

RIFT apartments

Design Recommendation Meeting

July 22 2019

SDCI no. 3027511

818 NE 42nd St

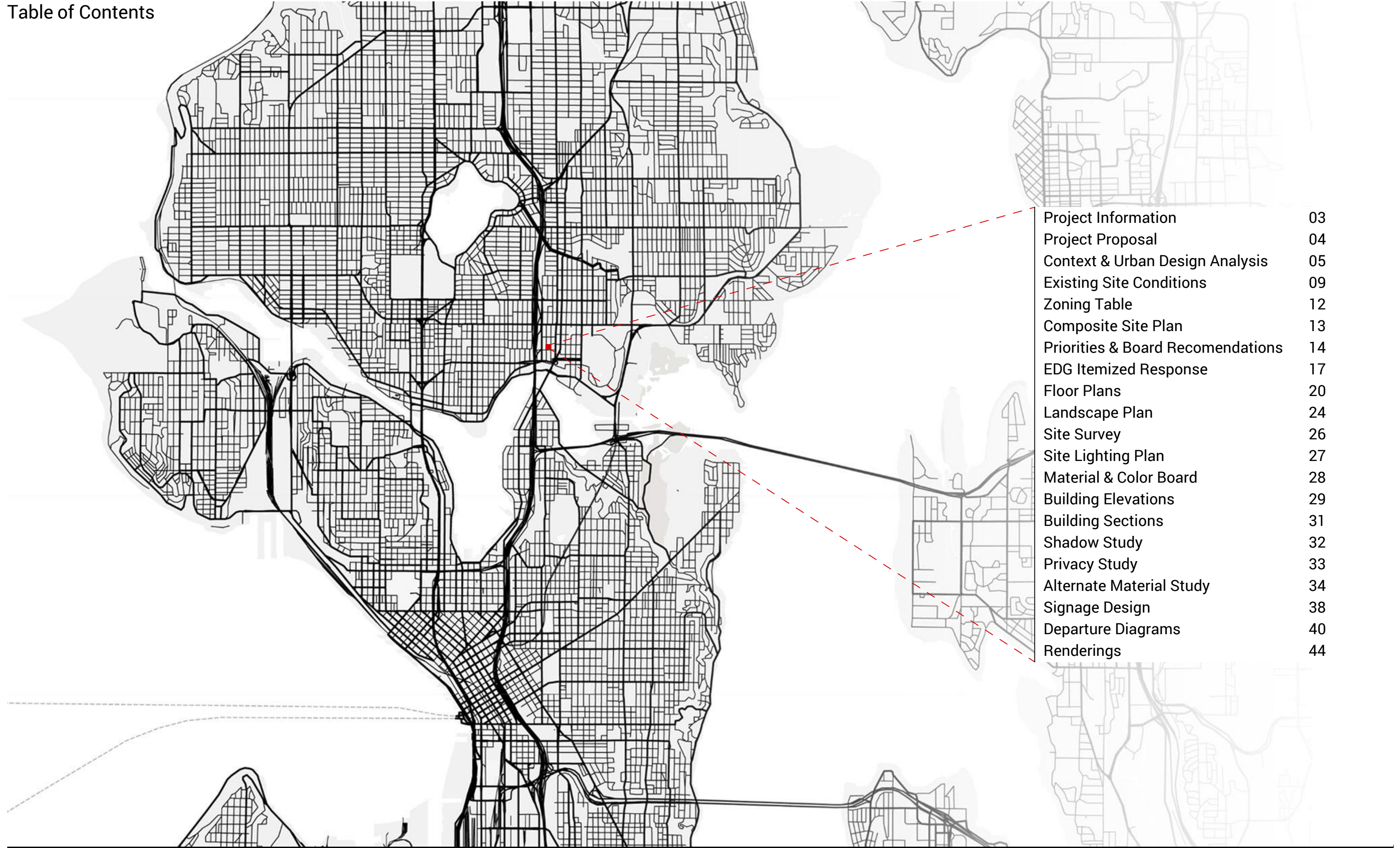
Seattle, WA 98105

LEV architecture

www.levarchitecture.com



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PROJECT CONTACTS

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SITE INFORMATION

Address:
818 NE 42nd St & 4205 9th Ave NE
Seattle, WA 98105

SDCI Project Number:
3027511

Parcel(s):
4092301410

Lot Area:
5,000 SF

Overlay Designation:
University District

Parking Requirement:
None

Legal Description:
Lake View Add Plat Block: 6 Plat Lot: 28-29

DEVELOPMENT STATISTICS

Zoning:
MR-M1

Building Height:
80'-0" Feet

Floor Area Ratio (FAR):
4.5

Allowable FAR Area:
22,500 Sf

Proposed FAR Area:
22,330 Sf

Residential Units:
34 Units

Parking Stalls:
Not Required

Bike Stalls:
Required; 1 Per 4 Dwelling Units

Project Proposal

DEVELOPMENT OBJECTIVES

The proposed development will create an eight-story residential building with 34 market rate units at the corner of NE 42nd St and 9th Ave N. The basement level will serve as the primary entry connecting to a residential mail lobby, storage, and small retail. An amenity space for residents will be provided on the rooftop deck.

The project site is within an Urban Center Village and Frequent Transit Corridor, therefore parking is not required. However, a two-car loading garage and temporary parking is provided in the rear. The project aims to strengthen the NE 42nd St corridor as it is a designated Green Street in the U-District Urban Design Framework.

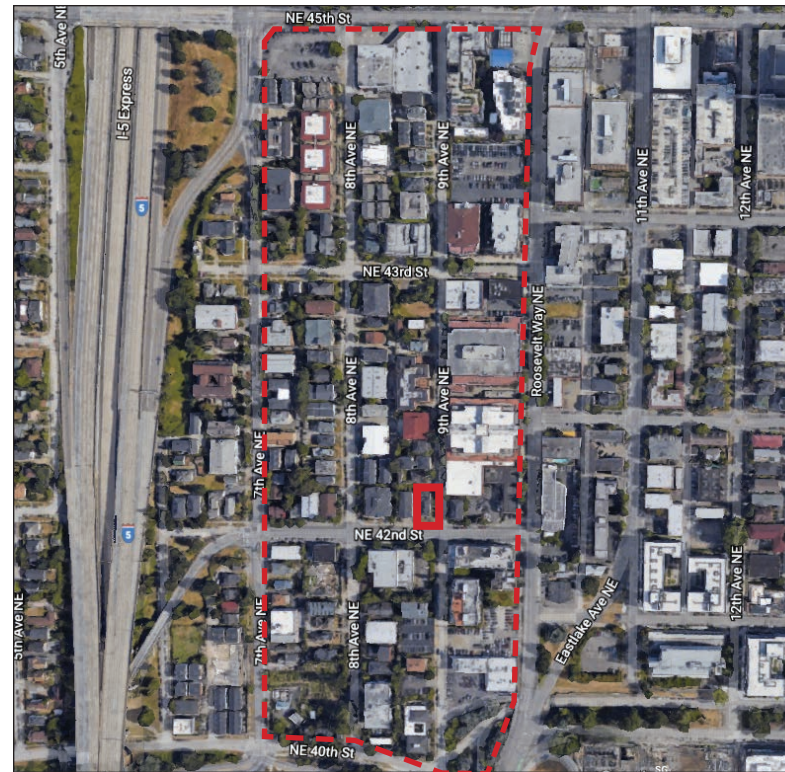
The design approach aims to evaluate and challenge architectural form and treatment as it relates to the nature of Seattle's contemporary building boom in the context of the University District (see *Design Proposal*). The project, located on a conservatively sized site relative to its zoning designation, literally pushing into its own boundaries as it searches for expression, differentiation, and restraint.

SITE DESCRIPTION

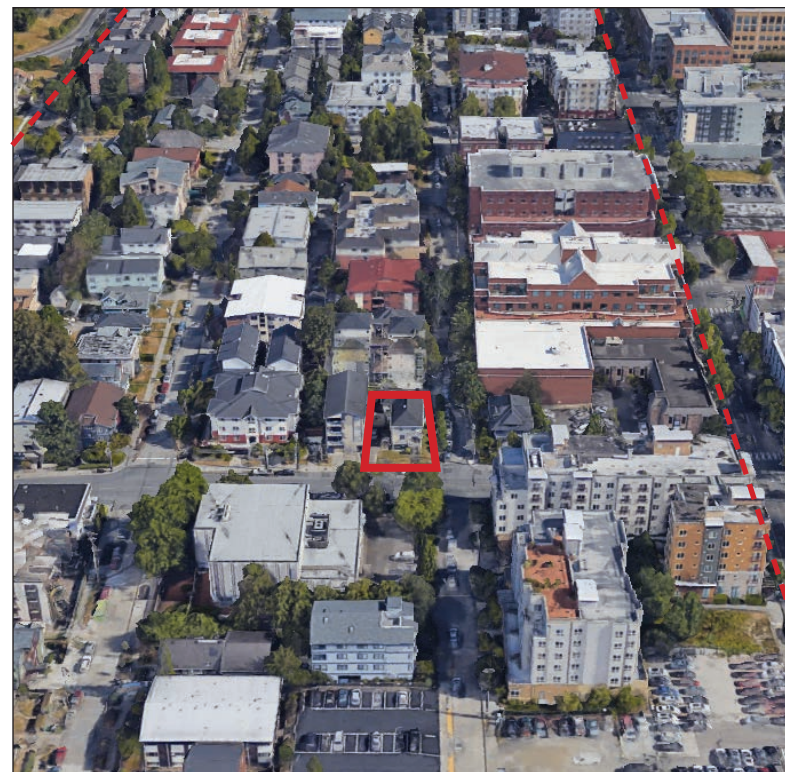
The site is a part of the University District's "West Edge" located on NE 42nd St, an arterial, connecting the I-5 Express Lanes to Roosevelt Way NE (a one-way street south). Roosevelt Way has multiple businesses, restaurants, and shops. The proposed project is within a short walking distance (less than 5 minutes) to bus stops and the future Link Light Rail station on 12th Ave NE between NE 42nd St and NE 43rd St.

The project site is zoned MR-M1 directly and abuts other MR-M1 zoning. Across 9th Ave NE to the east is SM-U 75-240 zoning. Adjacency to such zoning suggests increased business and mixed-use in the future along NE 42nd St. The site is currently occupied by a multi-family dwelling with a driveway provided by easement between it and the adjacent property to the west. The primary residents are students for the nearby University of Washington.

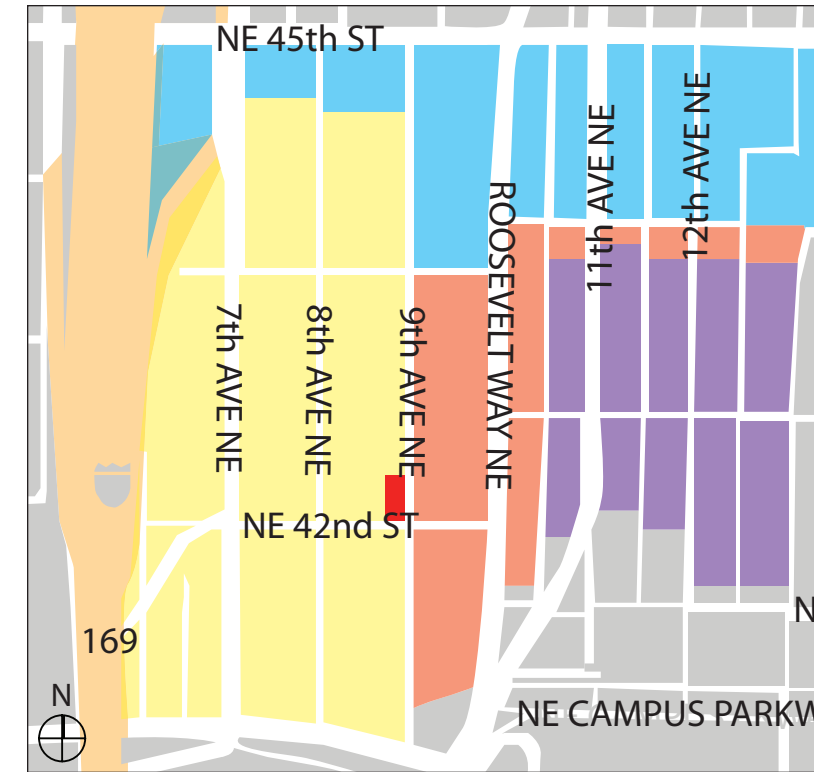
The site slopes down from north to south, approximately 8' across the site with no significant grade change in the east-west direction. No significant trees exist on the site although there currently exist laurels in the adjacent ROW planting along 9th Ave NE. The site is surrounded by multi-family residential in various forms. South of the site, there is a commercial structure currently operated by Century Link for their service center. Directly south of the site is their parking lot for this facility.



9-BLOCK AERIAL MAP

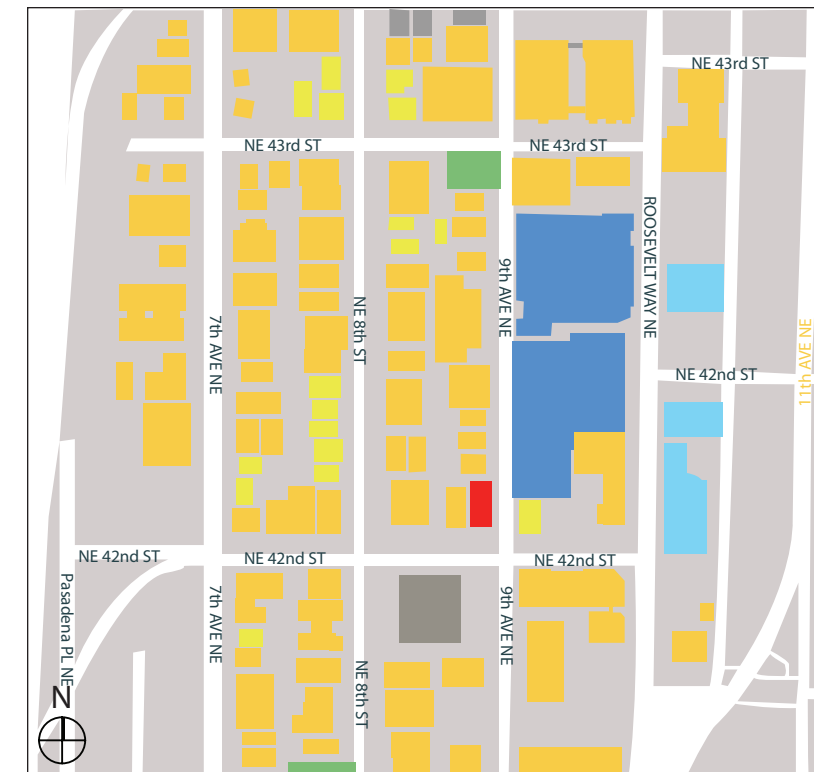


AXONOMETRIC MAP (GOOGLE EARTH)



ZONING

- Project Site
- MR
- SM-U 75-240
- SM-U/R 75-240
- SM-U 95-320

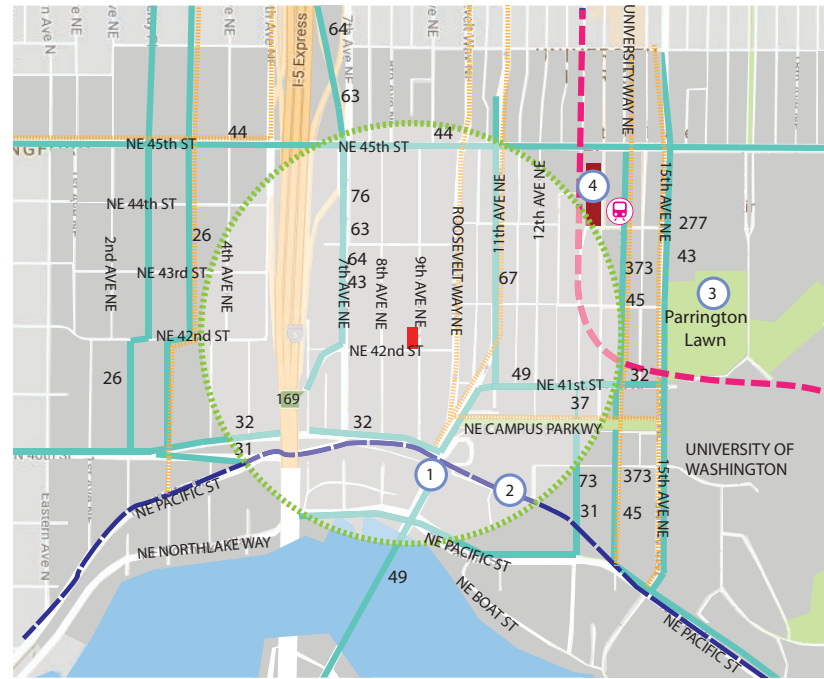


NEARBY USES

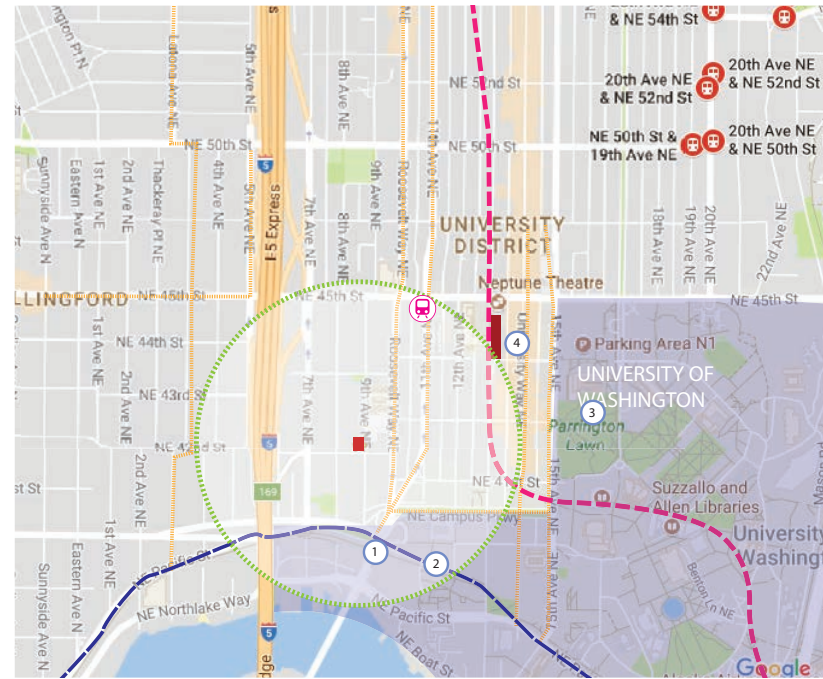
- Project Site
- Single-Family
- Mixed-Use
- Multi-Family
- Commercial
- Service
- Office
- Medical

TRANSPORTATION OPTIONS

Proposed development is located in close proximity to Seattle’s future Link Light Rail station — U-District Station. The new light rail station will be within walking distance, located several blocks northeast of the project site. There are also a number of bus stops and routes nearby the project site. Bike lanes currently run north to south on Roosevelt Way NE and 12th Ave NE and east to west on the Burke Gilman Trail located to the south. Campus Parkway makes for a natural, full y landscaped connection to the UW Campus from NE 42nd St to Parrington Lawn.



WALKING MAP



VICINITY MAP

VICINITY & WALKING MAP KEY

- Project Site
- Lightrail Station
- 1 The Wall of Death
- 2 Burke-Gilman Trail
- 3 Parrington Lawn
- 4 Future Lightrail Station
- 5' Walking Radius
- Future Lightrail Path
- Burke-Gilman
- Bus Routes
- Bike Lanes

COMMUNITY NODES / LANDMARKS:

The property is located at the NW corner of NE 42nd ST and 9th Ave NE, within walking distance to Roosevelt Ave lined with numerous businesses, restaurants, and shops; University of Washington and “The Ave,” the Burke Gilman Trail and The Wall of Death.



1 The Wall of Death
credit: almostoneday.blogspot.com



2 Burke Gilman Trail
credit: 4static.flickr.com



3 Parrington Lawn @ UW Campus
credit: jsk.stanford.edu



4 Future Light Rail Station
credit: mediad.publicbroadcasting.net

NEIGHBORHOOD DESIGN CUES

Surrounding buildings include a variety of low to mid-rise multi-family apartments of varying scale, mixed-use developments along Roosevelt Way, businesses, restaurants, and with townhomes and single-family houses in the directly surrounding neighborhood.



1 STEPPED, STREET-FACING ENTRIES



2 INTEGRATED, SOUTH-FACING BALCONIES



3 WARM, EARTHY TONED MATERIALS (RED, YELLOW, BROWN)

Context & Urban Design Analysis

NEIGHBORHOOD DESIGN CUES

Surrounding buildings include a variety of low to mid-rise multi-family apartments of varying scale, mixed-use developments along Roosevelt Way, businesses, restaurants, and with townhomes and single-family houses in the directly surrounding neighborhood.



MULTI-LAYERED URBAN ENVIRONMENT



TERRACED OUTDOOR DECKS @ NEARBY APARTMENT



SHIFTED MASSING @ NEARBY FUTURE DEVELOPMENT

PAST, PRESENT, AND FUTURE

The University District's "West Edge" is predominantly a mix of single-family residences and multi-family dwellings ranging from converted homes to 4-story apartment buildings.



NEARBY MULTI-DWELLING APARTMENT

With the very recent unanimous upzone council vote, in response to region-wide housing pressures, the West Edge more than doubles in available height — from LR3 (40'-0") to MR-M1 (85'-0") — with properties east of 9th Ave NE having a possible height of SMU 85-240 (240'-0").

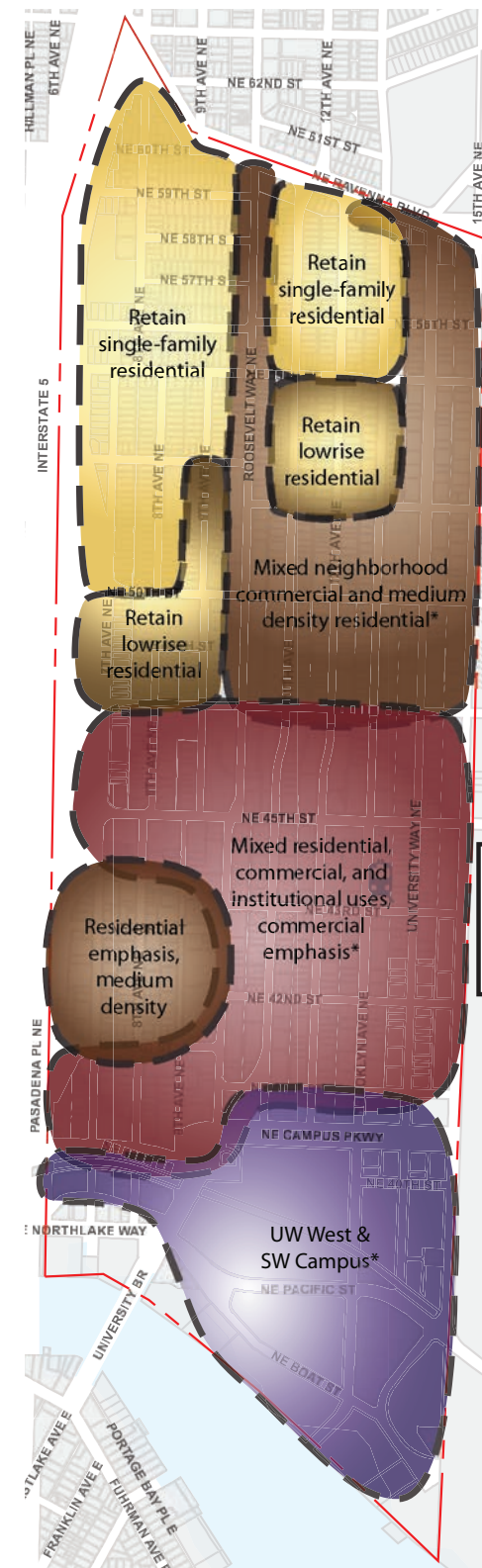
Imagine, for a moment, how this neighborhood looks with the possibility of an existing 60-year old single-family residence a block down from a possible 240'-0" mixed-use building directly across from this project site on 9th Ave NE — it's an area in flux and part of the story of this project.

As such, gleaming architectural forms and siting patterns from existing stock can quickly lead to heavy-handed, misappropriated forms extruded 85'-0" vertically and ultimately orphaned from their contextual origins.

Instead we must look to both community initiatives such as the *U-District Urban Design Framework* where a diverse public opinion has been put in place to shape the direction of the neighborhood and, importantly, concurrent or newly built projects have tackled and addressed — through a public process — these very same issues.



APPROACH TO MASSING BY CONCURRENT PROJECT



U-DISTRICT LAND USE CHARACTER

AN EVOLVING 'WEST EDGE'

The intention is to best acknowledge the past while simultaneously living up to the expectations of the future — all while making something suitable for now.



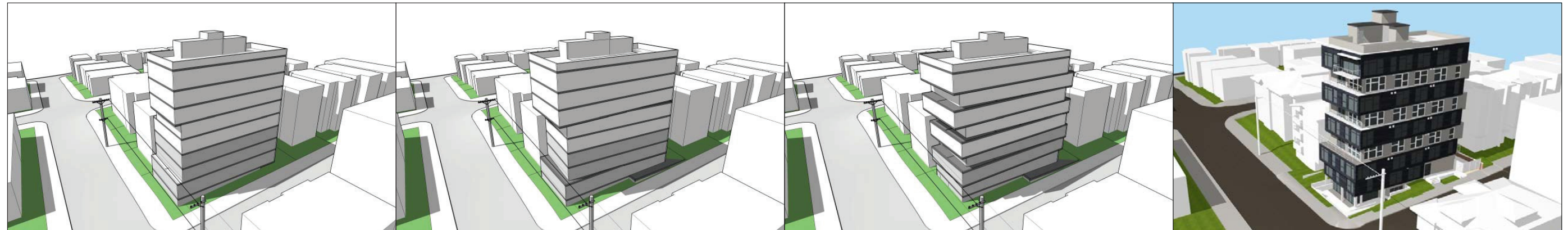
LEGACY SINGLE-FAMILY RESIDENCES ON 8TH AVE NE



EXISTING MULTI-STORY, MULTI-DWELLING TO NORTH



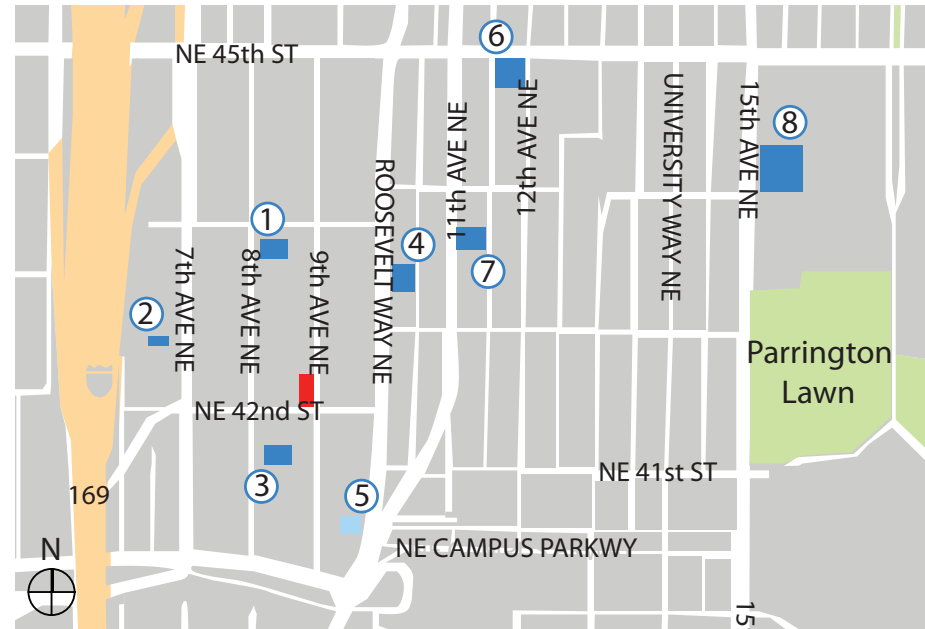
NEWLY-BUILT DENSE DEVELOPMENT TO SOUTH



	Option 1 "Block"	Option 2 "Twist"	Preferred Option 3 "Rift"	Preferred Option 3 "Rift" Developed
CONCEPT	A design most functionally responsive to both physical site considerations – view, orientation, adjacent utilities, grade – and policy driven cultural aspects – land use, spacing, prescribed form, and public health / safety. A skeleton used as a design basis for other massing options.	The center portion is rotated to take advantage of the 180 degree views and variation in lighting qualities a south / east facing site offers. Use of setback averaging is employed to twist the structure into two distinct orientations – an advantageous shift to capture a mix of view, lighting quality, and, ultimately, providing more variety to the interior residential spaces.	Multiple orientations are created to expand views and daylighting. Rifted terracing provides a variety of diverse and unique spaces to both the private residents and public passersby, interior and exterior to the development. Stepped massing takes advantage of the verticality where instances of outdoor green spaces and private exterior decks can emerge – all without staking claim to addition volume (and thus floor area)	Exterior development continued with the addition of fenestration and materiality. Street level entrances refined and commercial space added. Private decks and roof top green space has emerged.
# UNITS	31 Units	30 Units	33 Units	34 Units
# LIVE / WORK UNITS	None	None	None	None
RESIDENTIAL AREA	13,020 SF	12,750 SF	12,770 SF	12,760 SF
COMMERCIAL AREA	None	None	None	732 SF
PARKING STALLS	Not required; None	Not required; 5 medium stalls + 1 van accessible	Not required; 5 medium stalls + 1 van accessible	Not required; private garage provided for penthouse unit
BIKE STALLS	Required; 1 per 4 dwelling un	Required; 1 per 4 dwelling units	Required; 1 per 4 dwelling units	Required; 1 per 4 dwelling units
GROSS FLOOR AREA	25,730 SF	28,590 SF	28,300 SF	23,620 SF
FAR AREA	21,320 SF	22,310 SF	22,330 SF	20,915 SF
RESIDENTIAL FAR	11,740 SF	12,750 SF	12,770 SF	12,760 SF
OPPORTUNITIES	<ul style="list-style-type: none"> Street-level street-facing residential units with stoops and landscaping for a more activated public corridor. Most efficient use of space. 	<ul style="list-style-type: none"> Provides more types of daylighting, views, unit diversity, and materials. A balance of efficient use of space and form. Breakup of the "box" – more architecturally responsive and urban. 	<ul style="list-style-type: none"> Urban corridor is reinforced at base of building as structure terraces slightly above street level. Expands widely on: daylighting, views, unit diversity, and materials. Breakup of the "box" – more architecturally responsive and urban. 	<ul style="list-style-type: none"> Strong base through modulation and materiality continues to reinforce the urban corridor at street level
CONSTRAINTS	<ul style="list-style-type: none"> Limited exploration of architectural form. Very planar facade most likely to rely on standard architectural tropes such as bay windows, material changes, and vertical stepping. Odd spaces at rear of building at lower levels. 	<ul style="list-style-type: none"> Heavy top set of floors. More difficult to construct. Relies on a few departures to allow the movement of massing. 	<ul style="list-style-type: none"> Least "efficient" use of space. More difficult to construct. Relies on a few departures to allow the movement. 	<ul style="list-style-type: none"> Least "efficient" use of space. More difficult to construct. Relies on a few departures to allow the movement.
CODE COMPLIANCE	Compliant	Non-compliant; Departures #4 and #5 (pg. 60–63)	Non-compliant; Departures #1, #2, and #3 (pg. 54–59)	Non-compliant; Departures #1, #2, and #3 (pg. 54–59)

Projects Under Review / Construction

UNIVERSITY DISTRICT NEIGHBORHOOD, SEATTLE, WA

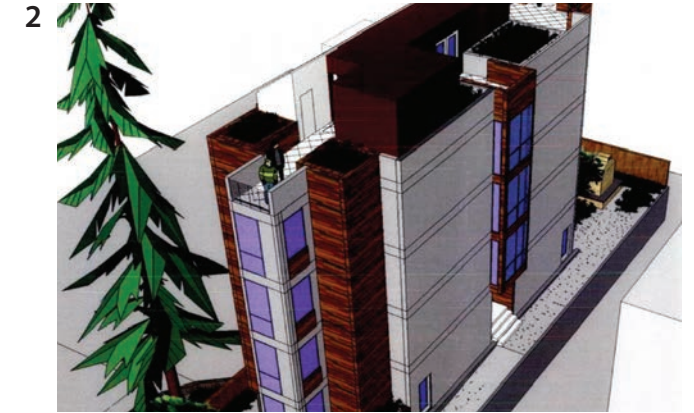


PROJECT LOCATION KEY

- Project Site
- Under Review/ Construction
- Recently Completed



4252 8TH AVE NE
4-story structure, 20 Units
Ryan Rhodes Design



4229 7TH AVE NE
4-story structure, 23 Units
Tsay Development



4046 8TH AVE NE
4-story structure, 37 Units
Build Urban



4218 ROOSEVELT WAY NE
5-story structure, 10 Units
Studio 9 Architects



4041 ROOSEVELT WAY NE
7-story structure, 214 units
Runberg Architecture Group



1121 NE 45TH ST
7-story structure, 85 offices + 3 level parking
SKB Architects



4230 11TH AVE NE
7-story structure, 99 units
Johnston Architects



4300 15TH AVE NE
new Burke Museum design
Olsen Kundig Architects

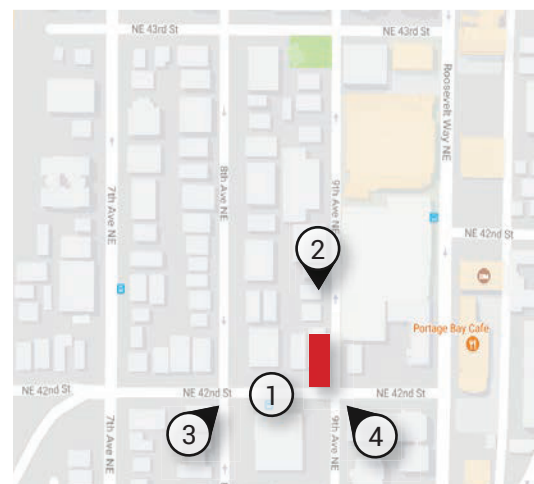
OPPORTUNITIES / CONSTRAINTS

The project site at the corner of NE 42nd St and 9th Ave NE offers a variety of both opportunities and constraints — often a complimentary pair.

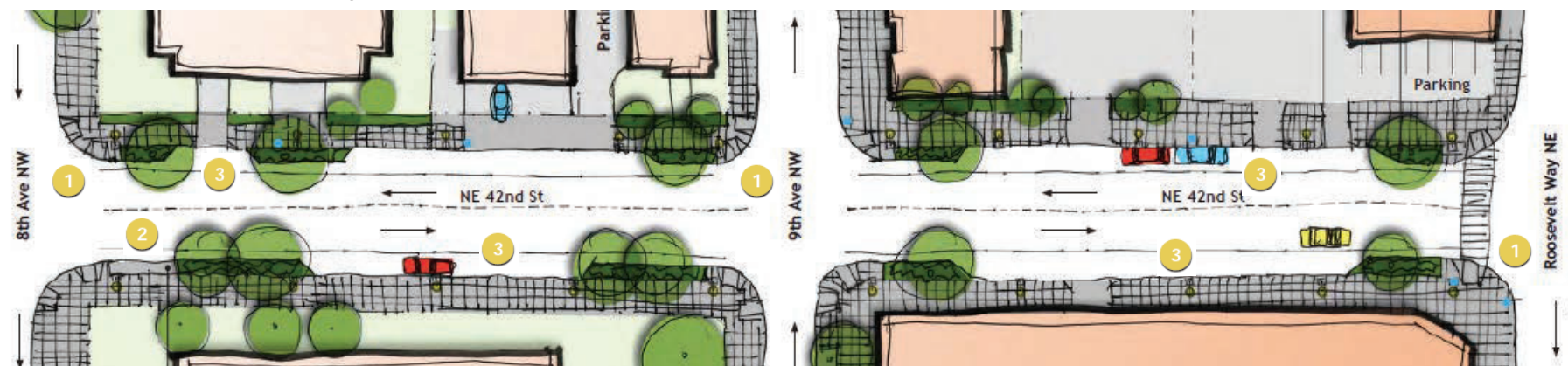
1. 42nd St. is a designated Green Street in the U-District Green Streets Concept Plan. This fact combined with the recent upzone and other key points mentioned here makes this a fantastic opportunity to play a role in the vibrant growth and strategic planning of the 42nd corridor between Roosevelt Ave and the I-5 express lane exit.
2. This portion of the western U-District has a gradual slope south towards the canal and Lake Union making for some fantastic views of downtown Seattle, Lake Union, Mount Rainier, and Seattle's urbanity.
3. While not site specific, the close proximity of Roosevelt Ave is a notable feature of this site. As a result directly across 9th Ave NE is a more dense, mixed use zoning (SMU 75-240) which provides some fantastic future proximity to possible retail and local businesses.
4. The last notable feature, possibly the most readily noticed, is the grade change across the north-south section of the project site. This provides a pleasant mix of both opportunity over constraint suited well for this analysis. A gentle yet fairly significant slope allows for a street level entrance on 9th at the North- East corner while allowing a micro- plaza at 42nd. The plaza creates a semi-private thrid place condition setting the building up for further integration into the cities green street initiative. The retail creates a transparent gasket on the corner that allows the residential units above to be integrated into the life of the street.

DESIGN ANALYSIS KEY

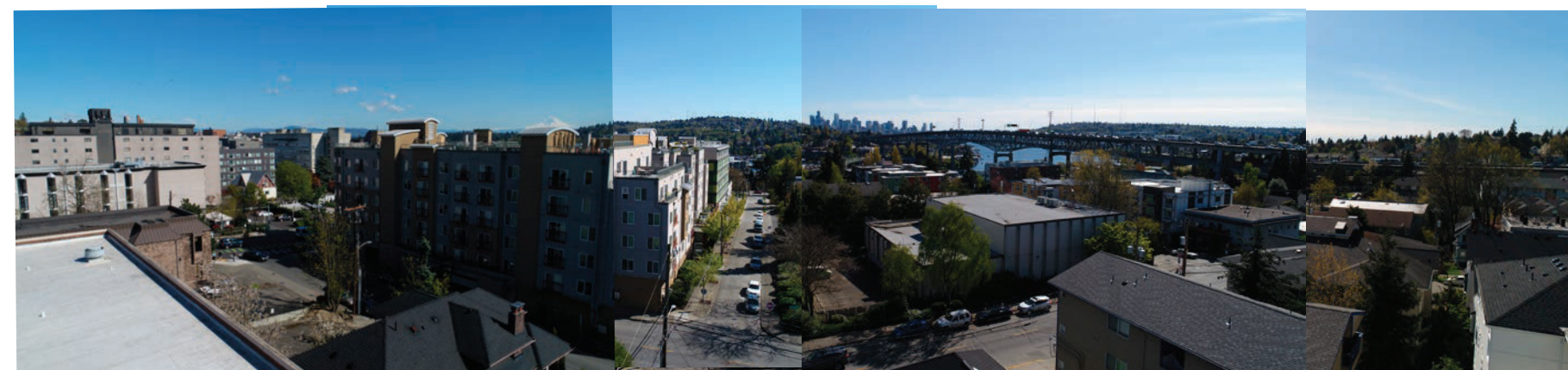
- Project Site
- ① Green Street Plan
- ② Aerial View
- ③ Road Proximity
- ④ Slope



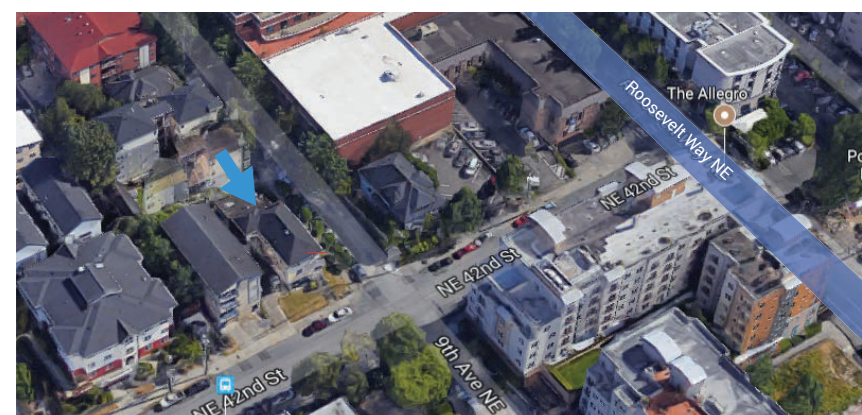
- ① Improve intersections, create bulb-outs and enhance landscaping.
- ② Introduce bulb-outs at bus stops.
- ③ Maintain on-street parking on both sides.



GREEN STREET PLAN FOR NE 42ND ST CORRIDOR PER THE U-DISTRICT GREEN STREETS CONCEPT PLAN.



AERIAL VIEW ABOVE PROJECT SITE @ 60'-0" ABOVE GRADE LOOKING SOUTH.

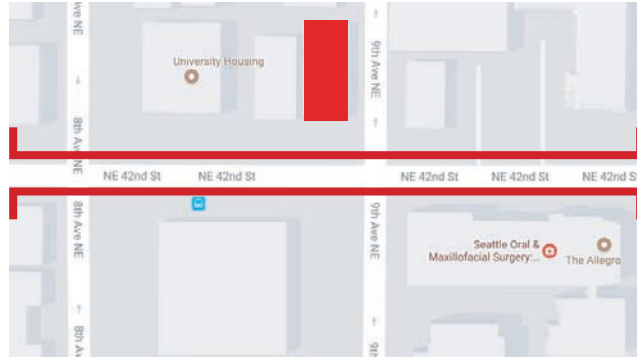


LOCATION IS CLOSE TO MAJOR ROUTES IN THE U-DISTRICT AND ROOSEVELT WAY NE.



SLOPE ACROSS NORTH-SOUTH SECTION OF PROJECT SITE.

Existir



NE 42ND ST LOOKING NORTH



Apartment
 • 3 stories
 • 26 units

Apartment
 • 3 stories
 • 6 units

Single-family Residential
 • 2 stories

Single-family Residential
 • 3 stories

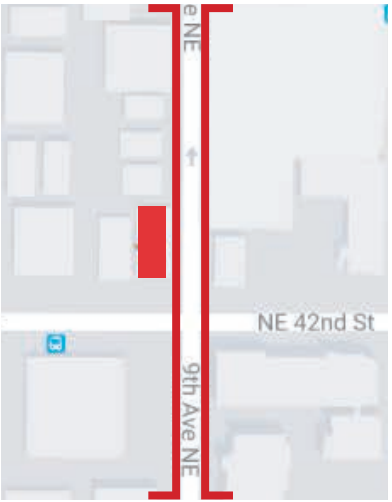
NE 42ND ST LOOKING SOUTH



Mixed-Use / Apartments
 • 5 stories
 • 110 units
 • Office space

Service Center Parking Lot

CenturyLink Service Center
 • 2 stories
 • Commercial building



9TH AVE NE LOOKING EAST



Dermatology Clinic at UWMC-Roosevelt
• 2-4 stories
• Commercial medical building

OPPOSITE PROJECT SITE

Single-family Residence
• 3 stories

Mixed-Use / Apartment
• 5 stories
• 110 units
• Office space

9TH AVE NE LOOKING WEST



PROJECT SITE
(EXISTING STRUCTURES TO BE DEMOLISHED)

uryLink Service Center
2 stories
Commercial building

Single-family Residential
• 2 stories

Apartment
• 4 stories
• 8 units

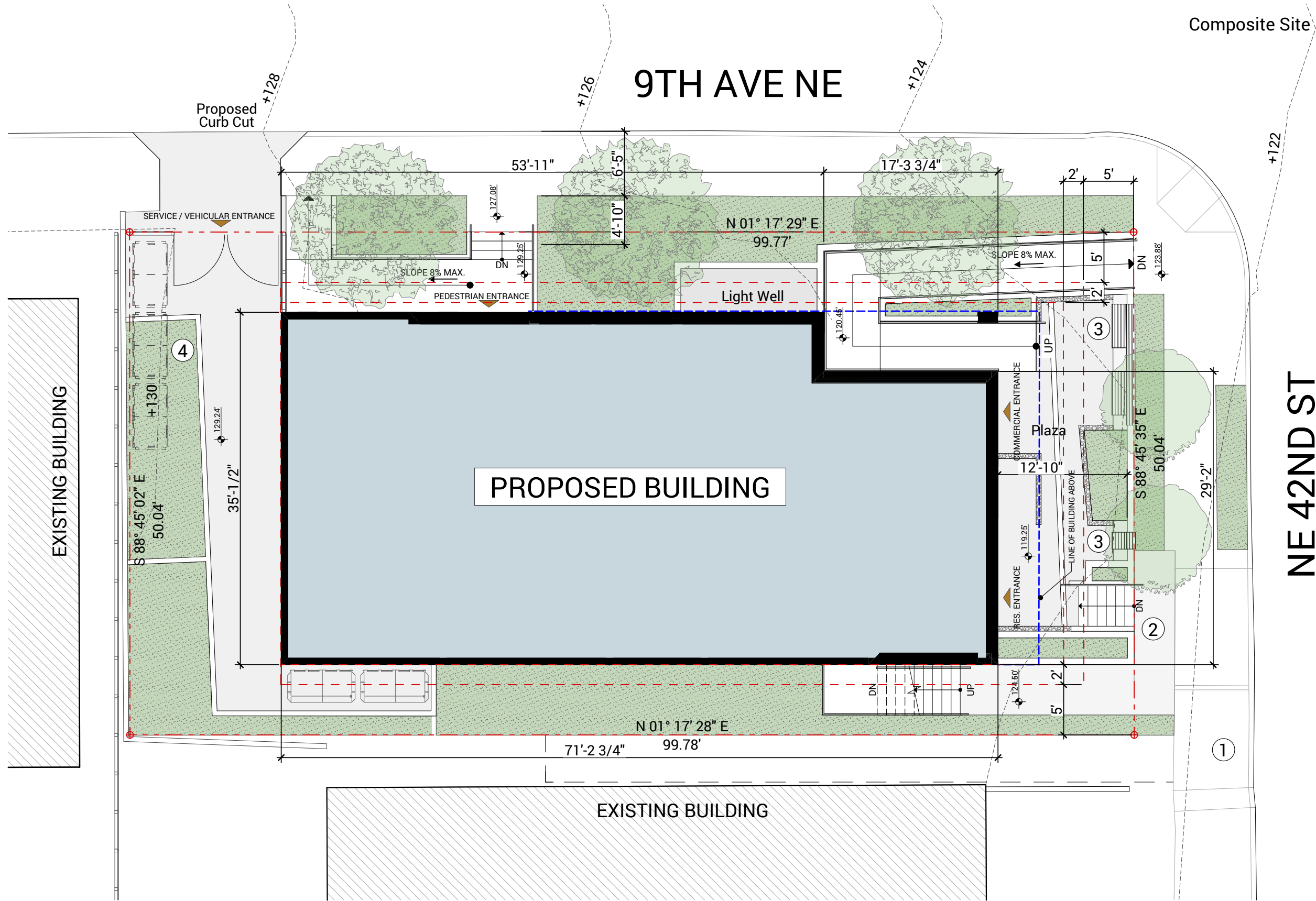
Apartment
• 4 stories
• 8 units

Apartment
• 4 stories
• 8 units

Zoning Table

APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	PROPOSED
Permitted and Prohibited Uses	23.45.504	B, Table A, A	Residential use except as listed below – permitted.	Mid-rise multi-family residential use.	COMPLIANT
Floor area ratio (FAR) limits	23.45.510	E.1	The following floor area is exempt from FAR limits: All underground stories.	Lower Level is an underground story and, thus, exempt from FAR limits.	COMPLIANT
Floor area ratio (FAR) limits	23.45.510	E.4.c	Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access in the following circumstances: All multifamily structures in MR and HR zones.	Lower Level is an underground story.	COMPLIANT
Structure height	23.45.514	H	Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit.	Noted.	COMPLIANT
Structure height	23.45.514	J.5	In MR and HR zones, the following rooftop features may extend 15 feet above the applicable height limit set in subsections if the combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment: a. Stair penthouses; b. Mechanical equipment; f. Penthouse pavilions for the common use of residents;	Noted. All rooftop features shall comply with this requirement.	COMPLIANT
Structure height	23.45.514	J.6	Elevator penthouses may extend above the applicable height limit up to 16 feet...Stair penthouses may be the same height as an elevator penthouse if the elevator and stairs are co-located within a common penthouse structure.	Noted. Elevator penthouses and co-located stair penthouses shall comply with this requirement.	COMPLIANT
Multifamily zones with a mandatory housing affordability suffix	23.45.517	B.2	The maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5.	Proposed area is at or under maximum square footage for FAR (5,000 sf lot X 4.5 FAR = 22,500 sf allowable area within FAR limit).	COMPLIANT
		D	Structure height. The maximum height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet, subject to the additions and exceptions allowed as set forth in subsections 23.45.514.C, 23.45.514.H, 23.45.514.I, and 23.45.514.J.	Proposed structure height is at or under maximum height limit.	COMPLIANT
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Front and side setback from street lot lines: 7 foot average setback; 5 foot minimum setback.	A departure has been requested to provide less than an average 7'-0" for a given floor and more than an average 7'-0" on another floor with no net gain, volumetrically, for the development – i.e. volumetrically each facade provides a minimum average 7'-0" setback just not on a per floor basis. A 5'-0" minimum setback has been maintained, per the code requirement.	DEPARTURE REQUESTED – see
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Rear setback: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.	A departure has has been requested for Preferred Option #3 'Rift' for a 10'-0" rear setback with no net gain, volumetrically, for the development.	DEPARTURE REQUESTED – see
Setbacks and separations	23.45.518	B	MR zones. Minimum setbacks for the MR zone are shown in Table B: Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.	All options comply with the setback requirements for the portion of structure at or below 42'-0" in height. A departure has has been requested ffor an average setback greater (>) than 10'-0" above 42'-0" in height. The 7'-0" minimum setback above 42'-0" complies with the existing requirement.	DEPARTURES REQUESTED – see
Setbacks and separations	23.45.518	H.3	Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they: a. are no closer than 5 feet to any lot line; b. are no more than 10 feet in width; and c. combined with garden windows and other features included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.	Will comply.	COMPLIANT
Setbacks and separations	23.45.518	J.4	Structures in required setbacks or separations: Underground structures are permitted in any required setback or separation.	Parking structure in Lower Level is partially located underground. Only those portions of the structure underground shall be within any required setback.	COMPLIANT
Amenity area	23.45.522	C	The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use.	Amenity area is located at the rooftop and will be common and accessible to all residents.	COMPLIANT
Landscaping standards	23.45.524	A.2.b	Landscaping that achieves a Green Factor score of 0.5 or greater is required for any lot within an MR or HR zone.	Project is committed to achieving the required Green Factor score.	COMPLIANT
Landscaping standards	23.45.524	B.1	Street trees are required if any type of development is proposed.	Street trees are provided as part of this new development.	COMPLIANT
Landscaping standards	23.45.524	B.3	If it is not feasible to plant street trees in a right-of-way planting strip, a 5 foot setback shall be planted with street trees along the street lot line, or landscaping other than trees shall be provided in the planting strip.	Noted.	COMPLIANT
Parking location, access, and screening	23.45.536	B.3	Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;	Compliant.	COMPLIANT
Parking location, access, and screening	23.45.536	C.3	On corner lots, if street access is permitted pursuant to subsection 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the use of the street chosen by the applicant would create a significant safety hazard.	For parking provided in Lower Level, the applicant has determined to provide street access on the SW corner of the lot located along NE 42nd St.	COMPLIANT
Required parking	23.54.015	Table B, II.L	All residential uses within urban centers or within the Station Area Overlay District. No minimum requirement.	Parcel is located within University District Northwest Urban Center Village area overlay, no parking proposed.	n/a
		Table D, D.2	Parking for Bicycles. Long-term: 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit; Short-term: None.	Required bike parking stalls are provided per plans.	COMPLIANT
Solid waste and recyclable materials storage and access	23.54.040	Table A	Shared Storage Space for Solid Waste Containers. Residential development with 26-50 dwelling units shall have a minimum area for shared storage space of 375 square feet.	A trash area of ranging between 100–200 sf is provided per floor.	COMPLIANT

Site Plan Key	
①	Existing Curb Cut To Be Removed
②	Bike Ramp
③	Benches
④	Staging Area For Bins >50' From Curb
	Rock Beds w/ Drainage
	Concrete
	Sidewalk
	Grass



Site Plan



Priorities & Board Recommendations

Massing and Form:

- a. The Board discussed the constraints of the site and the three massing options presented. While noting that Options 1 and 2 are primarily a response to the utility restrictions, the Board was highly supportive of the “rift” concept illustrated in Option 3 as a unique and interesting response to the site. The Board identified the relief and modulation on the east façade as an important element. This massing option should be the basis for further refinement. (DC2-A Massing, DC2-B-1 Façade Composition, CS2-D-1 Existing Development and Zoning)
- b. The Board discussed the exterior voids created by the stepped massing. The steps in the massing should not be simply aesthetic but should create intentional space which strengthens the overall concept and function. The Board was supportive of occupiable space on the terraces. (CS2-D-4 Massing Choices, DC1-A-4 Views and Connections, DC3-A-1 Interior/Exterior Fit)
- c. The Board expressed concern regarding the constructability of the preferred massing option and advised early consideration of structural requirements. (CS2-D-4 Massing Choices)
- d. The Board also encouraged careful review of the powerline setback requirements along NE 42nd Street to ensure the massing considers construction access relative to the setback. (CS2-D-4 Massing Choices)

RESPONSE:

- a. In agreement with the board, preferred option 3 “rift” has formed the basis for the buildings design evolution as evident throughout this packet.
- b. The steps in the massing have been carefully refined to provide intentional and usable balcony space for as many units as appropriate and feasible.
- c. The boards constructability concerns are shared by all stakeholders and a structural team has been assembled and has been working closely and in tandem with the design team.
- d. Powerline setback requirements have been reviewed and addressed on page A0.03 SCL Clearance in the MUP packet.

Materiality, Façade Composition, and Secondary Elements:

- a. The Board agreed that the success of the preferred massing option is highly dependent upon the quality of the materials. The Board recommended the use of high-quality materials such as those indicated in precedent images nos. 1-6 on pg. 20 of the EDG packet. (DC2-B Architectural and Façade Composition, DC4-A Building Materials)

b. The Board supported the highly glazed, transparent character indicated in the precedent images. A minimally glazed, primarily cementitious panel façade would be incompatible with the design concept. (DC2-B Architectural and Façade Composition, DC4-A Building Materials)

c. The Board noted that the west elevation will be very prominent and great care should be given to the design of the façade and consideration of the adjacent structure. Glazing should be carefully designed to minimize impacts to neighboring structures along this elevation. At the Recommendation meeting, the Board would like to see images illustrating the relationship between the two structures, such as window overlay diagrams and section drawings. (DC2-B-1 Façade Composition, DC2- B-2 Blank Walls)

d. The Board emphasized the importance of secondary and tertiary façade elements, such as balconies, sunshades, and articulation. These items should be carefully detailed to support the architectural concept.

RESPONSE:

- a. The proposed cladding material is Oko Skin, a high quality concrete panel system. Complimenting the Oko Skin is vertical corrugated metal.

b. During EDG meetings, the discussion and diagrams were focused on massing- not materiality. No agreements to final fenestration were reached as that aspect of the building is more appropriately addressed during DRB. The “rift” concept of shifting floor plates was clearly expressed as a contextual response to this site. The typology and structural considerations of this building is incompatible with extensive glazing systems. MHA/ market rate apartments can not sustain the required budget or level of continuing care these systems would require. Furthermore, the systems discussed by the planners, not the board, so far (such as spandrel glass) are inappropriate for a wood framed building. After careful consideration the proposed fenestration is appropriate and inline with city wide precedents for mid-rise residential buildings. Lastly, provided sections demonstrate that we are not “minimally glazed” along either streets and exceed coding requirements for glazing.

c. The west elevation is devoid of any glazing or intrusive architectural elements. The north elevation however, does contain potentially intrusive fenestration and facade elements such as balconies. Please refer to the privacy study page for window overlay diagrams.

d. These tertiary facade elements have been further developed and detailed within this packet.



Entry Micro Plaza



Facade Fenestration Section



June 6, 2019

Jan Hromada
LEV Architecture

Dear Jan,

Thank you for submitting to SPU the solid waste service plans for **818 NE 42nd Street.**, subject to review by the Seattle Department of Construction and Inspections (SDCI) as Master Use Permit (MUP) #3027511.

SPU Solid Waste approves the following solid waste service and access details:

34 units (20 SEDUs, 14 apartments) + small commercial

- All containers to be staged behind screened fence, off 9th Avenue NE, directly adjacent to the curb cut.
- Driver to move 2yd containers to the truck on 9th Avenue NE.

Residential Services – once per week

Recycle: 2, 2yd dumpsters
Garbage: 2, 2yd dumpsters
Food waste: 1, 96g cart

Commercial:

Recycle: 1, 96g cart (SPU small business recycle service)
Garbage: Shared with residential
Food waste: 1, 32g cart

Please work with the assigned SDCI zoning reviewer to adopt this plan. If the attached drawings differ from the MUP drawings, you will need to update your application to consistently reflect the proposal.

Sincerely,

Angela Wallis
Seattle Public Utilities
(206) 684-4166
angela.wallis@seattle.gov

700 Fifth Avenue | PO Box 34018 | Seattle, WA 98124-4018 | 206-684-3000 | seattle.gov/util

Trash Service Letter

Priorities & Board Recommendations

Vehicular Access:

- a. The Board discussed the proposed driveway access from NE 42nd Street. A curb cut on NE 42nd Street is not supported, as the size and configuration of the driveway undermines the creation of a strong ground level façade on a narrow street frontage and creates safety and aesthetic impacts to the designated neighborhood green street. While not required, if parking is desired, the Board is open to driveway access from 9th Avenue NE. (DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts, DC2-B-2 Façade Composition)
- b. The Board agreed the site plan and vehicle access solution should accommodate the need for moving trucks. (DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

RESPONSE:

- a. Curb cuts along 42nd street have been eliminated as has the proposed below grade parking. A private garage is provided at grade with access from 9th Ave. NE.
- b. Moving trucks are accommodated in the back of the building with the new curb cut on 9th Ave. and provides ample staging area for moving in and out.

Streetscape:

- a. The Board was receptive to individual ground-level stoops along 9th Ave NE to engage the pedestrian realm. The character of the stoops should be consistent with the architectural concept and modern character of the structure. (PL3-A Entries, DC2-B-2 Façade Composition)
- b. The Board expects to review a fully developed landscape concept at the Recommendation meeting. The landscaping should enhance the pedestrian experience along the street frontages. (DC4-D Landscape and Hardscape Materials, PL1-B-3 Pedestrian Amenities)
- c. At the Recommendation meeting, the Board expects to review signage and lighting details. (DC4-B Signage, DC4-C Lighting)

RESPONSE:

- a. The below grade parking that initially allowed for the opportunity for ground-level stoops was removed after SDOT input. With the creation of usable space below grade, individual stoops are no longer conducive to the buildings overall architectural design.
- b. The landscape concept has been further developed and centered around pedestrian experiences along both street frontages. See landscape and site plan sheets.
- c. The signage concept has been developed further and is included for board review. Lighting plans and proposed fixtures have also been included.

Trash:

- a. The Board discussed the location of trash storage on the interior of the building and circulation for staging, and agreed the current solution should be maintained. (DC1-C-4 Service Uses)

RESPONSE:

- a. The proposed solution has been maintained and refined in accordance to input from SDOT and SPUD.

CS1. Natural Systems & Site Features

Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight & Natural Ventilation

B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

RESPONSE:

The structure is oriented in a north-south direction with the core located on the northwest. This allows each unit to have an easterly, street (open space) facing front – democratizing the available daylight and experience as best as possible.

Because of this orientation, the shadowing on adjacent structures is minimized as best as possible. The fact of the taller structure accommodating the new MR zone standing nearby legacy LR3 will result in some inherent shading.

C. Topography

C.1 Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

RESPONSE:

The topography informs both the Conceptual Approach to the design as well as some of the more functional moves being employed. The slope of the site to the south naturally makes available views to the city and waterways as the grade falls away. This strongly suggests creating views and accessibility to the 180 degree arc to the south.

Here through terracing the structure and twisting its floor plates, a maximum visual advantage is taken from the topography. Conceptually the terraced floors are a mimic of natural slopes as well as an homage to more traditional techniques of dealing with changing topography.

C.2 Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

RESPONSE:

The existing topography allows for the building to have two distinct entrances each to their own advantage, level, and approach. The parking garage has been eliminated to create commercial and primary pedestrian entrances along 42nd street.

By providing an amenity deck space on the south end of the roof, the project makes use of the natural slope as it slopes away from the building to the south thereby accentuating the perceived height of the deck.



C.2 Elevation Changes: Amenity Deck

University Supplemental Guidance

CS1-I. Streetscape Compatibility

I.i Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

RESPONSE:

With a small section from east to west (structure oriented north-south) the impact of shadowing is minimized especially between March 21st and September 21st.

CS2. Urban Pattern and Form

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

A. Location in the City and Neighborhood

A.2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

RESPONSE:

The design of this project is an amalgamation of responding to and referencing the natural topography (as discussed) as well as addressing the volumes of a tall structure in an area not yet tall – but with a very possible near future of having structures 1-3 times this project’s height directly adjacent.

In that sense it claims a bit of identity by approaching verticality in a way not explored heavily in the region but also admits some humility as it responds to site considerations, access to open space and lighting, and by providing a pedestrian scale at its base.

C. Relationship to the Block

C.1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

RESPONSE:

The conceptual design of this project is intended to differentiate itself from that of other more box-like developments. The impact here is really by creating a focal point of visual interest from a distance thereby pulling the eye down NE 42nd St from Roosevelt Way NE. This activates NE 42nd St corridor, complements the mixed-use development between 9th Ave NE and Roosevelt Way, and supports NE 42nd St as a future Green Street.

D. Height, Bulk, & Scale

D.3 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.

RESPONSE:

The design of this project definitely insists on its size and does not attempt to condition itself too much to the existing lower height development. In this way, as a future transition between MR and SMU85-240 zoning, the project succeeds as a transitional element.



C.1: Corner Condition

EDG Itemized Response

University Supplemental Guidance CS2-III. Corner Lots

- III.i For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 on page 7, consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

RESPONSE:

The terraced south-facing facade will differentiate the project from other nearby developments as well as the south facade and east-west profiles from that of the remainder of the building.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

- A.4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

RESPONSE:

The project will be setting an example of development and framing the conversation going into the future of this West Edge area. Here we are not claiming to have a one-all solution for future contexts, but it is definitely a topic at hand and something both the City of Seattle and the applicant need to consider.

C. Weather Protection

- C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.



C.2 Elevation Changes: Amenity Deck

RESPONSE:

Natural overhead protection is provided where the shifted twisted floor plates overhang at both entrances. An entry design will be provided at these locations embellishing and providing additional weather protection (probably a canopy design).

- C.2 Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

RESPONSE:

Natural overhead protection is provided where the shifted twisted floor plates overhang at both entrances. An entry design will be provided at these locations embellishing and providing additional weather protection (probably a canopy design).

DC1. Project Uses and Activities

Optimize the arrangement of uses and activities on site.

A. Arrangement of Interior Spaces

- A.4 Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

RESPONSE:

The existing topography allows for the building to have two distinct entrances each to their own advantage, level, and approach. Additionally a parking structure may naturally make use of the sloping grade to hide itself partially under the building thereby reducing its visibility and prominence.

By providing a amenity deck space on the south end of the roof, the project makes use of the natural slope as it slopes away from the building to the south thereby accentuating the perceived height of the deck.

C. Parking and Service Uses

- C.1 Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

RESPONSE:

Parking has been limited to (1) 2-car private garage, located along the northern rear yard. This location ensures minimal visibility from the street while enhancing the utilitarian nature of the requested curb cut along 9th ave.

DC2. Architectural Concept

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

A. Massing

- A.2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

RESPONSE:

The terraced south-facing facade will differentiate the project from other nearby developments as well as the south facade and east-west profiles from that of the remainder of the building.



C.2 Elevation Changes: Amenity Deck

B. Architectural and Facade Composition

- B.1 Facade 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 facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

RESPONSE:

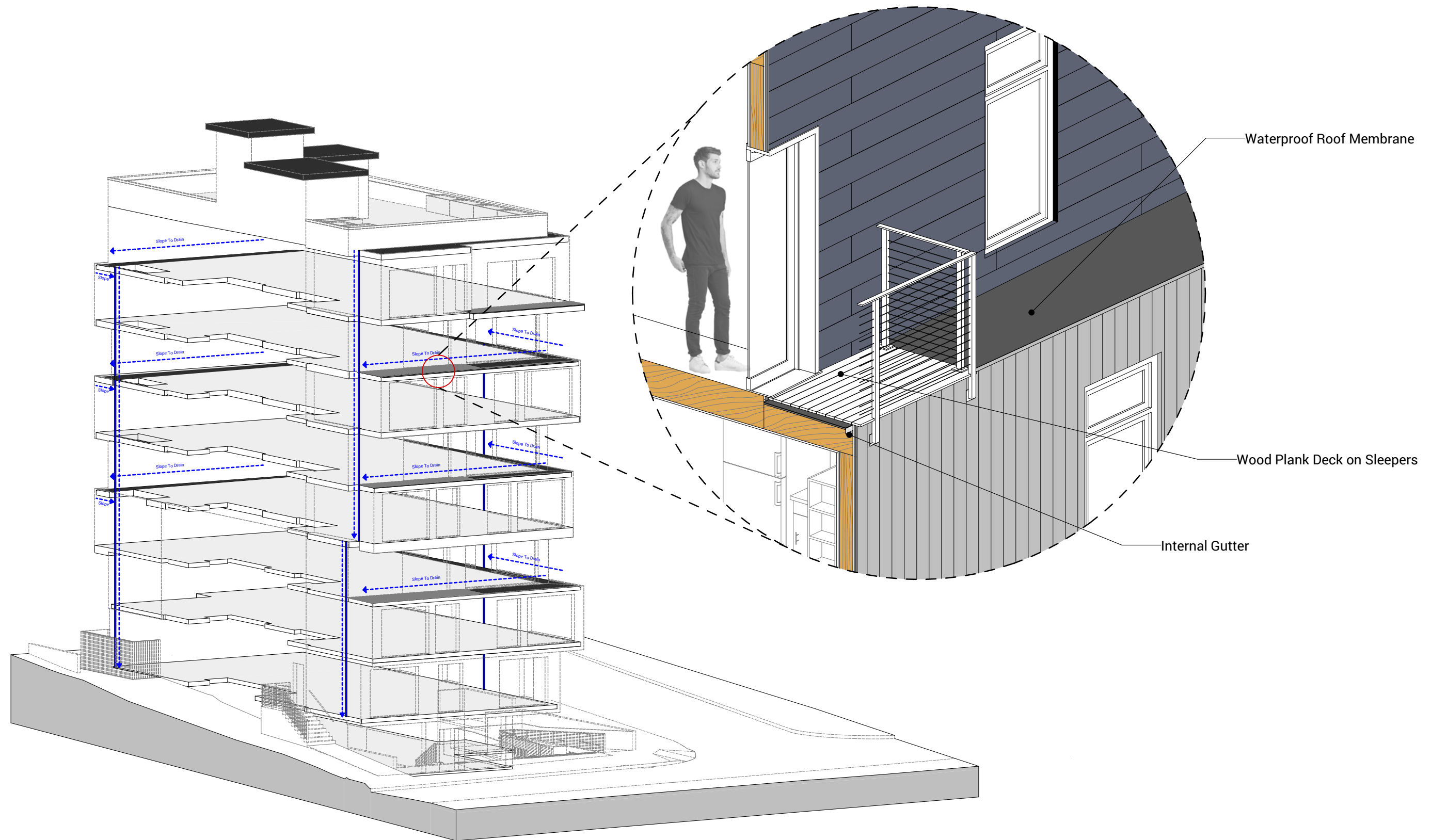
All facades are incorporated into the conceptual design process and are expressed as part of the volumetric terracing of floor plates – which may be carried through flat portions through use of material or more subtle steps.

C. Secondary Architectural Features

- C.2 Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

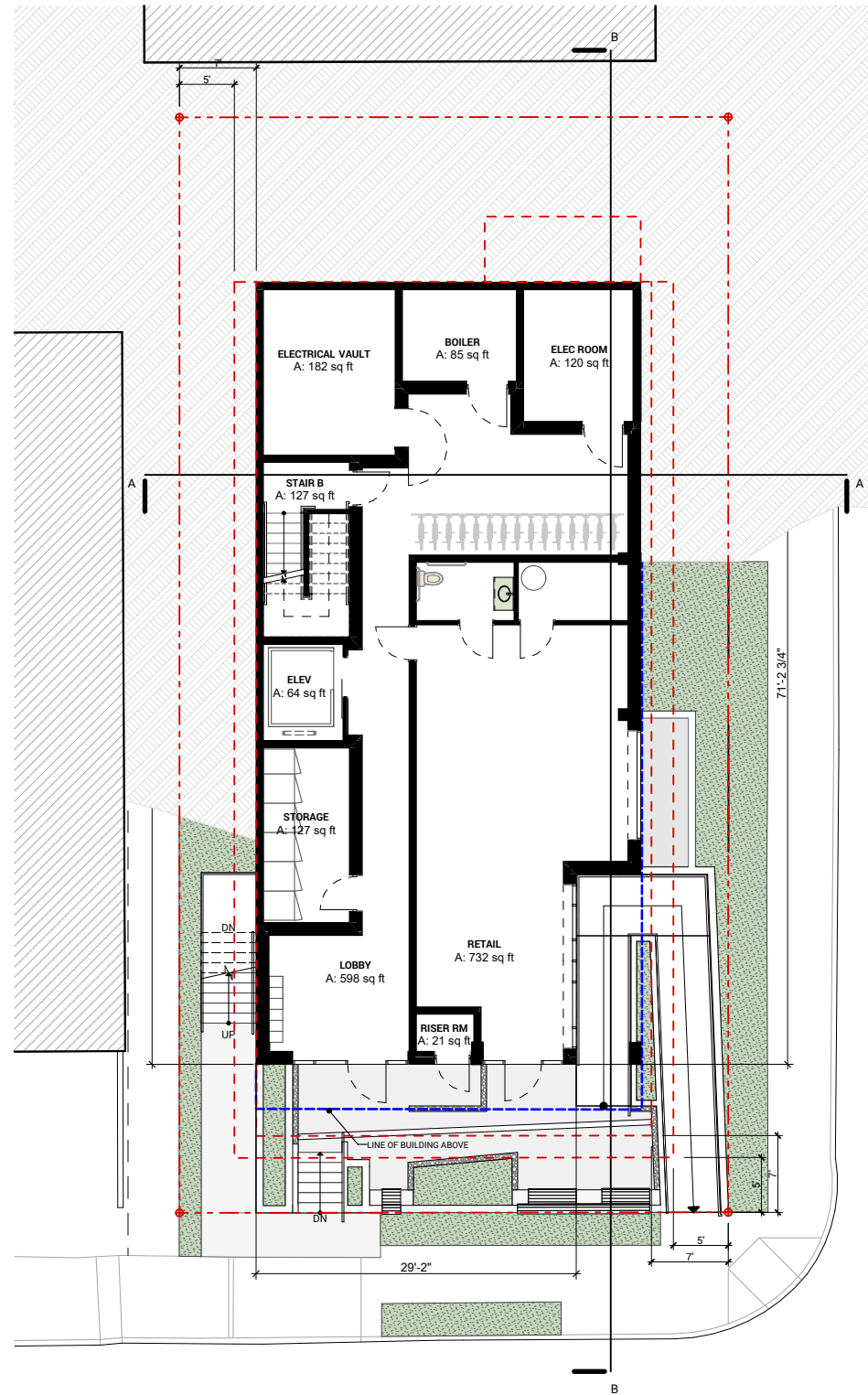
RESPONSE:

The shifted and twisted floor plates serve multiple purposes such as: providing diversity in daylighting and views, providing weather protection for portions of the building, breaking up the massing of the structure, and creating vertical outdoor moments which can be used for vegetation or private outdoor deck areas.

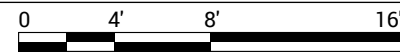


CS3-C-2: Deck Drainage Diagram

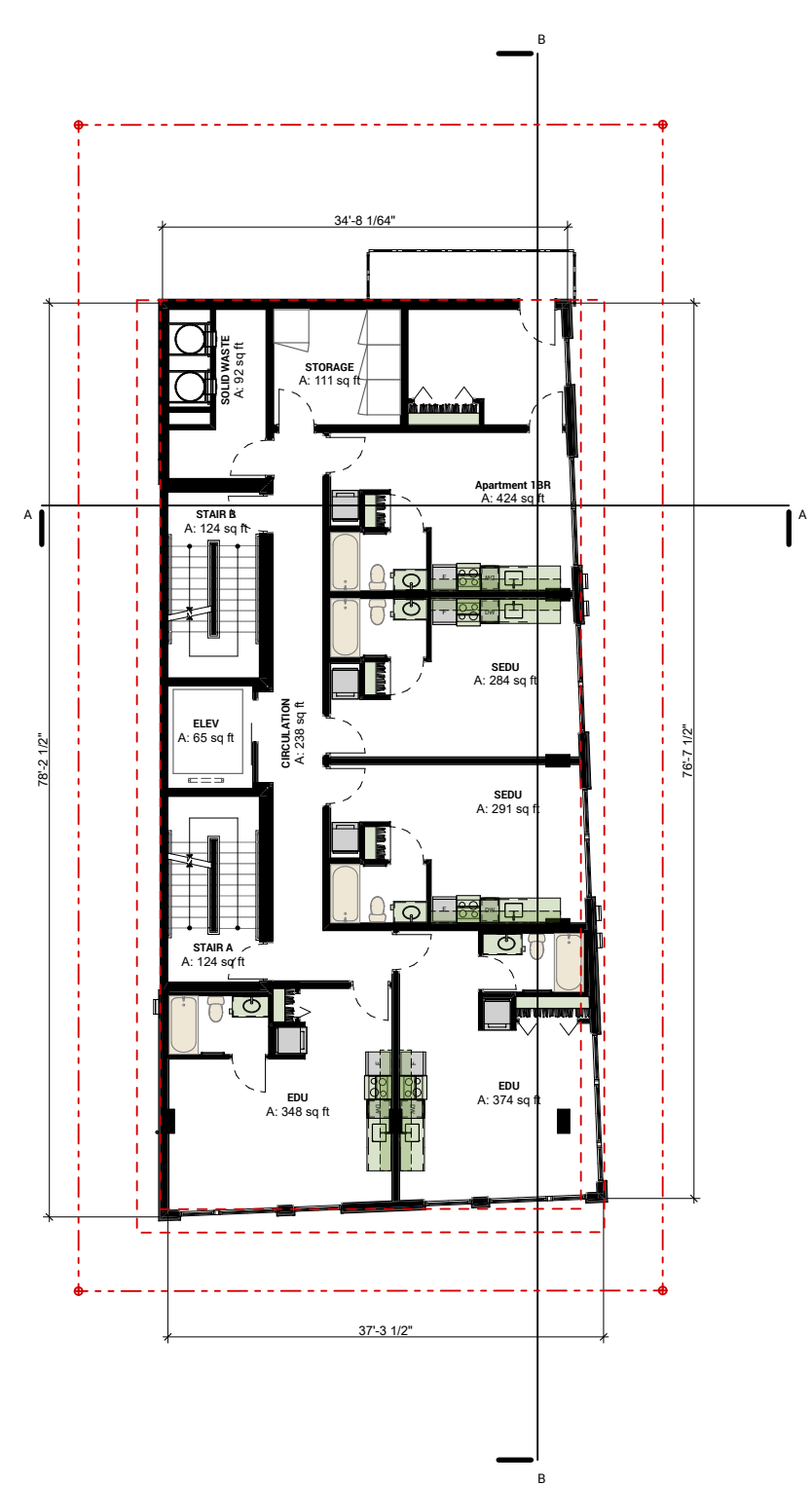
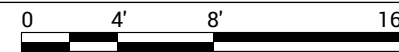
Floor Plans



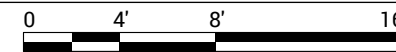
Lower Level

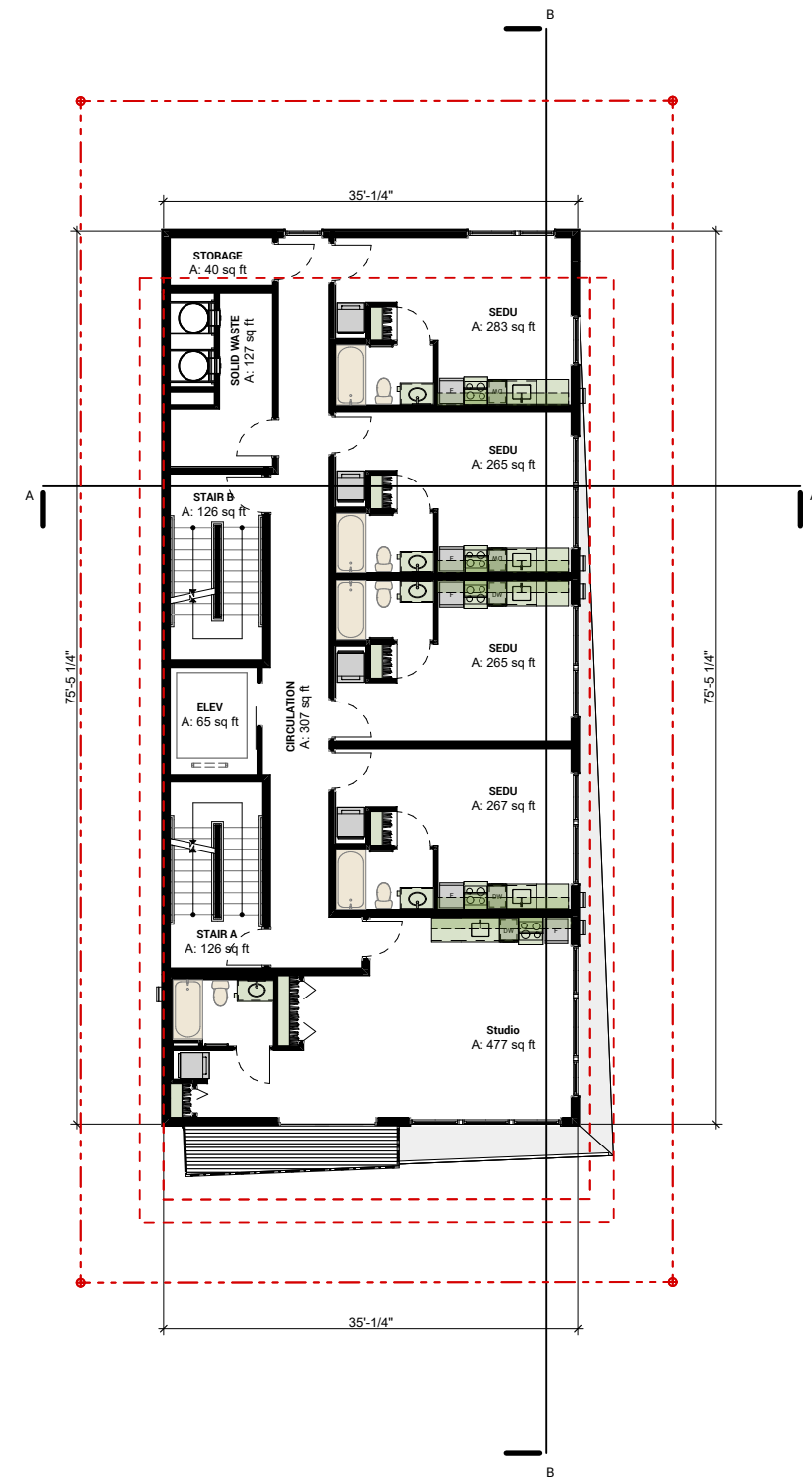
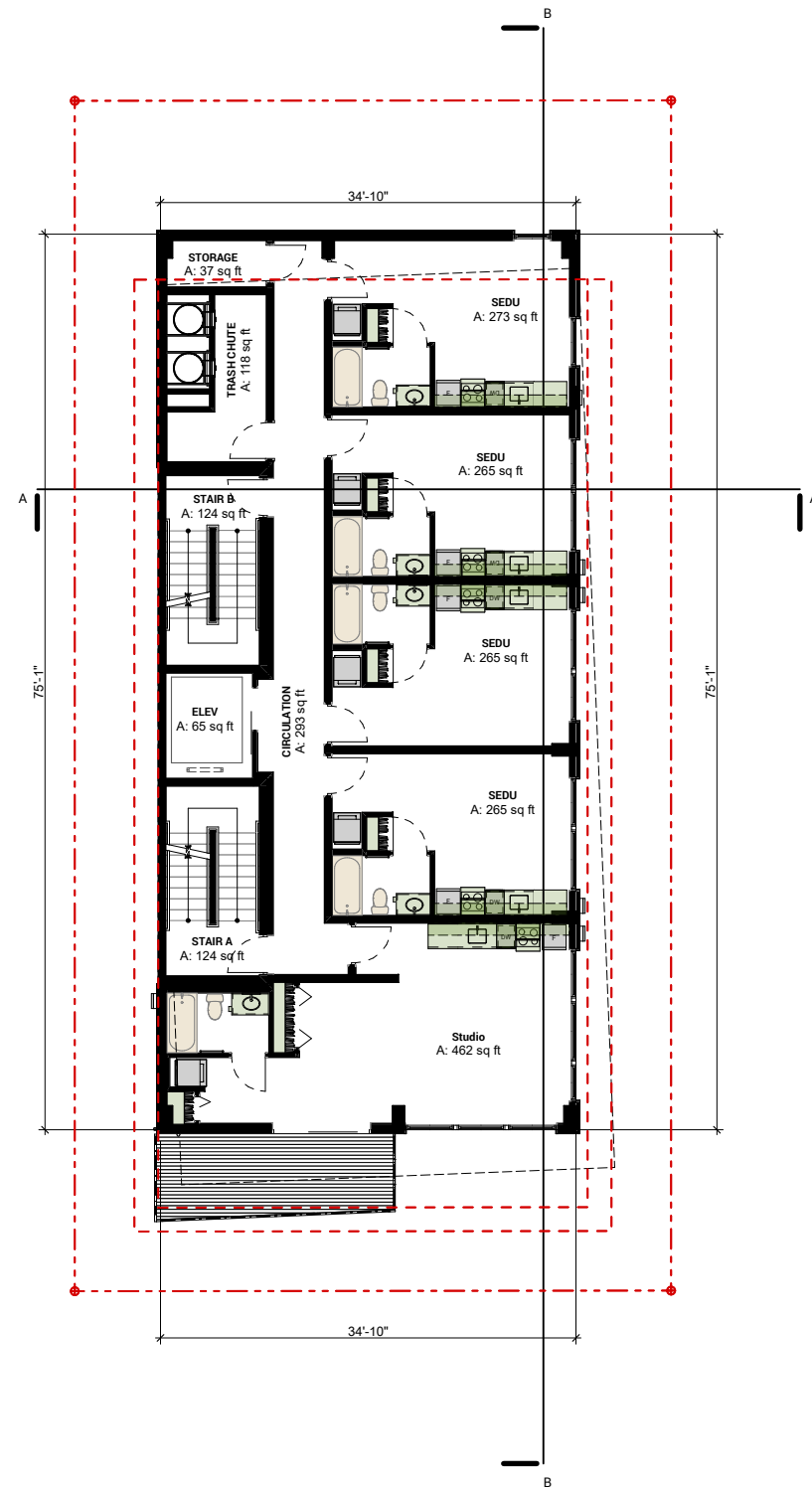


Ground Floor

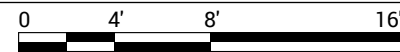


Second Floor

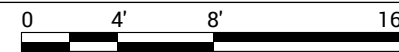




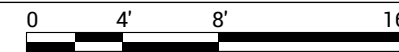
Third Floor



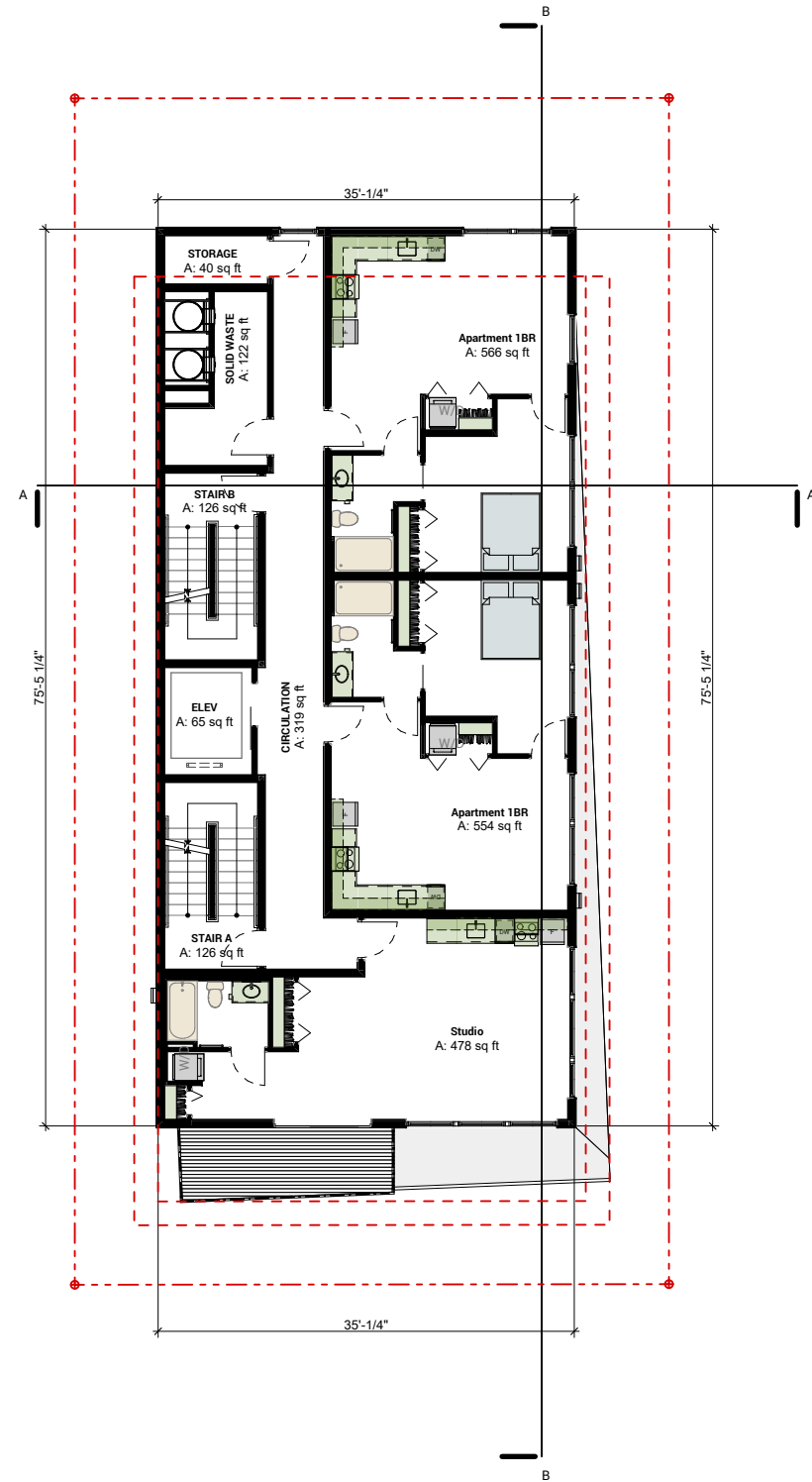
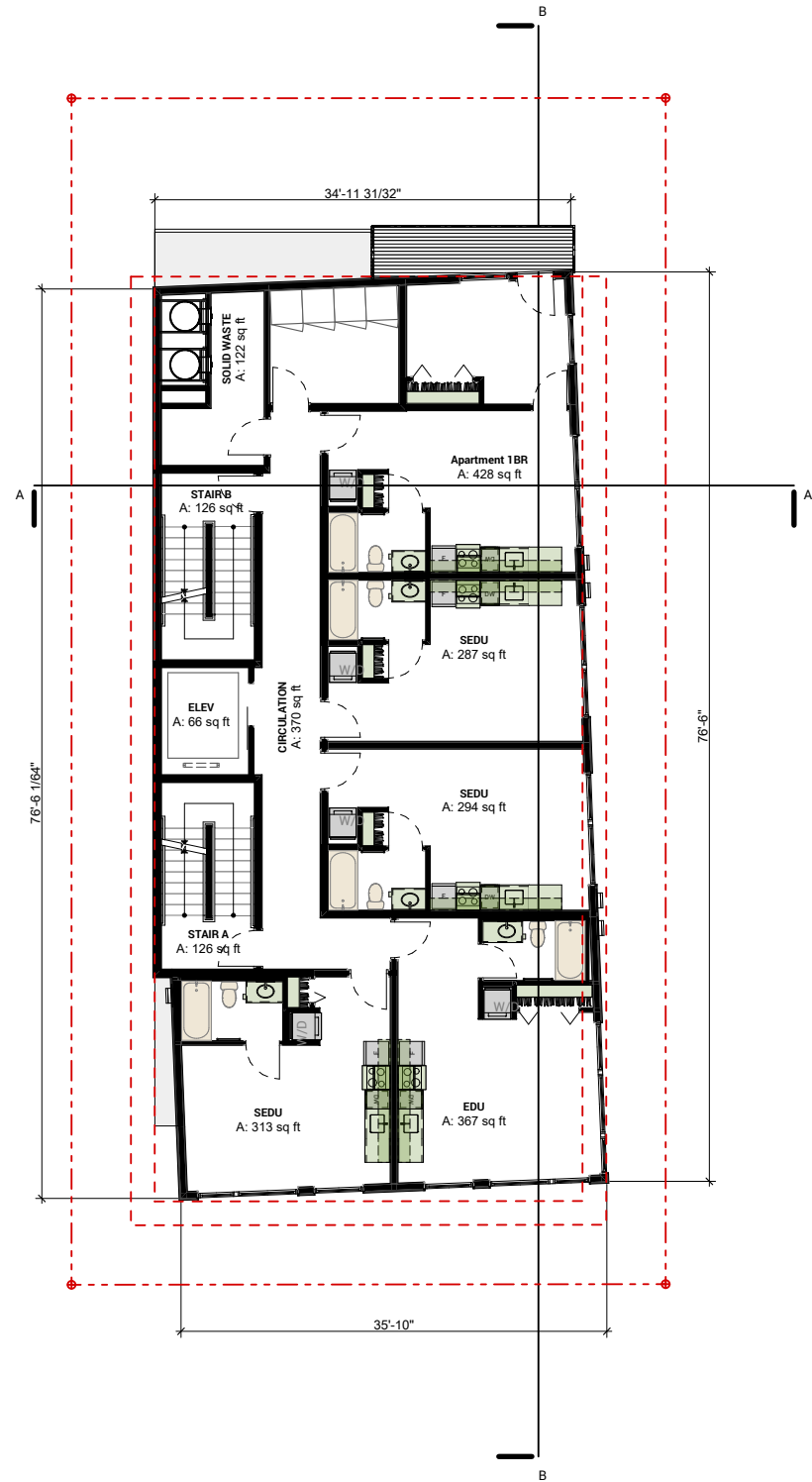
Fourth Floor



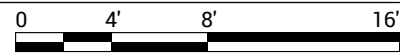
Fifth Floor



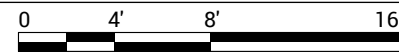
Floor Plans



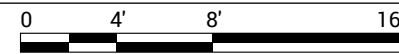
Sixth Floor

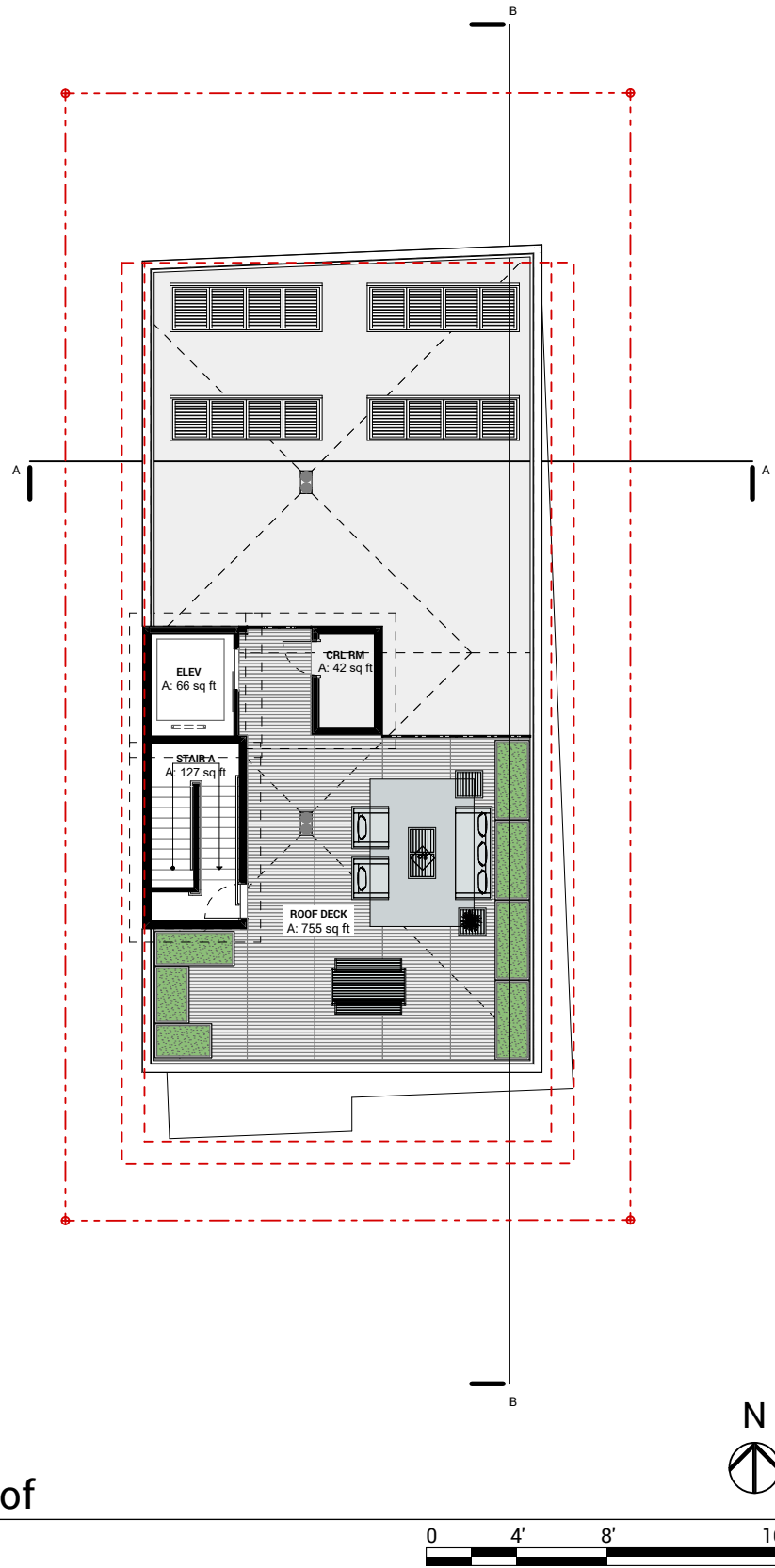


Seventh Floor



Eighth Floor





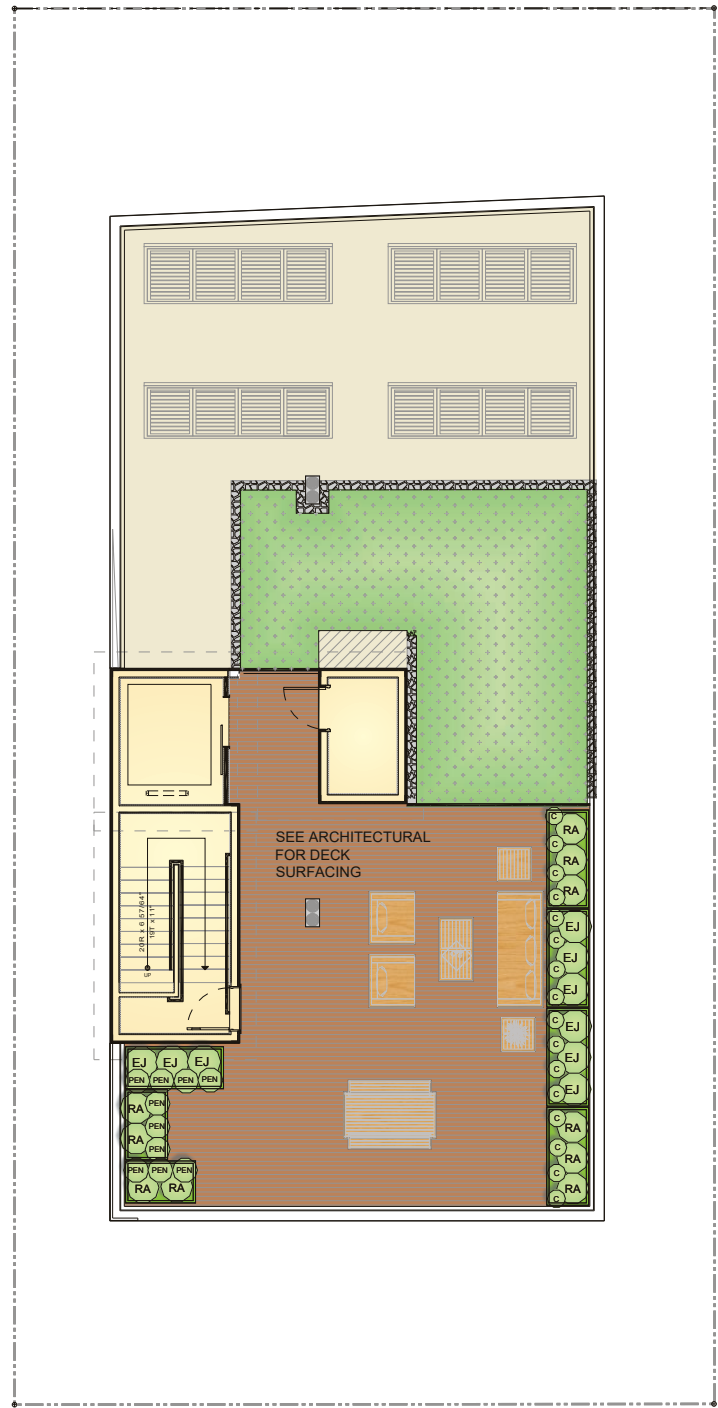
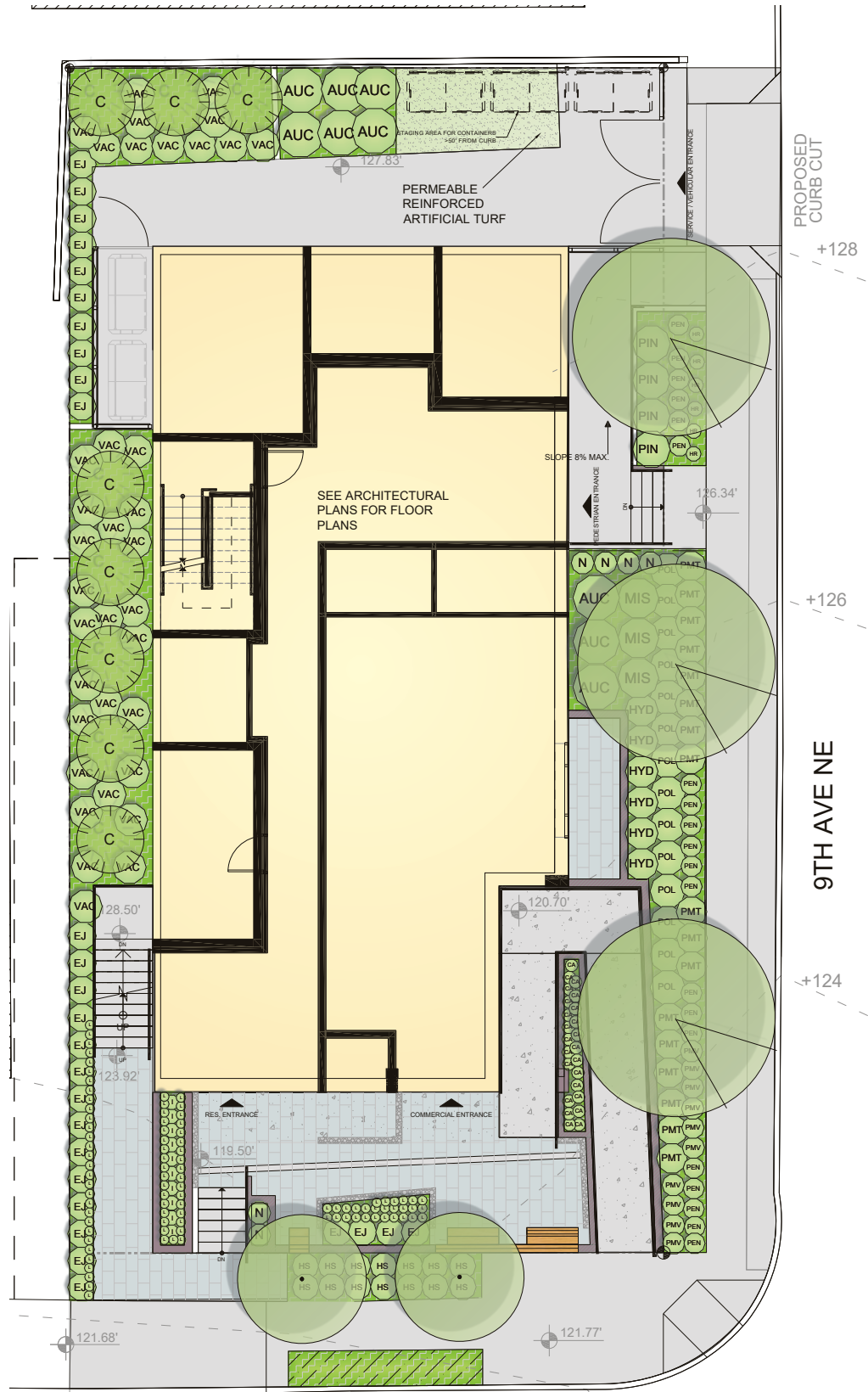
Eighth Floor Corner Unit



Typical SEDU Unit



Landscape Plan



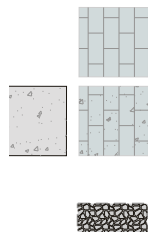
Site Plan

NOT TO SCALE



PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3	CORYLUS COLUMNNA STREET TREE FORM	TURKISH FILBERT	2" CAL	
2	PARROTIA PERSICA 'VANESSA' STREET TREE FORM	VANESSA PERSIAN IRONWOOD TREE	2" CAL	
8	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6-7'	
* 9 #	ABUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	
24 #	CAREX OSHIMENSIS 'CARFIT01'	EVERCOLOR EVEREST VARIEGATED SEDGE	1 GAL	
16 #	CAREX ICE DANCE	ICE DANCE SEDGE	1 GAL	
* 37 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL	
6 #	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
* 6 #	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
* 10 #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
93 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
* 6 #	NANDINA DOMESTICA 'MOON BAY'	MOONBAY COMPACT HEAVENLY BAMBOO	2 GAL	
* 30 #	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
* 4 #	PINUS MUGO PUMILLIO	DWARF MUGO PINE	5 GAL	
* 17 #	POTENTILLA MANGO TANGO	MANGO TANGO POTENTILLA	2 GAL	
9 #	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
* 10 #	ROSEMARINUS 'ARP'	ARP ROSEMARY	2 GAL	
* 36 #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
12 #	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	24" O.C.
GREEN ROOF TRAY PLANTING SYSTEM, TRAY SYSTEM WEIGHS UP TO 34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM. 415 SQ FT APPROXIMATELY, FIELD VERIFY				



PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

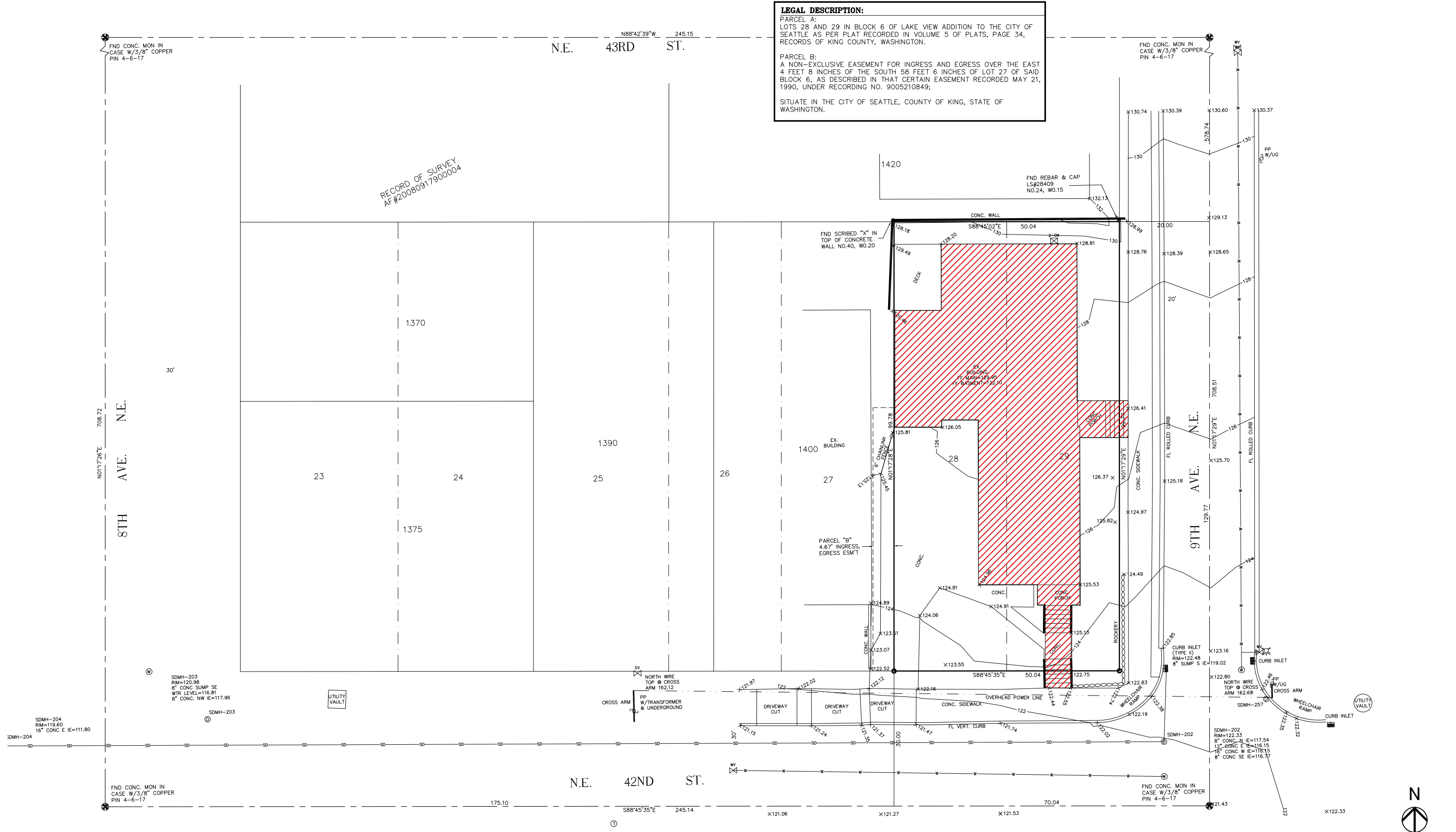
AT GREEN ROOF, 4" DEEP OF 7/8" WASHED ROUNDED GRAVEL BORDER, USE PERMALOC BORDER SYSTEM.

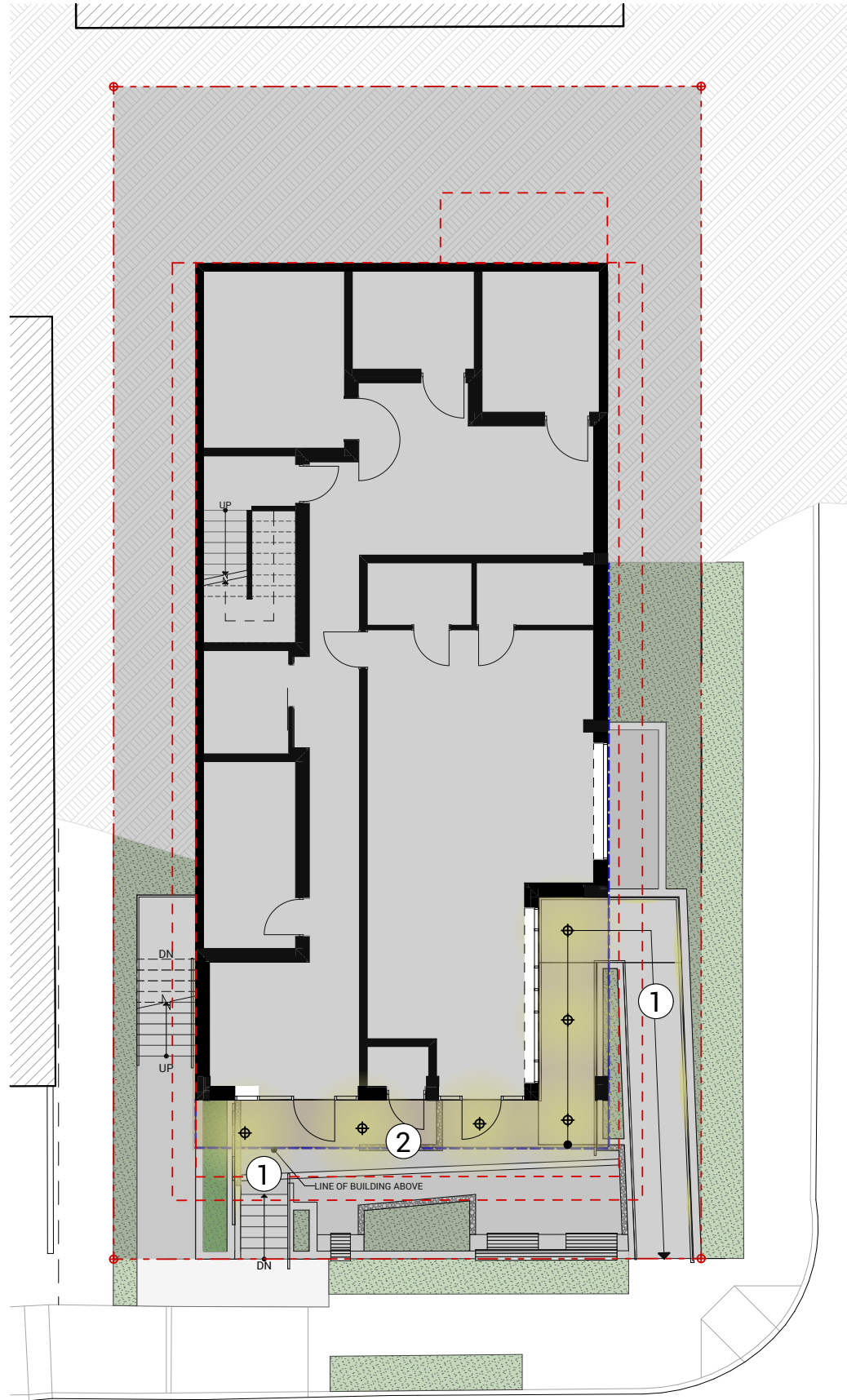
ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

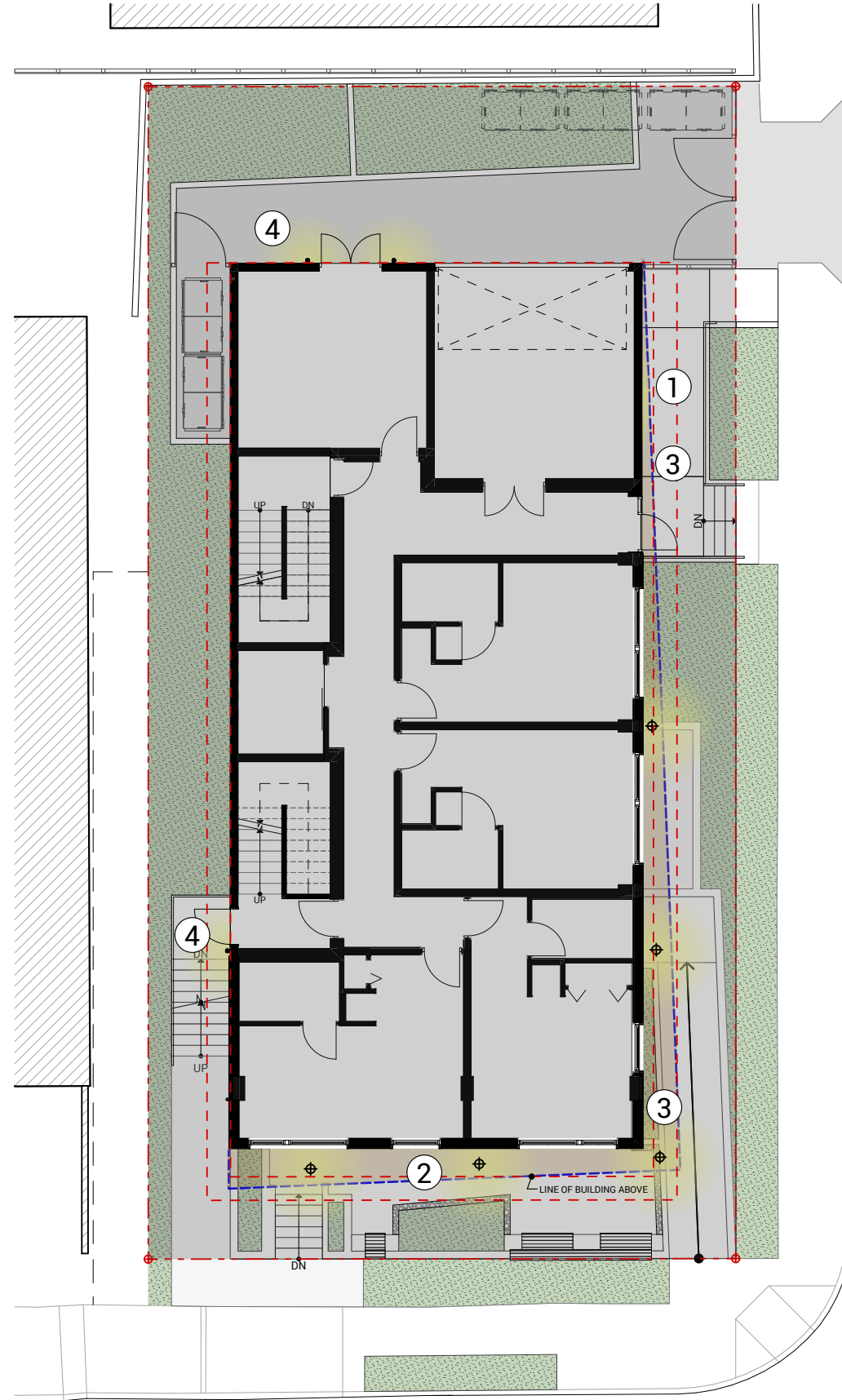
FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH
 * SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)
 PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES
 # DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN
 SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
 COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.
 COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

Site Survey





Site Lighting Plan Basement



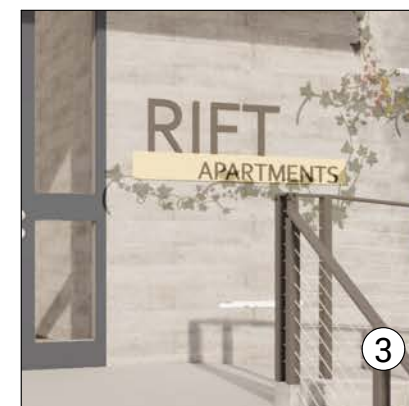
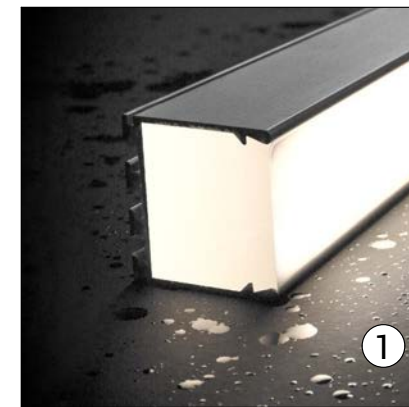
Site Lighting Plan Ground

Lighting Key

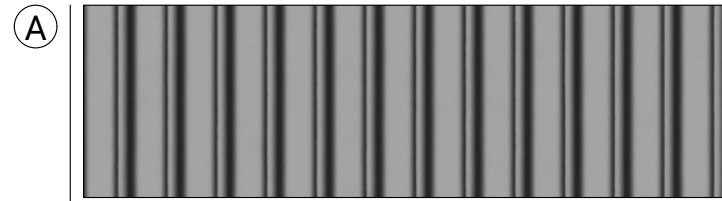
- ① LED Strip Lights
- ② Soffit Light
- ③ Blade / Building Sign
- ④ Wall Sconce
- Soffit Above

Note:

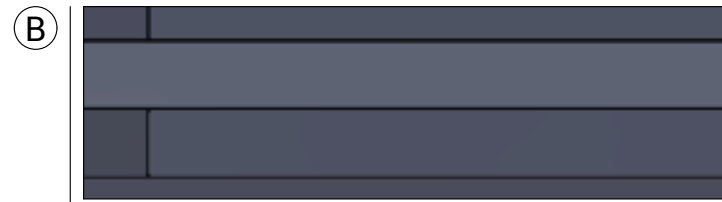
1. Per SMC 23.45.534, all lighting to be shielded and directed away from adjacent properties.
2. Egress lighting to be provided per SMC 1006.2 with emergency power backup.
3. All exterior lights to be dark night certified



Material & Color Board



Corrugated Metal | Factory Finish



Oko Skin | Anthracite



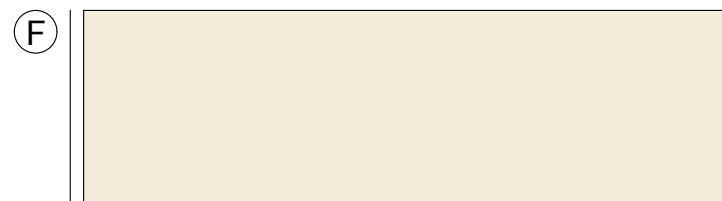
Fiber Cement Soffit



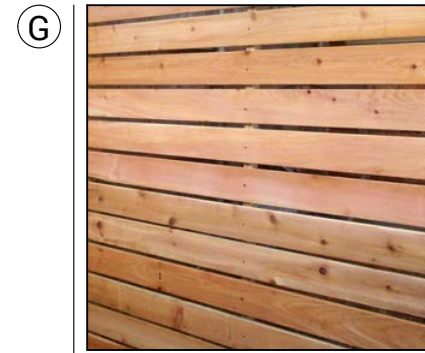
Exposed Concrete | Natural



Window | Bronze Anodized



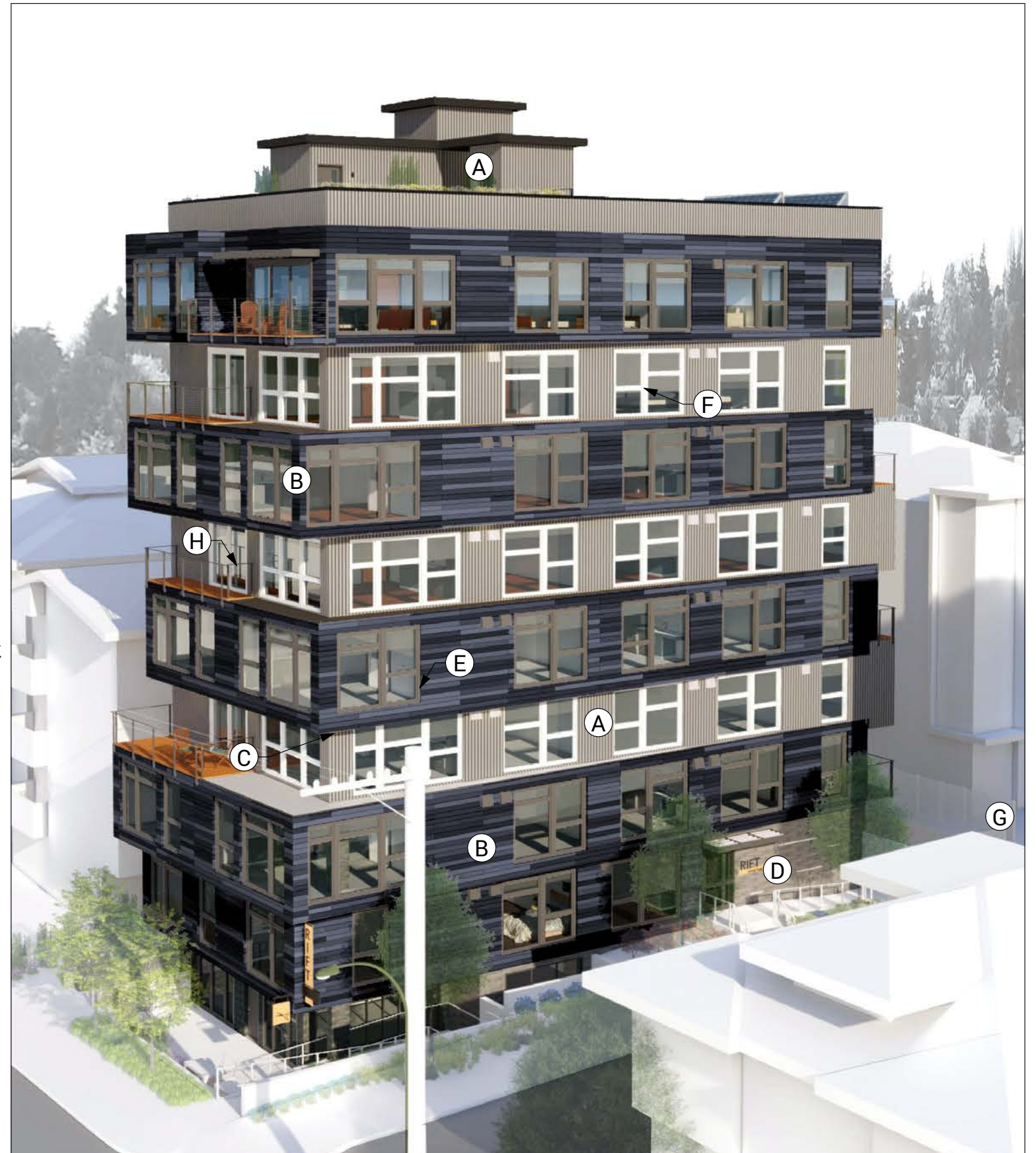
Window | Navajo White



Cedar Fence

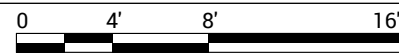


Powder Coated Guardrails | Black





North Elevation



East Elevation



- (A) 

Corrugated Metal
- (B) 

Oko Skin Anthracite
- (C) 

Fiber Cement Soffit
- (D) 

Board Formed Concrete
- (E) 

Aluminum Window Bronze Anodized
- (F) 

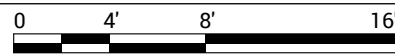
Aluminum Window Navajo White
- (G) 

Horizontal Wood Slats Gate

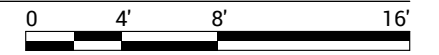
Building Elevations



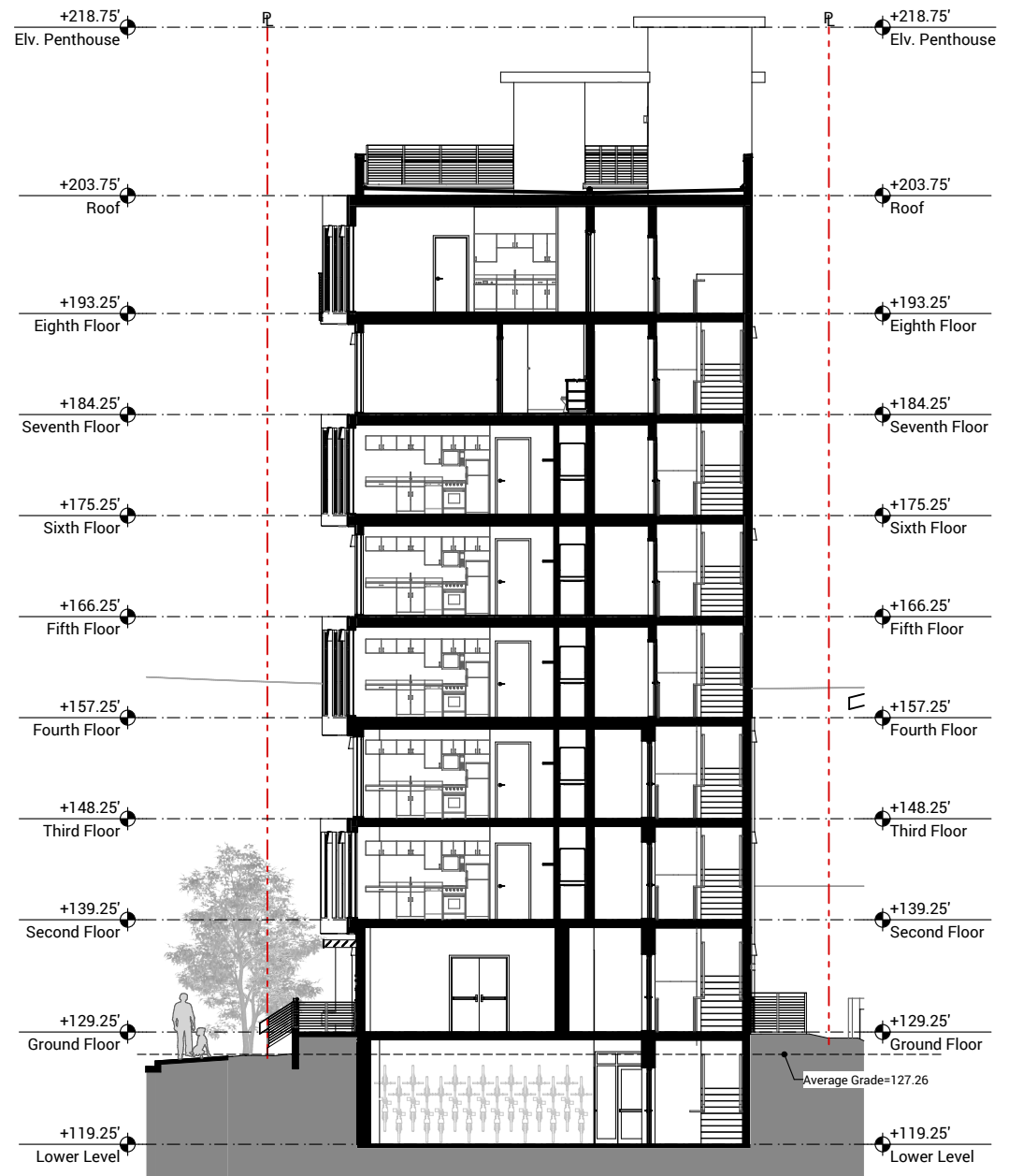
South Elevation



West Elevation



- (A)**  Corrugated Metal
- (B)**  Okoskin
3 Color Variation
- (C)**  Fiber Cement Soffit
- (D)**  Board Formed
Concrete
- (E)**  Aluminum Window
Bronze Anodized
- (F)**  Aluminum Window
Navajo White
- (G)**  Horizontal Wood Slats
Gate



A



B



Shadow Study



March 21st



June 21st



December 21st

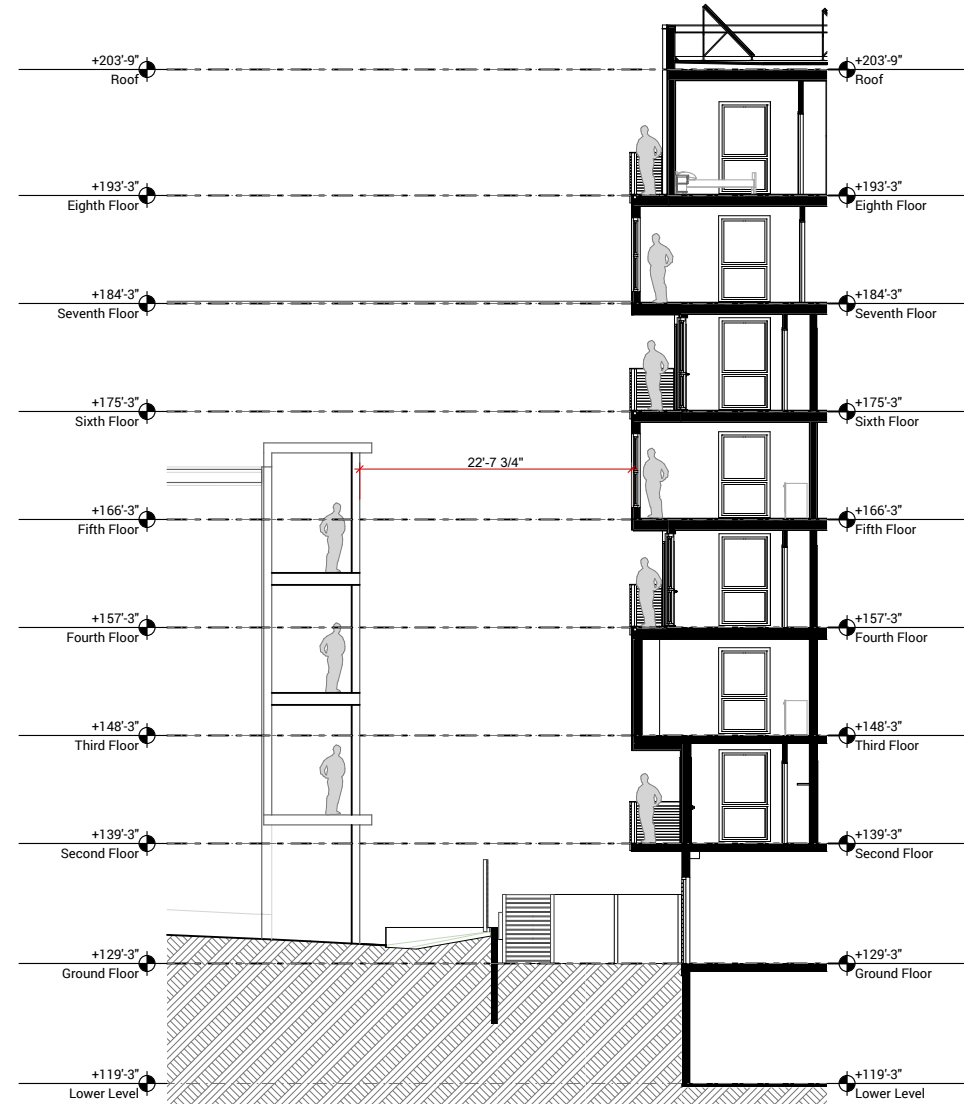


Privacy Study:

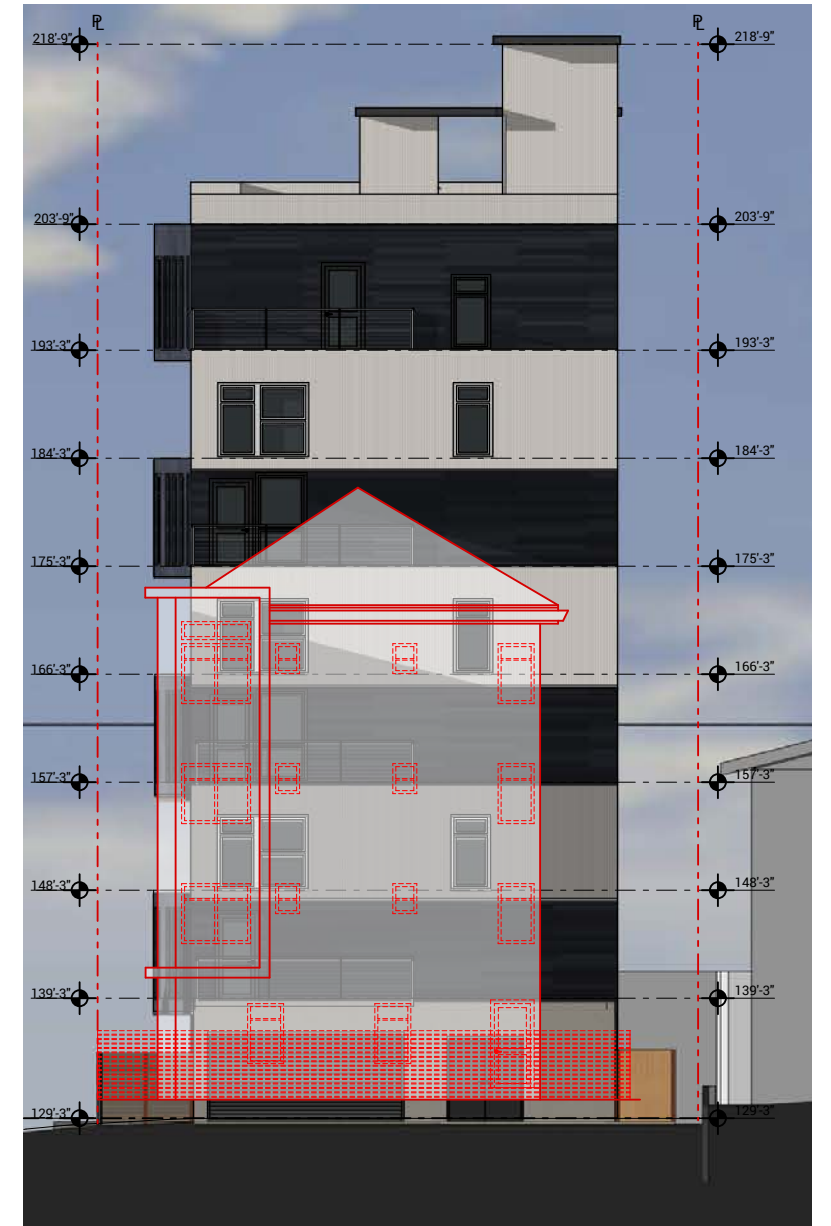
Due to the southern exposure of the neighboring building to the north, window openings are minimal with the exception of 3 stories of corner windows. Units at the north-west corner are oriented to take advantage of eastern views and do not have primary views facing the neighbor to the north. There are no units or openings facing the neighbor to the west.



Neighboring Building to North



Privacy Study Section

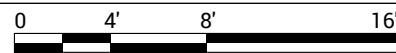


Elevation Overlay

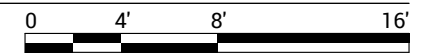
Alternate Material Study



South Elevation



East Elevation



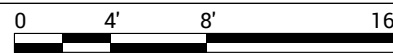
- (A) 
Okoskin
Timber
- (B) 
Okoskin
Sahara
- (C) 
Fiber Cement Soffit
- (D) 
Board Formed
Concrete
- (E) 
Aluminum Window
Bronze Anodized
- (F) 
Aluminum Window
Navajo White
- (G) 
Horizontal Wood Slats
Gate



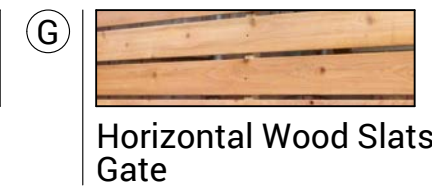
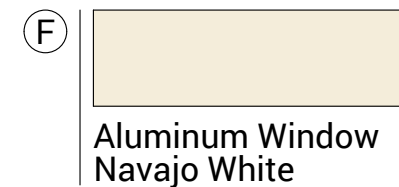
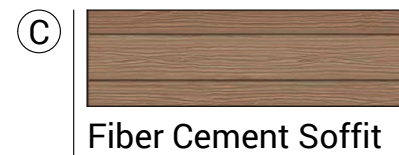
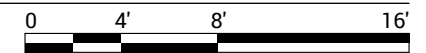
Alternate Material Study



South Elevation



East Elevation





Signage Design



Sign Inspiration



Sign Inspiration



Corner Blade Sign



Pedestrian Entrance Day



Pedestrian Entrance Night



Departure Diagrams | Request #1

CODE CITATION SMC 23.45.518.B

CODE REQUIREMENT MR zones. Minimum setbacks for the MR zone are shown in Table B: Rear setback: 15 feet from a rear lot line that does not abut an alley; or 10 feet from a rear lot line abutting an alley.

PROPOSED DESIGN DEPARTURE A departure has been requested for Preferred Option 3 'Rift' for a 10'-0" rear setback with no net gain, volumetrically, for the development.

RATIONALE Due to the small size (5,000sf) of the site, approximately 45% of the land area is within the setback requirements.

With and FAR of 4.5 (22,500sf total) and a height limit of 85'0" a full build-out to the very edges of setback requirements results in a building under the allowed FAR area.

This in-and-of-itself is not an issue. The issue is it encourages no risk-taking or incentive to create a structure of aricetural interest.

With this additional room to work; the structure have more room to breath and be manipulated in plan to create the rifted terracing effect shown and discussed throughout the proposal.

This is a trade-off scenario where no additional volue in the envelope is claimed in a full-faith effort to provide more architectural interst in the design without grabbing more area.



Third Floor

Fourth Floor

Fifth Floor

Seventh Floor

KEY

- Area / Volume Less Than Average Setback
- Area / Volume Greater Than Average Setback



Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Envelope (cu ft)
8	0	0
7	1,304	2,328
6	0	0
5	1,304	2,328
4	286	1,105
3	1,304	2,328
2	0	0
1	0	0
Total	4,198	8,089

CODE CITATION
CODE REQUIREMENT

SMC 23.45.518.B
MR zones. Minimum setbacks for the MR zone are shown in Table B: Side setback from interior lot line: For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback; Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.

PROPOSED DESIGN DEPARTURE

A departure has been requested for Preferred Option 3 'Rift' for an average setback greater (>) than 10'-0" above 42'-0" in height. The 7'-0" minimum setback above 42'-0" complies with the existing requirement.

RATIONALE

Compliance with setback requirements for the portion of structure at or below 42'-0" in height still met.

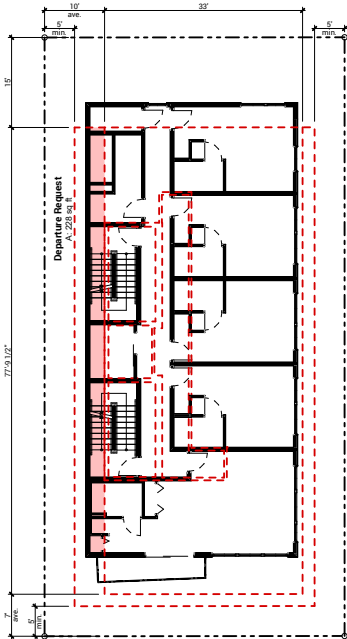
The site is a corner lot, with the two streets abutting the south and east sides of the site.

As a long and narrow, small site the primary objective was to orient the residential units so that all had optimal views, air, and daylight to street-side-facing facades.

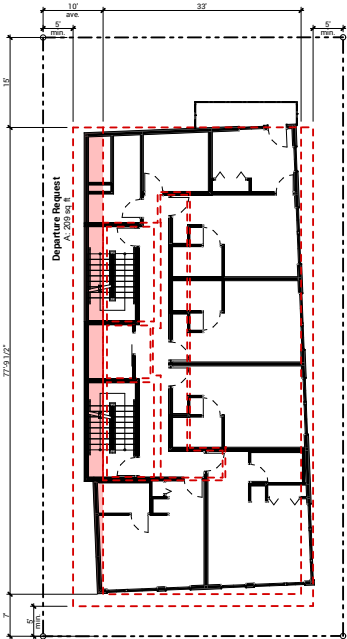
Though this has been successfully accomplished, the result is the circulation core (exit stairs, elevator, and trash chute) occupying the rear/ side portion of the structure.

Due to the shaft-like nature of the core and the accompanying circulation corridor, a compromise must be made between the set at 42'-0" accomplished by positioning the stair at 10'-0" throughout resulting in an overall loss in the depth of residential units below 42'-0"

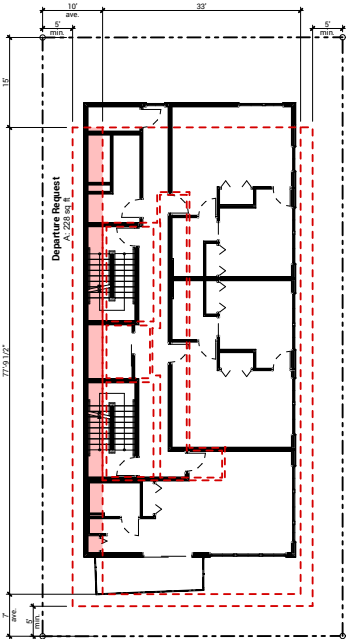
As a solution, we are asking to depart from requirement in order to provide a core at 7'-0" for the entire height of the structure.



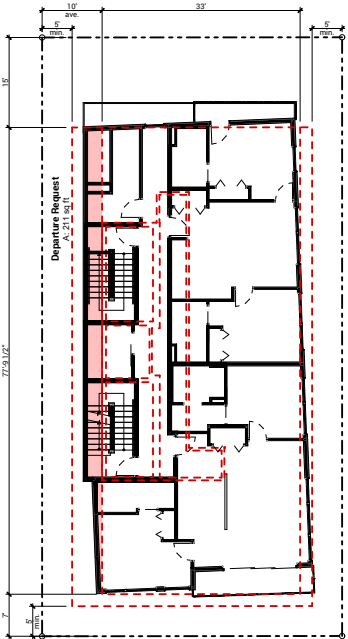
Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor

KEY

- Area / Volume Less Than Average Setback
- Area / Volume Greater Than Average Setback



Departure Diagrams | Request #3

CODE CITATION SMC 23.45.518.B
CODE REQUIREMENT MR zones. Minimum setbacks for the MR zone are shown in Table B: Front and side setback from street lot lines; 7 foot average setback; 5 foot minimum setback.

PROPOSED DESIGN DEPARTURE A departure has been requested for Preferred Option 3 'Rift' to provide less than an average 7'-0" for a given floor and more than an average 7'-0" on another floor with no net gain, volumetrically, for the development – i.e. volumetrically each facade provides a minimum average 7'-0" setback just not on a per floor basis.

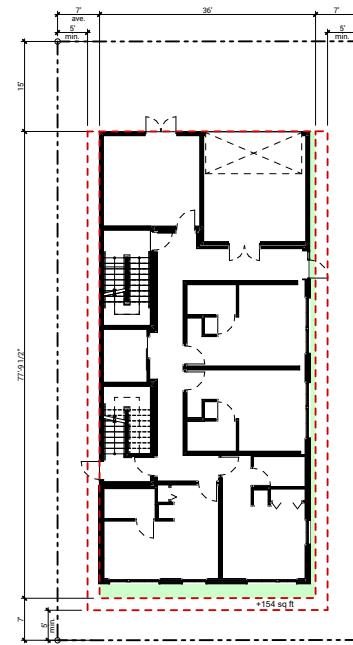
RATIONALE A 5'-0" minimum setback has been maintained, per the code requirement. Due to the small size (5,000sf) of the site, approximately 45% of the land area is within the setback requirements.

With and FAR of 4.5 (22,500sf total) and a height limit of 85'0" a full build-out to the very edges of setback requirements results in a building under the allowed FAR area.

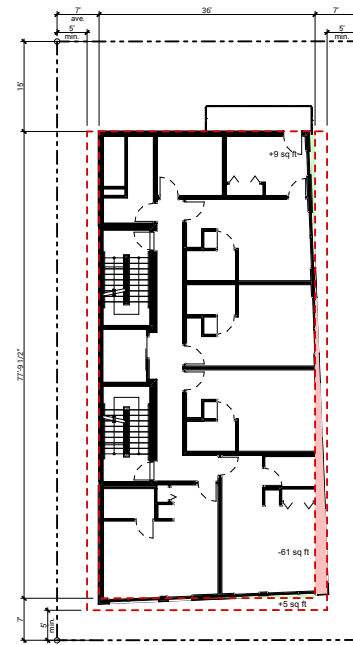
This in-and-of-itself is not an issue. The issue is it encourages no risk-taking or incentive to create a structure of architectural interest.

With this additional room to work; the structure have more room to breath and be manipulated in plan to create the rifted terracing effect shown and discussed throughout the proposal.

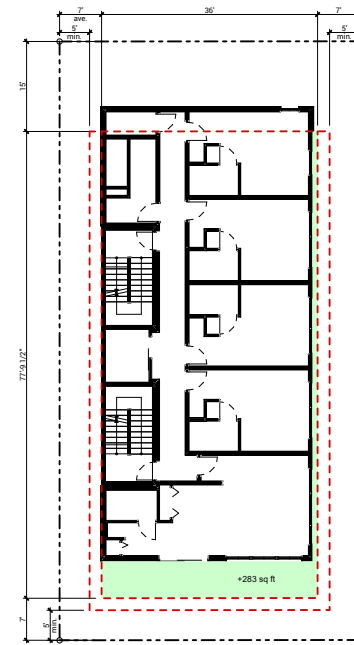
This is a trade-off scenario where no additional value in the envelope is claimed in a full-faith effort to provide more architectural interest in the design without grabbing more area.



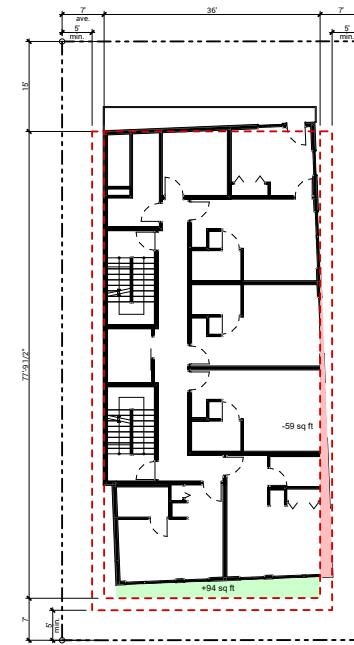
1st Floor



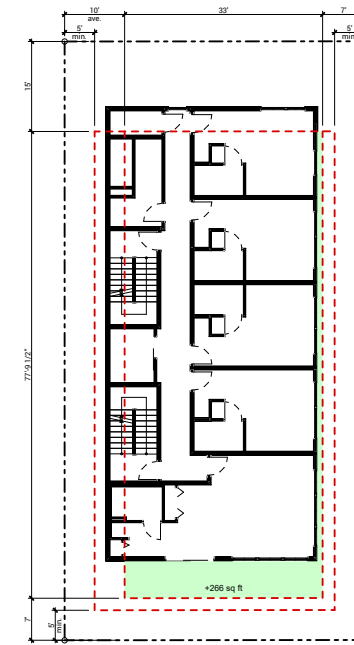
2nd Floor



3rd Floor

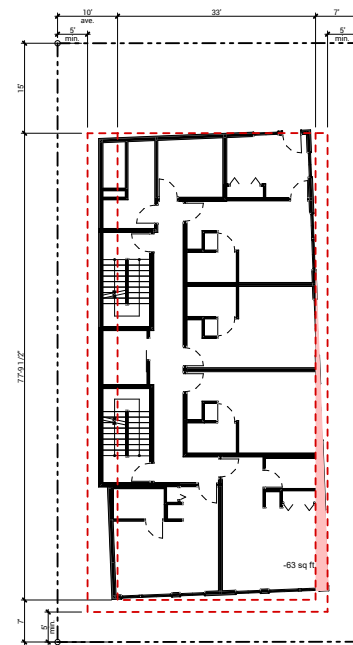


4th Floor

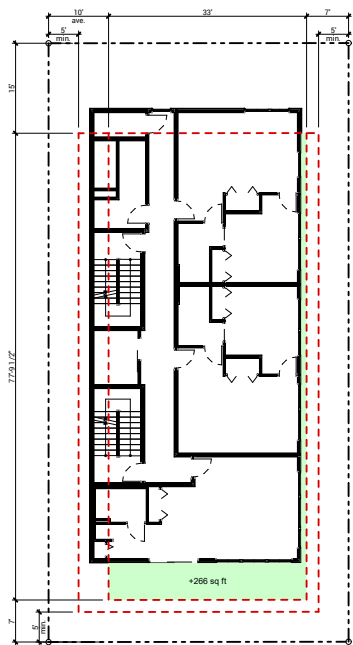


5th Floor

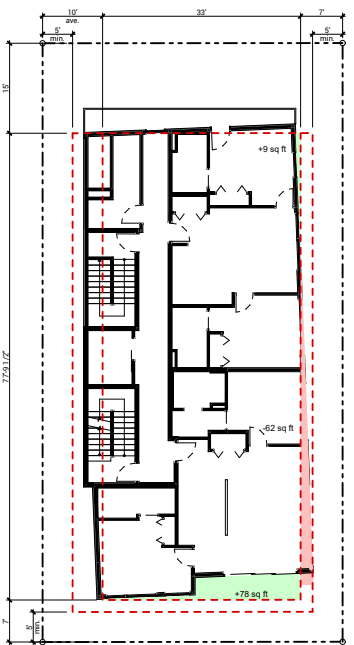
KEY
 Area / Volume Less Than Average Setback
 Area / Volume Greater Than Average Setback



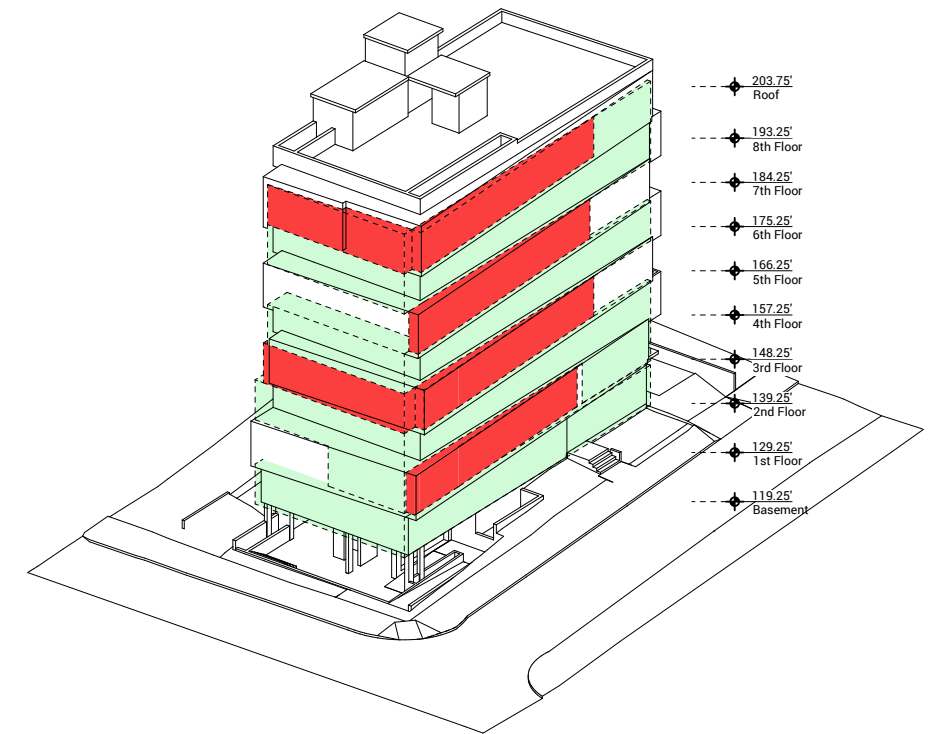
6th Floor



7th Floor



8th Floor



AXON 3D DIAGRAM VIEW

Floor	Volume of Requested Departure (cu ft)	Volume of Unused Allowable Envelope (cu ft)
8	622	498
7	0	2,658
6	631	0
5	0	2,658
4	592	940
3	0	2,831
2	607	142
1	0	1,542
Total	2,452	11,269



Renderings



Entry Plaza Day



Entry Plaza Night



Roof Deck Perspective



Roof Deck Birds-eye



North-East Corner



Building Modulation Along 9th St. (East Side)



Rear Yard Perspective