

242c

2429 8th Avenue North Seattle WA | DPD# 3014966

Owner
Architect
Structural
Landscape
Surveyor
Civil
Geotechnical
Built Green
Arborist

Waverly 8 LLC
S+H Works LLC
Malsam Tsang Engineering
Root of Design
Allied Land Surveying, Inc
Blue Line Group
Robert Pride
Green Dog Enterprises
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506 2nd Ave Ste 1020 Seattle, WA 98104
1101 E Pike Ste 200 Seattle, WA 98122
122 South Jackson St Ste 210 Seattle, WA 98104
7104 265th St Stanwood, WA 98292
2312 168th ST Bothell, WA 98012
25 Central Way Ste 400 Kirkland, WA 98033
13203 Holmes Point Rd NE Kirkland, WA 98034
14119 82nd PL NE Kirkland, WA 98034
21529 4th Ave W #C31 Bothell, WA 98021

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basics
context

guidelines
analysis

concept

standards
s+h works

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PROPOSAL

zoning **LR2**

lot size **9,968 SF**

far **1.2**

allowable gsf **11,962 SF**

proposed gsf **11,584 SF**

units **8**

parking stalls **8**

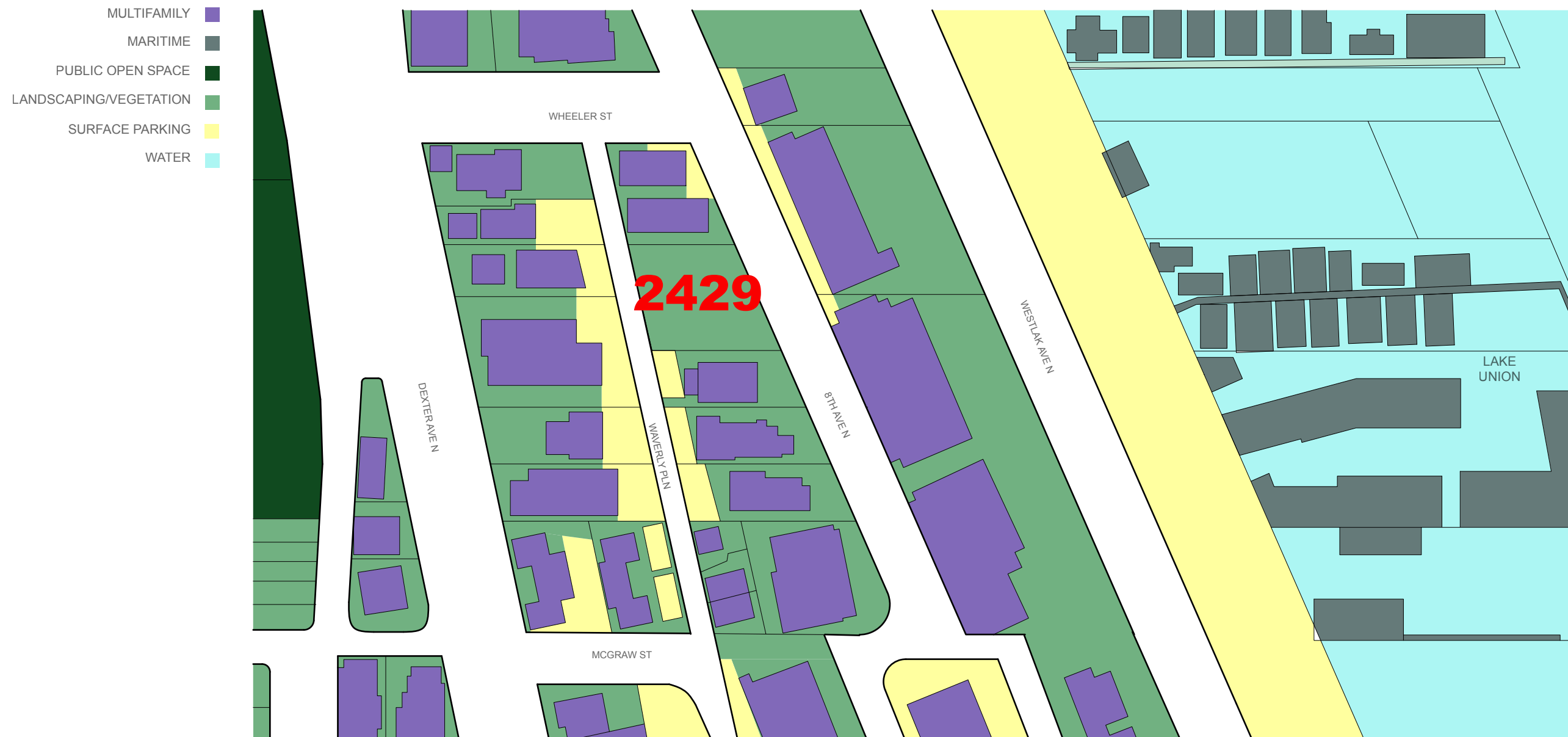
2429 is a four duplex, eight unit development located at 2429 8th Avenue North. The site is bound on the east by 8th Avenue N, on the west by Waverly Place N alley, and on the north and south by adjoining properties. The site is zoned LR-2 and has an ECA overlay due to the property's slope to the east. Across the alley to the west the zoning changes to LR-3 and across Westlake one block to the east the zoning becomes C2-40. The area is characterized by a mix of small to mid-sized low-rise apartment buildings from a variety of eras and in a range of styles. To the north is a small two/three story apartment complex, to the south a four story apartment building. Into this context the project seeks to create livable urban density on a challenging infill site. 2429 draws upon existing contextual elements and blends them with a contemporary aesthetic. Massing and materials are used to break down the scale of the buildings and ensure the integrity of the individual units. The development is organized around a central circulation spine running east-west between 8th Avenue N and the alley, and courtyard/garden spaces running north-south. These two axis give definition to the individual duplexes while simultaneously knitting the four buildings together into a coherent whole. The project design is based on several site considerations:

1. Maximize the development potential in a way that supports the city's planning objectives and is sensitive to the larger community.
2. Respond to and build upon the existing context while providing a more fine grained and nuanced counter point to the often times monolithic characteristics of the neighboring buildings.
3. Capitalize on the individual units' view potentials to Lake Union and the city to the east by following the pattern of adjacent projects in using the slope to maximize views while minimizing the impact of the building heights.
4. Create a strong visual connection from the street through the project via a central spine, and create clearly readable circulation and entrances.
5. Meet Built Green 4-Star standard
6. Enhance and stabilize the underutilized property,



VICINITY

USE TEXT CONTEXT CON

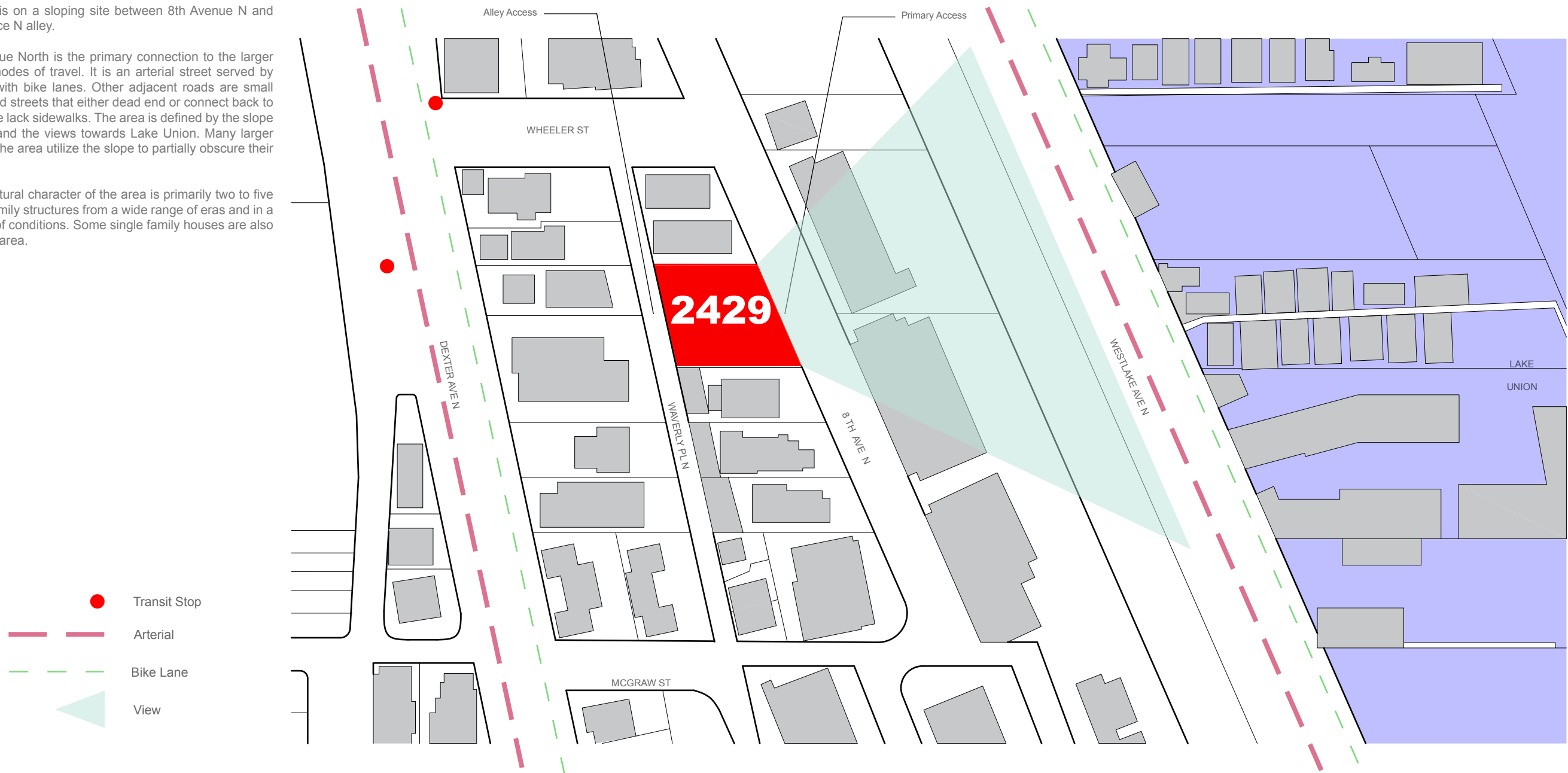


URBAN EXTENSION

The project is on a sloping site between 8th Avenue N and Waverly Place N alley.

Dexter Avenue North is the primary connection to the larger city for all modes of travel. It is an arterial street served by transit and with bike lanes. Other adjacent roads are small neighborhood streets that either dead end or connect back to Dexter, some lack sidewalks. The area is defined by the slope to the east and the views towards Lake Union. Many larger buildings in the area utilize the slope to partially obscure their mass.

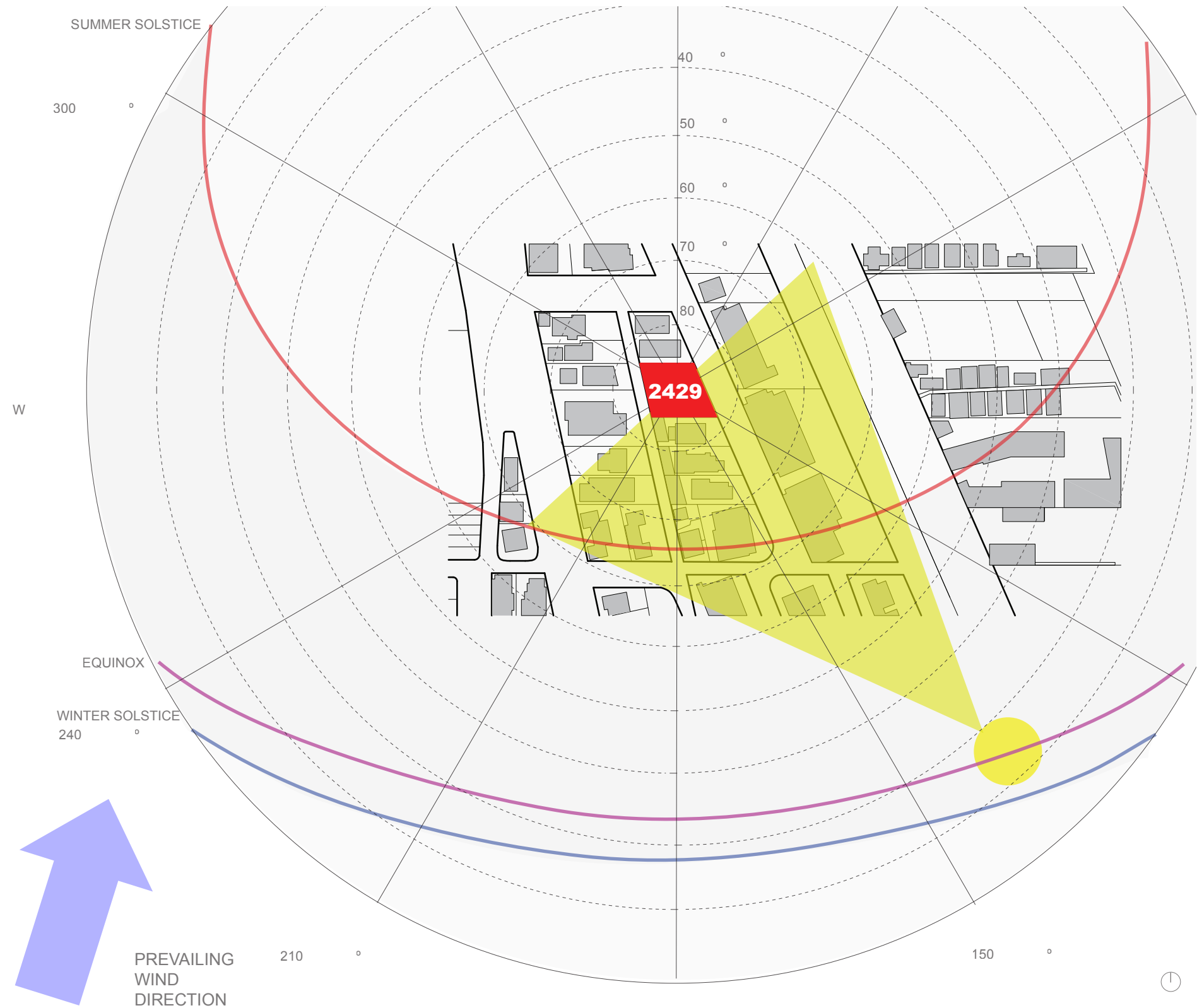
The architectural character of the area is primarily two to five story multifamily structures from a wide range of eras and in a wide range of conditions. Some single family houses are also found in the area.



ENVIRONMENTAL

TEXT CON

SUMMER
solstice
june 21st 5.12 AM | 9:11 PM
june 21st 9 am 45°
june 21st noon 64°
june 21st 4 pm 37°
WINTER
solstice
december 21st 7.55 AM | 4:21 PM
december 21st 9 am 7°
december 21st noon 19°
december 21st 4 pm 2°



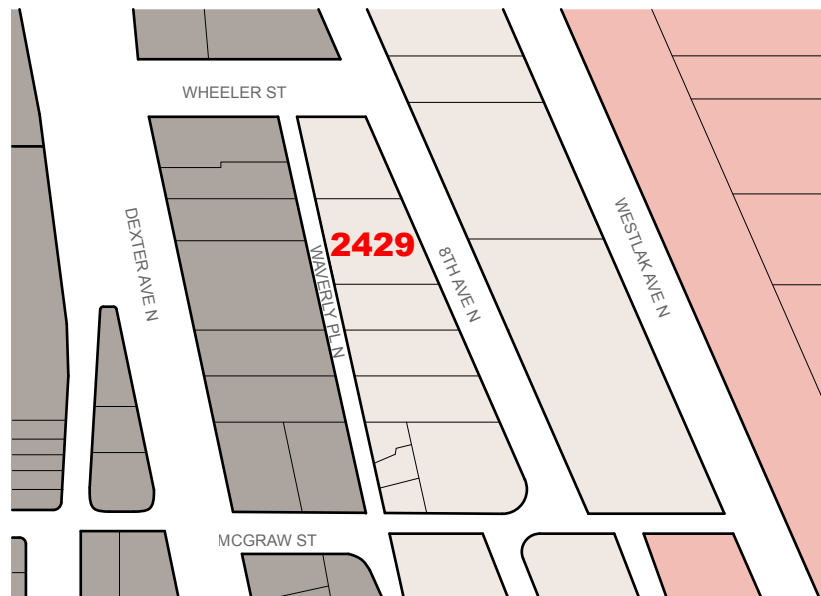
DISTRICT

ZONING

LR2 - LOWRISE 2

LR3 - LOWRISE 3

C2 - 40 COMMERCIAL



8TH AVENUE NORTH

Both the east and west side of 8th Avenue North are composed entirely of multifamily residential structures. The west side has tall, thin two to four story apartment buildings that are accessed from both 8th Avenue N and from Waverly Place N. The east side of the street has more horizontally oriented four to five story apartment buildings built into the hillside such that only two stories are visible on the street.



8TH AVENUE N LOOKING SOUTH



8TH AVENUE N LOOKING NORTH



8TH AVENUE N - LOOKING WEST



8TH AVENUE N - LOOKING EAST

WAVERLY PLACE N

Both the east and west side of Waverly Place North are composed almost entirely of multifamily residential structures. Most of the buildings are working with the slope such that the buildings on the west side stand two to four stories tall and those on the east have only one floor visible. A variety of ages, styles and conditions are represented. The street level is dominated by parking in the form of garage doors, car ports and surface stalls.

2429



WAVERLY PLACE N LOOKING SOUTH

2429



WAVERLY PLACE N LOOKING NORTH



McGraw ST

multifamily

multifamily

multifamily



multifamily

across from

multifamily

2429



single family

Wheeler ST

LR3

WAVERLY PLACE N - LOOKING WEST



Wheeler ST

multifamily



2429



multifamily

multifamily

multifamily



multifamily

duplex

McGraw ST

LR2

WAVERLY PLACE N - LOOKING EAST

WHEELER+MCGRAW

The predominate scale of both Wheeler and McGraw Streets is two to four story multifamily housing. There are several single family and duplex units intermixed, but they are the exceptions. The buildings represent a wide range of eras and styles, utilizing a variety of materials and forms. Parking dominates the street level facade of many of the projects.

LR3

WHEELER STREET LOOKING NORTH



LR2

LR3

WHEELER STREET LOOKING SOUTH



LR2

LR3

MCGRAW STREET LOOKING NORTH + EAST



LR3

MCGRAW STREET LOOKING SOUTH + WEST



RESPONSE GUIDELINES

GUIDELINES		ANNOTATIONS
A. SITE PLANNING		
A-1	Respond to Site Characteristics	The property is located on the east facing side of what appears to be an ECA 40% Steep Sloped site. Territorial views towards South Lake Union may be obtained at the upper levels. Check-in with City Light, the utility line may impact siting location of proposed structure along 8th Ave. N.
A-2	Streetscape Compatibility	
		Scale proposed structure to fit within the context of the eclectic mix of architectural styles.
A-3	Entrance Visible from the Street	Entrance should be clearly readable from street directing pedestrians to proposed units.
A-5	Respect for Adjacent Sites	Be mindful of the existing pattern of front setbacks adjacent to the ROW when selecting the location of the east building.
A-6	Transition Between Residence and Street	It is desirable to establish a street-level presence in a manner that fits within the neighborhood context.

B. HEIGHT, BULK AND SCALE

B-1	Height, Bulk and Scale Compatibility	The surrounding monolithic buildings should not be emulated, seek a more refined scale in the neighborhood.
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C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2	Architectural Concept and Consistency	Seek a design voice and presence that is coherent at the development site.
C-4	Exterior Finish Materials	Seek durable finishes – how will it wear 7 to 10 years out.

D. PEDESTRIAN ENVIRONMENT

D-1	Pedestrian Open Space and Entrances	Readable entries are desirable.
D-3	Retaining Walls	Seek to engage the street-level, avoid blank retaining walls at street level
D-6	Screening of Dumpsters, Utilities and Service Areas	Siting of proposed recycling/trash area should minimized impacts (odor, visual, etc.) upon adjacent properties.
D-8	Treatment of Alleys	Design sensitivity should invoke thoughtfulness upon adjacent LR3 zone
D-12	Residential Entries and Transitions	Proposed access path to residential structure in the rear should be readable from the street

E. LANDSCAPING

E-1	Landscaping to Reinforce Continuity with Adjacent Sites	Seek landscape design flourishes that address both front and rear portions of the adjacent properties.
E-2	Landscaping to Enhance the Building and/or Site	Pay particular attention to alley frontage; seek design treatment to enhance this environment.

RESPONSE
The project responds strongly to the grade and views of the site. The cascading layout of the units works with the grade in order to maximize views. The landscape of terraces, planting and pathways uses the slope to create a series of discrete public and private outdoor spaces. The buildings have been laid out to avoid any conflicts with the overhead power lines.
The current composition of the street is a mix of 2 - 4 story apartment buildings in a range of scales with several single family homes intermixed. The proposed project is composed of four structures that will fall within and below the range of the existing building scale. Like the adjacent developments, the height of the buildings is mitigated by the slope. The style of the buildings reflect many material and spatial elements already found in the area while adding a contemporary addition to area characterized by a diversity of eras and styles.
Due to the slope of the site and position and organization of the buildings, entryways are visible and clearly defined from both 8th Ave N and Waverly PL N. Entry terraces and plantings help to visually reinforce the location and identity of the individual entrances. Each duplex has a material change where entrances are coupled to help accent the shift in form, as well as provide some distinction between unit entrances within each duplex. Canopies are provided at each entrance.
The building is sited so as to respect the existing pattern of setbacks. The primary orientation of all the units is to the east, taking advantage of the view and respecting the privacy of adjacent residents. The primary site circulation is centrally located to avoid stair and fence pairing with the north and south neighbors. This provides a distinction between sites and private residential access.
The residences use the grade of the site, stairs, terraces and landscaping to create a transition zone between the street edge and the building entrances. The building position, orientation and landscape composition will result in a streetscape condition that exceeds much of what currently exists.

The project consists of four sets of duplexes. The design uses the grade to place the buildings at varying levels such that each structure reads as distinct. Each building contains two units that are offset in order emphasize the individuality of the residences. The project uses material variety to further breakdown the mass and scale of the structures resulting in a project that will be far more fine-grained than many of the existing large-scale development in the area. The central stair and landscape spine provides relief in form, as opposed to side setback circulation with one large centered mass.

The Project has a strong overall concept and a simple and consistent material palette resulting in a unified identity for the four individual structures (See Project Summary for further details.) The project uses the massing to modulate and articulate the individual units. Materials and fenestration will serve to give definition to the building and allude to the functions within.
The material palette consists of a variety of long-lasting and well-wearing claddings that reflect the quality the proposed development aspires to achieve. The materials provide a balance of warm and cool, as well as, hard and soft.

The residences will use the grade of the site, stairs, terraces and landscaping to create clearly defined building entrances. Entrances are oriented towards both street faces. No unit entry is located directly off of a street or the central site stair path. Pathways to unit entrances branch off from the central stair and use stepping, plantings and patios to provide a private, individual entry condition to each unit. The amenities surrounding the entries are varied and provide a unique pedestrian environment.
Due to the slope of the site retaining walls are inevitable. Where they do appear they shall be used as part of a larger site plan that integrates plantings, pathways and terraces to create a visually pleasing and unified landscape.
Though most buildings that use the alley have exposed dumpsters, an appropriate and integrated wood screening enclosure is provided for the recycling/trash area that will minimize visual and olfactory impact to residents and neighbors.
The primary resident entrances for the rear units and parking will be from the Waverly Place/Alley side. The building facades/entrances off Waverly are welcoming and respectful of adjacent properties. The central circulation spine will terminate at the alley side, creating a positive visual continuity. Landscape planting is used to soften the parking area's impact.
The primary circulation for the site runs from Waverly Place N to 8th Ave N and has a strong visual presence established at each end through the use of paving material and associated landscaping. Pathways, stairs and patios branch off at various grades creating a circulation hierarchy.

Plantings, terraces, and pathways weave through the site, terminating at both street frontages resulting in visually pleasing conditions for adjacent properties. All portions of the site are addressed in the landscape plan in order to enhance residents' outdoor environment and respect adjacent properties.
The alley serves as the primary resident entrance or “front door” for the rear units, therefore a strong connection is made between landscaping and the interior courtyard/circulation through the use of paving materials and planting.

PRECEDENTS



1 BLOCK

C

Site + Circulation

Due to the area's dramatic topography many building are entered on multiple levels and connected through a stairs, landings and terraces.



Entry + Approach

Many street conditions are found in the neighborhood. Due to the slope of most lots, parking is often accommodated at the street level. In other cases raised entries are employed to provide for greater privacy and transition.



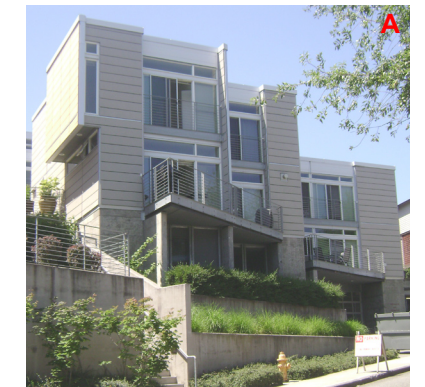
Massing + Materials

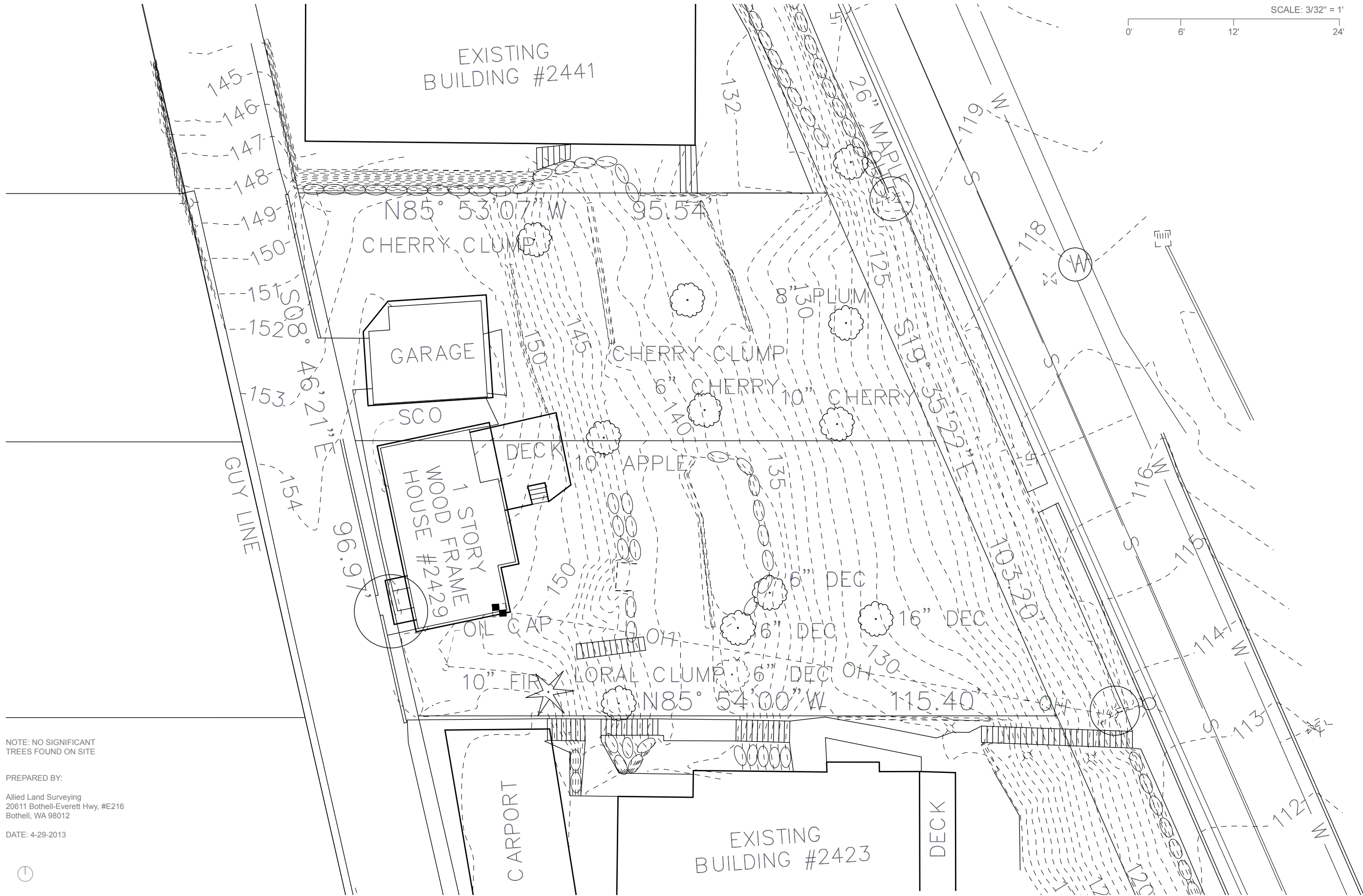
Multifamily housing is broken into smaller increments through the use of a simple yet consistent palette of claddings and thoughtful massing. The interplay between form and materials creates a more dynamic building facade and expresses the individual units.



Landscape + Gardens

Terraces, decks and sunken gardens are used in the area to allow for landscaping and outdoor space while working with the natural topography of the area. By working with the slope a variety of creative garden spaces are created.





SCALE: 3/32" = 1'

0' 6' 12' 24'

SURVEY

NOTE: NO SIGNIFICANT TREES FOUND ON SITE

PREPARED BY:

Allied Land Surveying
20611 Bothell-Everett Hwy, #E216
Bothell, WA 98012

DATE: 4-29-2013



SITE

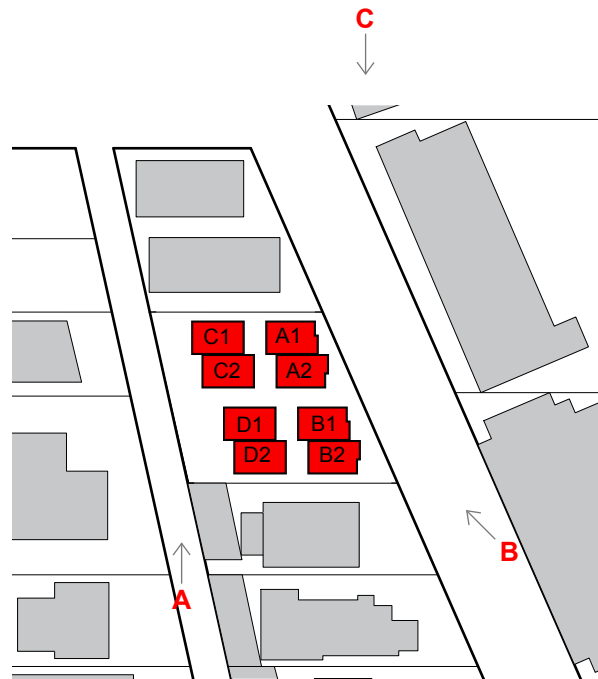


PHOTO KEY



B - NE PERSPECTIVE LOOKING SOUTH



A - SE PERSPECTIVE LOOKING NORTH



C - SW PERSPECTIVE LOOKING NORTH



AERIAL VIEWS

LOOKING WEST FROM 8TH AVE N



PROMINENT ENTRANCES VISIBLE FROM STREET

TERRACED GARDENS

CENTRAL CIRCULATION SPINE

STEPPED PLANTERS

LANDSCAPED R.O.W. BUFFER

8TH AVENUE N STREET PARKING

BIRDSEYE VIEW LOOKING NORTH



SCREENED ALLEY PARKING

PRIVATE ROOF TERRACE

CENTRAL COURTYARD

PRIVATE LANDSCAPED YARD

DISTINCT UNITS

PRIMARY SITE ENTRANCE | CIRCULATION

BIRDSEYE VIEW LOOKING NORTHEAST



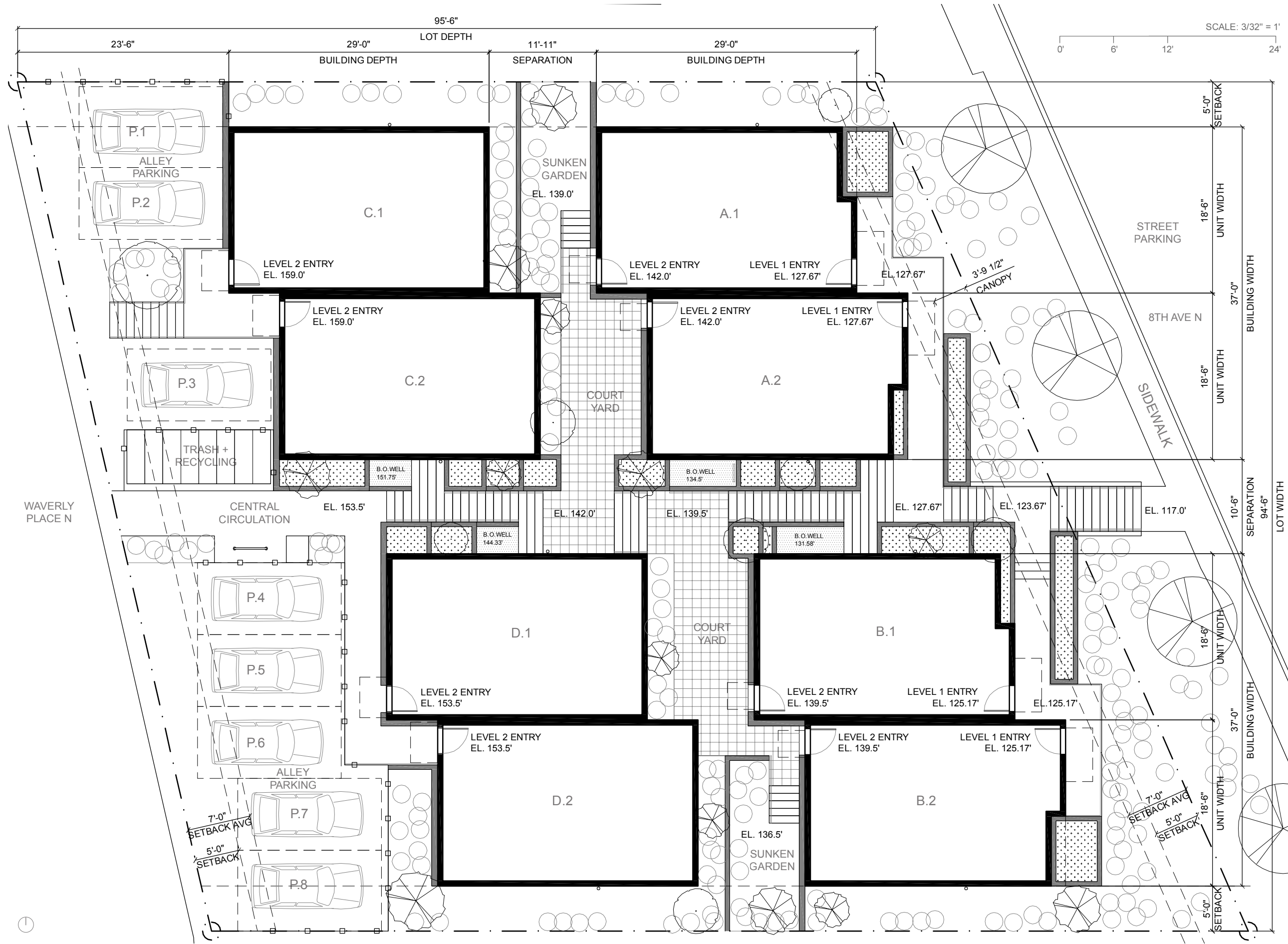
SCREENED TRASH + RECYCLING

PRIMARY SITE ENTRANCE | CIRCULATION

SCREENED ALLEY PARKING

COVERED ENTRANCES

PRIVATE ROOF TERRACE

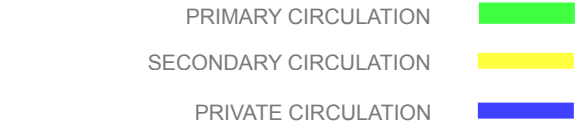
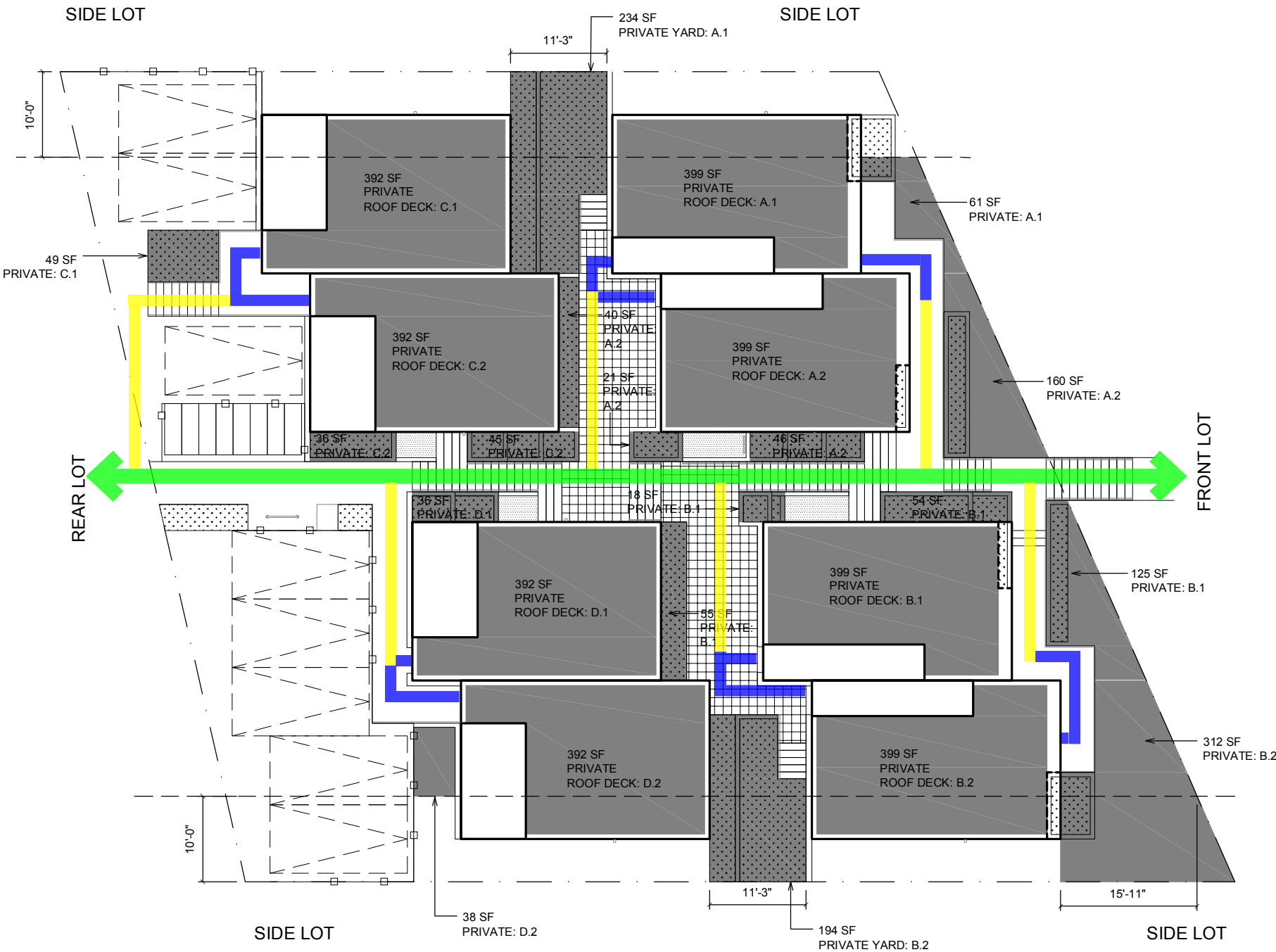


SITE PLAN

SITE + Z AMENITY CIRCULATION

The residences use the grade of the site, stairs, terraces and landscaping to create clearly defined building entrances and a clear circulation hierarchy. The Central stair allows access to splinter off of the circulation to the front units. Pathways to unit entrances branch off from the central stair and use stepping, plantings and patios to provide a private, individual entry condition to each unit. The amenities surrounding the entries are varied, contributing to a type of unit individuality separate from what the building modulation and materials accomplishes.

The amenity areas provided at grade are directly in response to the site circulation. The variety of spaces and plantings works hand-in-hand with the slope of the site. The topography of the site allows for a range of terraces, patios and yards which help to soften the slope. The result is an assortment of semi-private to private spaces without the need for fencing or partitioning.



AMENITY AREA
PER SMC 23.45.522
AMENITY AREA REQUIRED:
amenity area equal to 25% of lot area

LOT AREA	9,968
25%	2,492

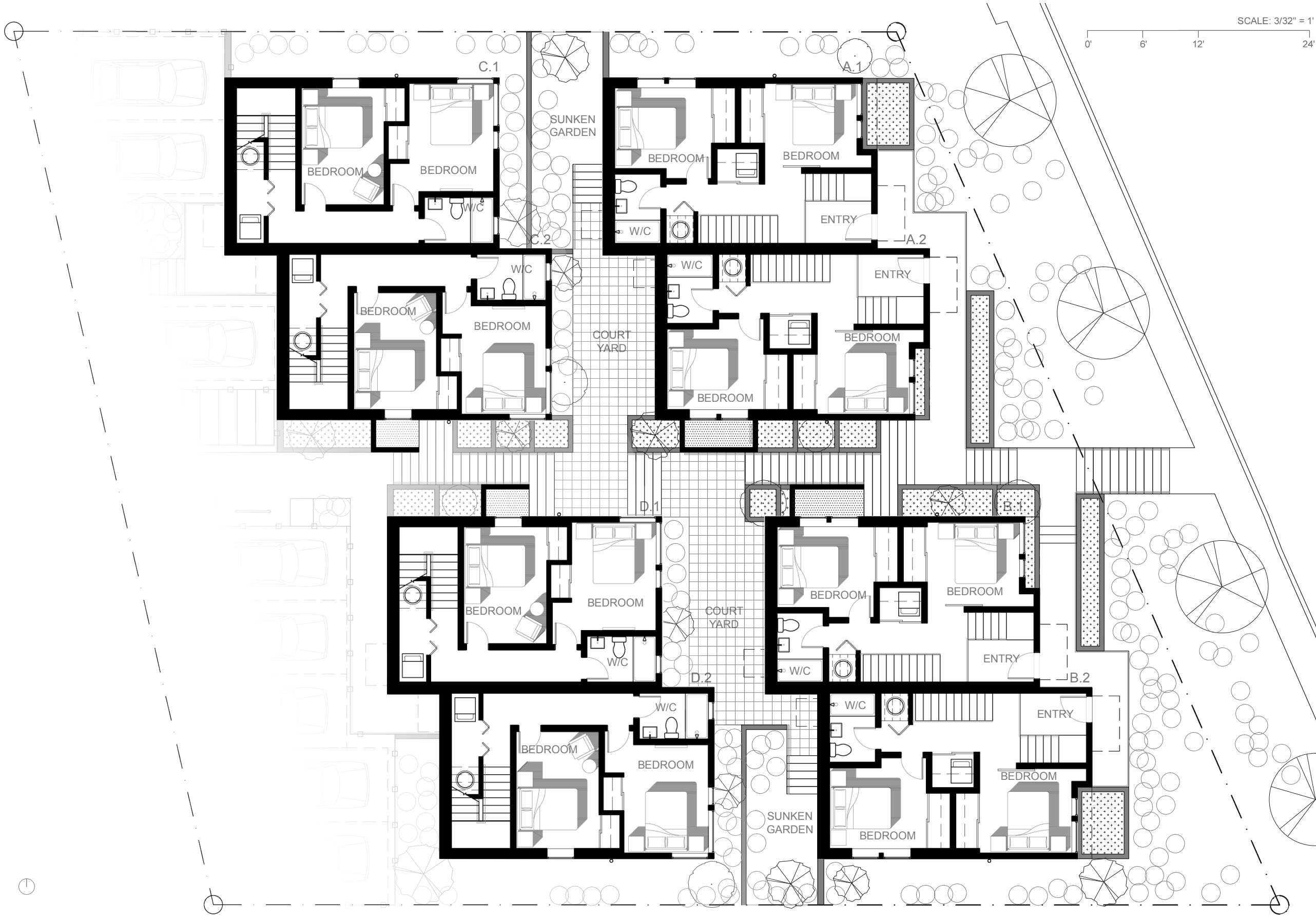
50% of amenity area to be provided at grade

AMENITY AREA	2,492
50%	1,246

PRIVATE AMENITY PROVIDED:

UNIT	AT GRADE	ROOF DECK	TOTAL
A.1	295	399	694
A.2	267	399	666
B.1	252	399	651
B.2	506	399	905
C.1	49	392	441
C.2	81	392	473
D.1	36	392	428
D.2	38	392	430
TOTAL	1,524	3,164	4,688

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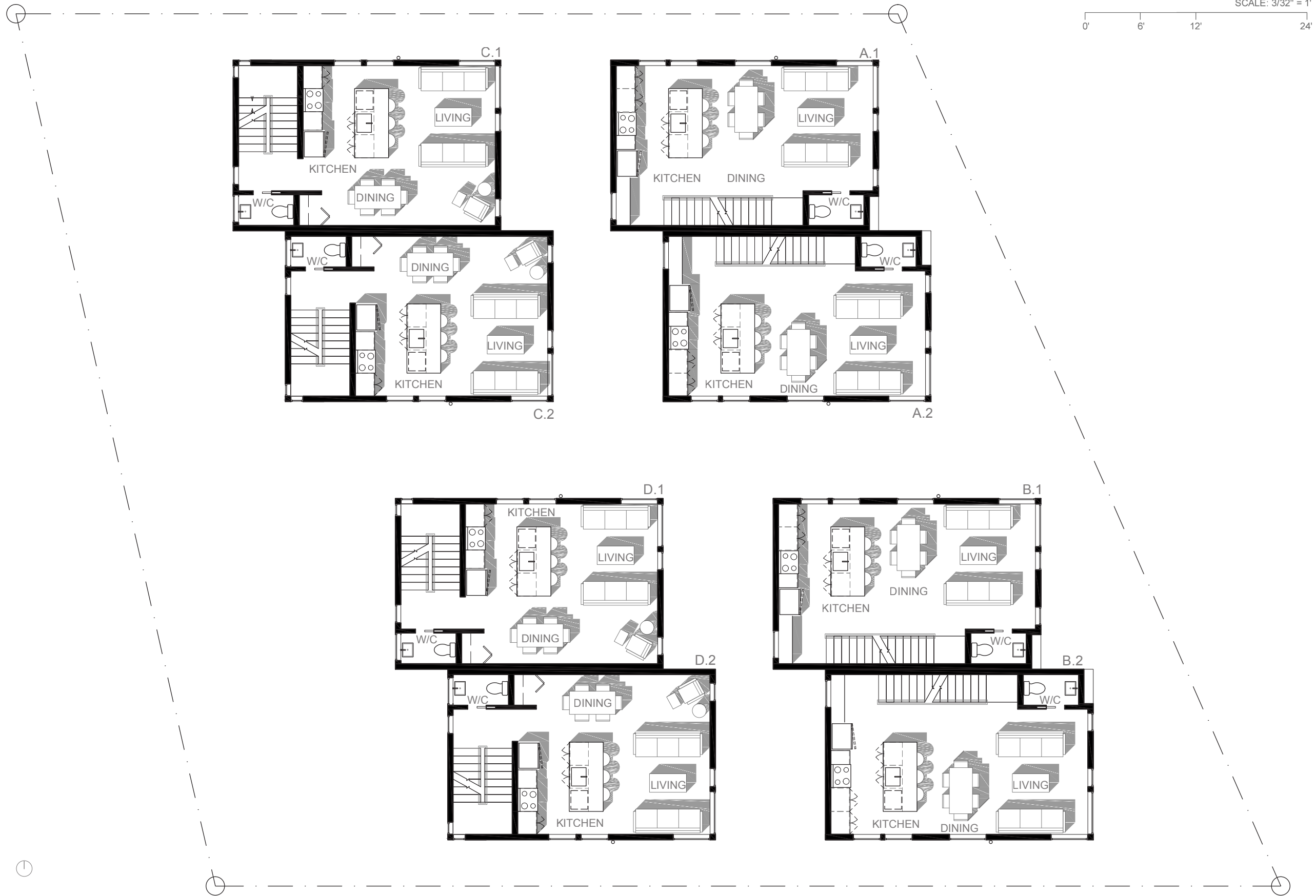


FLOOR PLANS

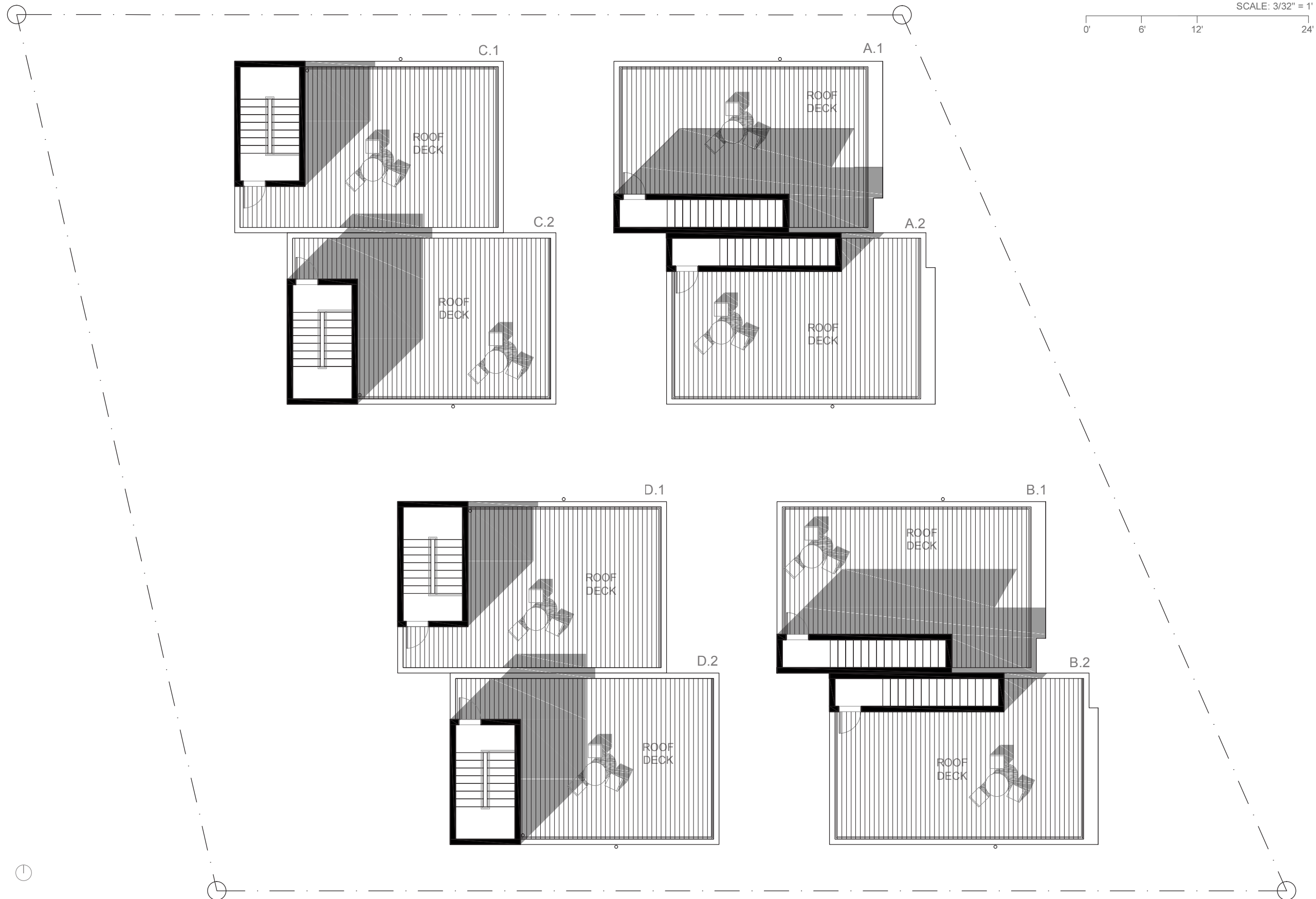


LEVEL 02 FLOOR PLANS

FLOOR PLANS LEVEL 03



ROOF FLOOR PLANS

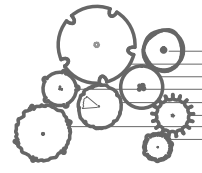
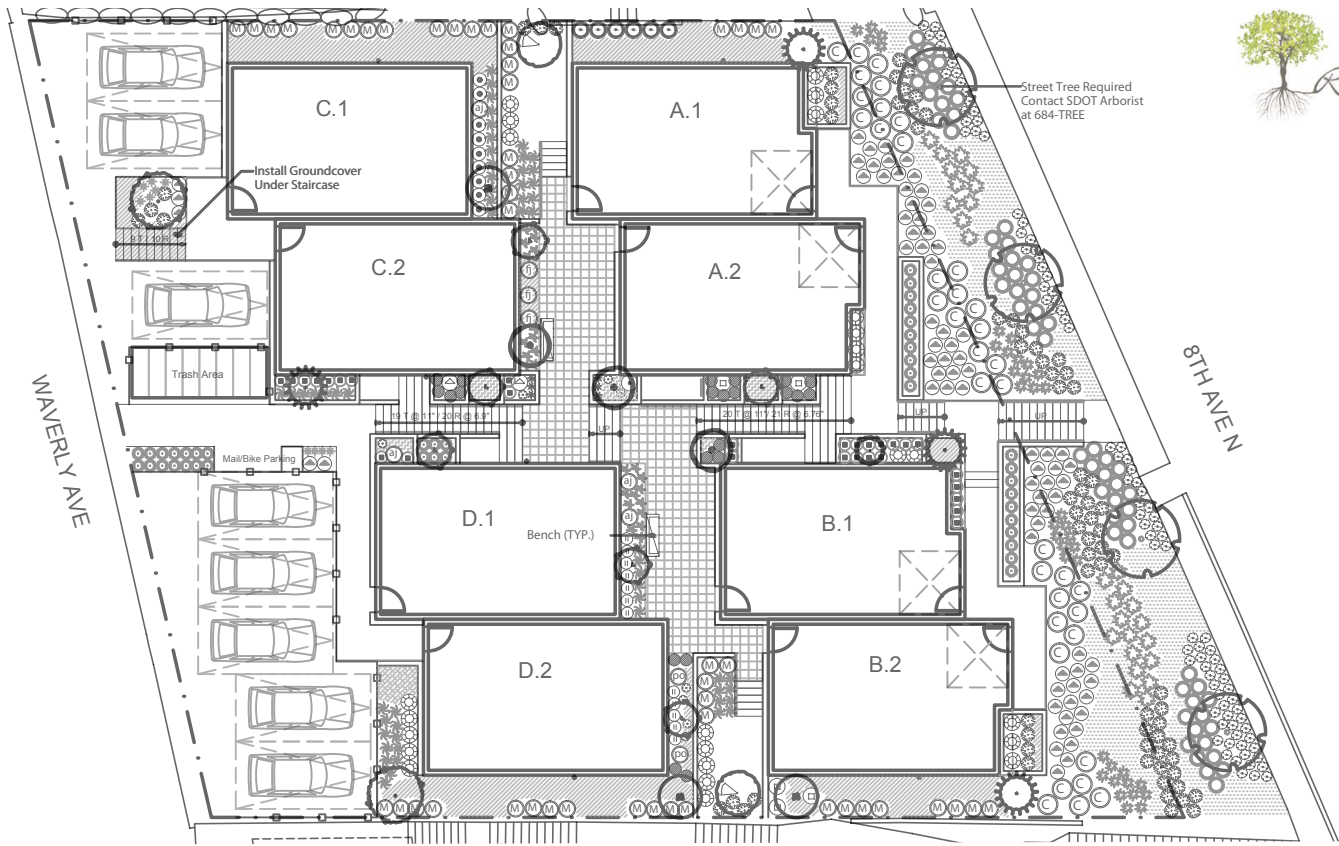




7104 265th ST NW #218 Stanwood, WA 98292
206 491 9945

LANDSCAPE

DRAWING NOT TO SCALE



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer glaberrimum Aureum	Golden Full Moon Maple	18' Cal.	
Rhus typhina	Coccoloba	2' Cal.	(DT, N)
Acer glaberrimum	Vine Maple	18' Cal. multi-trunk	(DT, N)
Acer glaberrimum Pacific Fire	Pacific Fire Maple	18' Cal.	(DT, N)
Acer glaberrimum Bloodgood	Bloodgood Maple	18' Cal.	
Chamaecyparis stricta Grevillei	Bender Hinoki Cypress	8-9' Ht.	
Fagus sylvatica Dawyck Purple	Dawyck Purple Beech	18' Cal.	
Cornus dogwood	Bronze Tree	8-9' Ht.	
SHRUBS & PERENNIALS			
Cornus sericea Kelsey	Kelsey's Dwarf Red-Osier Dogwood	2' Gal.	(DT, N)
Desmodium illinoense	Red Dog	1' Gal.	(DT)
Hypericum androsaemum	Dwarf Hypericum	1' Gal.	(DT)
Nandina domestica 'Gulf Stream'	Heavenly Bamboo	3' Gal.	(DT)
Baccharis pedunculata var. humilis	Dwarf Sweetbox	2' Gal.	(DT)
Baccharis pedunculata	Pragm Sweet Box	2' Gal.	(DT)
Baccharis pedunculata	Kuma Bamboo Grass	2' Gal.	(DT)
Hydrangea paniculata Little Lime	Little Lime Hydrangea	2' Gal.	(DT)
Hydrangea paniculata Blue Diamond	Blue Diamond Hydrangea	2' Gal.	(DT)
Baccharis pedunculata	Deer Fern	1' Gal.	(DT, N)
Baccharis pedunculata	Japanese Broom	3' Gal.	(DT)
Yucca filifera Spring Bouquet	Spring Bouquet Laurustinus	3' Gal.	(DT)
Physocarpus opulifolius	Copperleaf Noddy	3' Gal.	(DT)
Aster chinensis Variegata White	Folia Borealis	1' Gal.	
Halimolobos Ivory Prince	Ivory Prince Hellebore	1' Gal.	
Brunnera macrophylla Blue Heart	Heartleaf Alkanet	1' Gal.	
Ficus japonica	Japanese Aralia	3' Gal.	(DT)
Cornus sericea	Orange Sedge	1' Gal.	(DT)
Aster chinensis Variegata	Variegated Gold Dust Plant	3' Gal.	(DT)
Hydrangea paniculata	Creeping Dragon Grass	3' Gal.	(DT, N)
Hydrangea paniculata	Tai Chien Grass	3' Gal.	(DT, N)
Thysanotus Emerald	Emerald Green Anemone	8-9' Ht.	
Hakonechloa macro Auneid	Japanese Forest Grass	1' Gal.	
Permatum Gracie Love	Ginger Love Fountain Grass	1' Gal.	(DT)
Collinsia virginica Willow Flame	Willow Flame Heather	1' Gal.	(DT)
Cornus x Beneria White	Beneria White Rosehip	3' Gal.	(DT)
GROUNDCOVERS			
Chamaecyparis stricta Nigrescens	Black Mondo Grass	4' pots, 12' sq.	
Polypodium virginicum Green Sheen	Japanese Broom	4' pots, 12' sq.	(DT)
Baccharis pedunculata Auneid	Golden Baby Tears	4' pots, 12' sq.	
Rubus coccineus Emerald Carpet	Ground Cover Broom	4' pots, 12' sq.	(DT)



Orange Sedge



Creeping Oregon Grape



Golden Baby Tears



Dawyck Purple Beech

DRAWING NOT TO SCALE

LANDSCAPE PLAN



Coppertina Ninebark



Bloodgood Maple



Cascara Tree



Golden Full Moon Maple



Slender Hinoki Cypress



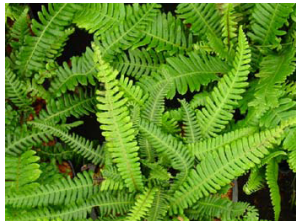
Pacific Fire Maple



Vine Maple



Japanese Forest Grass



Deer Fern



Wickwar Flame Heather



Black Mondo Grass



Kuma Bamboo Grass



Kelsey's Dwarf Red-Osier Dogwood



Heavenly Bamboo



Variegated Gold Dust Plant



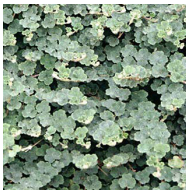
Heartleaf Alkanet



Japanese Skimmia



Little Lime Hydrangea



Ground Cover Broom



Japanese Aralia



Fragrant Sweet Box



Ivory Prince Hellebore



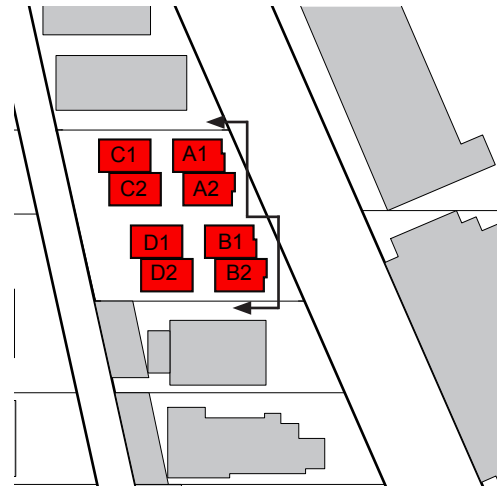
Dwarf Maiden Grass



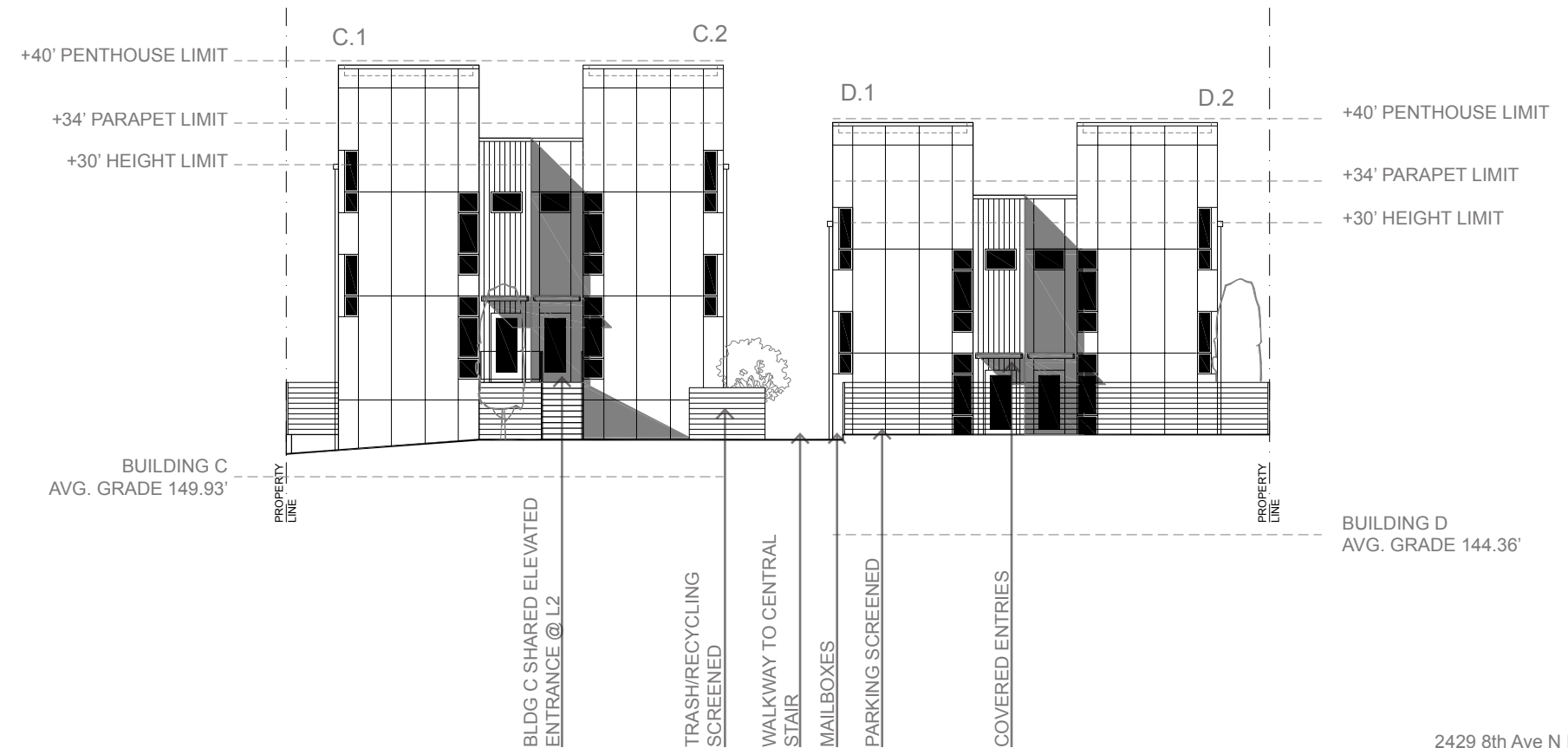
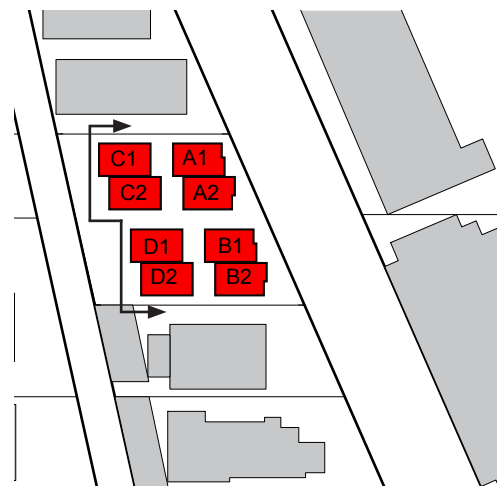
Spring Bouquet Laurustinus

LANDSCAPE

EAST



WEST

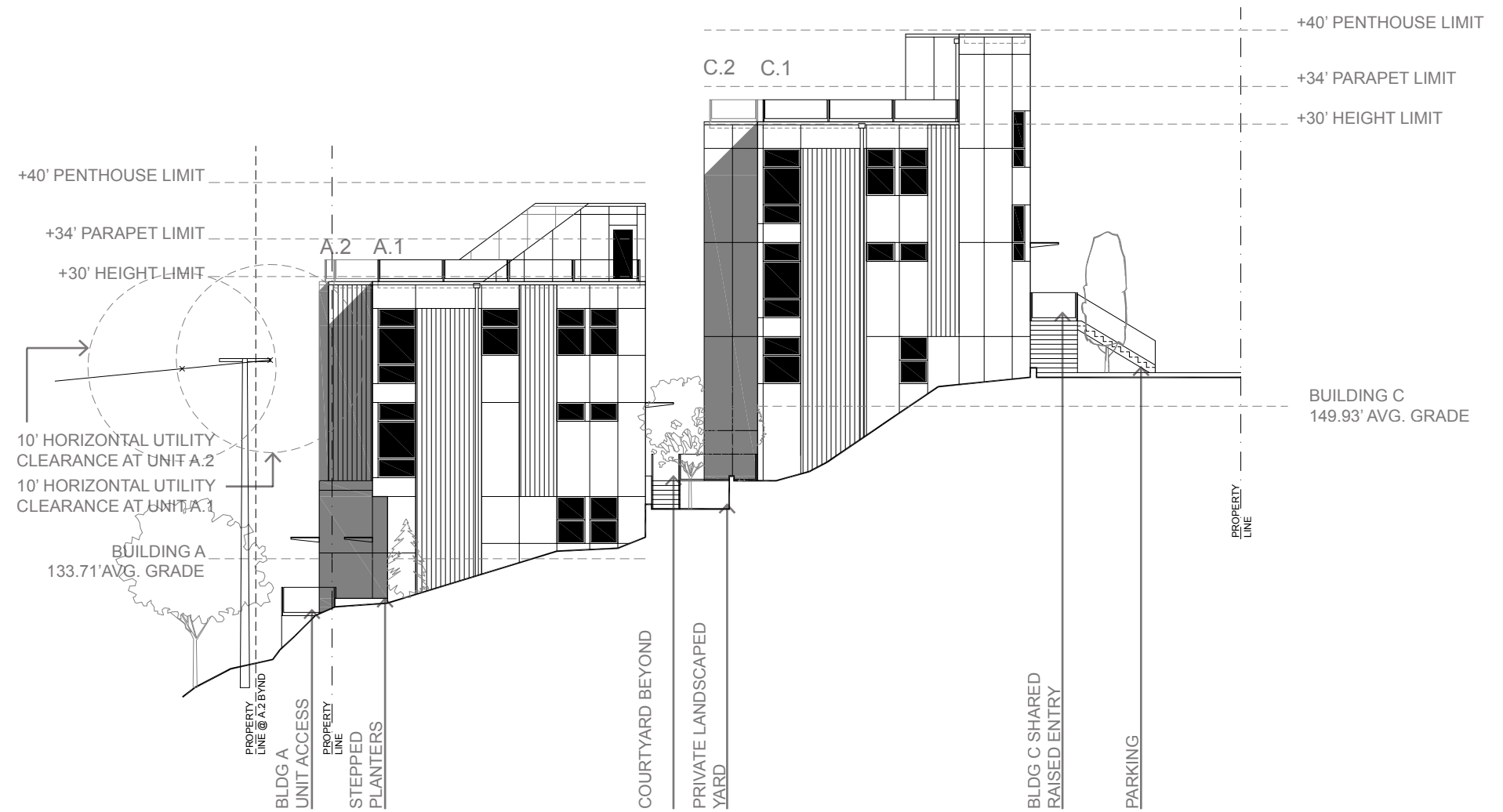
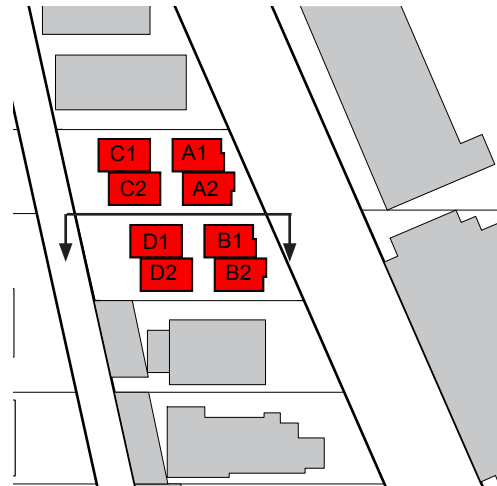


SCALE: 1/16" = 1'

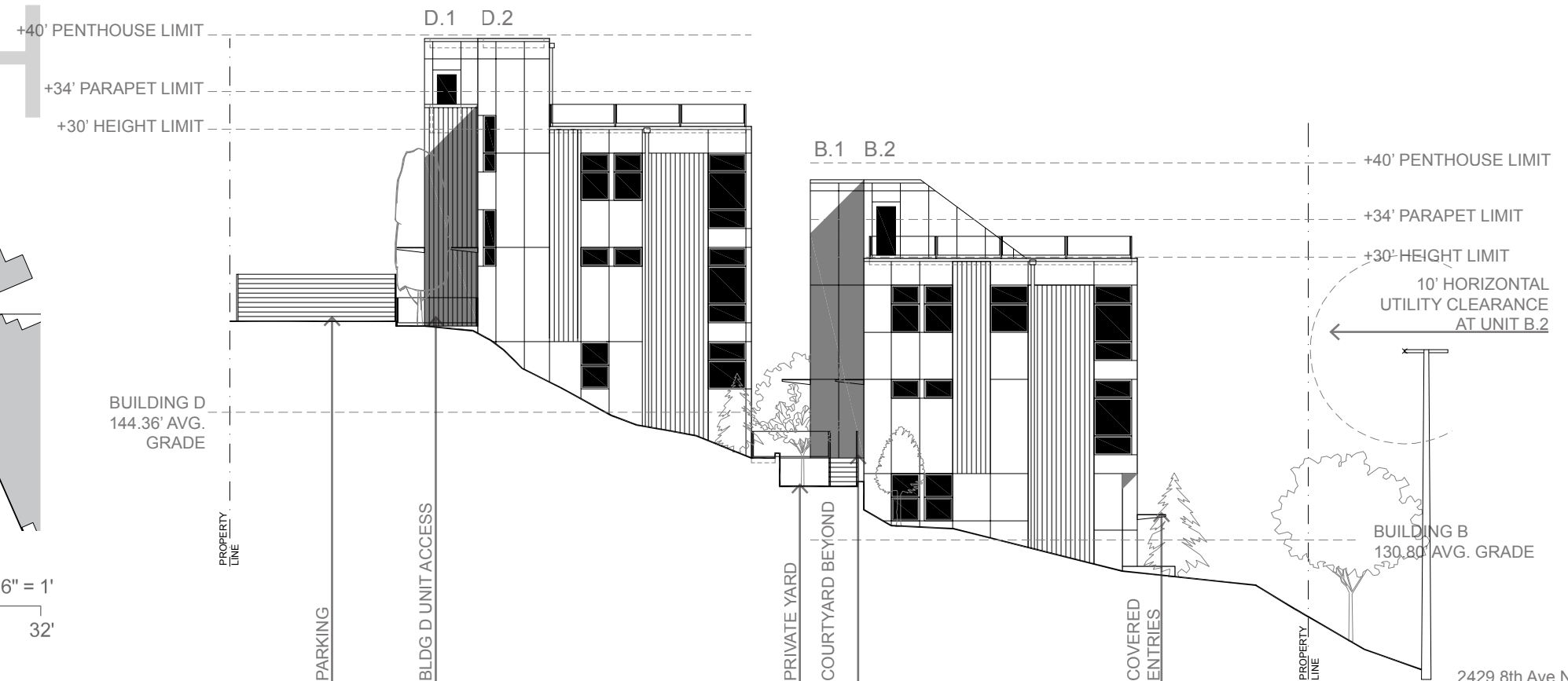
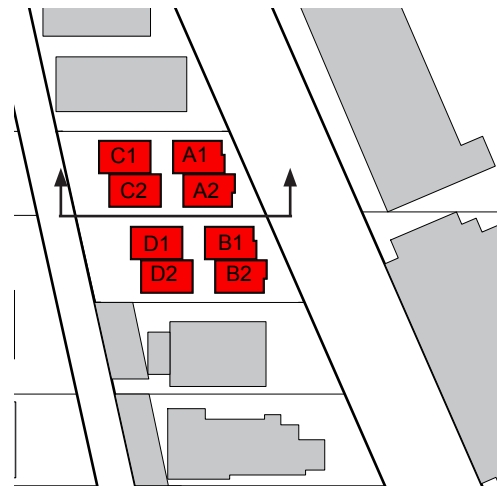
0' 8' 16' 32'

SNOVATION

NORTH



SOUTH

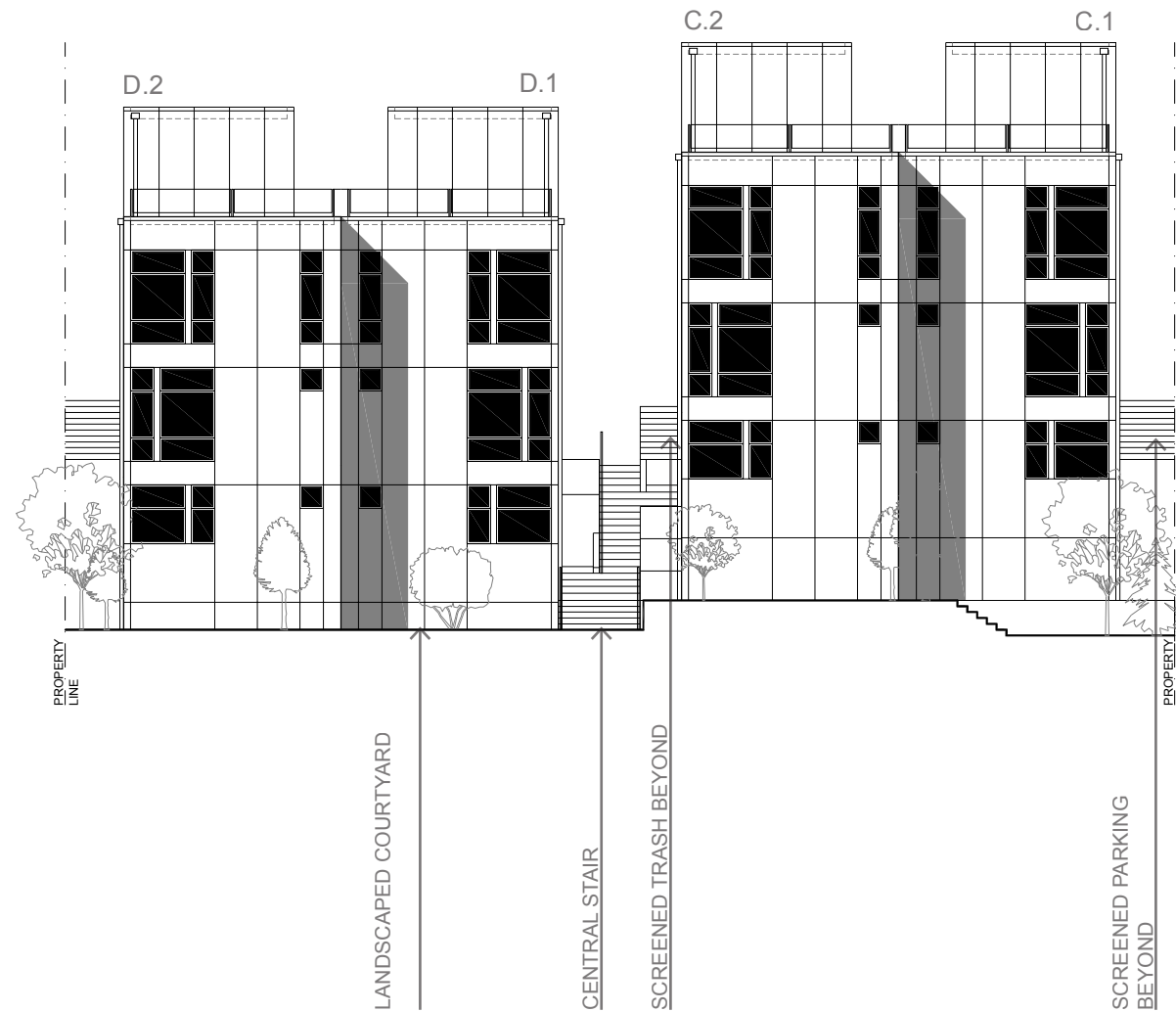
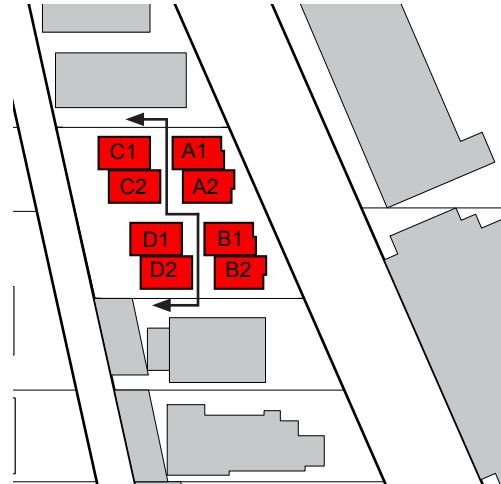


SCALE: 1/16" = 1'

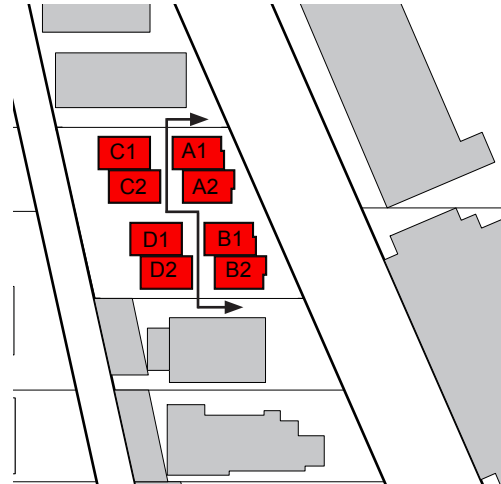
0' 8' 16' 32'

SECTIONS

EAST INTERNAL



WEST INTERNAL

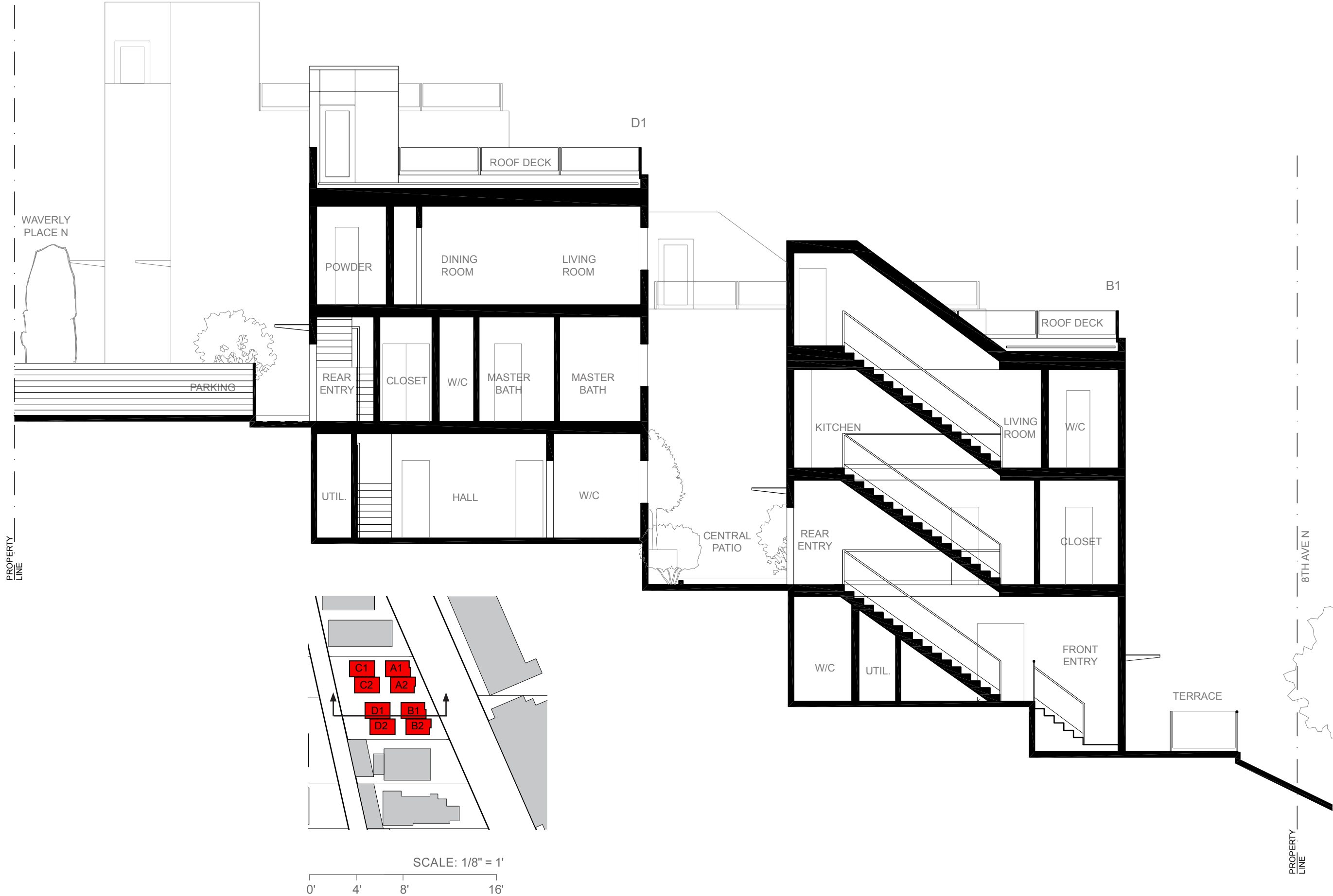


SCALE: 1/16" = 1'
0' 8' 16' 32'

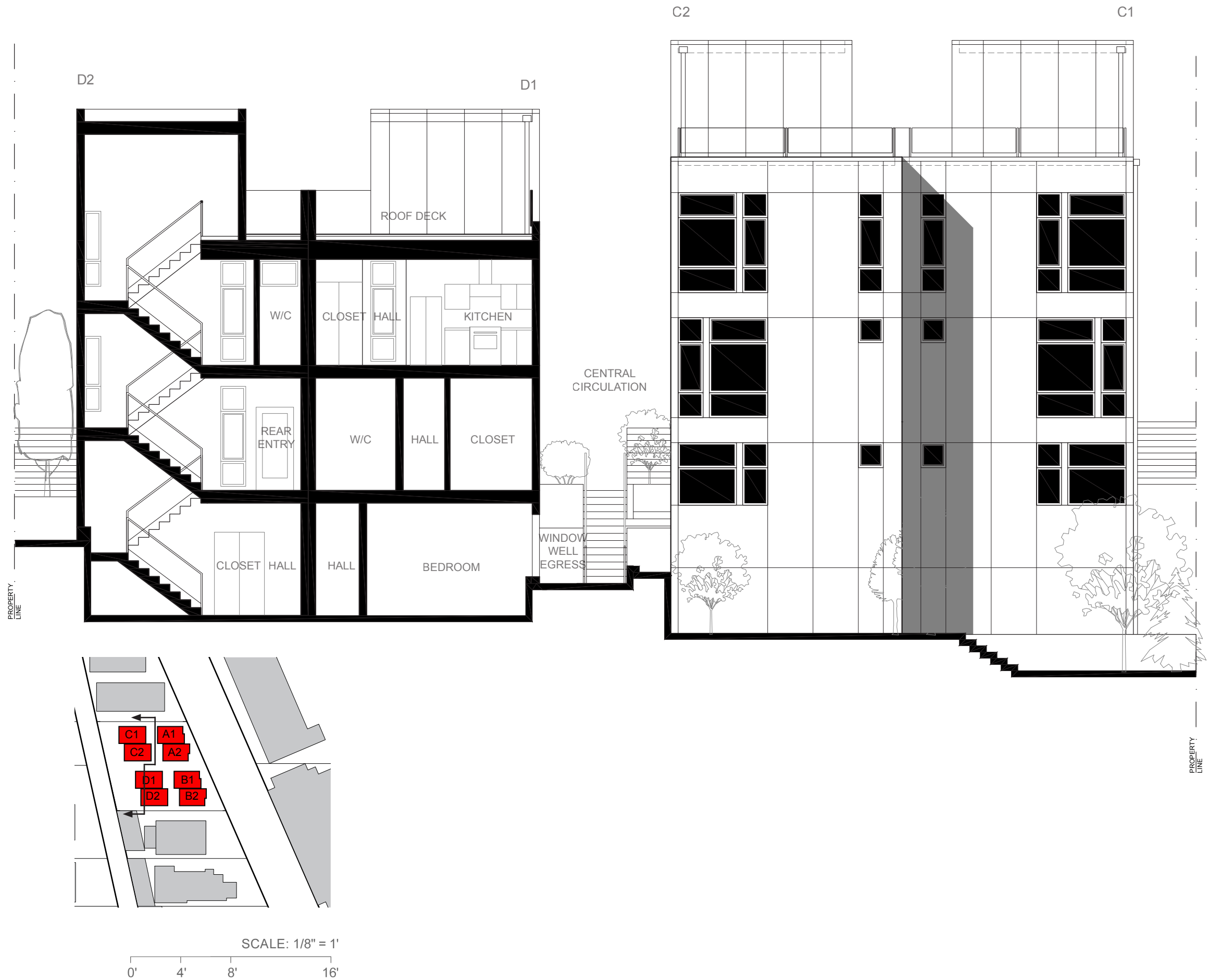
SNOOKS ELEVATIONS



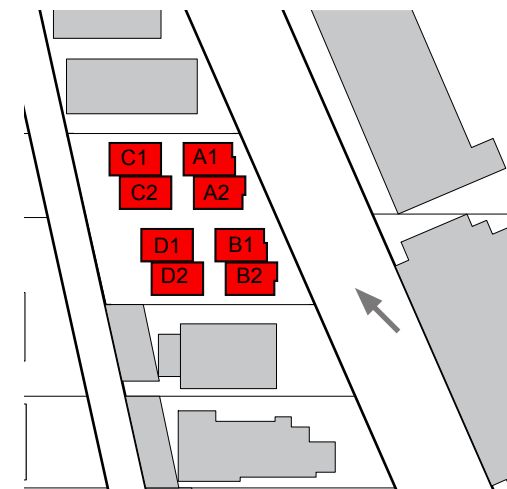
SPINES SECTION



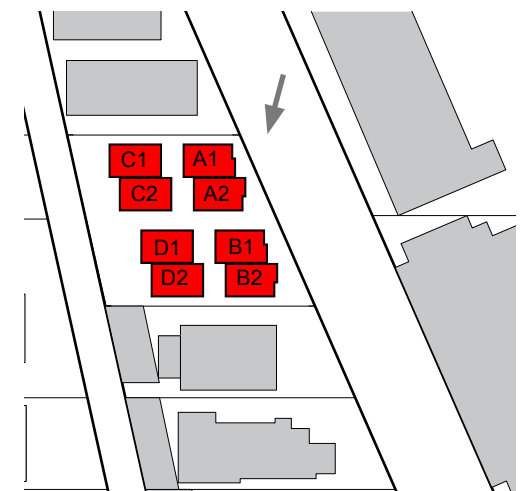
SECTION A EAST WEST



SECTION B NORTH



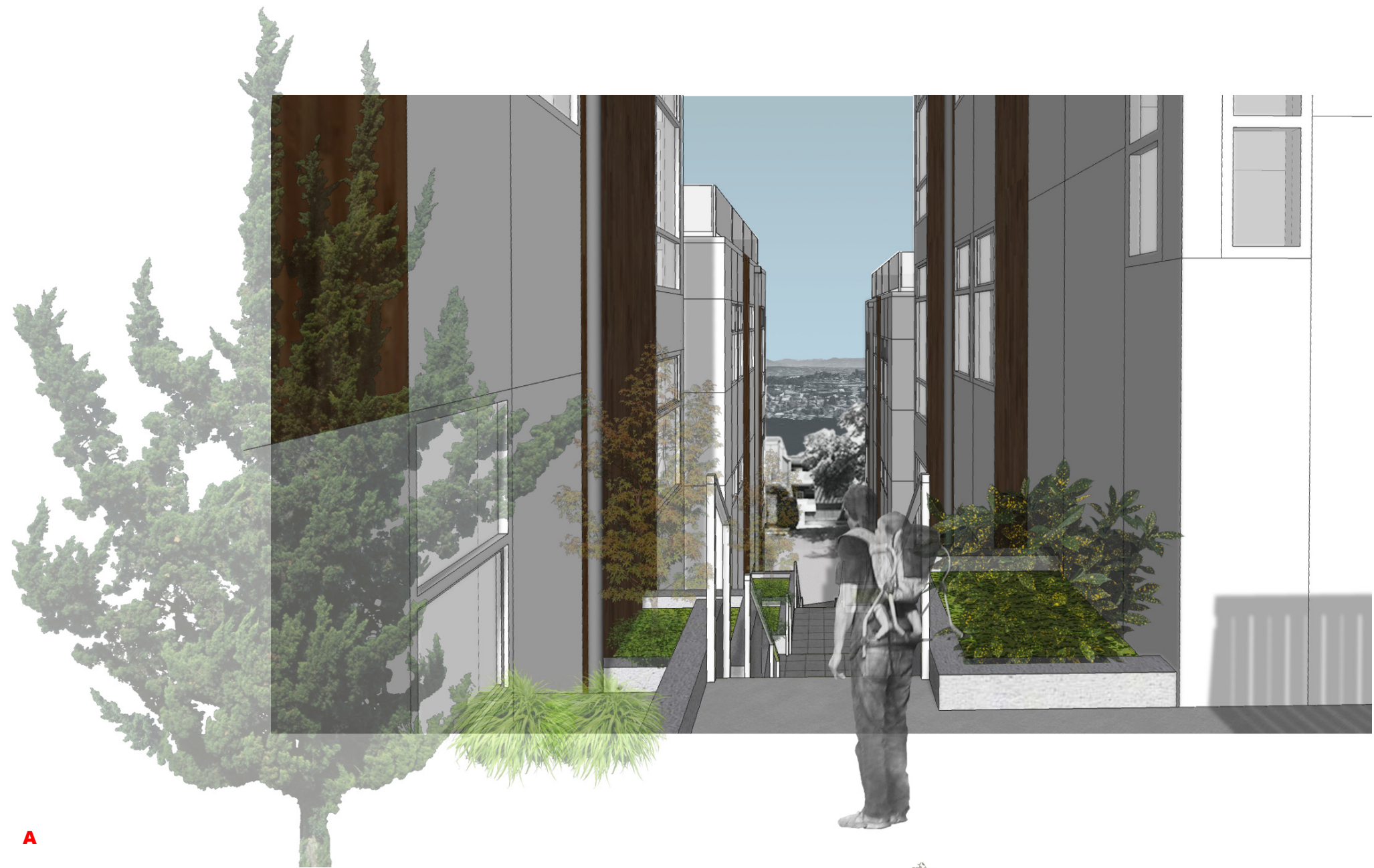
2429 8TH AVE N



2429 8TH AVE N



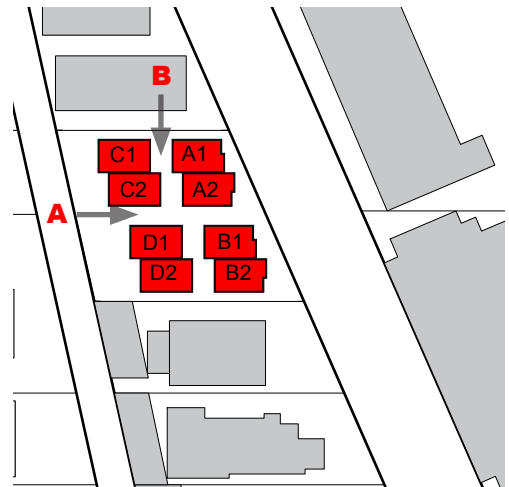
WAVERTLY PLN



A



B



COURTYARD



railing_CLEAR GLASS



windows_WHITE VINYL



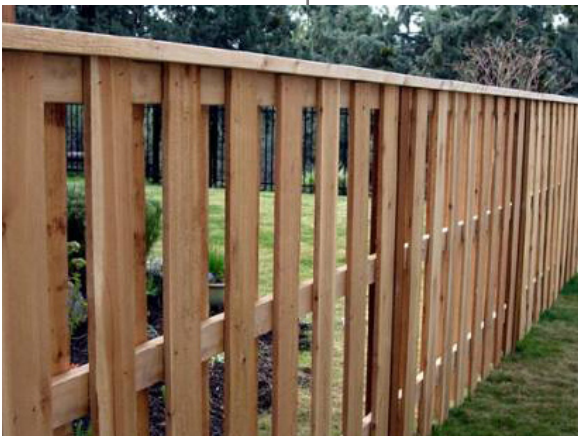
siding_CEDAR TONGUE + GROOVE



panels_PAINTED FIBER CEMENT



walls_CAST IN PLACE CONCRETE



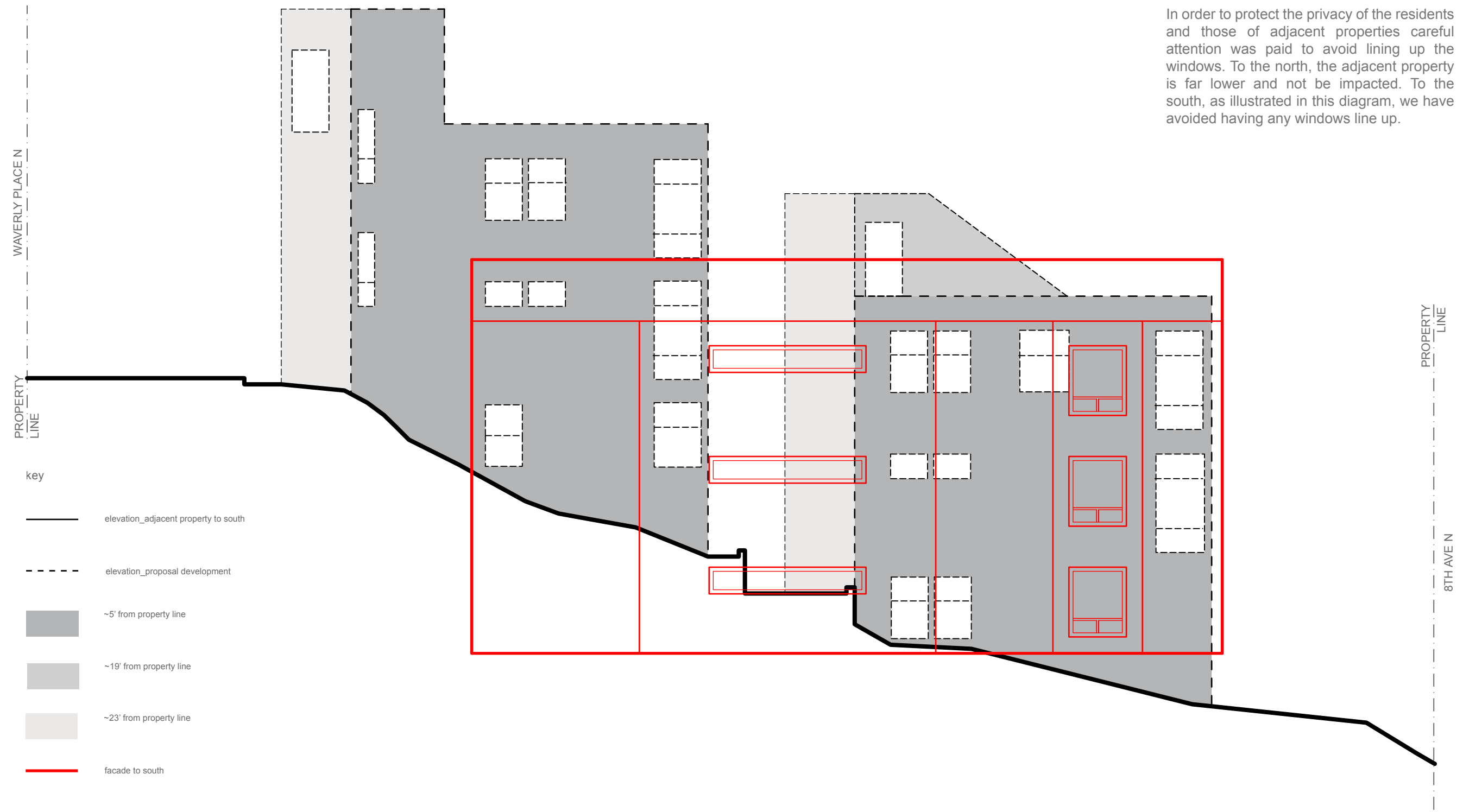
fencing_CEDAR



MATERIALS

PRIVACY

In order to protect the privacy of the residents and those of adjacent properties careful attention was paid to avoid lining up the windows. To the north, the adjacent property is far lower and not be impacted. To the south, as illustrated in this diagram, we have avoided having any windows line up.



ZONINGS

STANDARDS

LANDUSE CODE SUMMARY

Site Location	2429 8th Avenue N., 98109
DPD Project Number	3014966
Parcel Number	3528901050
Lot Area	9,968 Sq Ft
Zoning	LR2
Overlays	-
ECA	40% Steep Slope Archeological Buffer

MULTIFAMILY CODE SECTION

23.45.504 Permitted and prohibited uses

23.45.510 Floor Area Ratio (FAR) limits
Per Table A 23.45.510, FAR for townhouses in an LR2 zone outside an Urban Center/Village is 1.0 or 1.2 if the project meets the standards of of subsection 23.45.510.C.

Maximum FAR: 11,962

- 23.45.510.C**
- 1. Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties.
 - 2. For all categories of residential use, if the lot abuts an alley and the alley is used for access, improvements to the alley shall be required as provided in subsections 23.53.030.E and F, except that the alley shall be paved rather than improved with crushed rock, even for lots containing fewer than ten dwelling units.
 - 3. Parking location if parking is provided.
 - a. For rowhouse and townhouse developments, parking shall be totally enclosed within the same structure as the residential use, located in a structure or portion of a structure that meets the requirements of subsection 23.45.510.E.5, or located in a parking area or structure at the rear of the lot.
 - 4. Access to parking if parking is provided.
 - b. If the lot abuts an alley, access to parking shall be from the alley.

23.45.512 Density Limits - Lowrise zones
Per Talble A 23.45.512 Density Limits - Lowrise Zones, townhouses in LR2 zones are limited to 1 unit/1,600 sf of lot area or have no limit if they meet the standards of subsection 23.45.510.C.

23.45.514 Structure Height
Per Table A for 23.45.514: Structure Height for Lowrise Zones in Feet, townhouses in LR2 zone are limited to a building height of 30'

COMMENTS

Proposed: Residential use permitted outright

Project will be Built Green 4-Star so it is eligible for the higher FAR.

Lot Area	9,968	
	GFA	FAR
Duplex A	2,872	0.29
Duplex B	2,872	0.29
Duplex C	2,920	0.29
Duplex D	2,920	0.29
TOTAL	11,584	1.16

Proposed FAR: 11,584

Proposed:
Built Green 4-Star

Parking area provided at the rear of the lot.

Proposed: 8 dwelling units. Project wil apply the standards of subsection 23.45.510.C, which allow for unlimited density.

Proposed:
The structure is conforming for height. See elevations for building base averages. Calculations are based on existing grade for each Duplex structure per DR 4-2012 Formula 2: Enclosing Rectangle.

MULTIFAMILY CODE SECTION

23.45.518 Setbacks and Separations

Per Table A for 23.45.518: Required Setbacks in LR Zones, townhouses are required to have the following setbacks:

- Front: 5' min., 7' average
- Rear: 5' min., 7' average
- Side: 5' for facades less than 40' in length
- Side: 5' min., 7' average for facades greater than 40 in length

- F. Separations between multiple structures.
1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing develop-ments, and principal structures separated by a driveway or parking aisle.
- H. Projections permitted in all required setbacks and separations.
1. Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.
5. Unenclosed porches or steps.
- a. If setbacks are required pursuant to subsection A.1 of this Section 23.45.518, unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade whichever is lower, excluding guard rails or hand rails, may extend to a street lot line.
- b. Permitted porches may be covered, provided that no portions of the cover-structure, including any supports, are closer than 3 feet to any lot line.

23.45.522 Amenity Area

- A. Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones.
1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of sub-section 23.45.510.E.5 may be counted as amenity area provided at ground level.
3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.
4. Private amenity area.
- a. There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.

Required Amenity Area: 2,492 SF

23.45.524 Landscaping

- A. Landscaping requirements.
1. Standards. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, number of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants.
2. Green Factor requirement.
- a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.
- B. Street tree requirements.
1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal. The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the number, type, and placement of additional street trees.

23.45.526 LEED, Built Green, and Evergreen Sustainable Development Standards

- A. Applicants for all new development gaining extra residential floor area, pursuant to this Chapter 23.45, or seeking to qualify for the higher FAR limit in Table A for 23.45.510 shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties.

COMMENTS

REQUESTING ADJUSTMENT. SEE page 39

Proposed:

Front: Requesting a 25% reduction to the 5'-0" minimum setback requirement.

Rear: All buildings are > 7'-0" from the rear property line

Side: No façade greater than 40', 5'-0" minimum setback met in all areas

Minimum required separation met between Building A – Building C = 11'-11", Building B – Building D = 11'-11", Building A – Building B = 10'-6", and Building C – Building D = 10'-6".

Canopies at unit entries are no closer than 3'-6" to any property line and are projecting no more than 1'-6" beyond the setback.

All portions of the unenclosed porches and stairs in the front setback are within 2.5' in height from existing grade.

Canopies at unit entries are no closer than 3'-6" to any lot line.

Proposed:

9,968 x 0.25 = 2,492 SF

2,492 x 0.50 = 1,246 SF

AMENITY AREA DIAGRAM AND CALCULATIONS. SEE page 17

All Amenity Area calculated is private.

No amenity area within 10 feet of a side lot line has been counted unless it has a minimum horizon-tal dimension of 10 feet.

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Provided Amenity Area: 4,688 SF

Proposed:

Project to conform to landscape standards.

Project exceeds Green Factor requirements.

No existing street trees. Street trees required in ROW per Bill Ames, type Cascara, single stem, 2-inch caliper. See Landscape plans for count and location.

Proposed:

Project to meet Built Green 4-Star requirements. Seeking to qualify for the higher FAR limit in Table A for 23.45.510.

ZONINGS

STANDARDS

MULTIFAMILY CODE SECTION

23.45.527 Structure width and facade length limits in LR zones

Per Table A for 23.45.527: Maximum Structure Width in LR zone, townhomes are limited to 90'

- B. Maximum facade length in Lowrise zones.
1. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line,

23.54.015 Required parking

Per Table B for 23.54.015: PARKING FOR RESIDENTIAL USES, 1 space per dwelling unit is required.
Per Table E for 23.54.015 PARKING FOR BICYCLES D. RESIDENTIAL USES D.2 Multi-Family structures, 1 long term space per 4 units required, no short-term required.

23.45.536 Parking location, access and screening

- A. Off-street parking spaces are required to the extent provided in Chapter 23.54, Quantity and design standards for access and off-street parking.
D. Screening of parking.
1. Parking shall be screened from direct street view by the street facing facade of a structure, by garage doors, or by a fence or wall.

23.54.040 Solid waste and recyclable materials storage and access

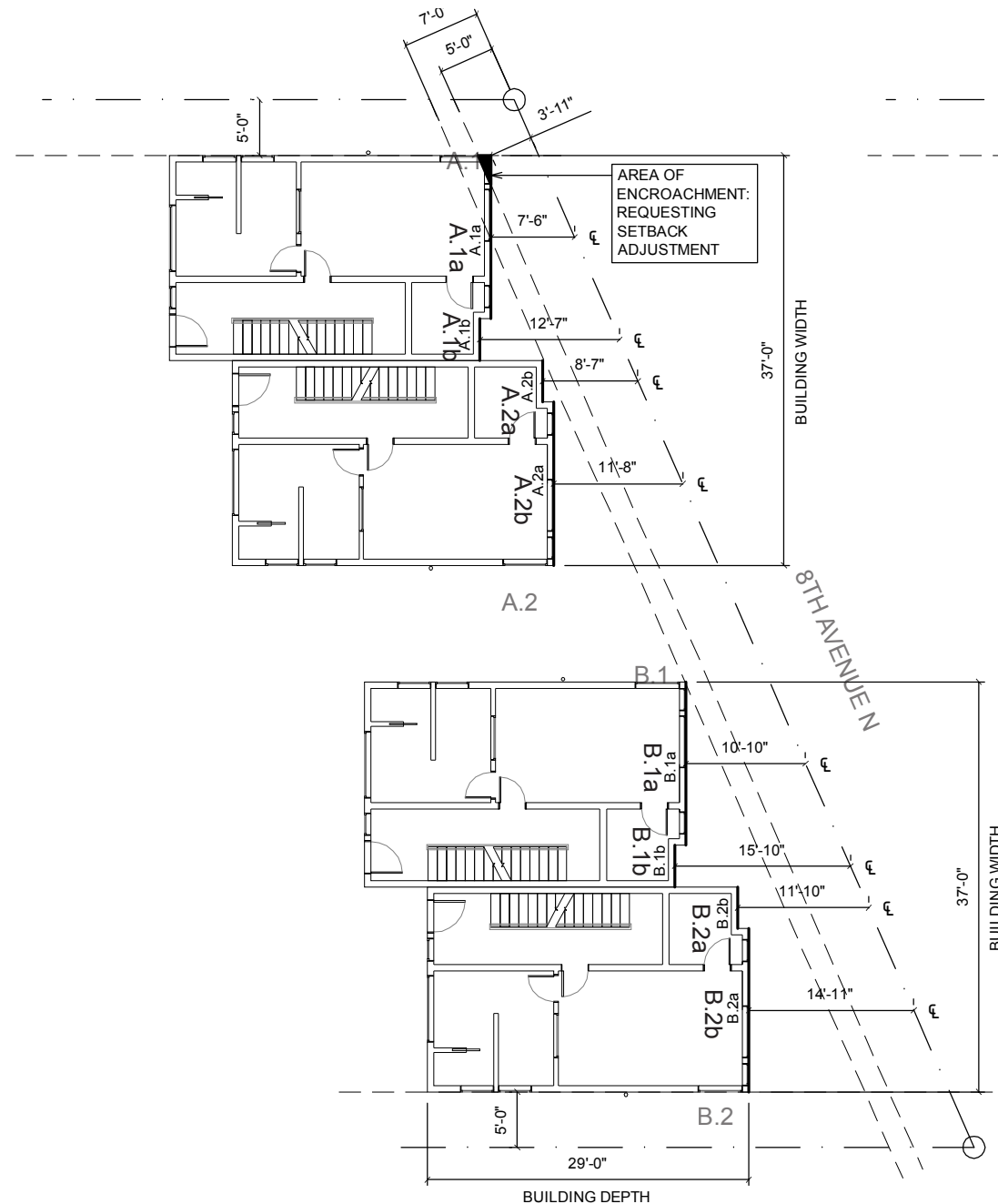
- A. Except as provided in subsection 23.54.040.I, in downtown, multifamily, master planned community, and commercial zones, storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for 23.54.040 for all new structures, and for existing structures to which two or more dwelling units are added.
1. Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.
- E. The location of all storage spaces shall meet the following requirements:
1. The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street;
 2. The storage space shall not be located in any required driveways, parking aisles, or parking spaces;
 3. The storage space shall not block or impede any fire exits, any public rights-of-way, or any pedestrian or vehicular access;
 4. The storage space shall be located to minimize noise and odor impacts on building occupants and beyond the lot lines of the lot;
 5. The storage space shall meet the contractor safety standards promulgated by the Director of Seattle Public Utilities; and
 6. The storage space shall not be used for purposes other than solid waste and recyclable materials storage and access.
- F. Access for service providers to the storage space from the collection location shall meet the following requirements:
1. For containers 2 cubic yards or smaller:
 - a. Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location;
 - b. Collection location shall not be within a bus stop or within the right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus;
 - c. Access ramps to the storage space shall not exceed a grade of 6 percent; and
 - d. Any gates or access routes for trucks shall be a minimum of 10 feet wide.
- G. Access for occupants to the storage space from the collection location shall meet the following requirements:
1. Direct access shall be provided from the alley or street to the containers;
 2. A pick-up location within 50 feet of a curb cut or collection location shall be designated that minimizes any blockage of pedestrian movement along a sidewalk or other right-of-way;
 3. If a planting strip is designated as a pick-up location, any required landscaping shall be designed to accommodate the solid waste and recyclable containers within this area.

COMMENTS

- Proposed:
74'-0"
- North Lot Line Depth = 96'-6" x 0.65 = 62'-8" / 58'-0" Proposed
South Lot Line Depth = 115'-5" x 0.65 = 75'-0" / 58'-0" Proposed
- Proposed:
The project meets the minimum parking requirement of 8 stalls.
The project meets the minimum bicycle parking requirements of 2 spaces.
- Proposed:
Parking is off Waverly Ave N at the rear of the lot. Spaces are screened from the street by the street facing façade of the structure or by a fence or wall with a minimum height of 3 feet.
- Proposed:
The project provides the minimum storage area per unit requirement of 2 feet by 6 feet for all 8 units.
- The project meets all location and access requirements.

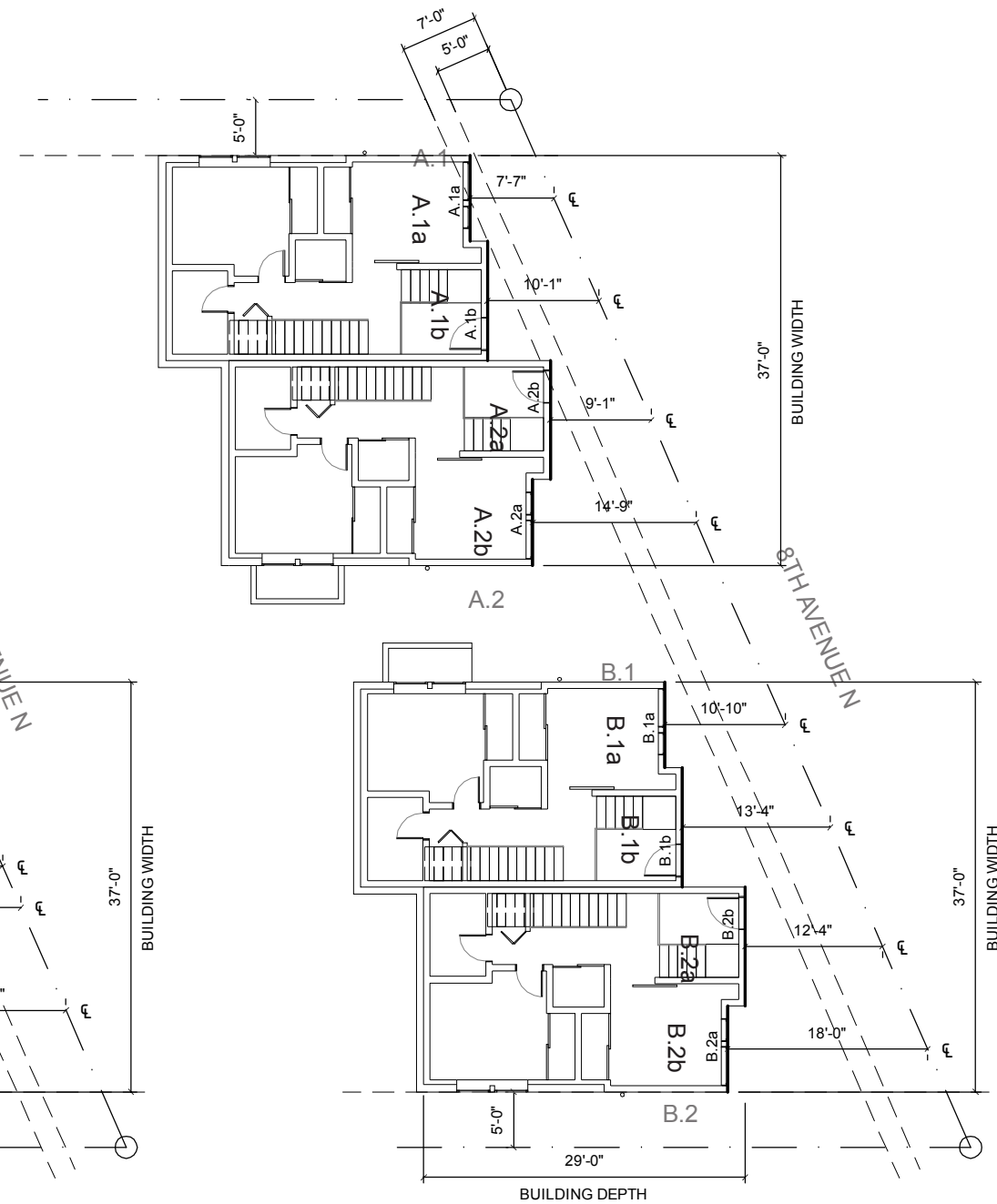
ADJUSTMENTS

We requesting a 25% reduction in the front, minimum setback requirement. The proposed front setback requirement will be 3'-9" minimum/ 7'-0" average, an adjustment to the existing requirement of 5'-0" minimum/ 7'-0" average. At Unit A.1 – Levels 2 + 3 a small corner portion of the building (approx. 1.6 sf at each level) extends into the 5'-0" minimum setback. The building(s) position on site is first in response to the orientation of neighboring properties, the natural slope of the site, and water views to the East. A combination of parking space/backing standards and maximizing building separation positioned the building(s) East to West. Each unit is offset in order emphasize the individuality of the residences. They respond to the angle of the East and West property lines and create the desired rhythm and repetition. All of these factors produced this minor encroachment into the minimum setback. The remaining units and portion of Unit A.1 at the front setback average to well beyond 7'-0" (calculations show an average of >11'-0"). The R.O.W. planting area acts as a sizable buffer from the street and the proposed encroachment will meet Seattle City Light overhead power clearance requirements, ensuring minimal impact at the street if the adjustment is granted.



PLAN: LEVEL 2 (LEVEL 3 SIM)

⌚ DRAWING NOT TO SCALE



PLAN: LEVEL 1

FRONT SETBACK AVERAGE

LEVEL 1		AVG. SETBACK (ft):		11.87	
SECTION	MIDPOINT (ft)	LENGTH (ft)	TOTAL		
A.1a	7.58	x 7.75	= 58.75		
A.1b	10.08	x 10.75	= 108.36		
A.2a	14.75	x 7.75	= 114.31		
A.2b	9.08	x 10.75	= 97.61		
B.1a	10.83	x 7.75	= 83.93		
B.1b	13.33	x 10.75	= 143.30		
B.2a	18.00	x 7.75	= 139.50		
B.2b	12.33	x 10.75	= 132.55		
		TOTAL: 74.00	TOTAL: 878.31		
878.31 / 74.00		=	11.87		

LEVEL 2-3		AVG. SETBACK (ft):		11.44	
SECTION	MIDPOINT (ft)	LENGTH (ft)	TOTAL		
A.1a	7.58	x 14.75	= 111.81		
A.1b	12.58	x 3.75	= 47.18		
A.2a	11.67	x 14.75	= 172.13		
A.2b	8.58	x 3.75	= 32.18		
B.1a	10.83	x 14.75	= 159.74		
B.1b	15.83	x 3.75	= 59.36		
B.2a	14.92	x 14.75	= 220.07		
B.2b	11.83	x 3.75	= 44.36		
		TOTAL: 74.00	TOTAL: 846.83		
846.83 / 74.00		=	11.44		



27th Avenue House
225 27th Avenue East Seattle, WA
permitting



Market Street Rowhouses
418 NW Market Street Seattle, WA
permitting



Greenwood Multifamily
Phinney Avenue N Seattle, WA
permitting



12th Avenue Mixed Use
1728 12th Avenue Seattle, WA
under construction



Central District Flats
1806 23rd Avenue Seattle, WA
under construction



OneOne6
116 13th Ave Seattle, WA
completed June 2013

WORK SAMPLE

S+HWorks^{LLC}
ARCHITECTURE & DESIGN