to the location of this residential use in respect to the adjacent residential zoning and the desire to provide windows that engage the public realm and provide eyes on the street, while also providing adequate privacy for the two residential units located along 15th. The windows that are provided in this location feature sill heights that maintain privacy on this already quiet residential street and to further assist in buffering this transition plantings will be located between the sidewalk and the building. (PL2.B.1 / PL3.B.1)	
	DEPARTURE GRANTED  37" @ SE CORNER / 1'11" @ NE CORNER - ALONG 15TH AVE E		

# PREVIOUSLY APPROVED DEPARTURES

Note: these departures were approved under the recommendation process in 2017 and have not changed for the current proposal.

1.

**SMC 23.47A.005.C.1 - required:**  
**C.1 - RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET FACING FACADE IN C-1 ZONES**

**proposed:**  
**15TH AVE 39%**

**rationale:**  
 The adjacent properties to the south of the site and the adjacent zoning is of a much more residential character. Rather than having a predominantly commercial facade at the south end of the building, the commercial space for this building has been focused at the corner to activate this urban edge and to keep the south and northwest corners of the building of a similarly residential character to help respect the adjacent sites. CS2-B-2 / CS3-A-5



**Proposal - Better:**  
 By providing more residential uses along the southern portion of the east facade the building better transitions to the residential zoning to the south and focuses the commercial uses north towards the noise and activity of Jefferson Street



**Code Required - Worse:**  
 Placing more commercial activity along 15th would create a blunt transition to the single family zoning to the south and provide unwanted noise and activity for the street.

2.

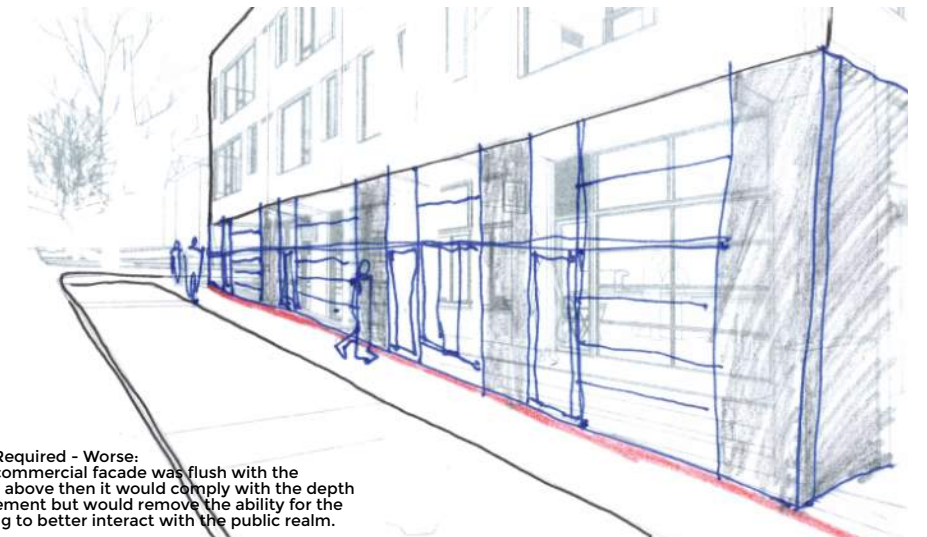
**SMC 23.47A.008.B required:**  
**B.3 - DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM**

**proposed:**  
**26.1 FEET PROVIDED (13% DEPARTURE)**

**rationale:**  
 The project is providing a covered exterior walkway and patio along Jefferson Street to aid in providing a stronger connection to the street. This place will be protected from the rain and will also lend a place for public seating associated with the provided commercial use. CS2.B.2



**Proposal - Better:**  
 The recessed entry responds to CS2.B.2 by establishing a better connection to the street than if the facade was flush with the floors above



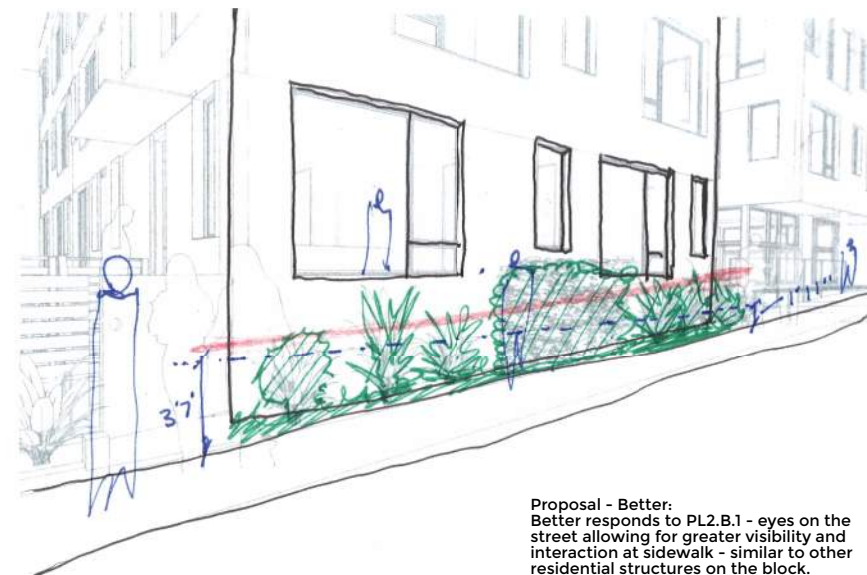
**Code Required - Worse:**  
 If the commercial facade was flush with the facade above then it would comply with the depth requirement but would remove the ability for the building to better interact with the public realm.

3.

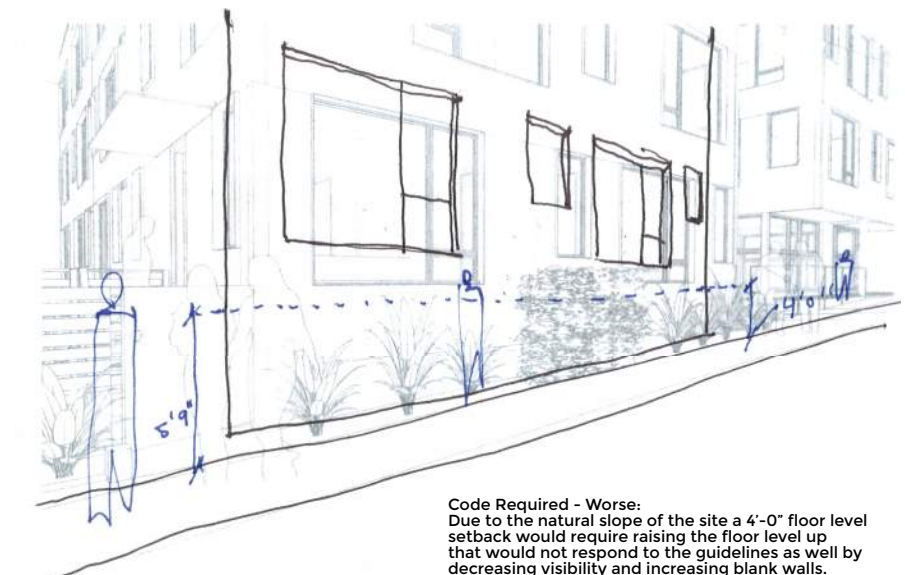
**SMC 23.47A.008.D required:**  
**D2. FLOOR OF DWELLING UNIT SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.**

**proposed:**  
**3'7" @ SE CORNER / 1'11" @ NE CORNER - ALONG 15TH AVE E**

**rationale:**  
 The proposal is requesting relief from the required departure due to the location of this residential use in respect to the adjacent residential zoning and the desire to provide windows that engage the public realm and provide eyes on the street, while also providing adequate privacy for the two residential units located along 15th. The windows that are provided in this location feature sill heights that maintain privacy on this already quiet residential street and to further assist in buffering this transition plantings will be located between the sidewalk and the building. (PL2.B.1 / PL3.B.1)



**Proposal - Better:**  
 Better responds to PL2.B.1 - eyes on the street allowing for greater visibility and interaction at sidewalk - similar to other residential structures on the block.



**Code Required - Worse:**  
 Due to the natural slope of the site a 4'-0" floor level setback would require raising the floor level up that would not respond to the guidelines as well by decreasing visibility and increasing blank walls.



# PREVIOUS PROJECT EXPERIENCE



**Harvard Avenue Apartments**



**Parapy (under construction)**



**Harvard Too (under construction)**



**The Redwood**