EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

SDCI # 3039463-EG
9041 48th Ave S
Seattle, WA 98118

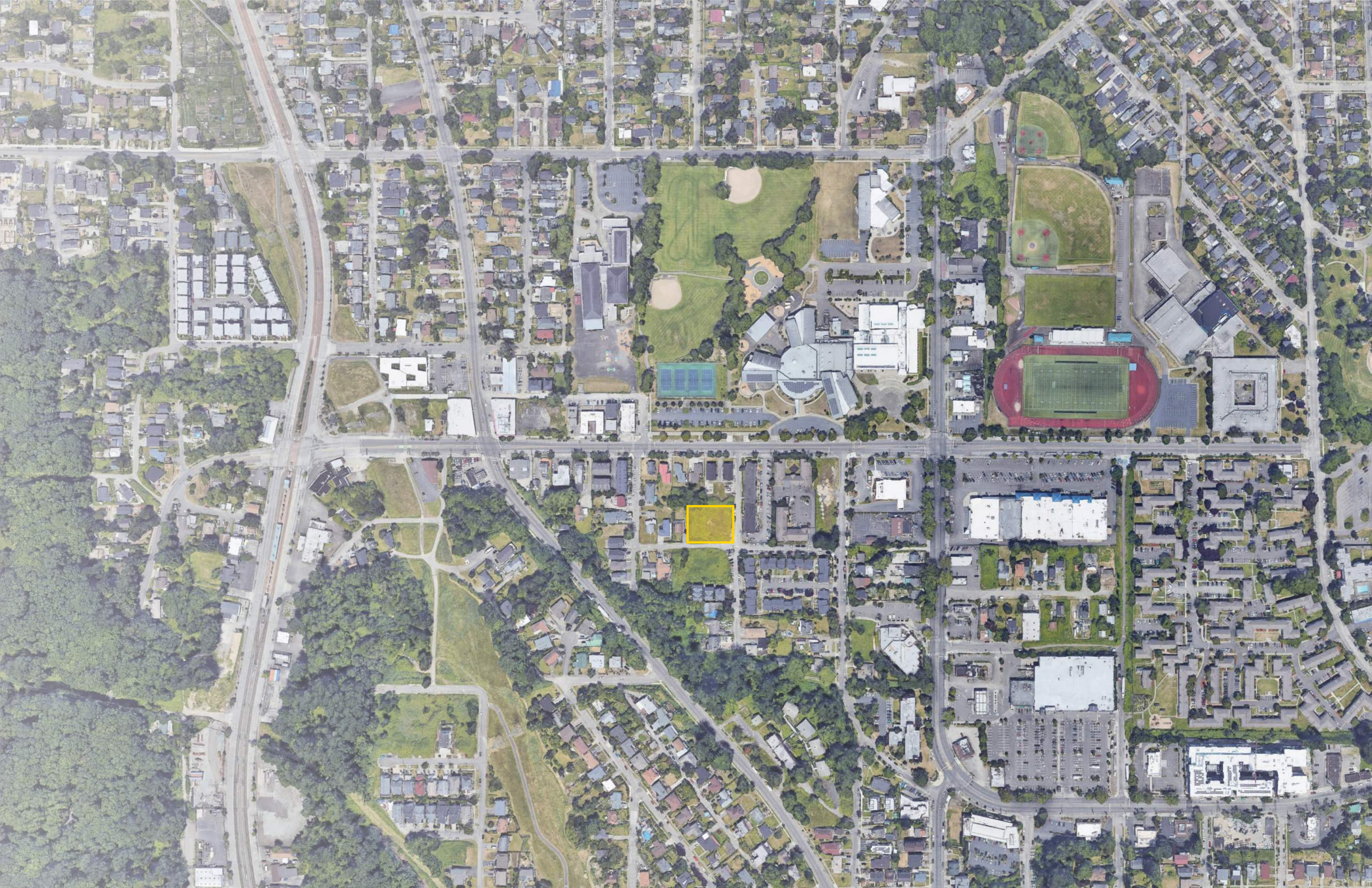
APPLICANT
Green Canopy NODE
27 S Hanford St
Seattle, WA 98134
Contact : Kyle Kutz / Kim Shipley DeHerrera

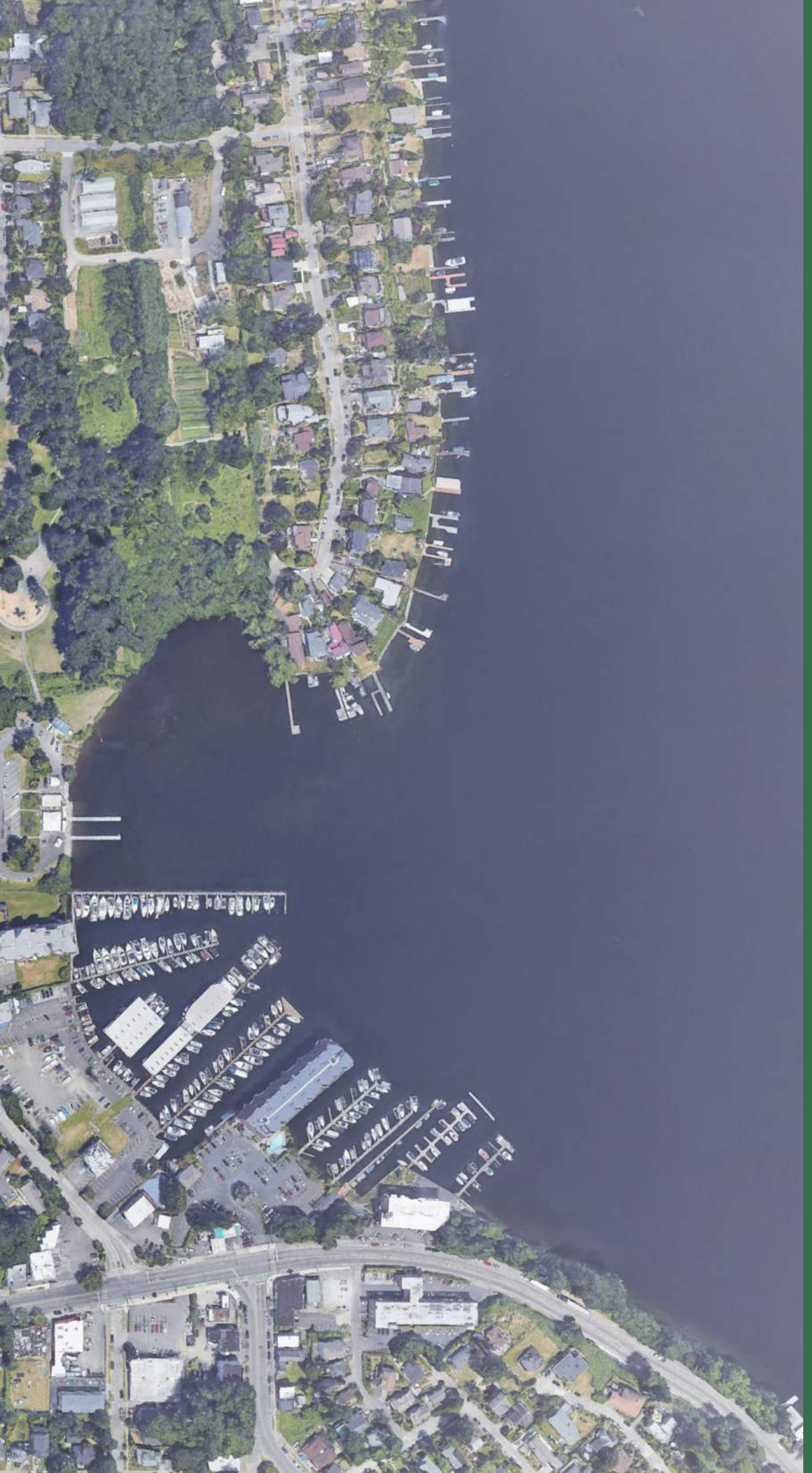
DEVELOPER / ARCHITECT
Green Canopy Node
27 S Hanford St
Seattle, WA 98134

SDCI PLANNER
Sean Conrad

EDG PRE-SUB MEETING
1:00pm April 28, 2022

PACKET SUBMITTAL DATE
07/19/2022





PROJECT INFORMATION

We propose the construction of a new apartment building with approximately 30 units and 8 parking spaces. The apartment units are intended to be for rent below market rate as a goal of the owner.

SUSTAINABILITY GOALS

Green Canopy NODE is actively researching and developing CLT, modular, and pre-fabrication technologies and techniques to employ in our projects. The owner of the project has expressed great enthusiasm for these technologies to improve building performance, while also decreasing time of construction, and reduce cost in order to shrink the affordability gap. The building will be designed and built to meet a minimum 4-star Built-Green certification and will be insulated and air-sealed above current Seattle Energy Code requirements. Sustainable materials will be used in the construction, such as low-to-no VOC interior finishes, FSC certified lumber and reclaimed wood. Drought tolerant and low maintenance plantings will help to reduce water usage while providing natural beauty to the owners and public.

PROPOSED PROGRAM

LOT AREA:	**16,399 sf**
PROPOSED RESIDENTIAL UNITS:	**~30 Apartments for rent**
NUMBER OF PARKING SPACES:	**8**
PROPOSED FAR:	**~26,200 sf**
PROPOSED GROSS SF:	**~26,200 sf**

This project is subject to Administrative Design Review per SMC 23.41.004

Table A Design Review Thresholds: *Section C (development on a lot not containing any of the site characteristics listed in part A of this table)*
GSF between 15,000 & 35,000 sf requires Administrative Design Review

Gross Floor Area Calculation:
- *Per 23.84A.014 Gross floor area is the square footage of total floor area bounded by the inside surface of exterior walls of the structure.*
- *Per 23.86.007 A. Gross floor area includes floor area contained in stories above and below grade, area of vehicle and bike parking that is enclosed and area of vehicle parking that is covered by a structure or portion of a structure.*

RELEVANT SDCI PERMIT NUMBERS:

EARLY DESIGN GUIDANCE:	**3039463-EG**
MASTER USE PERMIT:	**3037990-LU**
CONSTRUCTION PERMIT:	**6835342-CN**

SUMMARY OF PUBLIC OUTREACH

APPROXIMATE DISTRIBUTION OF OUTREACH FLYER

PRINTED OUTREACH MAILER

A mailed flyer (below) was sent out in English, Spanish, Amharic, Somali, and Tigrinya to residences and businesses within approximately 500 ft radius of the proposed site. The printed outreach included a QR code and web address to the online survey.

ADDITIONAL OUTREACH:

Emails were sent to community organizations, introducing the project and inviting their members to attend the virtual meeting and/or complete the online survey.

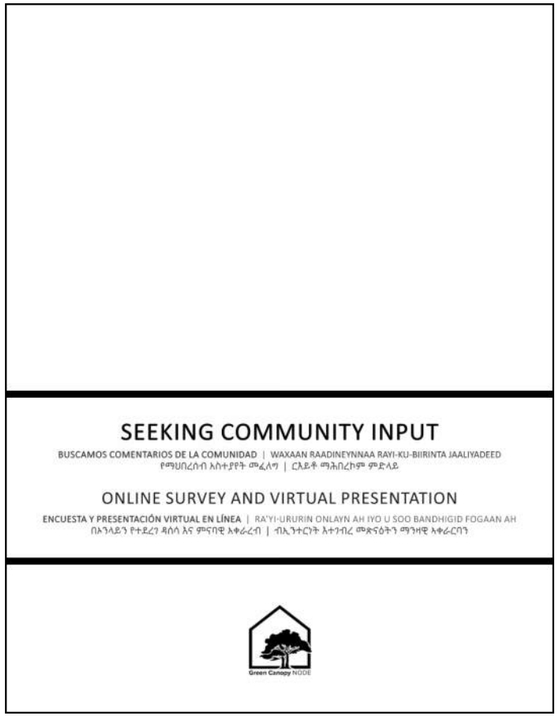
DIGITAL OUTREACH ONLINE SURVEY

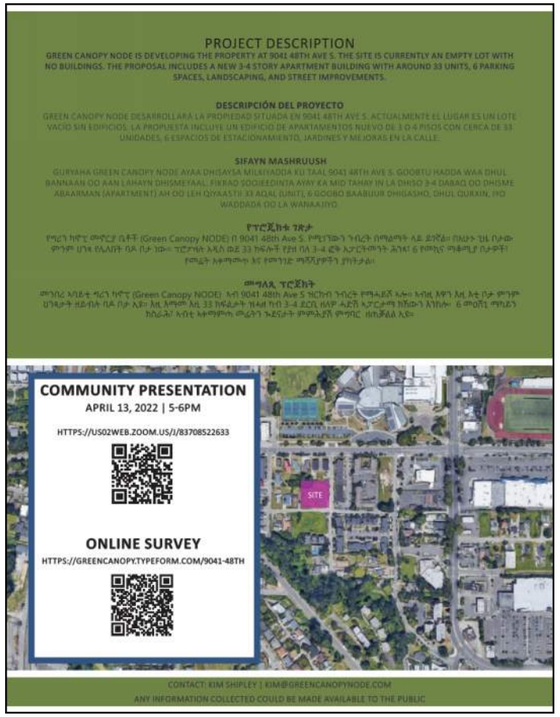
Both the mailer and additional emails directed interested parties to an online survey based on the City of Seattle guidelines for Early Community Outreach. The survey was created on Typeform and adjusted for English, Spanish, Amharic, Somali, and Tigrinya. It was made available from 03/25/2022 to 04/28/2022.

SUMMARY OF RESPONSES:

The six survey respondents were concerned with affordability, environmental sustainability, security, density, potential construction noise impacts, and the new development's impact on parking in the neighborhood.

OUTREACH FLYER





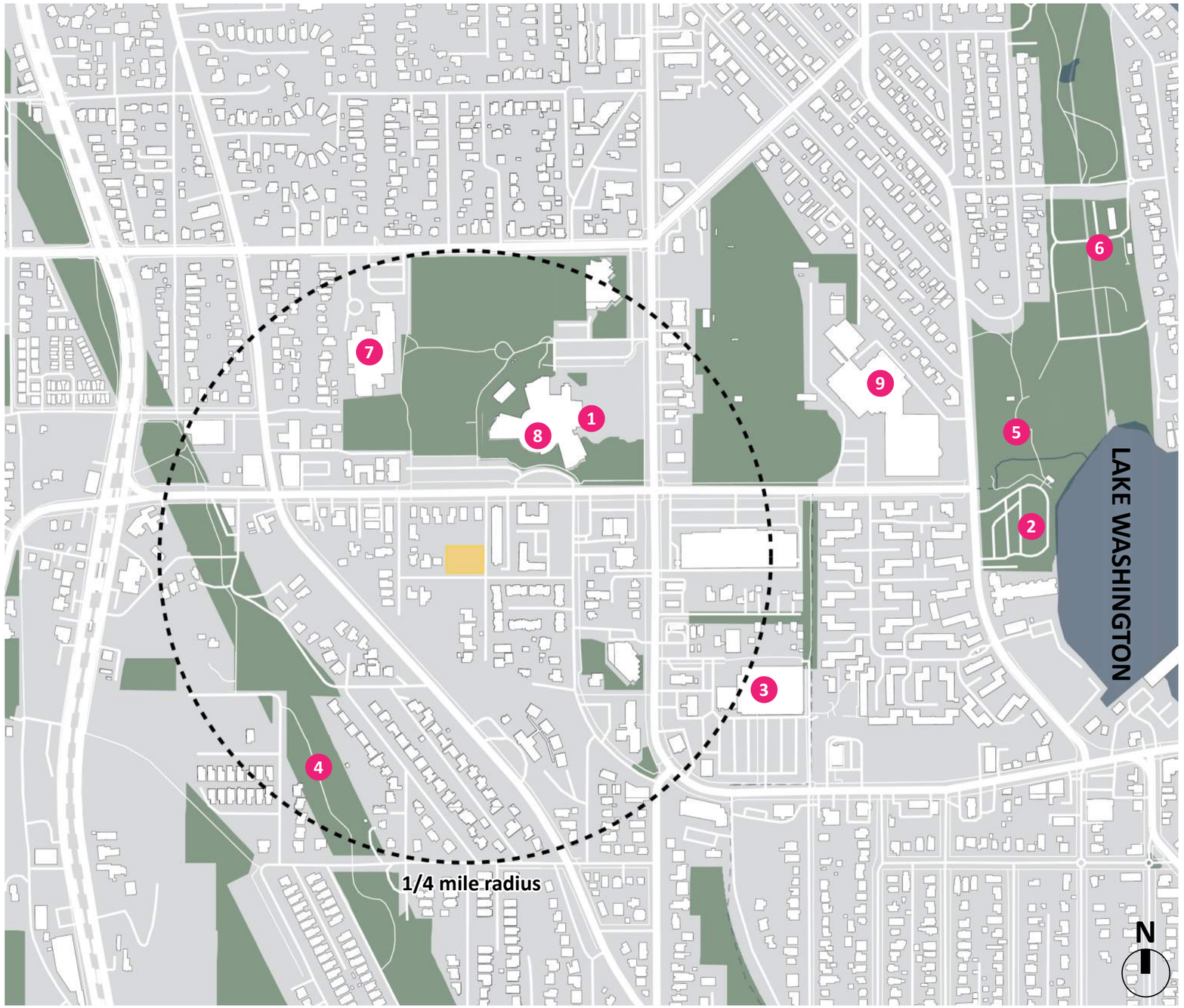
VIRTUAL EVENT PUBLIC MEETING

A virtual community meeting was held on 04/13/22 from 5pm - 6pm on Zoom. The time, date, and Zoom link for the meeting were included in both the mailed flyer and the email distribution list to community organizations.

SUMMARY OF COMMENTS:

- Parking in the area is already really difficult, so the neighborhood would appreciate providing parking for the unit and may be upset if there isn't any on site
- The area sees a bit of crime, so keep this in mind when designing the building and during construction
- The neighborhood needs help with promoting small businesses

VICINITY MAP



Point of Interest

Development Site

Public and Open Space

Water

POINTS OF INTEREST

1 Rainier Beach Community Center

2 Atlantic City Boat Ramp

3 Safeway Supermarket

4 Chief Sealth Trail

5 Beer Sheva Park

6 Rainier Beach Urban Farm and Wetlands

7 Dunlap Elementary School

8 South Shore K-8

9 Rainier Beach High School

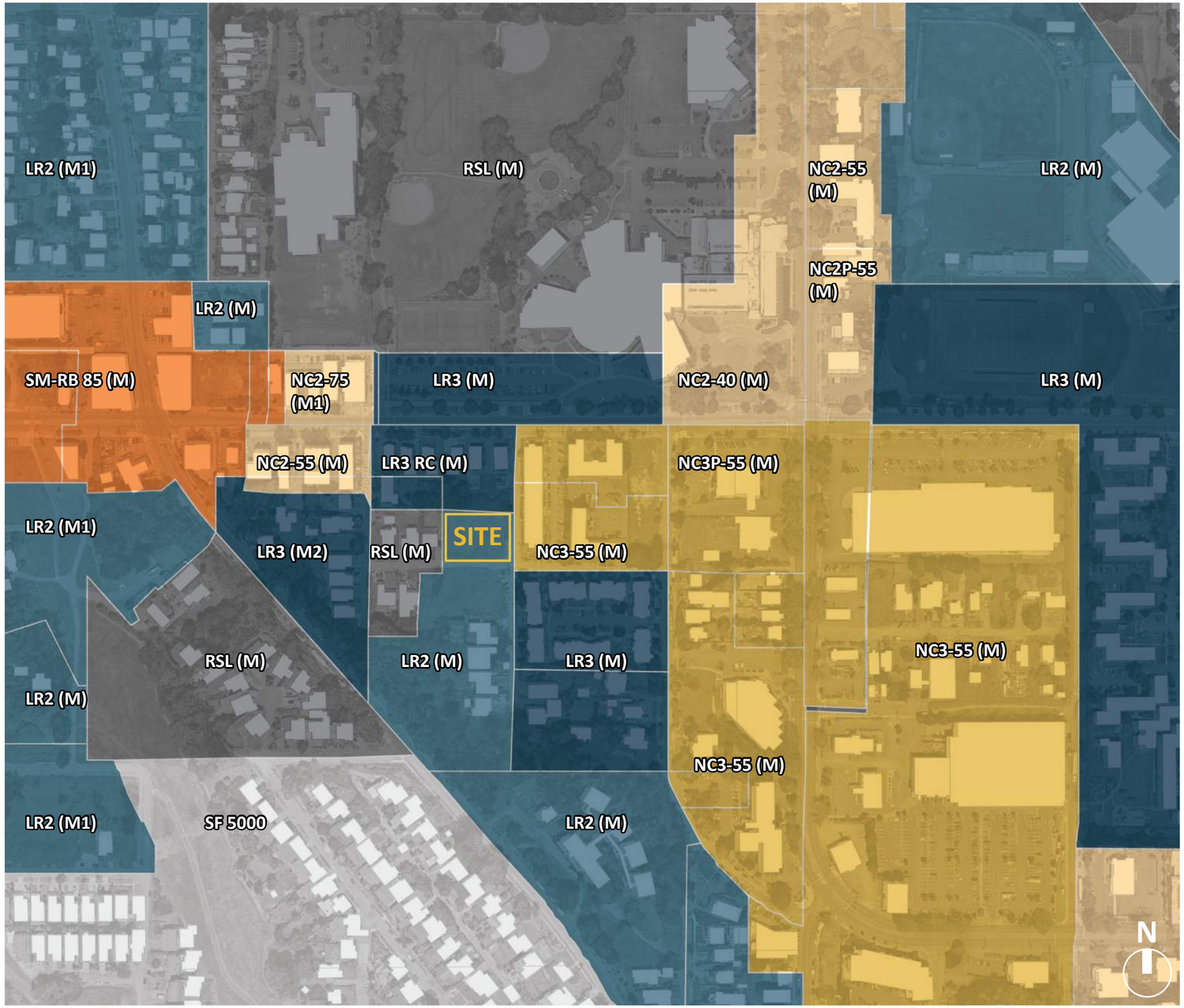
ADJACENT ZONING MAP

CONTEXT ANALYSIS

The area in which our project is located consists of a mix of apartments, single family homes, townhomes and rowhouses. Only a handful of single family homes exist in the area, located in the RSL zone West and South of the site. Given the adjacency to a commercial zone on Henderson st and the South Shore school, a high density development such as an apartment would be beneficial to the area.

The newest and most prominent development is Southeast of the site, which consists of 2-story cottage style rowhomes.

Architectural styles in the neighborhood vary widely between post-war ranch style homes, late century townhomes and condos, and contemporary townhomes; there is no consistent style present in the neighborhood. The most common material represented between all of the various buildings is large planes of stucco and fiber cement lap siding and panels.



Pedestrian Zone

Single Family

Residential Small Lot

Seattle Mixed

Neighborhood Commercial

Low-rise Multi-Family

3D SITE VIEW

SITE OPPORTUNITIES & CONSTRAINTS

LEGAL DESCRIPTION

DUNLAPS PLAT ON LAKE WASHINGTON S 132 FT LESS W 164 FT LESS STS
PLat Block:
Plat Lot: 21

APN NO. 2123700330

ADJACENT BUILDING & USES

NORTH - existing 2 story apartment buildings with rear surface parking
SOUTH - empty lot
EAST - existing 3 story apartment building with below grade parking
WEST - existing 1 story single family home

EXISTING LOT CONDITIONS

The corner lot is more or less flat There are no existing buildings or parking spaces. The right of way consists of two-lane asphalt roads with gravel shoulders.

VIEWS

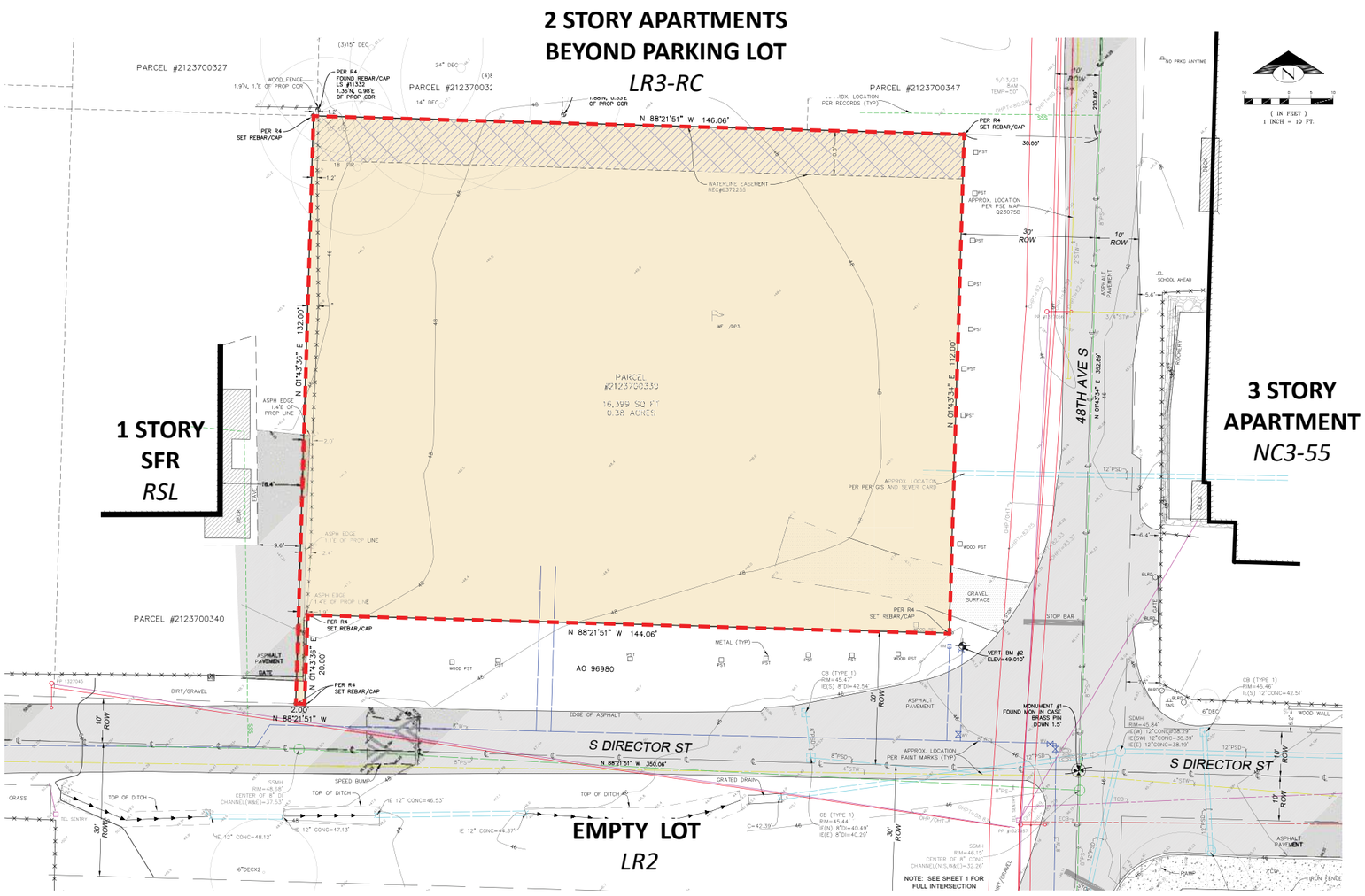
There are no expected views of downtown or territorial views of the surrounding mountains or lakes.

TREES

There are three existing trees adjacent to the north property that will be retained and protected during construction. One tree exists on the site which appears to be dead.

SOLAR ACCESS

The site currently has unrestricted solar access to the south. Given the allowable building heights and right of way width, any development on the lot to the south should not restrict solar access.



EXISTING SITE PHOTOS

1

2

3

4

STREETSCAPES

LAND USE CODE SUMMARY

ZONE: LR2 (M) **OVERLAYS: Rainier Beach Urban Village**, Frequent Transit Area **LOT AREA:** 16,399 sf

23.45.510 FLOOR AREA RATIO

B *ALLOWED:* *1.6*
1.6 x 16,399 = 26,238 sf max

D.1 *All stories, or portions of stories, that are entirely below grade are exempt from FAR limits*

D.5 *For rowhouse and townhouse developments and apartments, floor area within a story, or portion of a story, that is partially above grade if all of the following conditions are met:*

a. The story, or portion of the story, that is partially above grade is used for parking or other accessory uses and has no additional stories above.

b. The average height of the exterior walls enclosing the floor area does not exceed one story,measured from existing or finished grade, whichever is lower.

c. The roof area above the exempt floor area is predominantly flat, is used as amenity area, and meets the standards for amenity area at ground level per section 23.45.522

d. At least 25% of the perimeter of the amenity area on the roof above the floor area is not enclosed by the walls of the structure.

PROPOSED: **~26,200 sf (All Concepts)**
A portion of covered vehicle turnaround in Concepts 2 & 3 meets the requirements of D.5 and is therefore exempt from FAR limits

23.45.512 DENSITY LIMITS

ALLOWED: *no limit*
PROPOSED: **~30 Units**

23.45.514 STRUCTURE HEIGHT

A *ALLOWED:* *40.0' max*
D *+ 5.0' pitched roofs w/ min 3:12 slope*
E *+ 3.0' - exception for shed roofs*
F *+ 4.0' - exception for structures that include a partially below grade story*
PROPOSED: **40.0' max above average existing grade**

23.45.517 MANDATORY HOUSING AFFORDABILITY

REQUIRED: *LR zones with an MHA suffix are subject to provisions of 23.58C*
PROPOSED: **This project is electing to fulfill the MHA payment option per 23.58C.040**

23.45.518 SETBACKS

Table A *FRONT* *REQUIRED:* *5.0' min, 7.0' avg*
PROPOSED: 5.0' min, 7.0' avg

12.0' upper level setback is required from front lot line for all portions of the structure above 44.0'

SIDE *REQUIRED:* *5.0' min (facades < 40.0')*
12.0' upper level setback above 34.0' is required from the side lot line that abut a single family zone
PROPOSED: 5.0' min, 7.0' avg
Table A, footnote 3. - portions of structures that qualify for the FAR exemption in subsection 23.45.510.D.5 are not considered part of the facade length for the purposes of determining the side setback requirement

REAR *REQUIRED: 15.0' mi*
12.0' upper level setback above 34.0' is required from the side lot line that abut a single family zone

PROPOSED: 15' min / 8' min as departure

23.45.522 AMENITY AREA

A *REQUIRED:* *35% lot area for bonus FAR*
35% x 16,399 = 5,740 sf min; 50% required at grade (2,870 sf)

A.2 *Minimum 50% of req'd amenity area shall be provided at grade, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area at grade. 5.b. 1) at least 50% of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities ans/or trees.*

PROVIDED: Concept 1: 3,340sf @ grade + 2,401sf above grade= 5,741 sf (35%)
Concept 2: 3,372sf @ grade + 2,495sf above grade = 5,8667 sf (35.8%)
Concept 3: 3,295sf @ grade + 2,118sf above grade + 2,140sf private = 7,553sf (46.1%)

23.45.524 LANDSCAPING STANDARDS

A.2 *REQUIRED:* *min Green Factor score of 0.6 for any development proposing construction of more than one dwelling unit*
PROVIDED: Landscaping will achieve a min score of 0.6

23.45.527 STRUCTURE WIDTH

A *ALLOWED:* *90'*
PROVIDED: Concept 1: 90' Concept 2: 90' **Concept 3: 89'**

23.45.527 FACADE LENGTH

B *REQUIRED:* *The maximum combined length of all portions of facades within 15 ft of a lot line that is neither a rear or street lot line shall not exceed 65% of the length of that lot line. Per 23.86.015 C.6. In LR zones, portions of a structure that are exempt from FAR limits per 23.45.520.D.5 are not included in facade length measurements.*
NORTH FACADE: 146.05' x 65% = 94.939' max
WEST FACADE: 132.00' x 65% = 85.8' max
PROVIDED: NORTH: Concept 1-3 No facade within 15ft
WEST: Concept 1-2: No facade within 15ft **Concept 3: 66.5' (max 85.8')**

23.54.015 VEHICLE PARKING

Table B *REQUIRED:* *0% = 0 spaces (frequent transit zone INSIDE urban village)*

B.1 *b. when more than 5 parking spaces are provided, min 60% shall be striped for medium vehicles, 40% may be striped for any size category, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be for medium vehicles (22.0')*

PROVIDED: Concept 1: (8) spaces with ADA accessible stall
Concept 2: (8) spaces with ADA accessible stall
Concept 3: (8) spaces with ADA accessible stall

23.54.015 BICYCLE PARKING

Table D *REQUIRED:* *(1) long term space per dwelling unit & (1) short term space per 20 dwelling units*
PROVIDED: **(1) long term space per dwelling unit & (1) short term space per 20 dwelling units**
(2) short term spaces proposed in planting strip subject to SDOT approval

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE

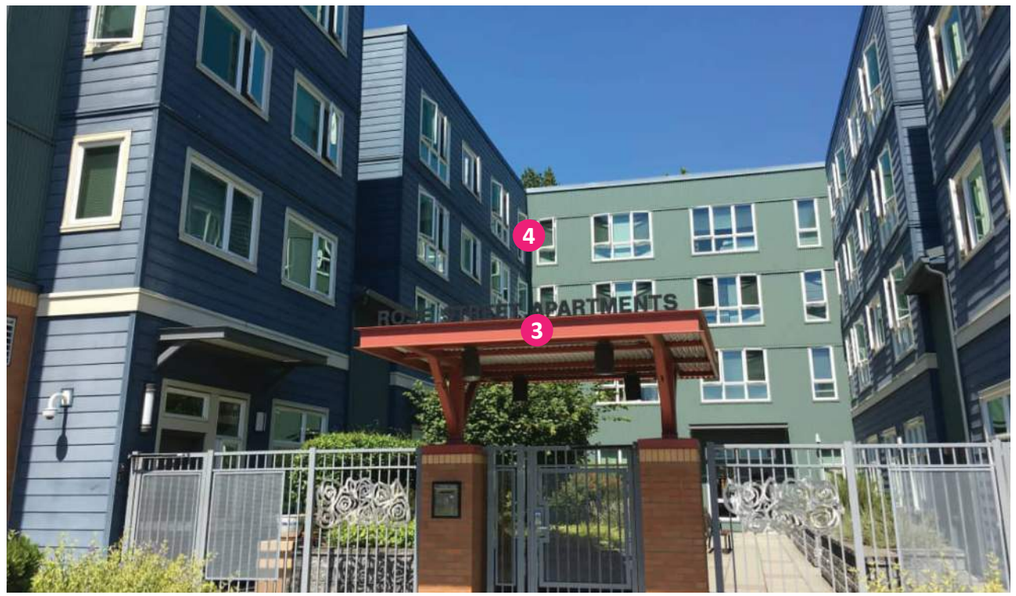
Table A *REQUIRED:* *150 sf shared storage space (9-15 dwelling units)*
D *Minimum horizontal dimension: 7 ft (8 units or fewer); 12 ft (9 units or greater)*
E *The storage space shall not be located in any required driveways, parking aisles or parking spaces and shall not block any fire exits, or pedestrian or vehicular access*
PROPOSED: **Concept 3: 84 sf dedicated storage space for containers within enclosed garage w/ additional 84 sf clear access space that partially overlaps with vehicle maneuvering area; total: 168 sf, min dimension: 8 ft.**

Building Manager will manage SPU billing and will be responsible for transporting containers between storage area and ROW staging for pickup if needed.

ARCHITECTURAL CONTEXT & CUES

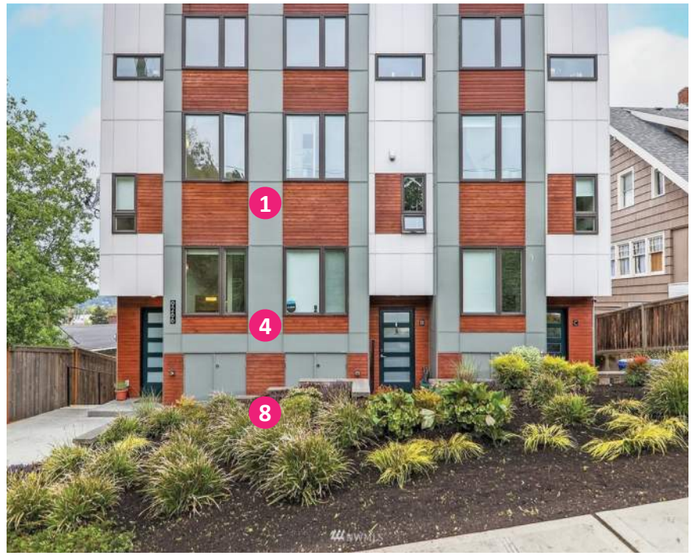
1. facade massing broken down with vertical modulations
2. strong horizontal roof line is reinforced with secondary horizontal elements
3. weather protection, facade modulation and/or materiality help distinguish primary entries
4. materiality reinforces facade modulation
5. use of color for strong visual impact
6. recessed balconies that add depth and interest to the building facade
7. open walkways form a connection with the exterior landscaping
8. strategic landscaping to mediate the ground/street condition
9. balconies oriented towards shared open space

8124 Rainier Ave S



8630 Rainier Ave S

9551 Rainier Ave S

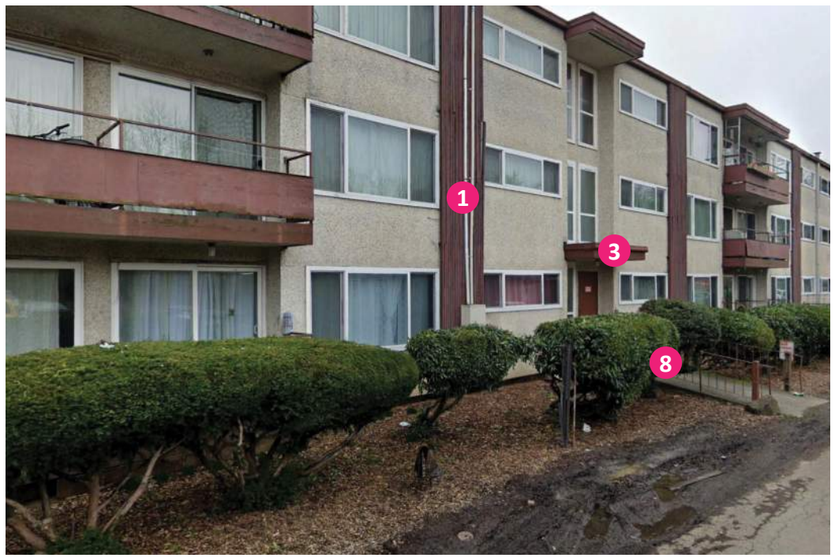


9266 50th Ave S

ARCHITECTURAL CONTEXT & CUES

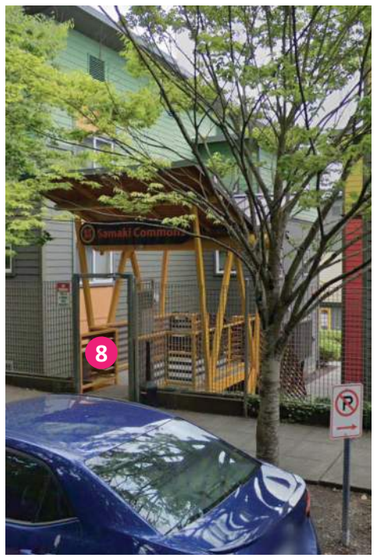
8708 Rainier Ave S

8340 Rainier Ave S



4801 S Henderson St

3908 S Kenyon St



1. facade massing broken down with vertical modulations
2. strong horizontal roof line is reinforced with secondary horizontal elements
3. weather protection, facade modulation and/or materiality help distinguish primary entries
4. materiality reinforces facade modulation
5. use of color for strong visual impact
6. recessed balconies that reduce the perceived mass of the building
7. long exterior corridors for circulation
8. strategic landscaping to mediate the ground/street condition
9. balconies oriented towards shared open space

DESIGN GUIDELINE PRIORITIES

INDICATES PRIORITY DESIGN GUIDELINES ESTABLISHED IN EDG PRE-SUBMITTAL CONFERENCE

CONTEXT & SITE

CS1 Natural Systems & Site Features

A1. Energy Choices *- At the earliest phase of project development, examine how energy choices may influence building form, siting and orientation.*

Response: The site Massing concepts 1 - 3 propose typical flat roof forms in order to maximize solar exposure for potential PV systems. The flat roof forms and fourth floor setbacks of proposal 3 also reduce potential shading on neighboring sites.

CS2 Urban Pattern & Form

B2. 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.*

Response: All proposals provide large common amenity areas along the street frontage. This site organization creates a stronger connection with the street by creating the potential for visible activity on the street and interaction between the semi-private and public realm. Siting this amenity area on the corner of Proposal 3 increases this potential.

C1. 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.*

Response: Proposal 1 & 2 both aim to create a strong corner presence using a 3.5 story volume at the corner. Proposal 3 takes the opposite approach, locating the common amenity at the corner with a generous entry and multi-purpose room opening into the space

D1. Existing Development & Zoning *- review the height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate compliment and/or transition.*

Response: The lot is surrounded by similarly intense zoning and height allowances except for the RSL lot to the West which has an allowable height of 30ft. Proposals 1 & 2 maintain the 40ft height limit, but are setback from the west property line by 15ft. Proposal 3 steps back at the 4th floor, creating private balconies while providing a softer transition to future RSL development. If current development trends continue, the RSL site will likely have 3-story townhomes with roof decks - matching the massing of proposal 3 at the west facade.

D2 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.*

Response: The site is relatively flat with few stands of trees. The site is rectangular, with the long side running east/west. The building massing should reflect this as the greatest natural feature of the site is access to daylight. Each design proposes a longer east/west orientation with large roof decks at the SE corner, ensuring users will always have access to daylight.

D3 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. Factors to consider:*

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

Response: Proposals 1&2 utilize the 15 foot rear setback to create separation from the RSL zone to the west. Proposal 3 steps back the fourth floor along the street and west facade to better align with the height and massing of future development on the RSL lot.

D4 Massing Choices *- Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.*

Response: Proposals 1&2 utilize the 15 foot rear setback to create separation from the RSL zone to the west. Proposal 3 steps back the fourth floor along the street and west facade to better align with the height and massing of future development on the RSL lot.

D5 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.*

Response: Proposals 2&3 place the ground floor outdoor amenity area away from the RSL zone in order to reduce potential disruptions of the RSL zone. Proposal 3 also locates the parking access away from the RSL zone, reducing light and noise disruptions possible in proposal 2. Proposal 3 also locates the common roof deck away from the less intense RSL zoning to reduce potential privacy and noise issues.

CS3 Architectural Context & Character

A1. Fitting Old and New Together *- Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration and/or the use of complementary materials.*

Response: The existing neighborhood is in transition, it currently does not have a strong or consistent architectural character and will likely experience significant redevelopment in the near future. As this is one of the first developments in the area, its has the opportunity to set a precedent through simple, well detailed siding and fenestration details. The most recent development caddy-corner from the project is a 2-story townhome/rowhouse project in a craftsman-lite style with gable roof forms. Given current best building practices, roof spans and desired access to solar exposure, this style is not appropriate for this project.

PUBLIC LIFE

PL1 Connectivity

A1. 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.*

Response: Each proposal contains a large ground floor outdoor amenity area adjacent to one or more streets. This space will be heavily landscaped and provide design features like lighting and furniture, adding to the limited open spaces available in the area.

PL3 Street-Level Interaction

A1. Entry Design Objectives *- Design primary entries to be obvious, identifiable and distinctive with clear lines of sight and visually connected to the street. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy and emphasize personal safety and security.*

C. Common Entries *to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a*

DESIGN GUIDELINE PRIORITIES

semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area and other detailing that signals a break from the public sidewalk.

A2. Ensemble of Elements *- Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:*

a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting; Above-grade residential entries and extensive and
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Response: All massing concepts propose a recessed, covered entry between the two main massings, with ample landscaping and trees demarcating the entry. The entry of Proposal 3 is visible from the street corner, strengthening its presence. There are currently no separate entrances to ground level units at this time.

DESIGN CONCEPT

DC1 Project Uses & Activities

B1. Vehicular Access Location and Design *Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians,bicyclists, and drivers by:*

C2. Parking Visual Impacts *- Reduce the visual impacts of parking lots, parking structures and entrances as much as possible. Consider breaking large parking lots into smaller lots and/or provide trees, landscaping or fencing as a screen.*

Response: Proposals 2&3 locate the parking away from both streets and partially or fully screen the parking area with the building mass. Proposal 3 locates the driveway away from the RSL lot, and would likely be adjacent to a new driveway if the lot to the north was redeveloped, condensing sidewalk disturbances and increasing pedestrian safety.

DC2 Architectural Concept

B1 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.*

Response: While the project does not abut an alley, all four sides will be visible from other lots and/or experienced by the tenants. Material and fenestration detailing will remain consistent on all sides.

B2 Blank Walls *- Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:*

a. newsstands, ticket booths and flower shops (even if small or narrow);
b. green walls, landscaped areas or raised planters;
c. wall setbacks or other indentations;
d. display windows; trellises or other secondary elements;
e. art as appropriate to area zoning and uses; and/or
f. terraces and landscaping where retaining walls above eye level are unavoidable.

Response: While some uses within the building such as solid waste rooms and mechanical rooms require or prefer to have street facing facades, these facades offer an opportunity for green screens or community art, both of which will be considered as the design progresses.

D1. Human Scale *- Incorporate architectural features, elements and details that are of human scale into the building facades, entries, retaining walls, courtyards and exterior spaces in a manner that is consistent with the overall architectural concept.*

Response: When the design is developed further, weather protection, modularity and other features will be incorporated along the public streets and other outdoor areas of the project.

DC3 Open Space Concept

A. Building & Open Space Relationship - *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.*

B2. Matching Open Space Uses to Conditions *- Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. Build flexibility into the design in order to accommodate changes as needed.*

Response: All three proposals include ample ground floor outdoor amenity area as well as adjacent indoor spaces that create an indoor/outdoor connection. Proposal 3 is sited to further create a connection with the street corner as well as ensure the interior and exterior spaces have constant access to daylight.

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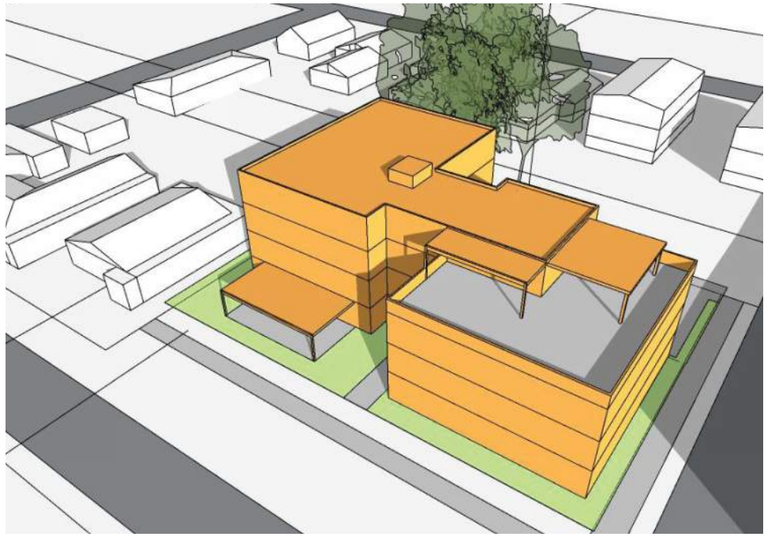
DESIGN ALTERNATIVE SUMMARY

MASSING CONCEPT 1 CODE COMPLIANT



SUMMARY OF PROPOSAL
- 1 Structure containing 31 total units
- 8 Surface parking spaces provided
- Driveway located along North property line
- Ground Floor Common Amenity Area at SW corner

AREAS
FAR: **26,220sf**
Common Amenity at Grade: **3,340sf** (2,780sf min)
Common Amenity Above Grade: **2,401sf**
Private Amenity Area Above Grade **0sf**
Total Amenity Area **5,741sf** (5,740 minimum required per code)

OPPORTUNITIES
- Code compliant scheme
- South facing amenity areas promote more use
- Street level amenity area provides “eyes on the street” and encourages interaction between the tenants and the community

CONSTRAINTS
- More prominent massing at the street corner
- Southwest location of amenity area abuts an RSL zone with single family homes, which may be experienced negatively
- Parking is located near the street and would require fencing to screen it from view
- Exterior solid waste area

MASSING CONCEPT 2 CODE COMPLIANT

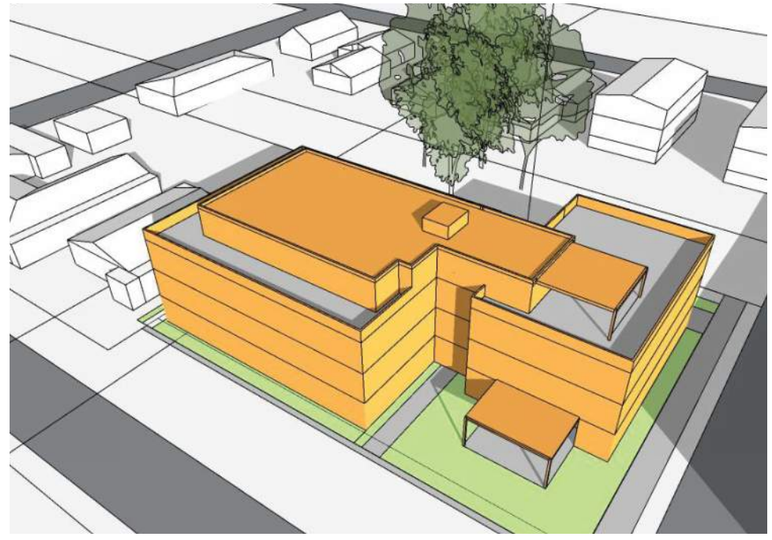
SUMMARY OF PROPOSAL
- 1 Structure containing 29 total units
- 8 Surface parking spaces provided
- Driveway located along West property line
- Ground Floor Common Amenity Area at NE corner

AREAS
FAR: **26,230sf**
Common Amenity at Grade: **3,372sf** (2,780sf min)
Common Amenity Above Grade: **2,495sf**
Private Amenity Area Above Grade: **0sf**
Total Amenity Area **5,8667sf** (5,740 minimum required per code)

OPPORTUNITIES
- Code compliant scheme
- The most units facing the street of all proposals provides “eyes on the street”
- Parking is mostly screened from the public view by the mass of the building

CONSTRAINTS
- Northwest location of ground floor amenity area has less access to light, so will be used less frequently than other proposals.
- The driveway is adjacent to an RSL zone with single family homes - the increased traffic may be a disturbance to the homes.
- Exterior solid waste area
- Fewest units

MASSING CONCEPT 3 PREFERRED



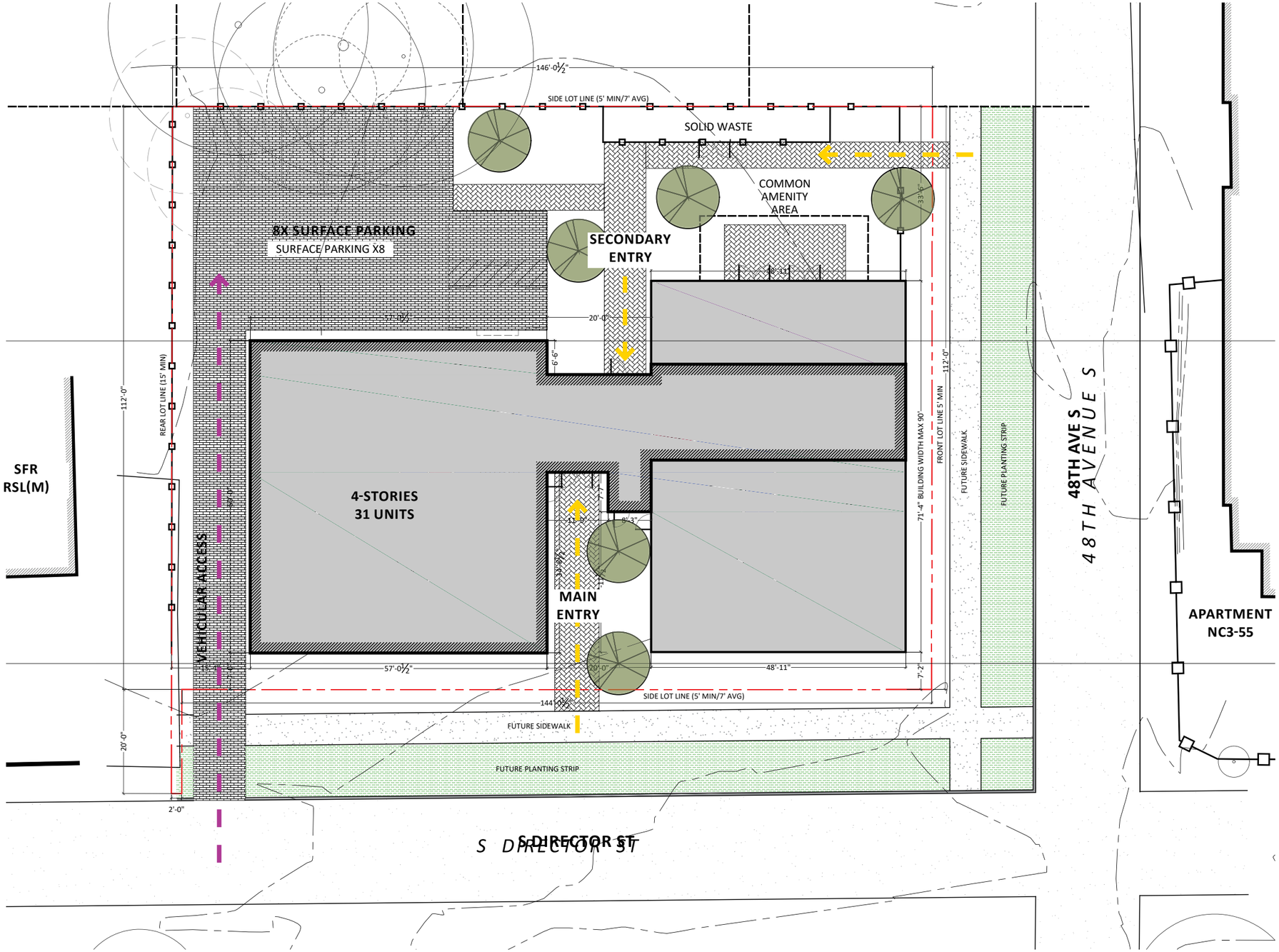
SUMMARY OF PROPOSAL
- 1 Structure containing 33 total units
- 8 Surface parking spaces provided
- Driveway located along North property line
- Ground Floor Common Amenity Area at SE corner

AREAS
FAR: **26,232sf**
Common Amenity at Grade: **3,295sf** (2,780sf min)
Common Amenity Above Grade: **2,118sf**
Private Amenity Area Above Grade: **2,140sf**
Total Amenity Area **7,553sf** (5,740 minimum required per code)

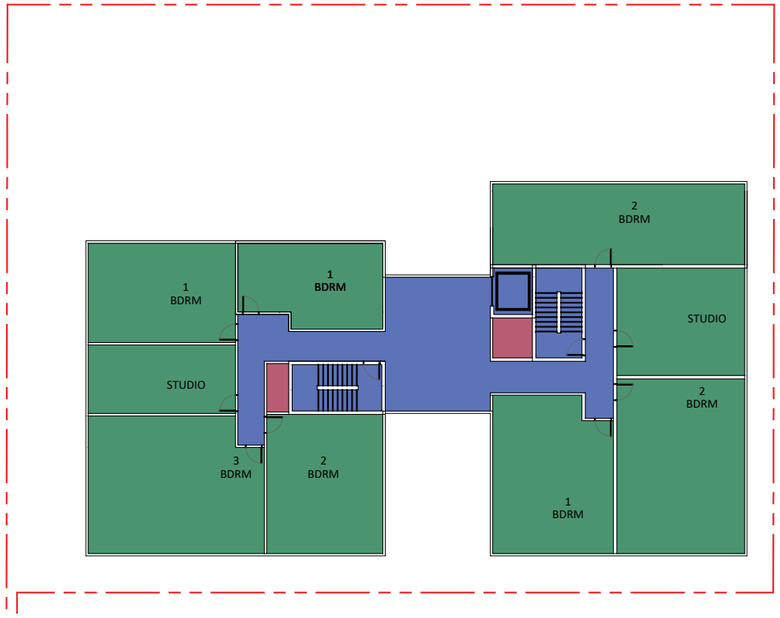
OPPORTUNITIES
- Code compliant scheme
- SE ground floor common amenity area provides access to light and encourages interaction between the tenants and the public.
- Provides private decks at the top floor
- The mass of building is broken down at the street corner
- Parking is screened from the public view by the mass of the building, or set as far back from the street as possible.
- The most units of all proposals

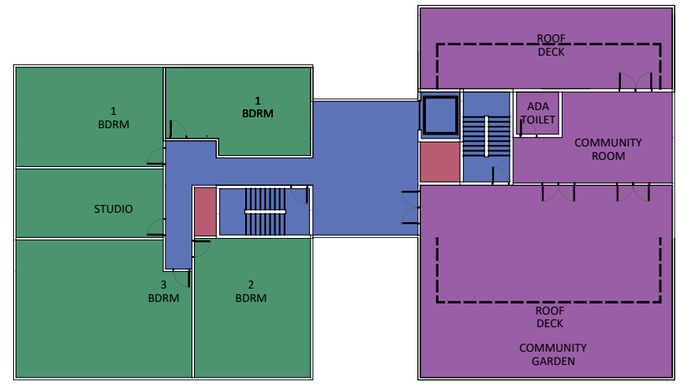
CONSTRAINTS
- Requires Departure

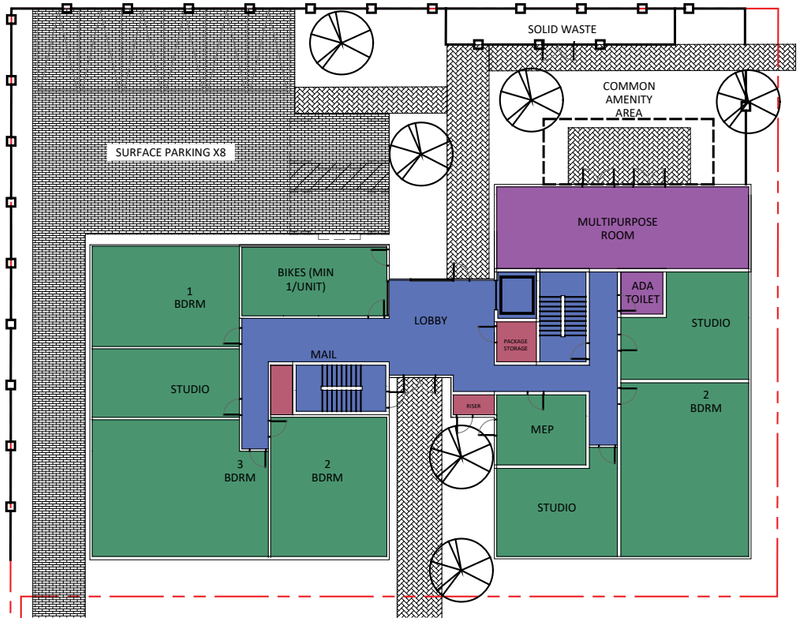
CONCEPT 1 SITE PLAN

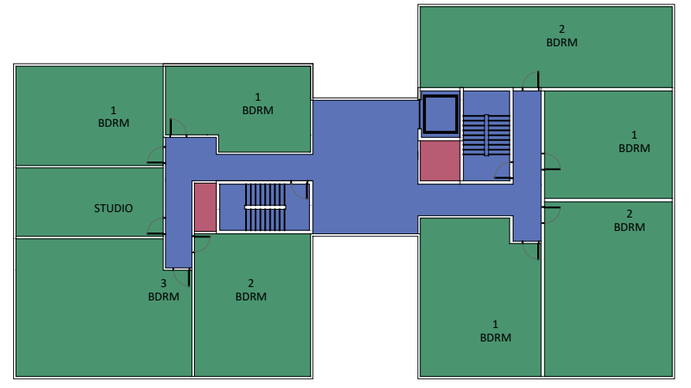


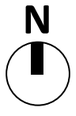
CONCEPT 1 FLOOR PLANS





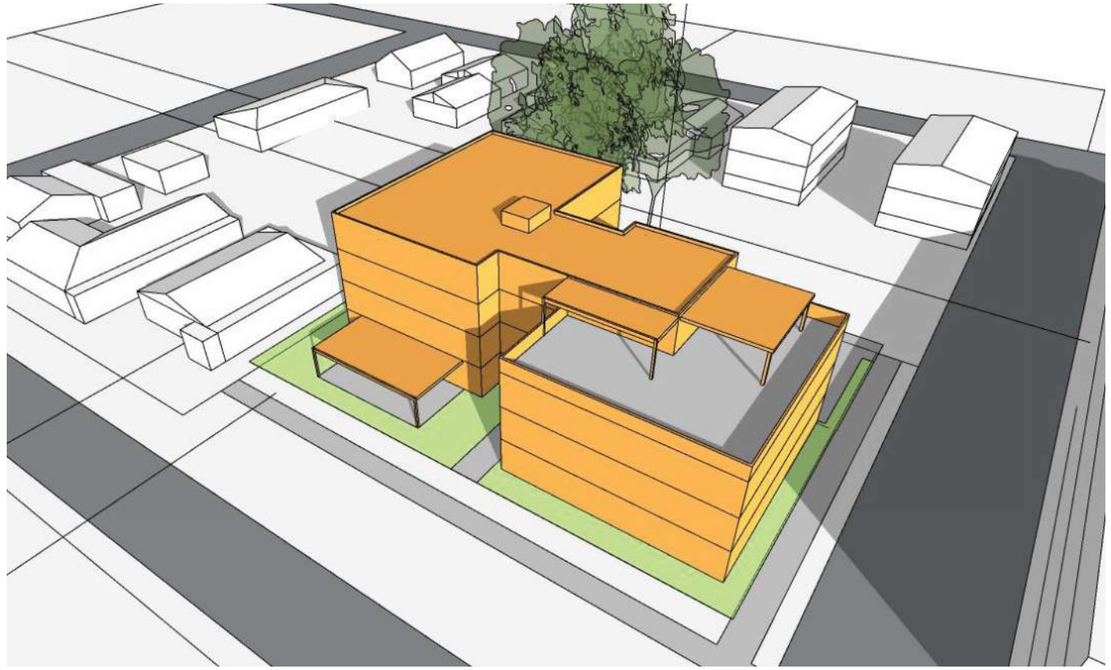


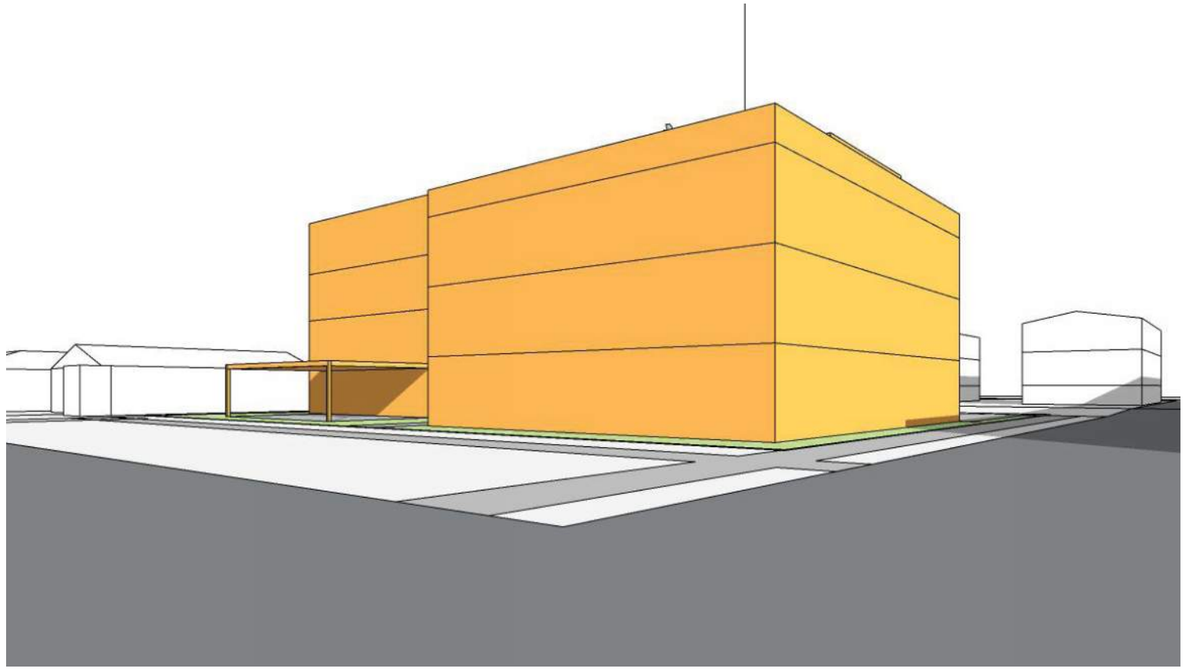


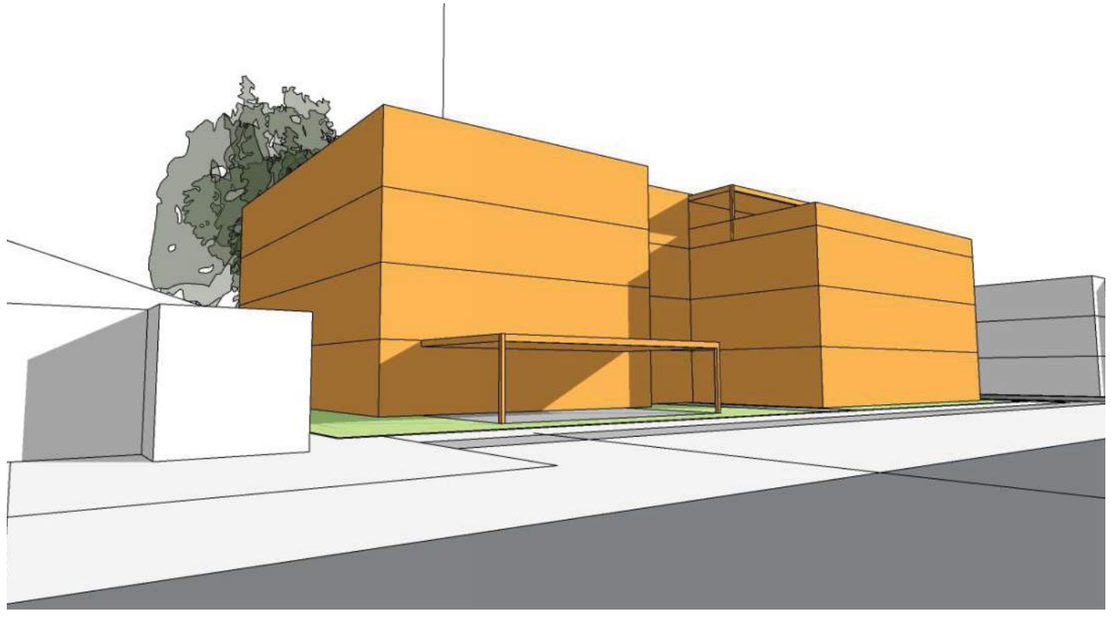


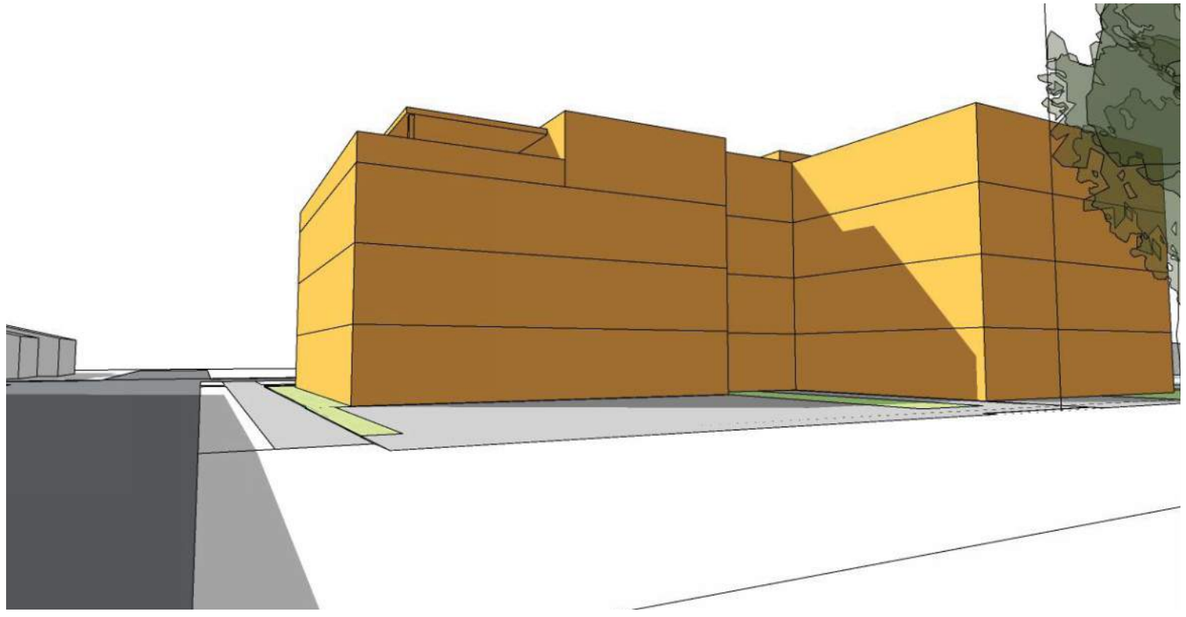
UNITS
CIRCULATION
AMENITY
UTILITY
PEDESTRIAN PAVING
VEHICULAR PAVING

CONCEPT 1 MASSING





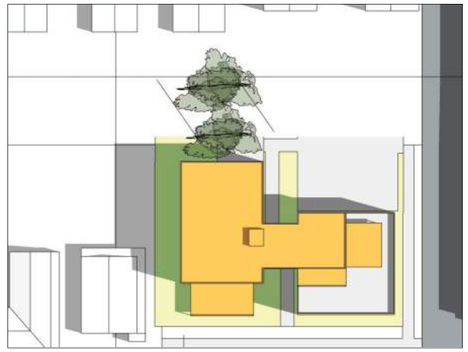




CONCEPT 1 SHADOW STUDIES

DECEMBER | **MARCH** | **JUNE**

9 AM



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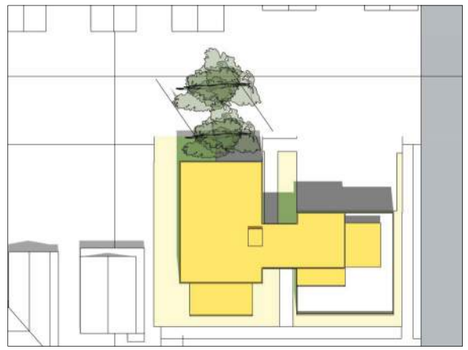

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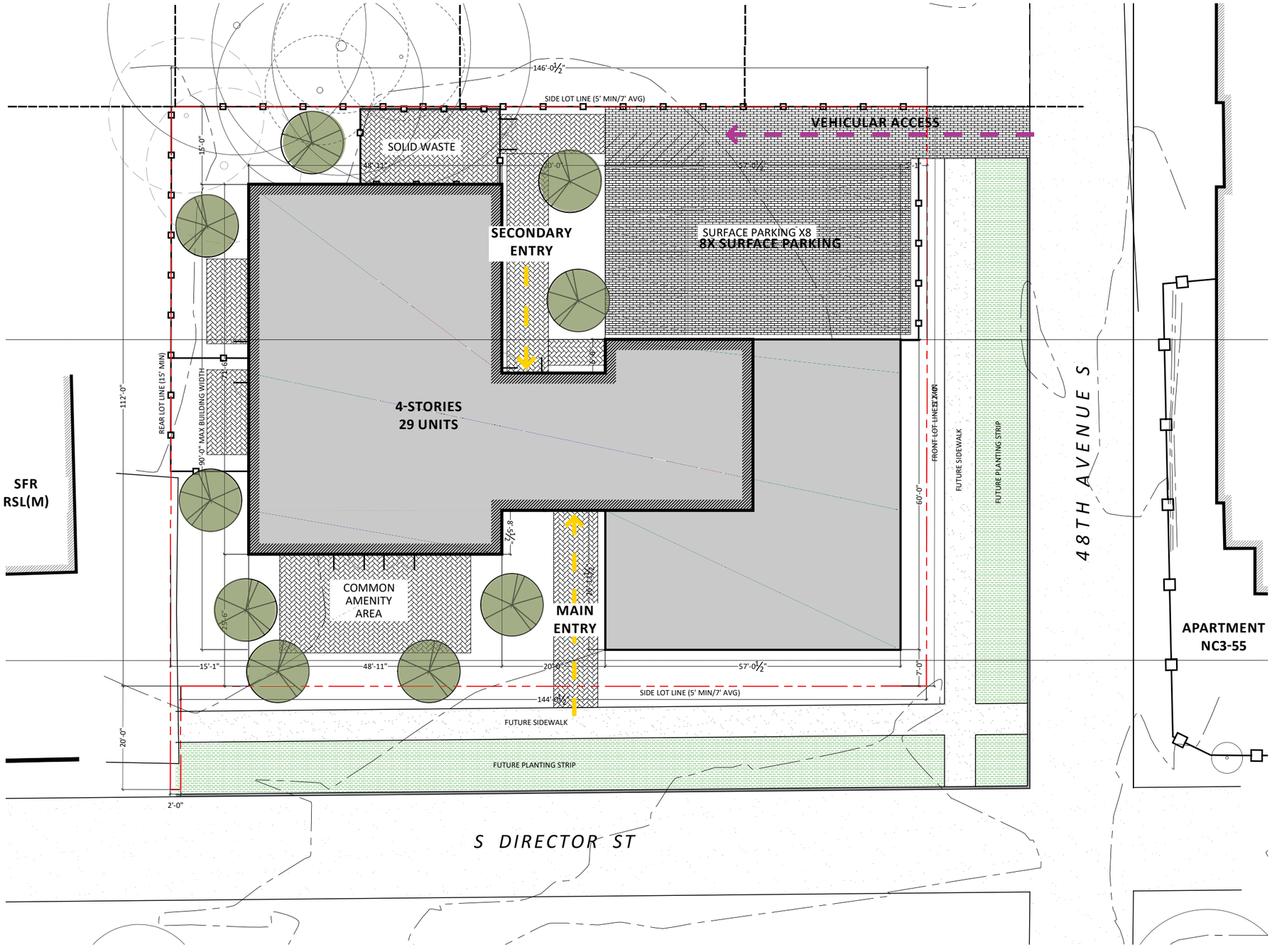
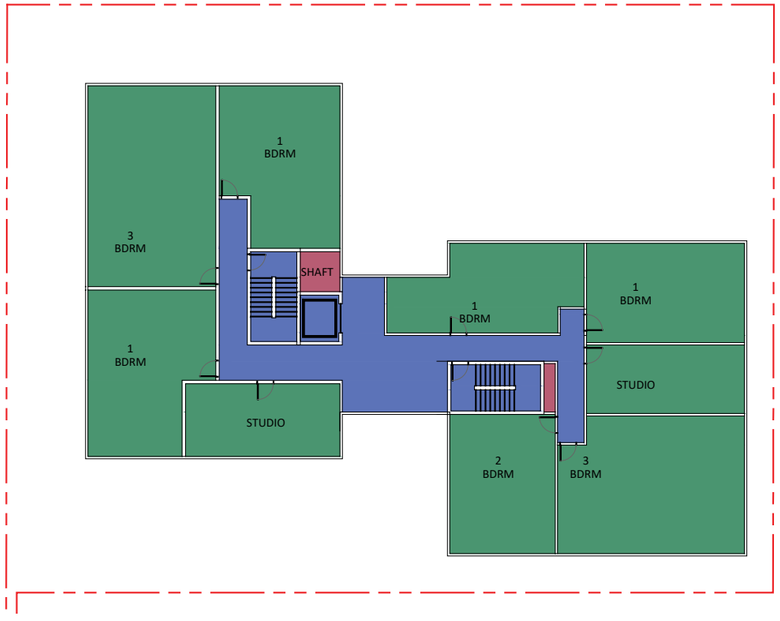
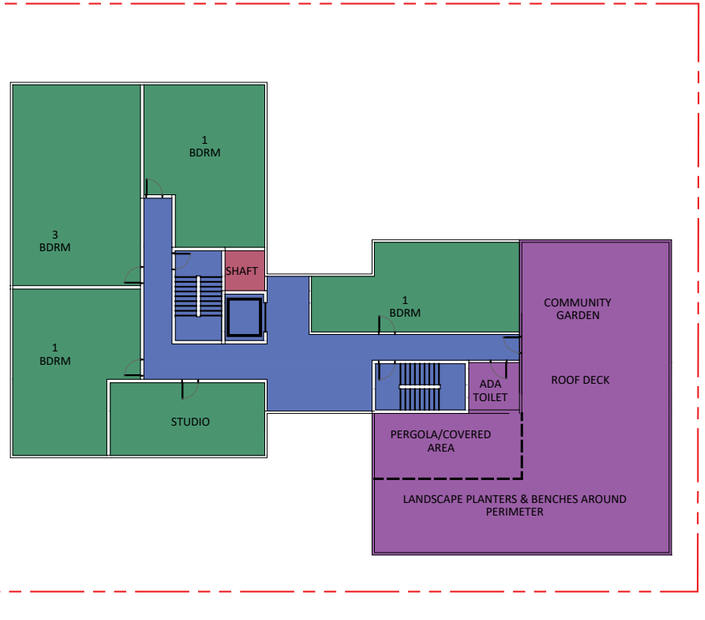
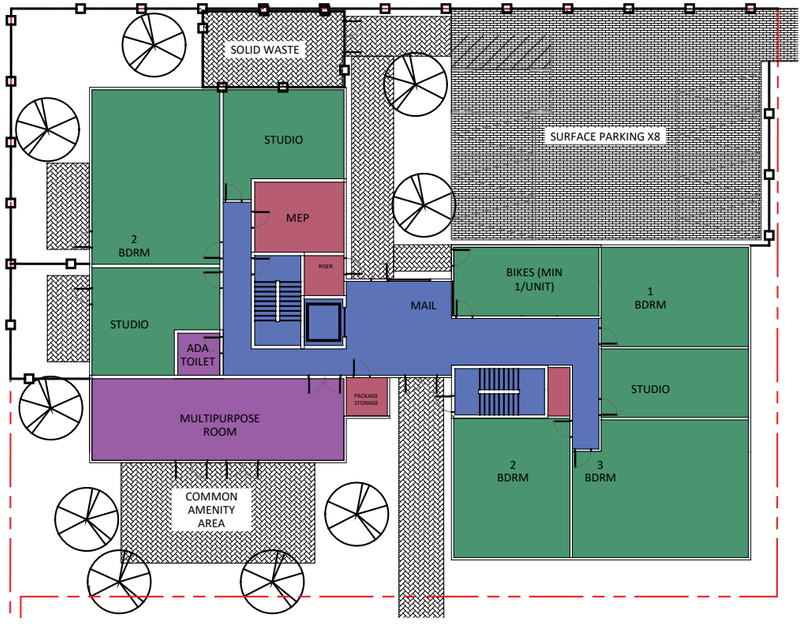
CONCEPT 2 SITE PLAN

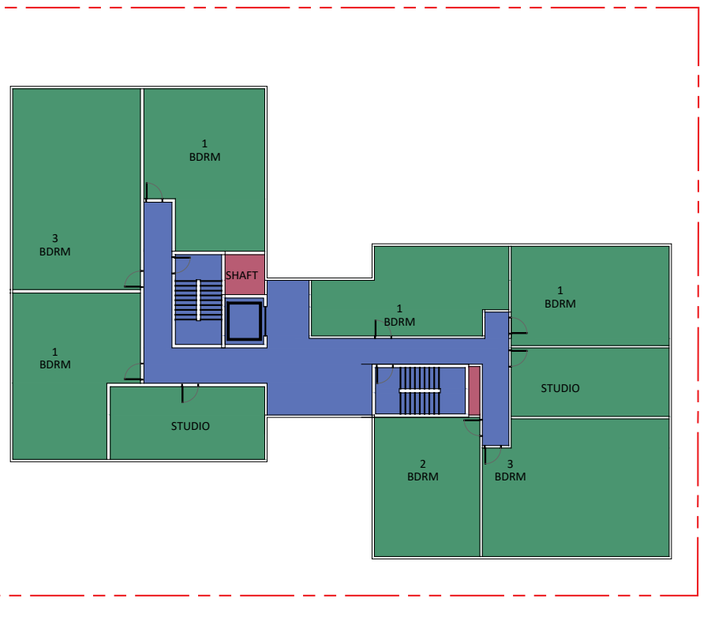


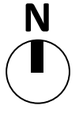
CONCEPT 2 FLOOR PLANS











UNITS

CIRCULATION

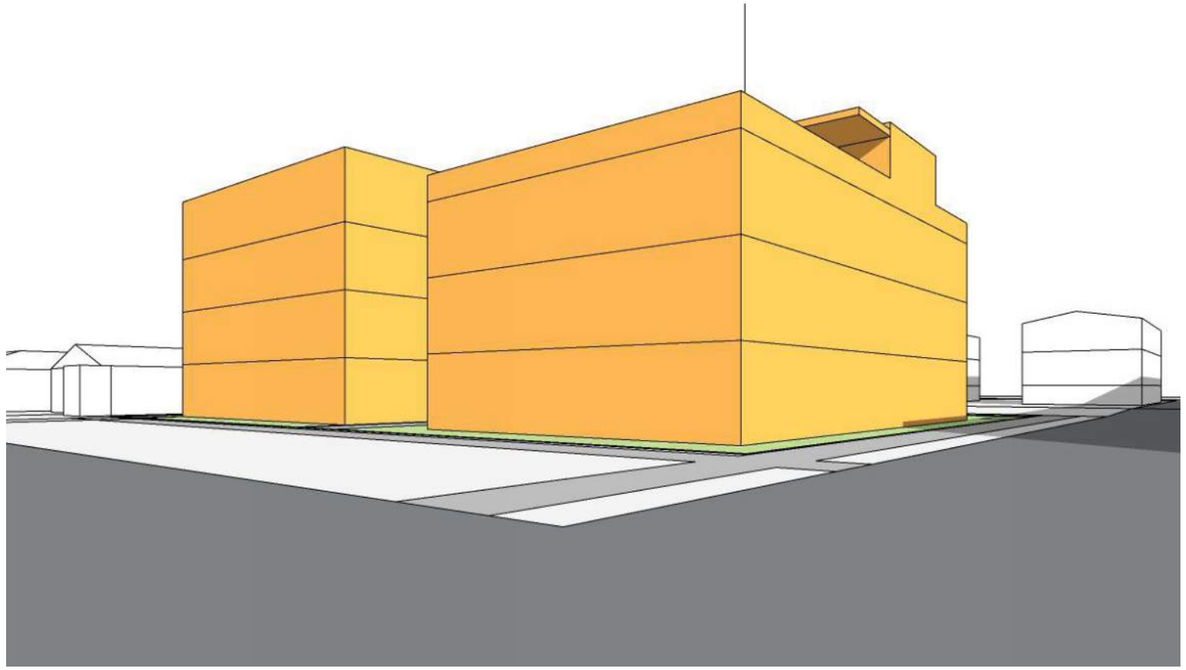
AMENITY

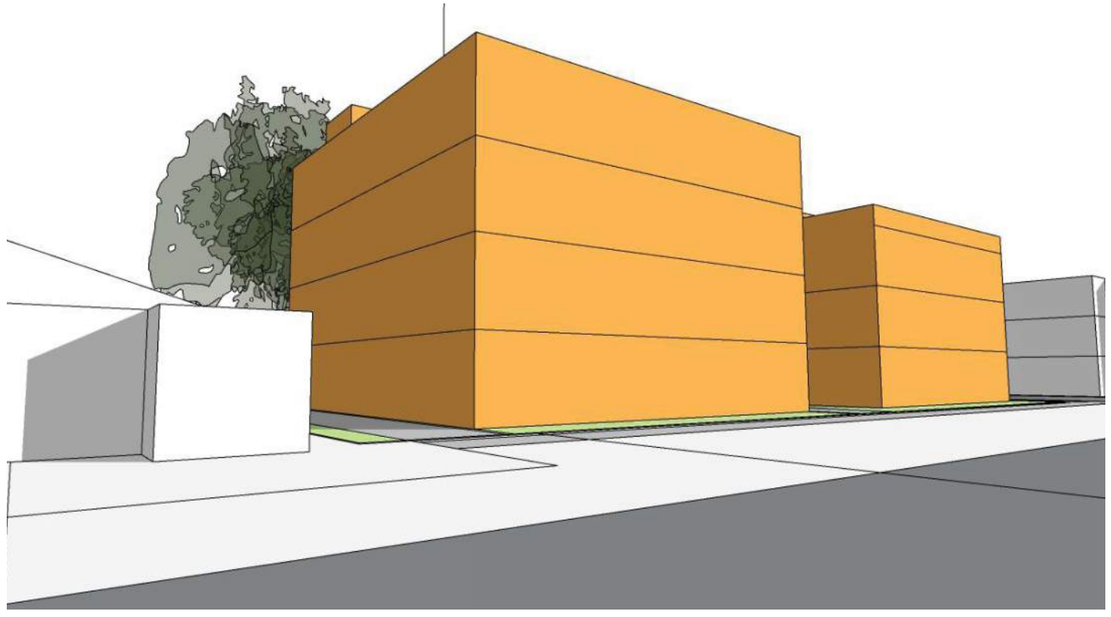
UTILITY

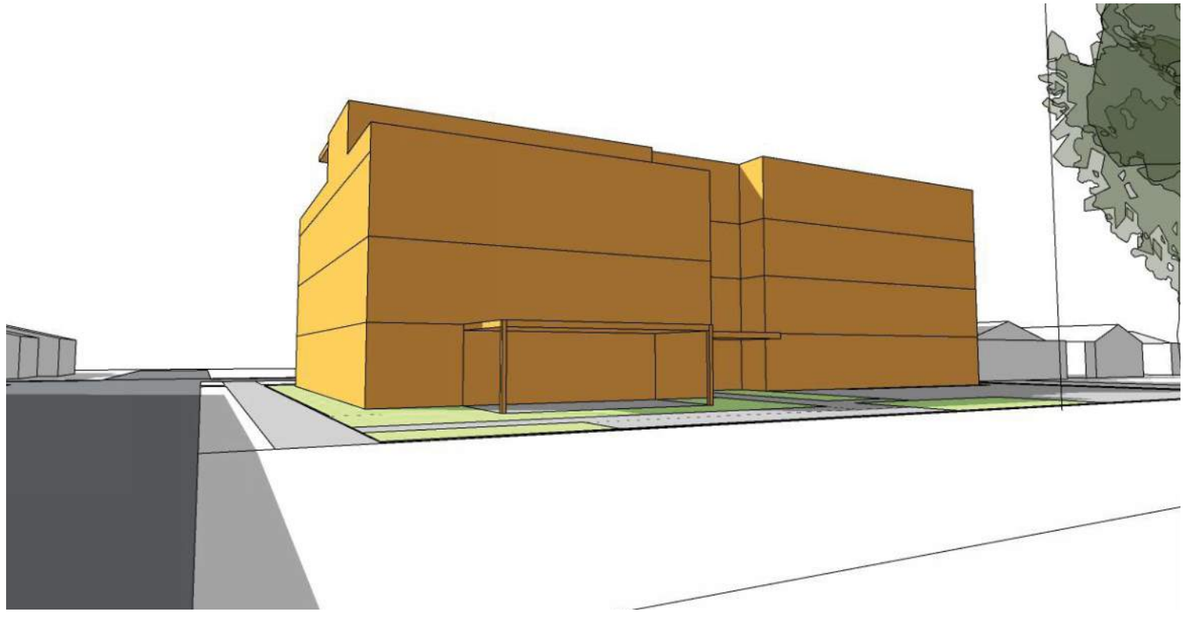
PEDESTRIAN PAVING

VEHICULAR PAVING

CONCEPT 2 MASSING







CONCEPT 2 SHADOW STUDIES

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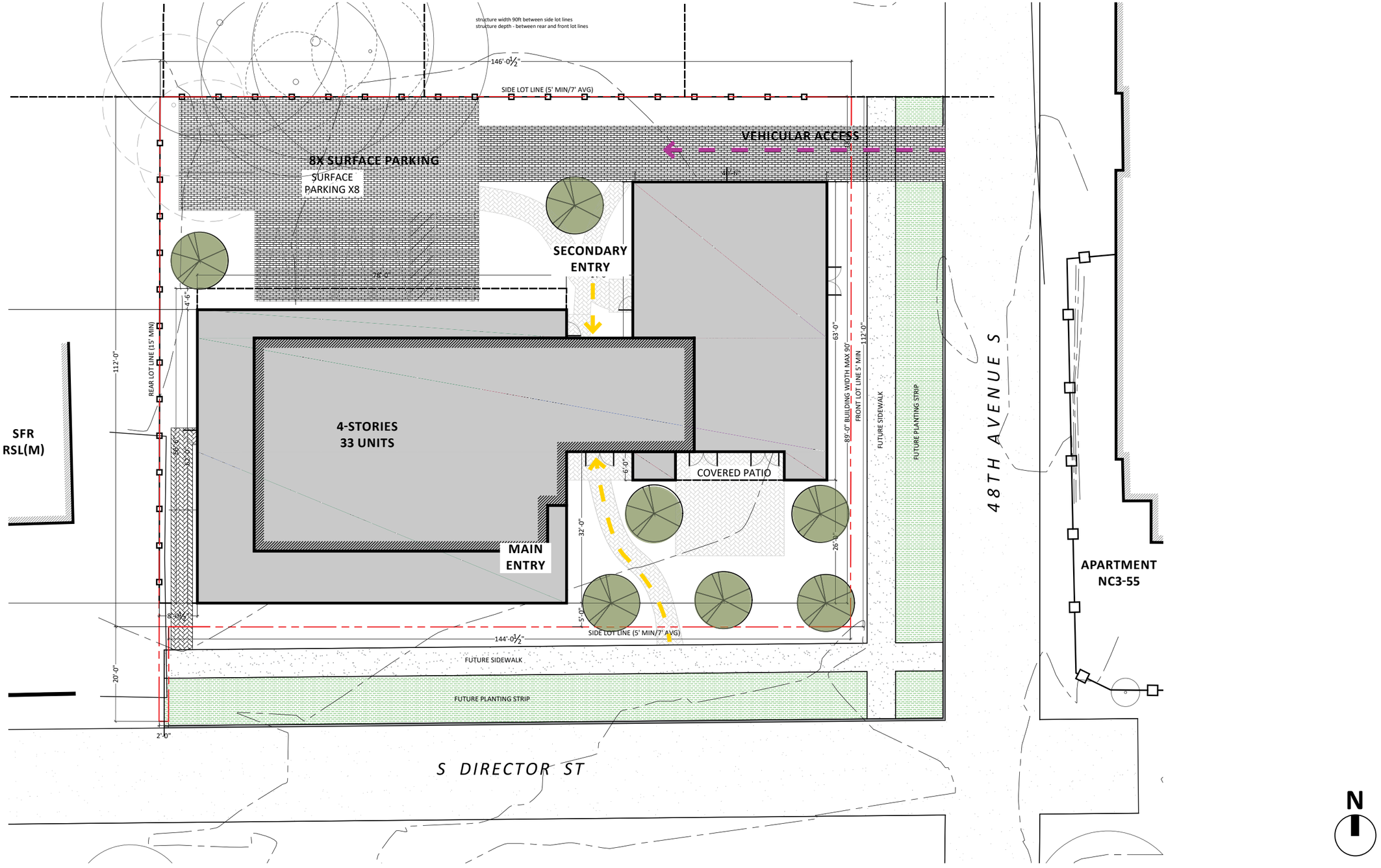
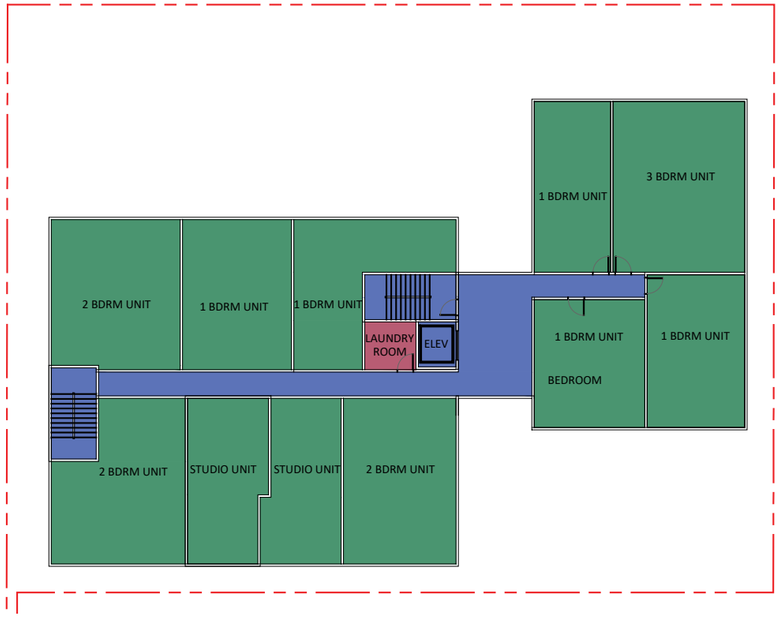
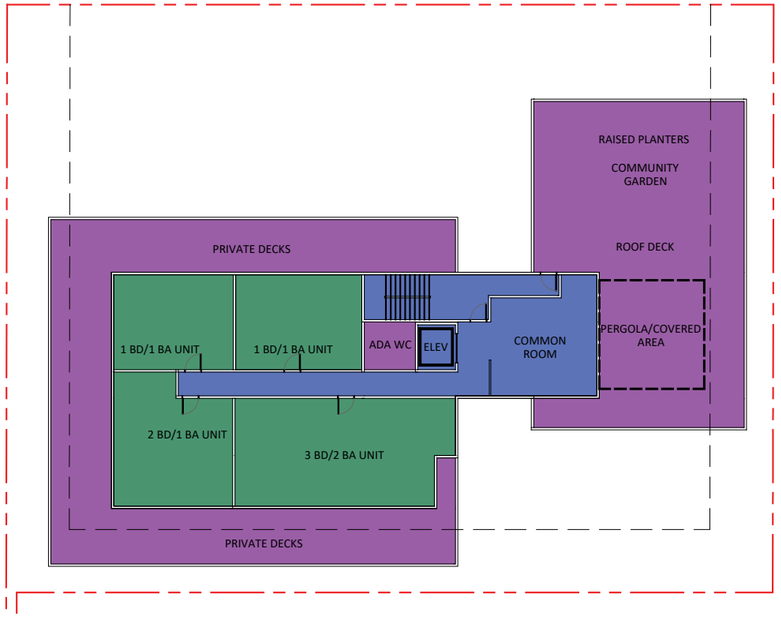
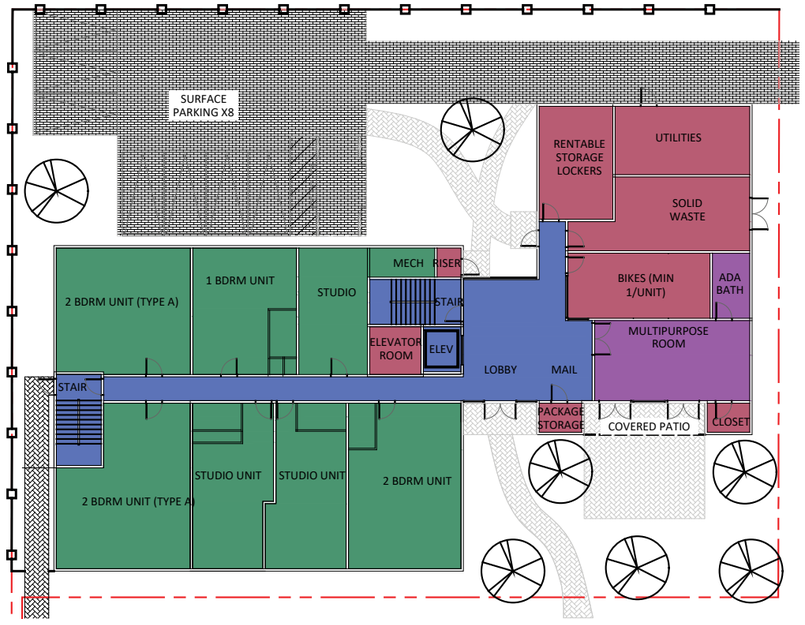
CONCEPT 3 SITE PLAN

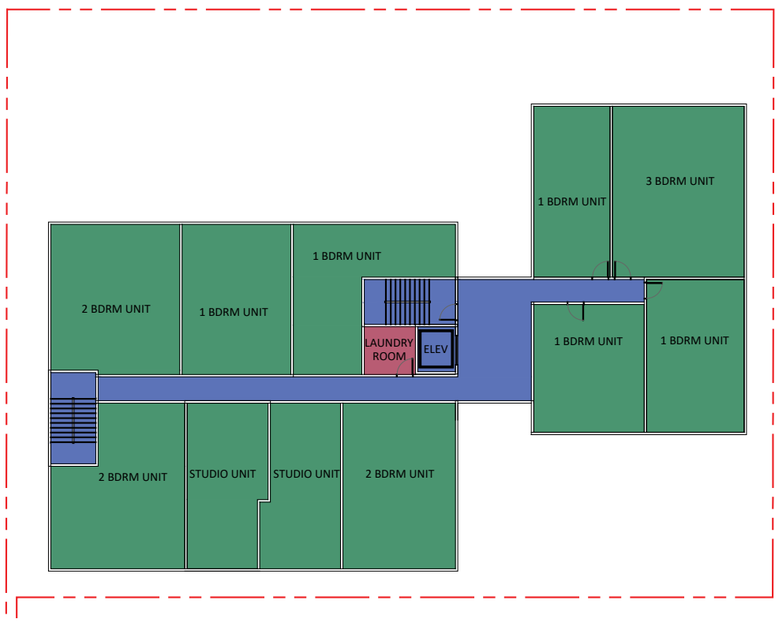


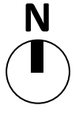
CONCEPT 3 FLOOR PLANS

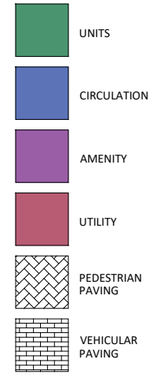




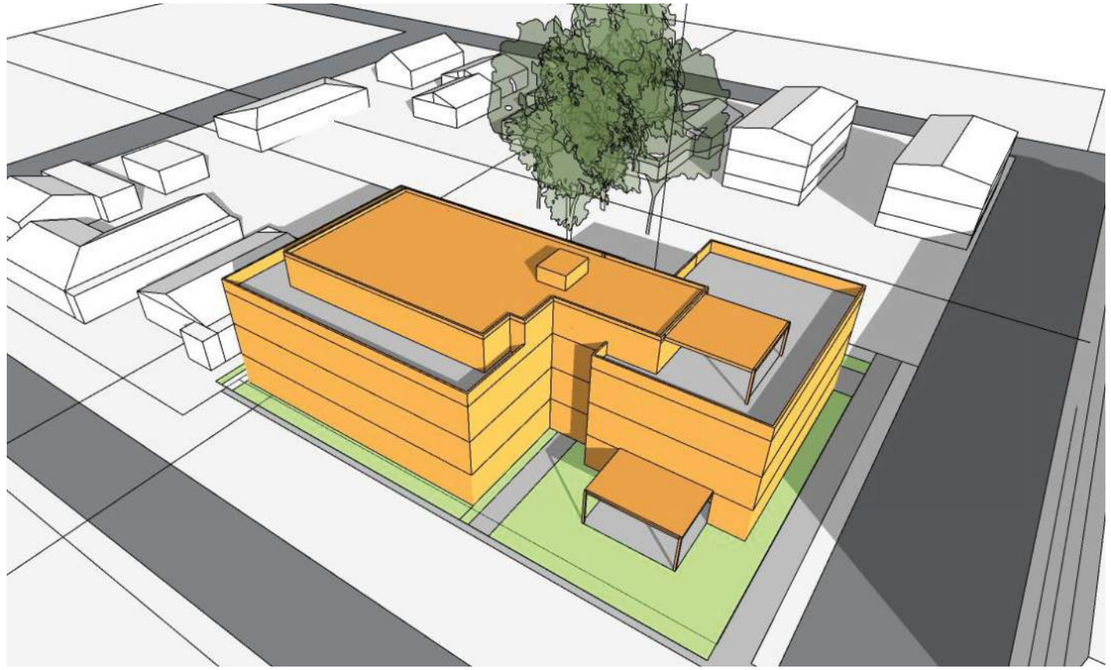


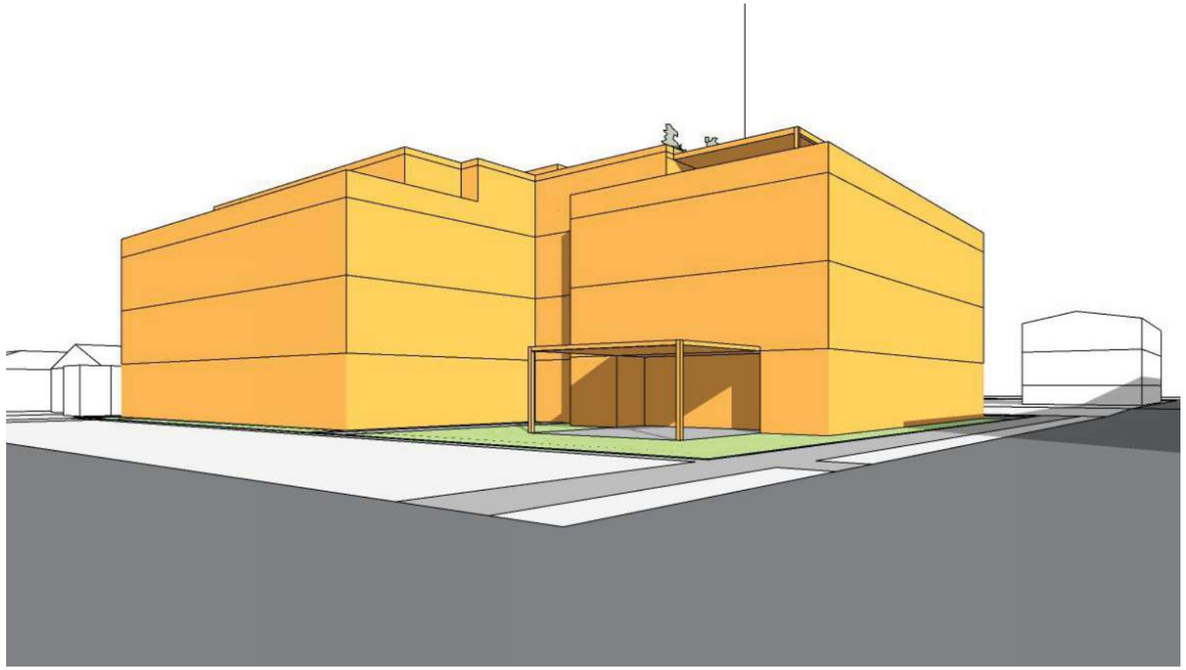


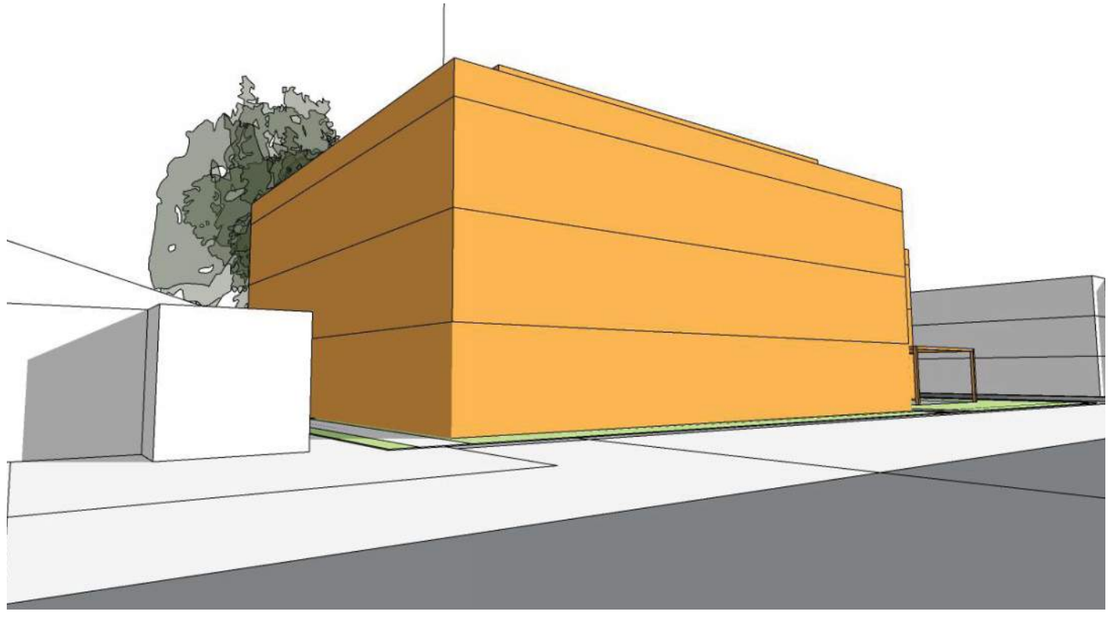


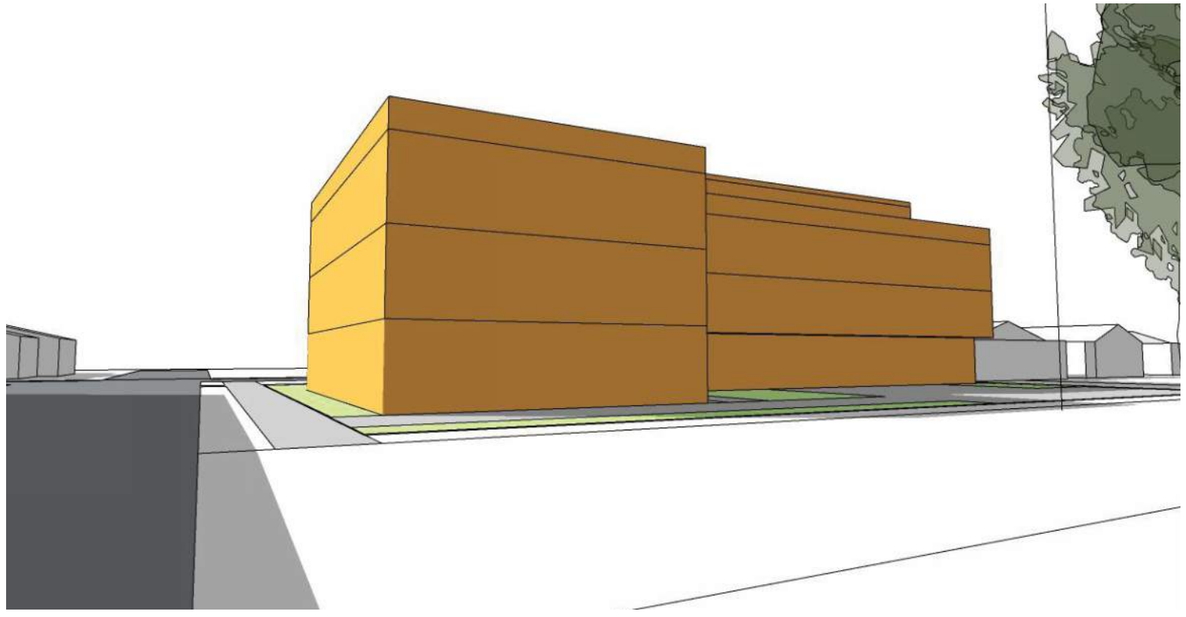


CONCEPT 3 MASSING PREFERRED









CONCEPT 3 SHADOW STUDIES

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REQUESTED DEPARTURES

ITEM 1. DEVELOPMENT STANDARD 23.45.518 - SETBACKS AND SEPARATIONS

TABLE A -REAR YARD SETBACK FOR APARTMENT BUILDINGS - 15FT MINIMUM WITH NO ALLEY

REQUESTED DEPARTURE

Reduce the rear yard requirement to 8ft minimum for proposal 3.

RATIONALE

Due to the size of the lot and the max allowable building width of 90 ft, all massing options are oriented with front lot line along 48th ave.

We believe that the rear setback departure proposed for option 3 will allow the project to better meet the following design guidelines:

CS2 D1. Existing Development & Zoning

All options have the west lot line designated as the rear with a 15’ required setback. Options 1 & 2 provide the code compliant setback - option 1 utilizes the space as part of the common amenity area at grade while option 2 locates the driveway within the set-back. Both of these options bring activity closer to the lower density RSL lot which could create privacy and noise issues.

Option 3 locates parking in the north portion of the site and shifts the common amenity to the southeast corner of the lot to activate the street corner and make a more prom-inent building entry. In order to make these adjustments, the building is shifted to the south by the parking layout and the common amenity causes the west portion of the building to move further west.

The setback departure would allow us to provide a design that is more respectful of the adjacent RSL zoning while maintaining the same gross floor area as the other options.

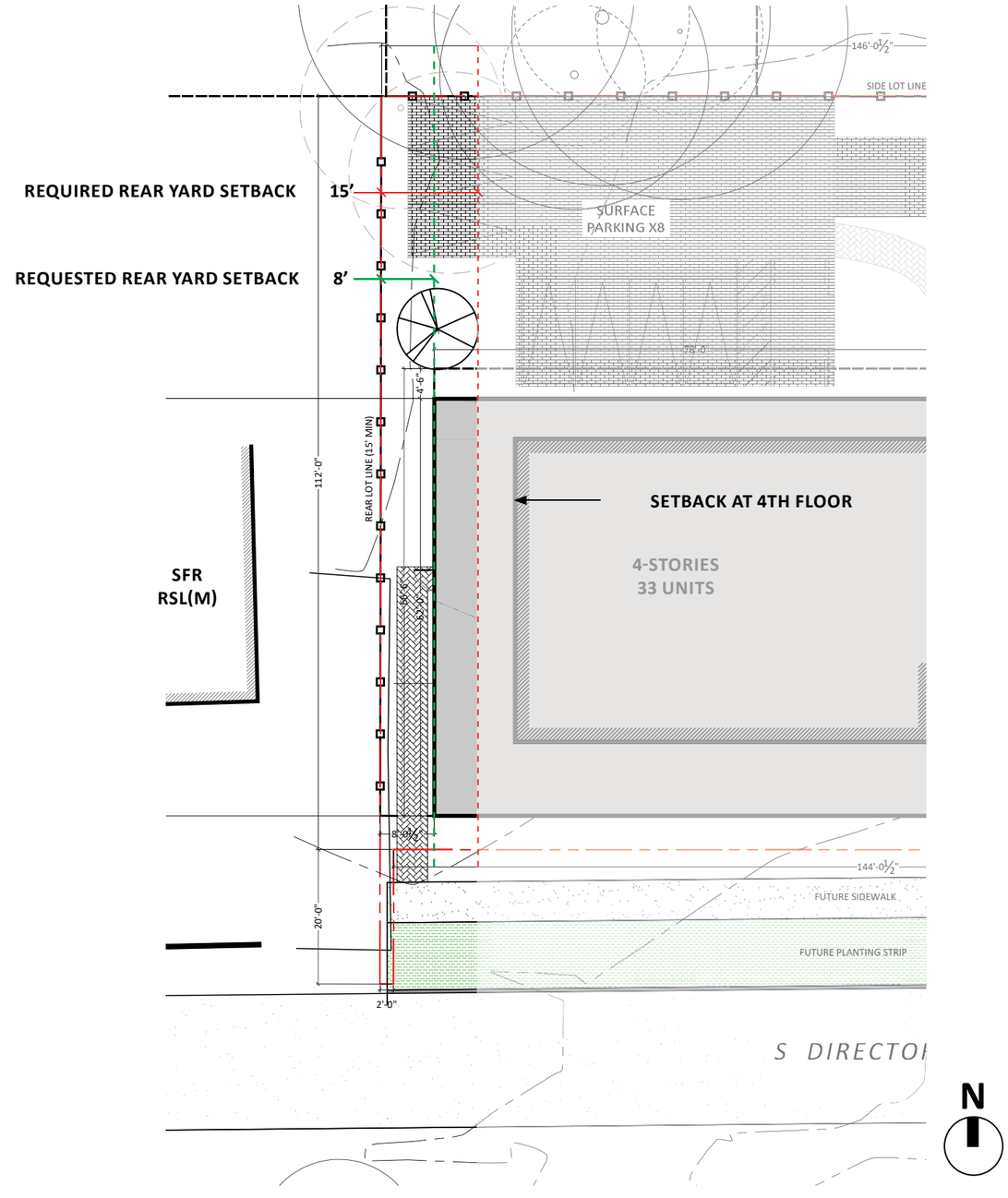
D2 Existing Site Features

The site is rectangular, with the side running East/West(146ft)and the short side run-ning North/South (112ft). The building massing of proposal 3 reflects this orientation in order to capitalize on the sites greatest natural feature, which is access to daylight. If the massing were to be North/South, residents would lose access to daylight relative to the proposed plan. The building height for option 3 steps down to 3 stories along the west facade to also reduce potential shading of the adjacent lot

DC1 B1. Vehicular Access Location and Design

Option 3 shifts the car traffic away from the RSL zoned lot as well as the potential trash service access that woudl accompany a 15ft rear yard. The reduced setback/ building massing allows us to provide a trash room within the building instead of and exterior enclosure.

DC3.C2 OPEN SPACE AMENITIES AND FEATURES - In order to create the larger open entry corner and amenity area in proposal 3, the mass of the building needs to shift to the West. The reduction of the rear setback facilitates this without sacrificing units.



REQUESTED DEPARTURES

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COMPLETED WORK FROM GREEN CANOPY NODE

3251 W Commodore Way

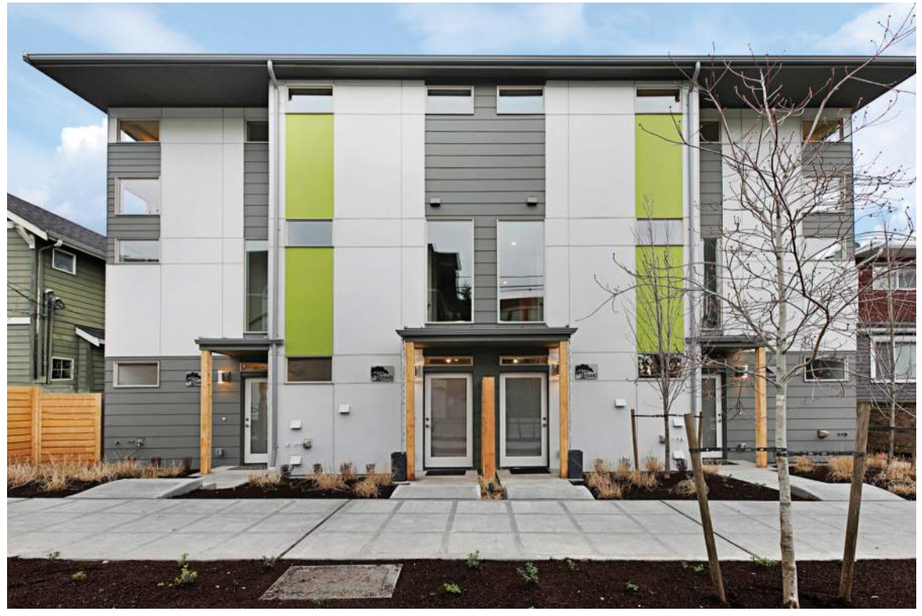
4736 35th Ave S

3033 Beacon Ave S

5200 Renton Ave S

COMPLETED WORK FROM GREEN CANOPY HOMES

126 W Florentia



5544 15th Ave S

2116 13th Ave S

1004 26th Ave E