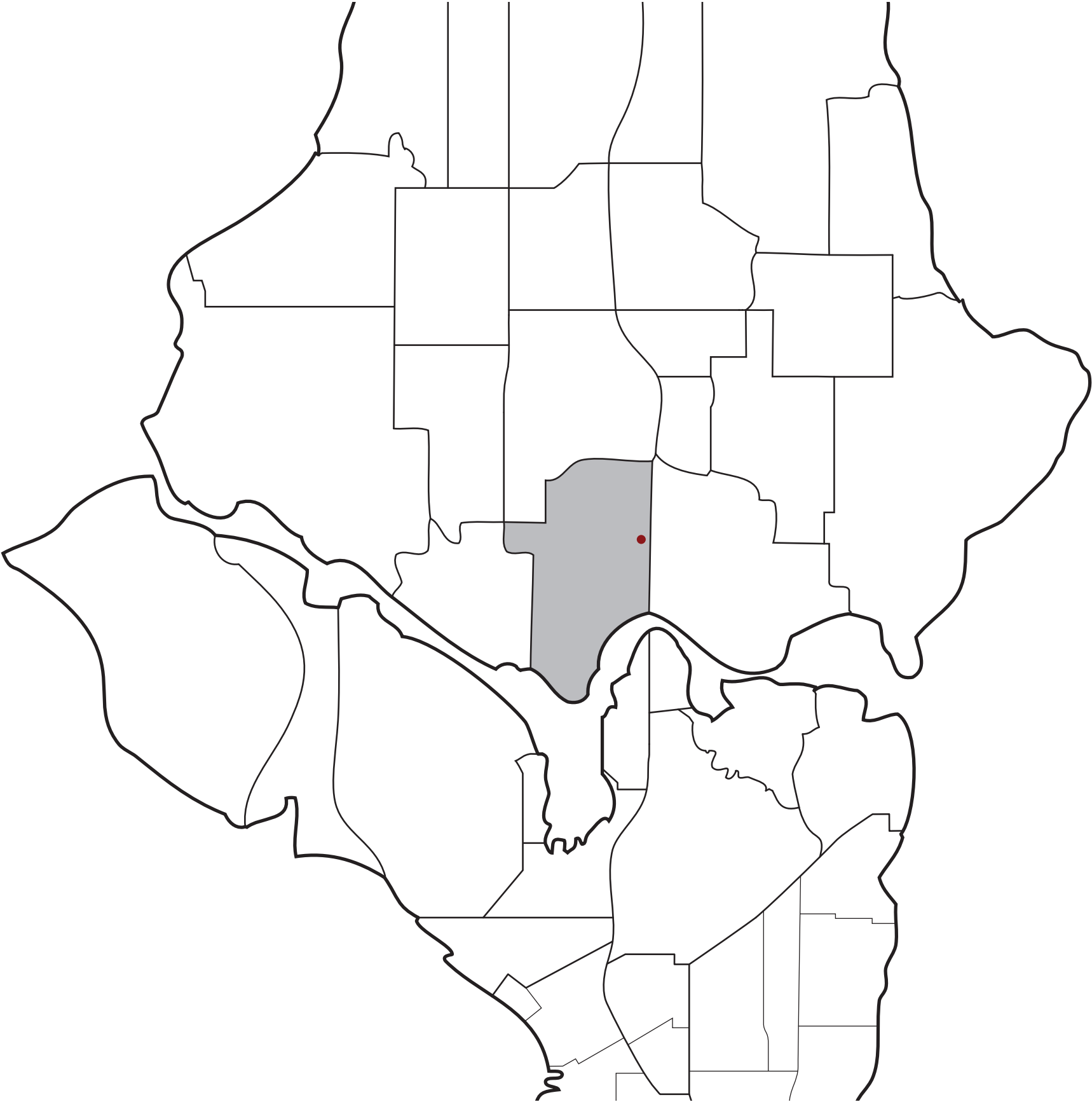


#3021273

4426 4th Ave NE **RECOMMENDATION MEETING**

LIMELITE DEVELOPMENT, LLC | **S+HWorks**
ARCHITECTURE & DESIGN



ADDRESS

4426 4TH AVE NE
SDCI# 3021273

PROJECT TEAM

OWNER	LIMELITE Development, LLC
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	GeoDimensions, Inc.

PROJECT INFO

ZONING	NC3-40
OVERLAYS	Frequent Transit, Wallingford RUV
LOT SIZE	5,535 sf
FAR	3.0
ALLOWABLE FAR	16,605 sf
PROPOSED FAR	10,662 sf
PROPOSED UNITS	8
PARKING STALLS	0

PROJECT DESCRIPTION

The proposed development is 8 (4-story) townhouse units in two 4-plex structures. No parking is required or proposed. The existing structure is to be demolished.

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VICINITY ANALYSIS

The project site is located between Wallingford and the University District where Interstate 5 passes under NE 45th St. On the west side of Interstate-5, NE 45th St hosts businesses of Wallingford's Residential Urban Village while the east side feeds into the center of University District's commercial activity. This site provides balanced access to both neighborhoods with good access to Downtown Seattle via Interstate-5. The area has experienced continuous growth in both residential and commercial development.

ZONING

This site is zoned NC3-40 and lies within the Wallingford Urban Village zone. The site abuts a SF5000 zone to the south and a NC3P-40 zone to the north and east. Across 4th Ave NE the lot is zoned NC3-40. In the immediate area, lots along NE 45th St are zoned NC2 or NC3 with SF5000 zones beyond to the north and south. A viable commercial zone extends from the University District into the center of Wallingford’s commercial activity.

NC3 Zoning: “A larger pedestrian oriented shopping district serving the surrounding neighborhood and larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses.” -SDCI Handout

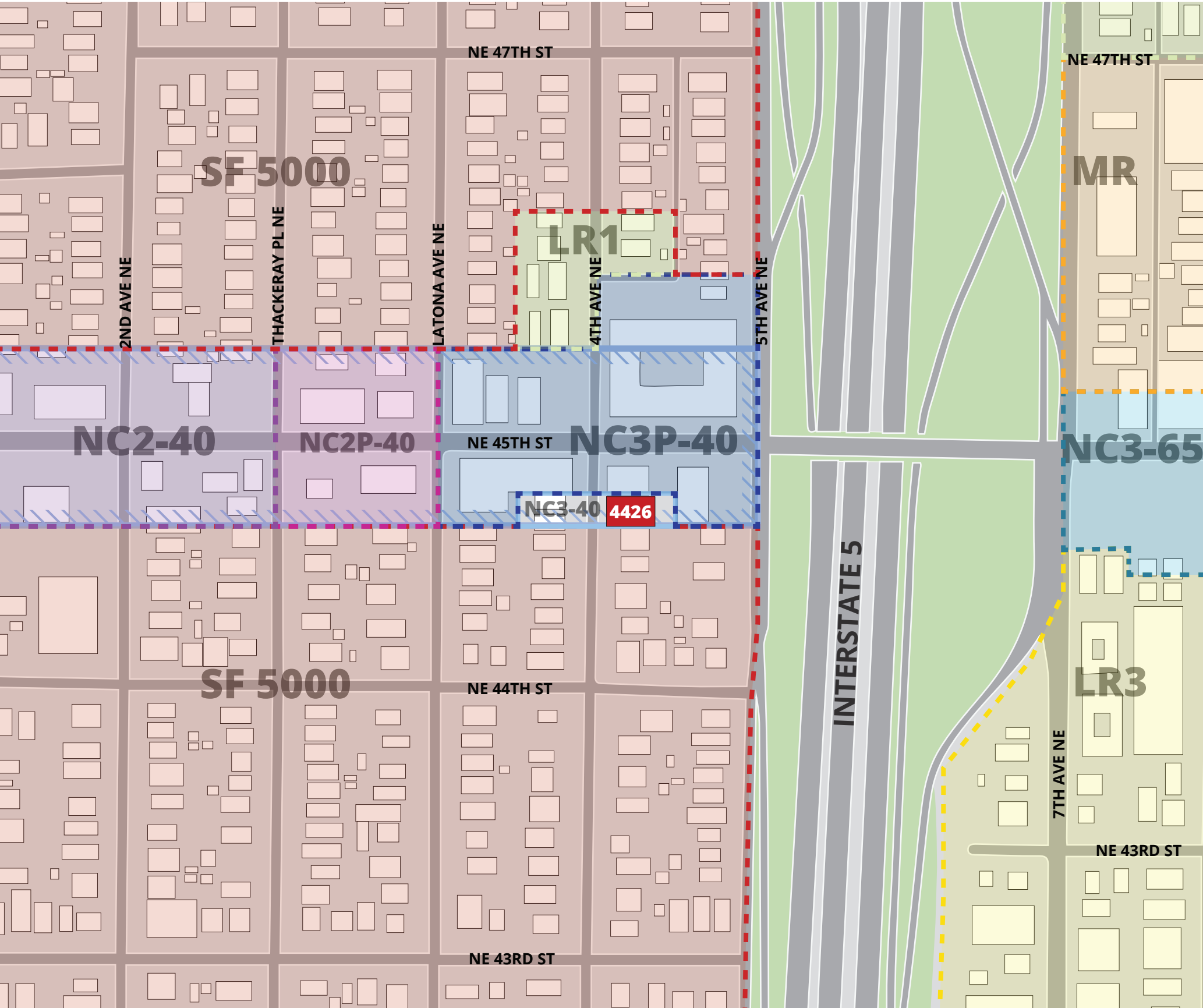
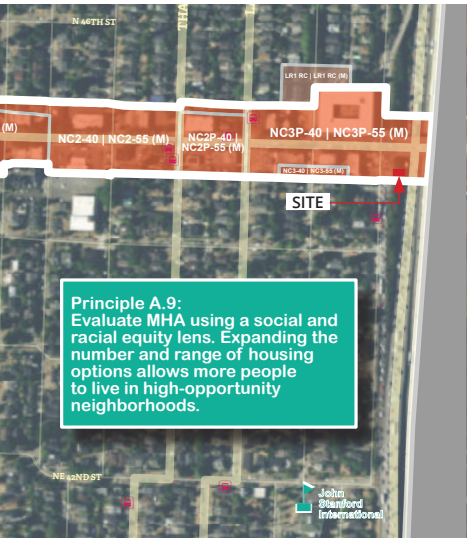
OVERLAYS

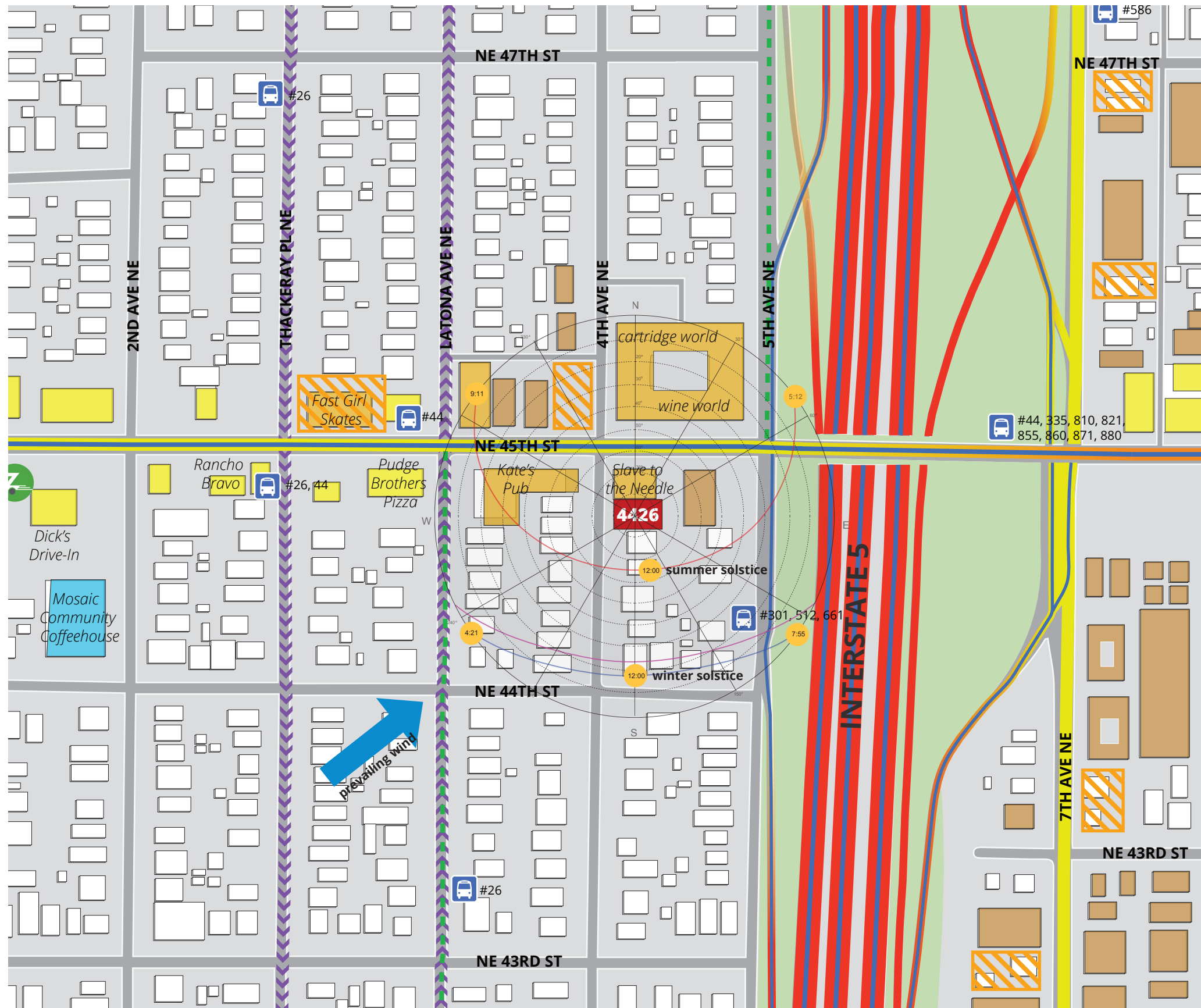
Wallingford Urban Village

ZONING

- SF 5000
- LR3
- MR
- NC2-40
- NC2p-40
- NC3-40
- NC3P-40
- NC3-65
- LR1

FUTURE VICINITY ZONING





ADJACENCIES / CIRCULATION

NE 45th St transitions from a major arterial going through the University District to a minor arterial in Wallingford but maintains commercial viability all along. Single family homes dominate the area to the north and south of the commercial uses. On the east side of I-5, NE 45th St has experienced considerable growth in multifamily buildings. The area is well served by buses along NE 45th St and I-5 providing easy access to downtown and nearby neighborhoods. Express buses on I-5 reach Downtown Seattle in 15 minutes from a stop on 5th Ave NE two block east over from the site. This location is very walkable so most errands can be accomplished on foot. There are a variety of eating and drinking establishments within blocks of the site.

CIRCULATION



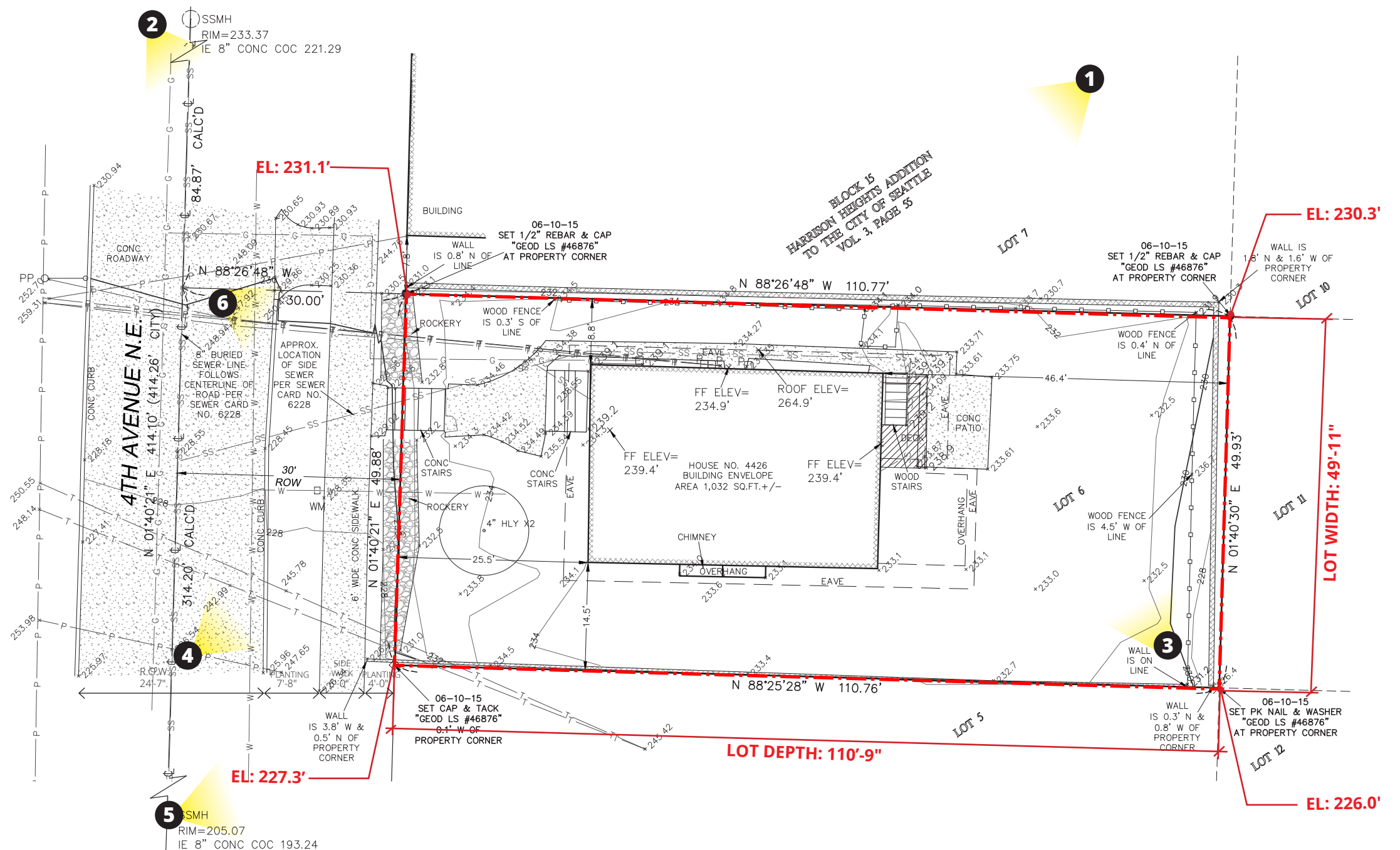
- INTERSTATE
- Minor Arterial
- Collector Arterial
- Dedicated Bicycle Lane
- Transit Route
- Designated Bus Stop
- Zip CAR Location

TPOLOGY

- Single Family Home
- Mixed-Use
- Multifamily
- Commercial
- Community Center
- Permitting / Under Construction

The existing structure on the site is a two-story with basement tri-plex with a partially covered deck and patio at the rear. There is no existing parking. The site topography is relatively uniform, sloping down 4' from North to South. Retaining walls at the North and South property lines make the site predominantly level. Rockery at the west edge supports 5' of slope down to the sidewalk. The R.O.W. is characterized by a planting strip and sidewalk, both of which will remain. The street parking is allowed on both sides of 4th Ave NE. There are no curb cuts existing or proposed. The existing power lines are on the west side of 4th Ave NE and do not affect the project.

Lot 6, block 15, Harrison Heights addition to the city of Seattle, according to the plat thereof recorded in volume 3 of plats, page 55, in King County Washington.



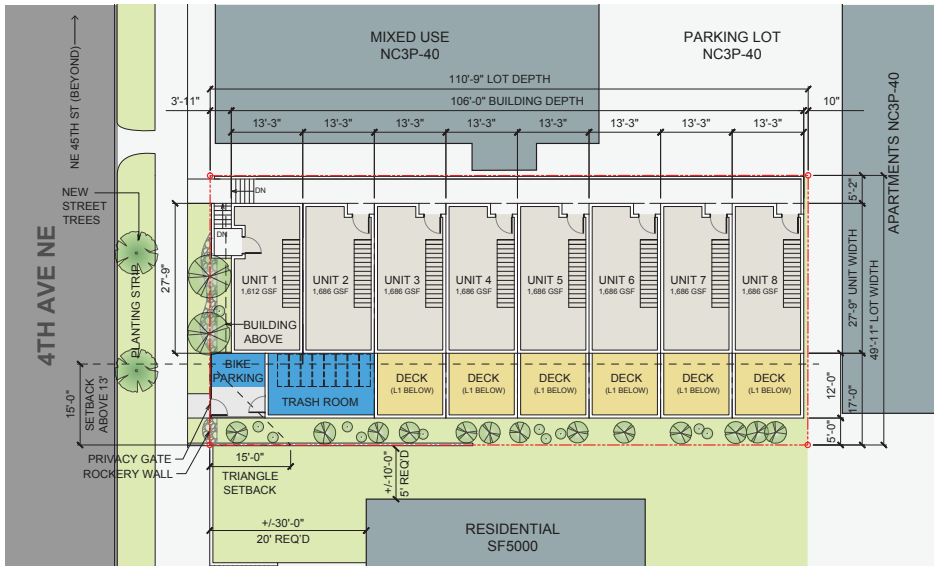
Surveyor: GeoDimensions Date: 11/06/14

SITE CONDITIONS

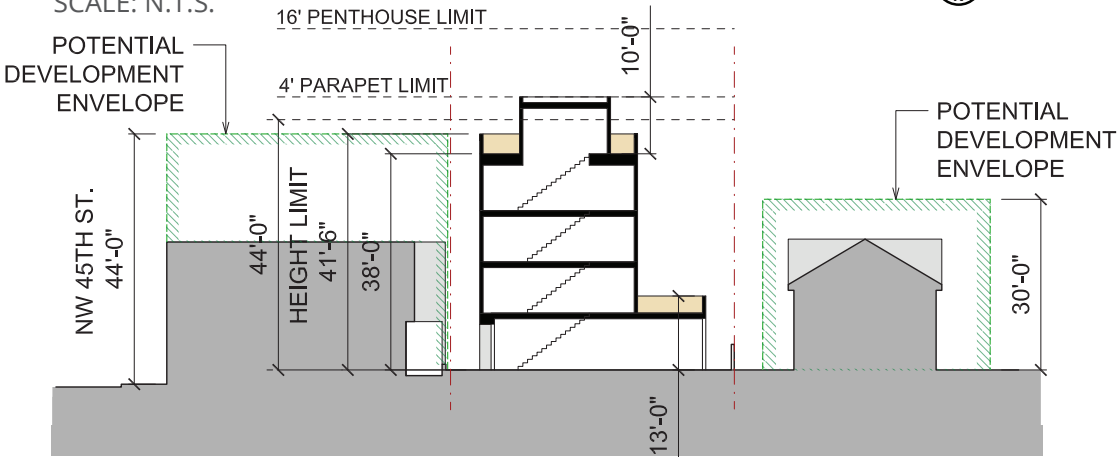


EDG SCHEME SUMMARY

SCHEME A: COMPLIANT

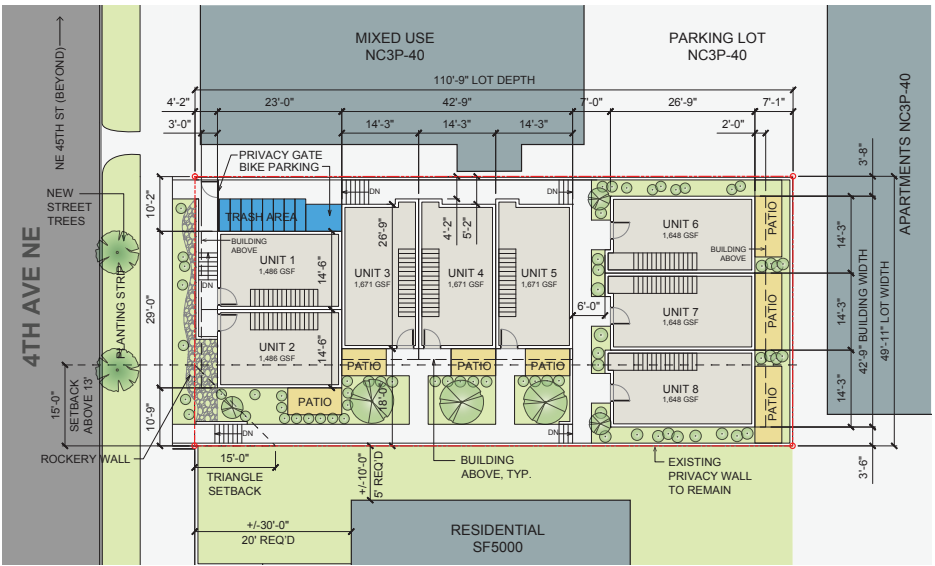


SITE PLAN
SCALE: N.T.S.

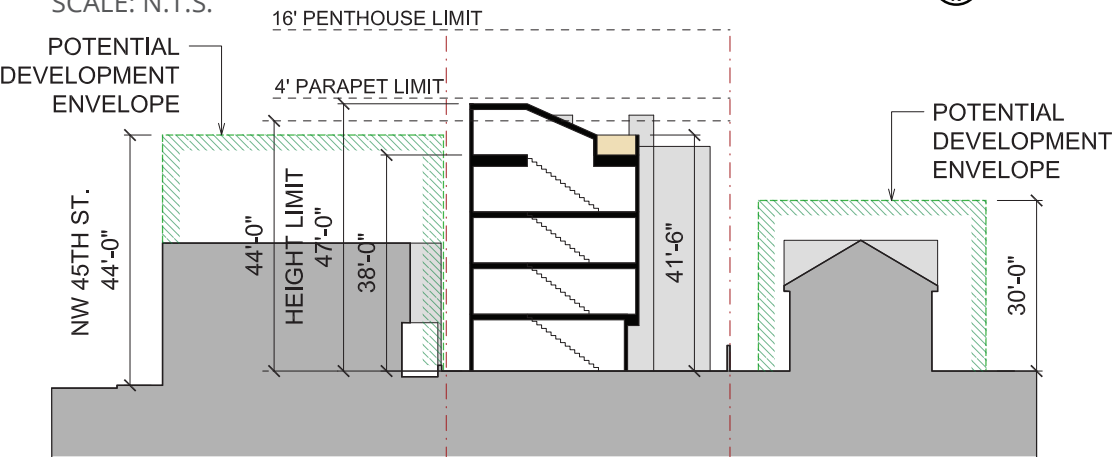


SECTION LOOKING EAST
SCALE: N.T.S.

SCHEME B: STAGGERED

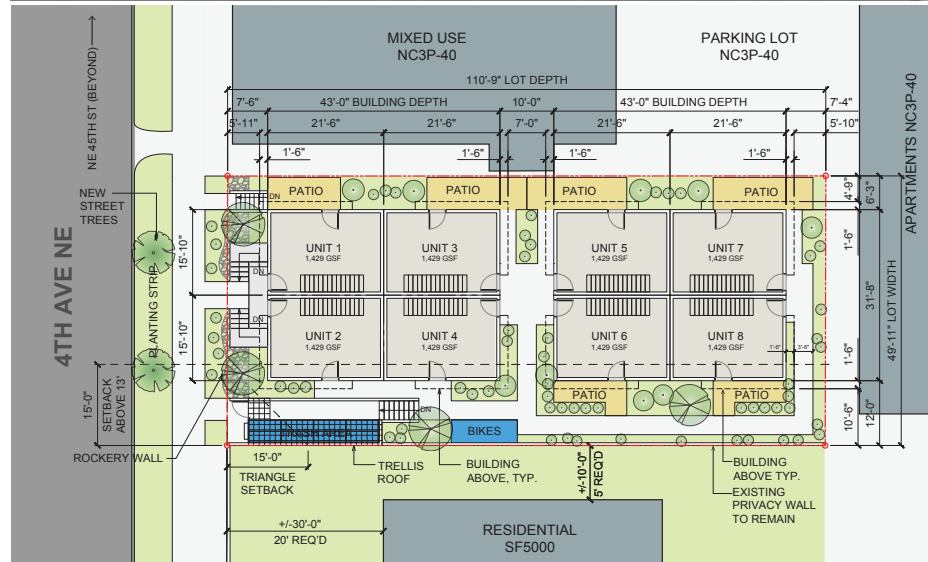


SITE PLAN
SCALE: N.T.S.

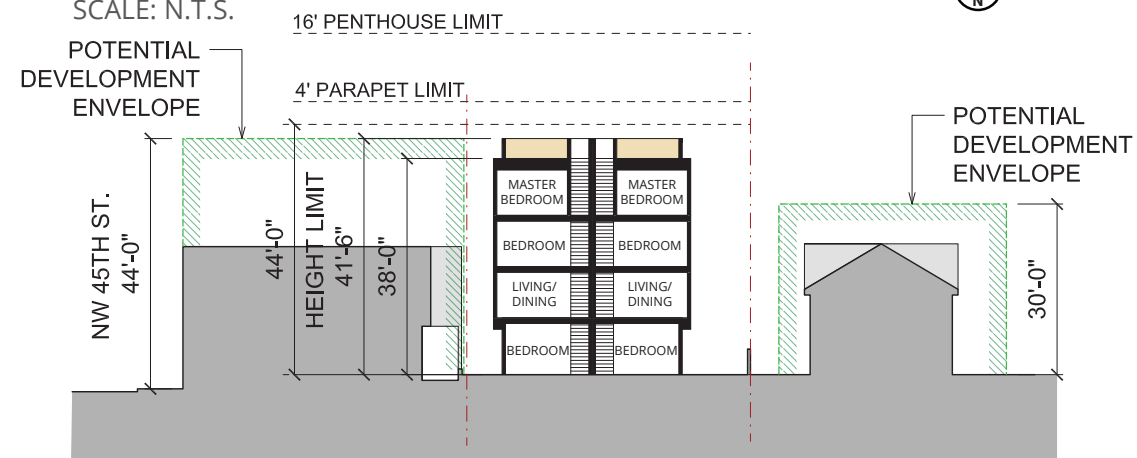


SECTION LOOKING EAST
SCALE: N.T.S.

SCHEME C: PREFERRED

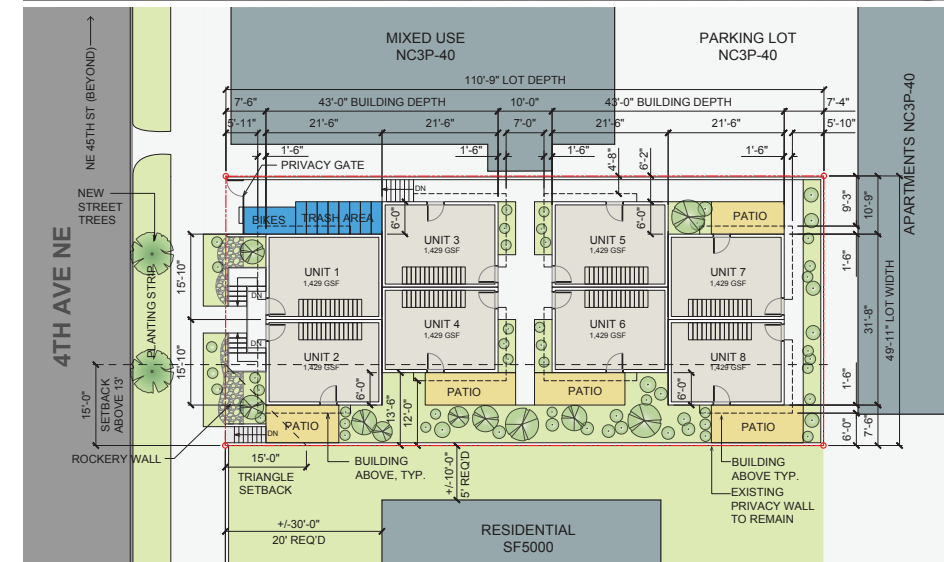


SITE PLAN
SCALE: N.T.S.

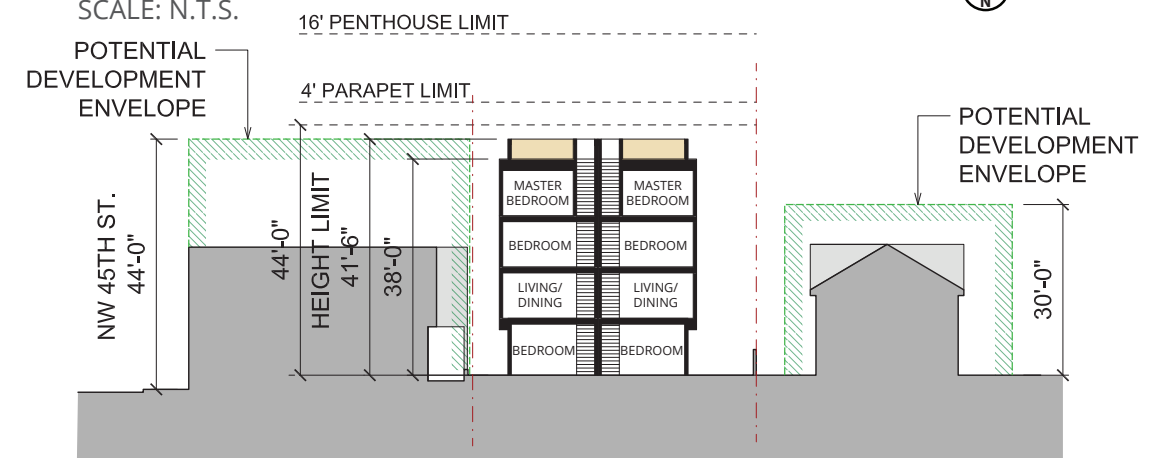


SECTION LOOKING EAST
SCALE: N.T.S.

SCHEME C.1: BOARD PREFERRED

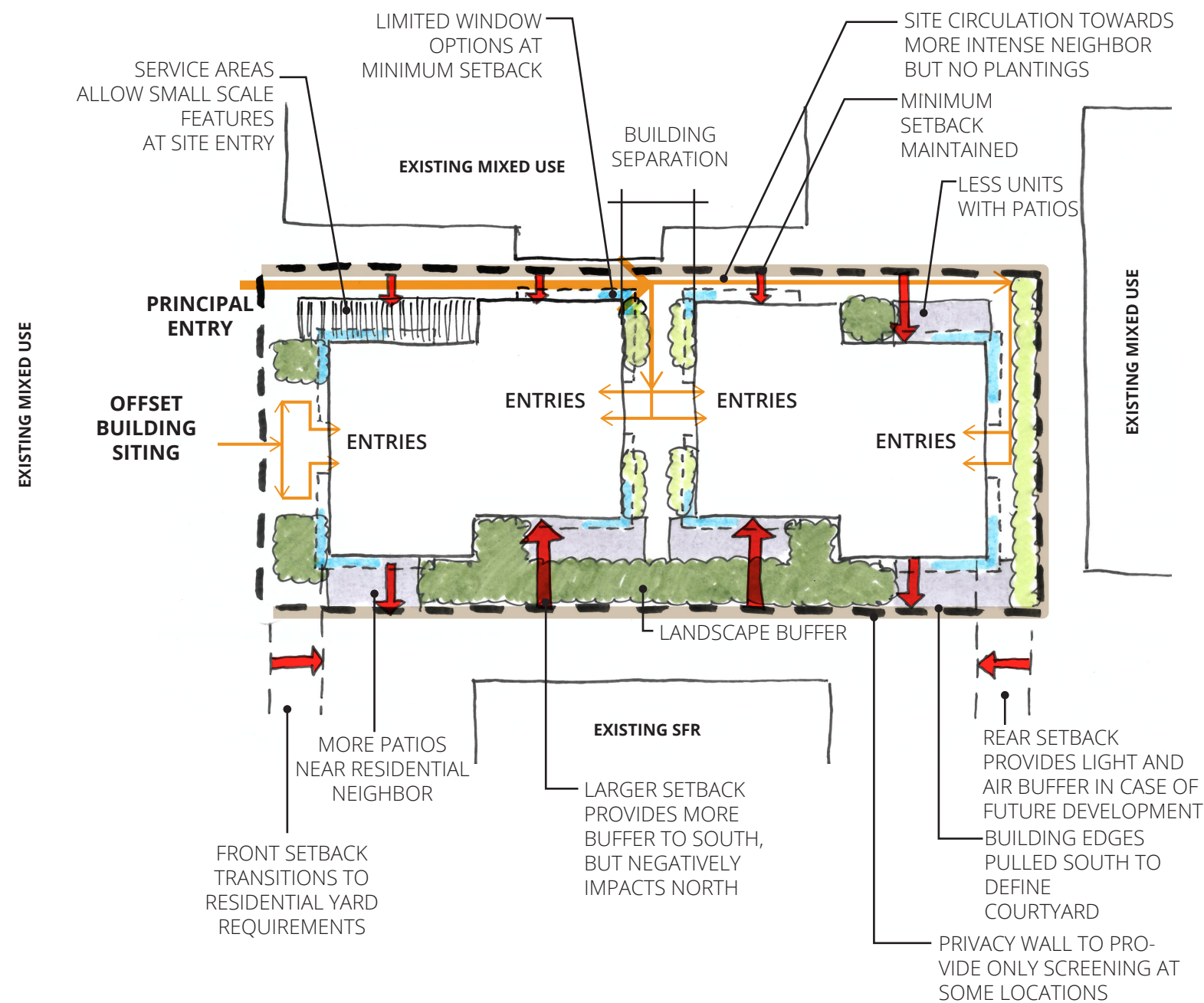


SITE PLAN
SCALE: N.T.S.



SECTION LOOKING EAST
SCALE: N.T.S.

EDG CONCEPT DEVELOPMENT SCHEME C.1:



SITE RESPONSE + MASSING

- Shift units nearest to adjacent single-family home north to create large setback where scale impacts would be the greatest.
- Locate site entry, waste storage and high traffic areas at the north end of the site, away from single-family structure to the south. Provide more suitable transition of zones.
- Reduce significant bulk and scale by providing exterior stair condition to roof deck therefore eliminating the need for a penthouse.
- Portion of the site to the south, nearest to adjacent single-family home has potential for dense landscaping providing a buffer from at grade patios.



BOARD FEEDBACK/GUIDANCE

1 HEIGHT, BULK & SCALE

1A MODULATION

- GUIDELINES: CS2-IV, CS2-B&D, CS3-A, DC2-II, DC2-A-D

• CONTINUE TO EXPLORE ARCHITECTURAL LANGUAGE OF THE SURROUNDING BUILDINGS TO ENHANCE THE RESIDENTIAL CHARACTER AND SCALE OF THE PROPOSED PROJECT. CONSIDER MATERIAL SCALE, TEXTURE AND LEGIBILITY AND RESIDENTIAL DATUMS.

1B GLAZING

- GUIDELINES: CS3-A; DC2-II

• BREAK UP THE GLAZING TO RELATE TO THE RESIDENTIAL PATTERN.

1C SAFETY & SECURITY

- GUIDELINES: CS2-A-2, DC2-B&C

• SUGGESTED THE USE OF SECONDARY ELEMENTS TO FURTHER PROVIDE PRIVACY TO ADJACENT HOMES.

2 SITE PLAN

2A SETBACK

- GUIDELINES: DC2-A

• SUPPORTED SITE PLAN OF SCHEME C.1 AS THIS OPTION PROVIDED GREATER SETBACK IN RELATION TO THE ADJACENT SINGLE FAMILY HOME.

2B PRIVACY

- GUIDELINES: CS4-II, DC4-III, CS2-D-5, PL2-D, PL3-B

• PROVIDE STRONG BUFFER ALONG SOUTHERN PROPERTY LINE FOR PRIVACY.

• PROVIDE MORE INFORMATION ON HOW SCREENING WOULD BE PROVIDED BY BOTH A WALL AND LANDSCAPING FOR PATIOS ADJACENT TO SOUTH NEIGHBOR.

• SUPPORTED THE LOCATION OF TRASH ENCLOSURE ALONG THE NORTH PROPERTY LINE.

• DIRECTED TO PROVIDE MORE INFORMATION RELATED TO HOW THE TRASH WOULD BE SCREENED AND THE PEDESTRIAN EXPERIENCE WOULD BE RESOLVED.

2C ENTRIES

- GUIDELINES: PL2-B, PL3-B, DC2-C, DC4-D

• DIRECTED TO FURTHER RESOLVE ENTRY GATE/SECURITY AND TO IDENTIFY MATERIALS.

• DISCUSSED THE IMPORTANCE OF CREATING RESIDENTIALLY SCALED STREET FRONTAGE AS A COMPREHENSIVE DESIGN.

• DIRECTED THE APPLICANT TO RESOLVE ACCESS, WALKWAYS AND ENTRIES.

3 TRANSITION

3A TRANSITION

- GUIDELINES: CS2-D

• FURTHER EXPLORE HOW TO REFLECT THE RESIDENTIAL CHARACTER OF THE ADJACENT HOMES AND THEREFORE CREATE A TRANSITION FROM THE COMMERCIAL CHARACTER ALONG 45TH AVENUE INTO THE SINGLE FAMILY CHARACTER ALONG 4TH AVENUE.

APPLICANT RESPONSE

1 HEIGHT, BULK & SCALE

1A MODULATION

- BUILDING MATERIALS OFFER A VARIETY OF SCALE, COLOR AND TEXTURE. WARM CEDAR SIDING CLOSEST TO GRADE COMPLIMENTS NEIGHBORING RESIDENTIAL CHARACTER AND IS ACCENTED WITH SITE DETAILING AND LANDSCAPING.

• BANDING AT COPING AND THRU-WALL FLASHING CREATES HORIZONTAL DATUMS THAT BREAK DOWN BUILDING MASS.

• CANOPY PROFILE AND ANGLED TIE BACK FOLLOW SIGHT LINES AND SCALE OF SINGLE FAMILY HOME TO THE SOUTH. SCREENING AT ENTRIES FACING THE STREET CREATE MODERN INTERPRETATION OF A PORCH.

1B GLAZING

- PATTERN EMULATES NEIGHBORING RESIDENTIAL CHARACTER & BALANCES BUILDING PROPORTIONS.

• WINDOW LOCATIONS CAPTURE VIEW AND LIGHT POTENTIAL.

• REFINED MASSING TO MINIMIZE DIRECT SIGHT LINES TO/FROM NEIGHBORS BOTH ON AND OFF SITE.

1C SAFETY & SECURITY

- LANDSCAPING AND FENCING AT UNIT EDGES AND ALONG PROPERTY LINES PROVIDE PRIVACY AND SECURITY.

• SHUTTER SCREENING AT UPPER STORY EXTERIOR OPENINGS TO ROOF DECK.

2 SITE PLAN

2A SETBACK

- DEVELOPED BOARD PREFERRED SCHEME C.1 AND REDUCED DEPARTURE REQUEST BY FURTHER INCREASING SETBACKS AT THE SOUTH NEIGHBOR.

2B PRIVACY

- AT SOUTH YARD, LARGE PLANTING BUFFER IN ELEVATED BED PROVIDES NOISE BUFFER AND ENHANCES PRIVACY.

• YEAR ROUND EVERGREEN BARRIERS PROVIDED ALONG EXISTING 5’ MASONRY WALL TO BUFFER SOUTH NEIGHBOR.

• MAINTAINED SCHEME C.1 LOCATION OF TRASH ENCLOSURE ALONG THE NORTH PROPERTY LINE. COMPOSED SITE ENTRY ELEMENTS THROUGH THE USE OF DETAILING AND MATERIALITY.

2C ENTRIES

- METAL CHANNEL AND PAN DECK ROOF PROVIDE WEATHER PROTECTION AT BIKE PARKING AND CLEARLY IDENTIFY THE SITE ACCESS POINT. SCREENING, REAR-UNIT DIRECTIONAL SIGNAGE, MAILBOXES AND ACCENT LIGHTING ADD PEDESTRIAN SCALE TO THE STREET FRONT.

• MASSING ADJUSTED AT CENTER UNITS TO PROVIDE SEPARATION & DISTINCTION OF ENTRIES.

• SEPARATED UNIT ENTIRES DIRECTLY OFF OF THE STREET.

3 TRANSITION

3A TRANSITION

- WOOD SCREENING AND CANOPIES AT UNIT ENTRIES REFLECT MODERN RESIDENTIAL PORCH.

• SCALE, ORIENTATION AND TYPE OF MATERIALS ACCOMPANIED BY BRIGHT BANDING ECHO CHARACTERISTICS FOUND AROUND THE RESIDENTIAL NEIGHBORHOOD.

VIEW FROM NORTHWEST

DESIGN RESPONSE

HEIGHT, BULK & SCALE:

1A MODULATION:

- ANGLED MASSING AT BUILDING PROJECTIONS PROVIDES GREATER SETBACK FROM THE STREET AND ADJACENCIES.
- MATERIAL ORIENTATION AND SCALE BREAK DOWN MASS.
- USE OF CEDAR AS SIDING AND AT SITE ELEMENTS ADDS WARMTH AND TEXTURE TO THE STREET LEVEL EXPERIENCE.

1B GLAZING:

- WINDOW EXPRESSION EMULATES RESIDENTIAL CHARACTER.
- WINDOWS ARRANGED TO ARTICULATE THE MASSING.

SITE PLAN

2B PRIVACY:

- TRASH RECEPTACLES ARE LOCATED BEHIND SITE ENTRY AND SCREENED AWAY FROM THE SIDEWALK TO MITIGATE POSSIBLE EXPERIENTIAL EFFECTS ON NEIGHBORS.

2C ENTRIES:

- SEPARATION AT ENTIRES DIRECTLY OFF THE STREET.
- STRONG ROOF PROFILE AT GATE SIGNIFIES THE MAIN POINT OF ENTRY.

TRANSITION:

3A TRANSITION:

- BRIGHT METAL BANDING, DOWNSPOUTS AND VENT SHROUDS EXPRESSED AS ARCHITECTURAL FEATURES TO FURTHER ARTICULATE THE RESIDENTIAL CHARACTER.





DESIGN RESPONSE

HEIGHT, BULK & SCALE:

1A MODULATION:

- RAILINGS AT UNIT ROOF DECKS REDUCE UPPER STORY BULK.
- ENTRY CANOPY CREATES DATUM WITH NEIGHBORING PORCH.
- CANOPY TIE-BACK MIMICS PORCH ROOF FORM.

1C SAFETY & SECURITY:

- PRIVACY PROVIDED THROUGH THE USE OF SHUTTER SCREENING AT UPPER STORY OPENINGS.

SITE PLAN

2A SETBACK:

- GREATEST SEPARATION PROVIDED WHERE ADJACENT SINGLE FAMILY HOME IS CLOSEST TO THE SITE.
- FURTHER INCREASED SETBACK TO RESIDENTIAL NEIGHBOR FROM EDG SCHEME.

TRANSITION:

3A TRANSITION:

- ROCK WALL RETAINING AND A VARIETY OF PLANTINGS CONTINUE THE RESIDENTIAL SIDEWALK EXPERIENCE.
- SITE ENTRY AND SERVICES ARE MOVED NORTH, AWAY FROM RESIDENTIAL NEIGHBORS.

COMPOSITE SITE PLAN

SCALE: 1/16" = 1'-0"

DESIGN RESPONSE

HEIGHT, BULK & SCALE:

1C SAFETY & SECURITY:

- ENSEMBLE OF ELEMENTS AT THE STREET TO DEMARCATe COMMON ENTIREs VS. PRIVATE ENTRIES.
- USE LANDSCAPING AS VISUAL BARRIER BETWEEN UNIT AT GRADE AMENITY TO REDUCE THE USE OF FENCING.

SITE PLAN

2A SETBACK:

- SITE PLAN IS DIRECT RESPONSE TO POSITION OF SOUTH RESIDENTIAL NEIGHBOR.

2B PRIVACY:

- DENSE BARRIER PLANTING ALONG PATIOS CLOSEST TO RESIDENTIAL NEIGHBOR.
- LARGE ELEVATED PLANTING BED IN SOUTH YARD BUFFERS NOISE FROM UNITS ON AND OFF SITE.

2C ENTRIES:

- REFINED MASSING AT CENTER UNITS TO PROVIDE GREATER SEPARATION AT ENTRANCES.
- SCREENING AND SITE WORK ADJUSTMENTS MADE AT UNITS FACING THE STREET TO PROVIDE CLEAR POINT OF ENTRY.

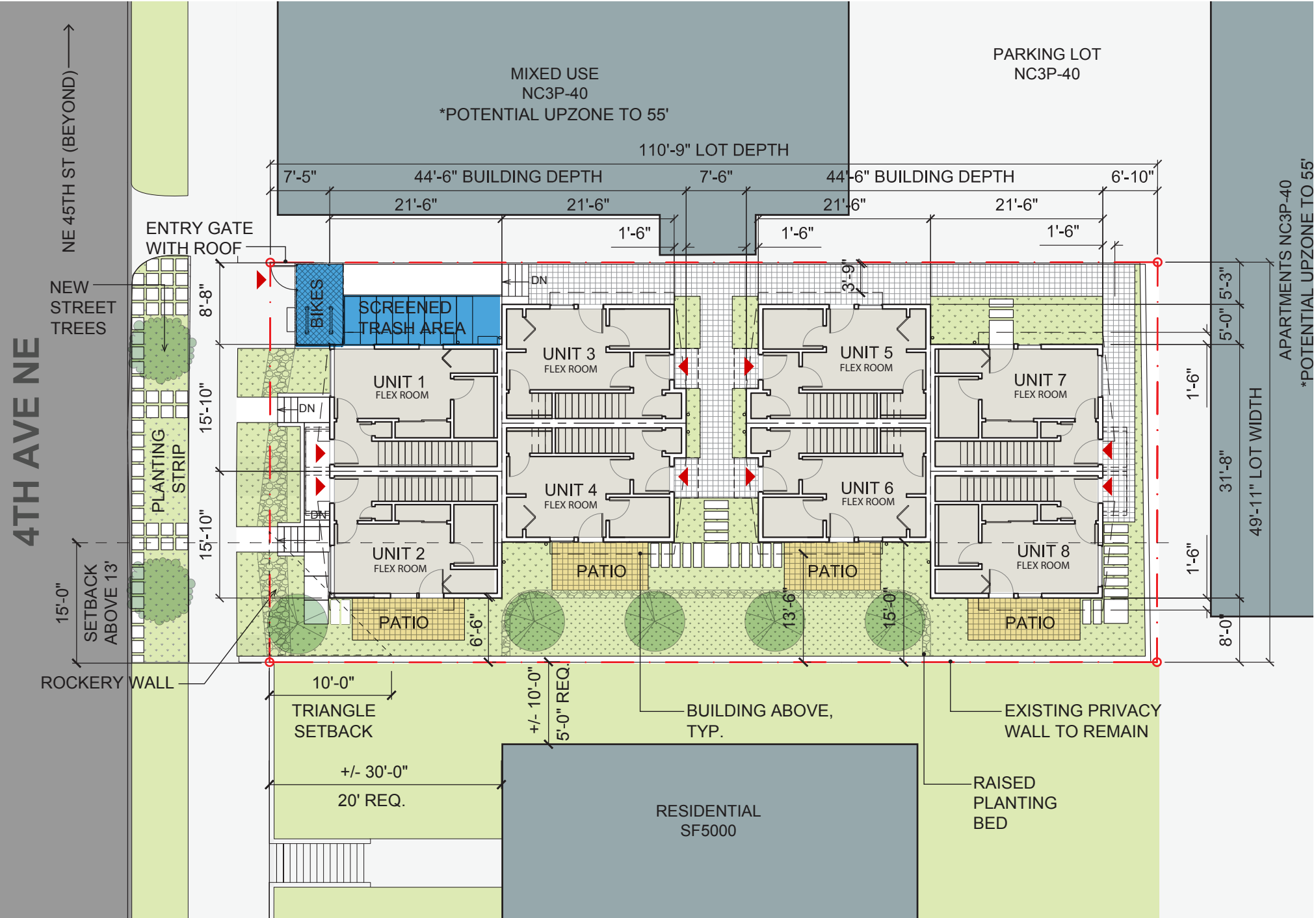
TRANSITION:

3A TRANSITION:

- HARDSCAPE AND LANDSCAPE TREATMENT ALONG 4TH AVE NE CONTINUES RESIDENTIAL CONNECTION TO THE STREET.

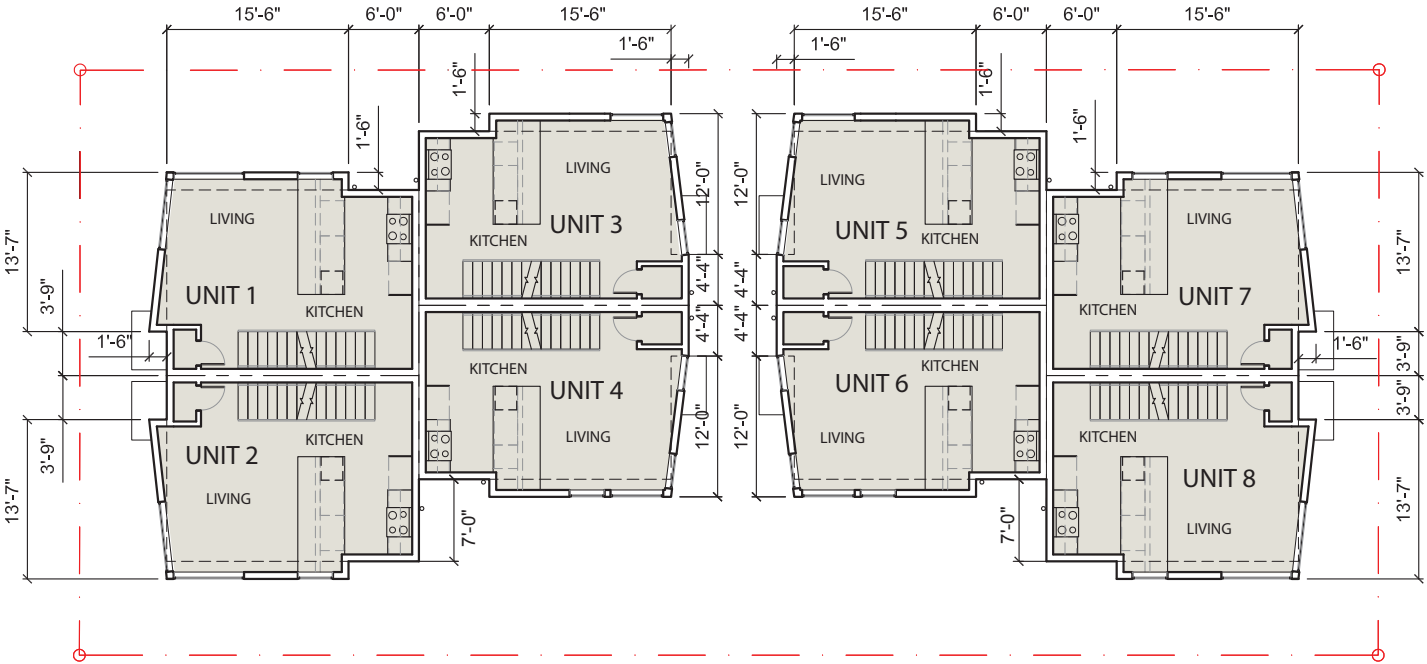


- COMMON
- RESIDENTIAL
- PRIVATE AMENITY
- PRIMARY ENTRY

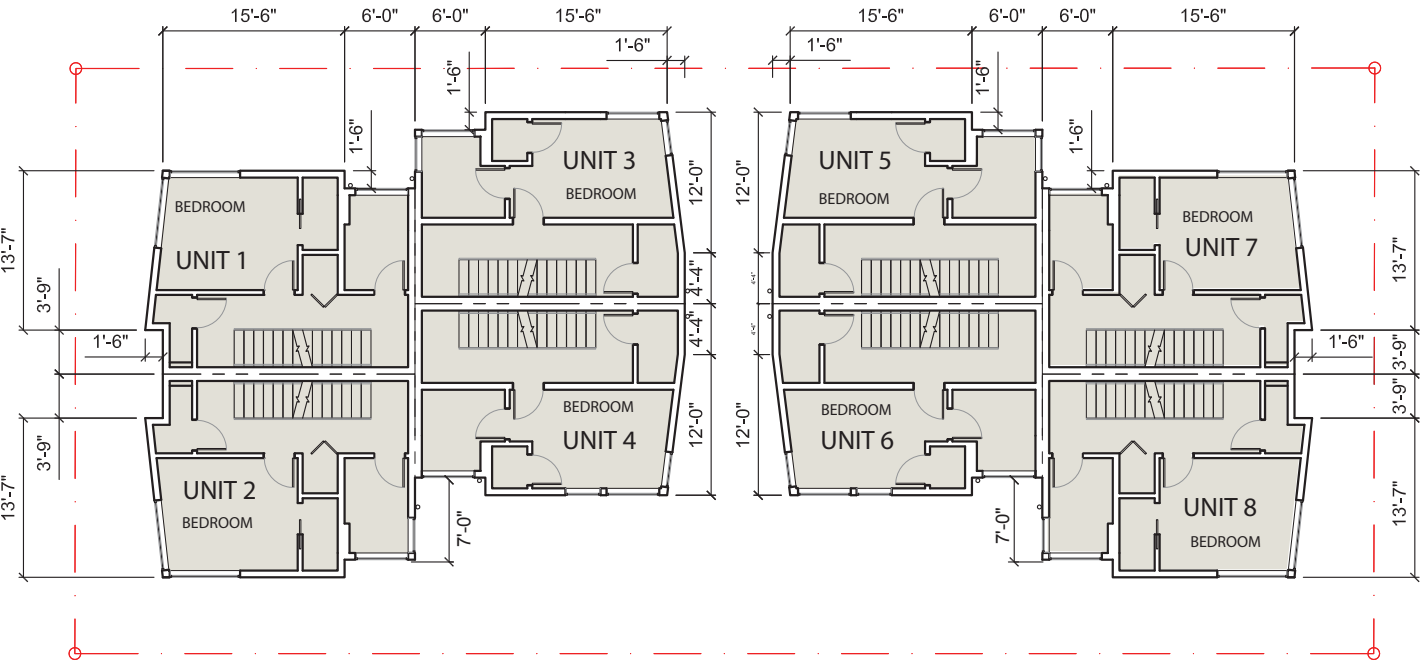


BUILDING PLANS

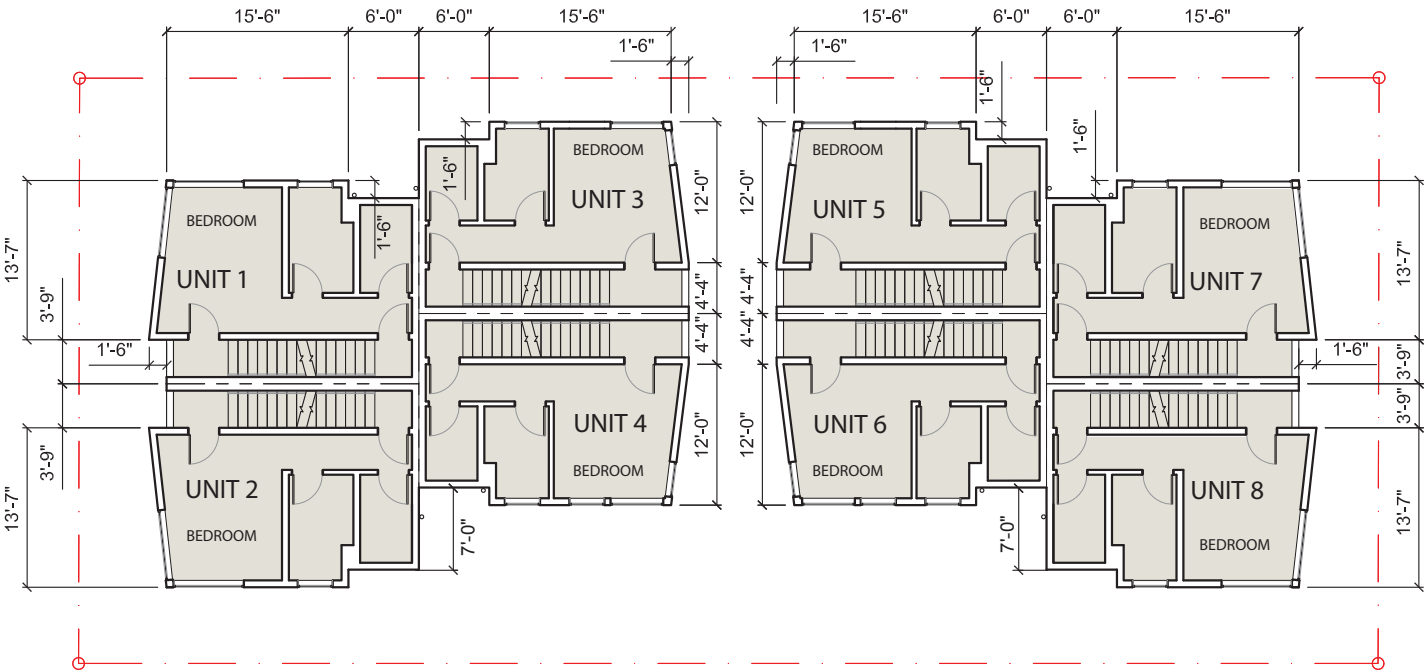
SCALE: 1/16" = 1'-0"



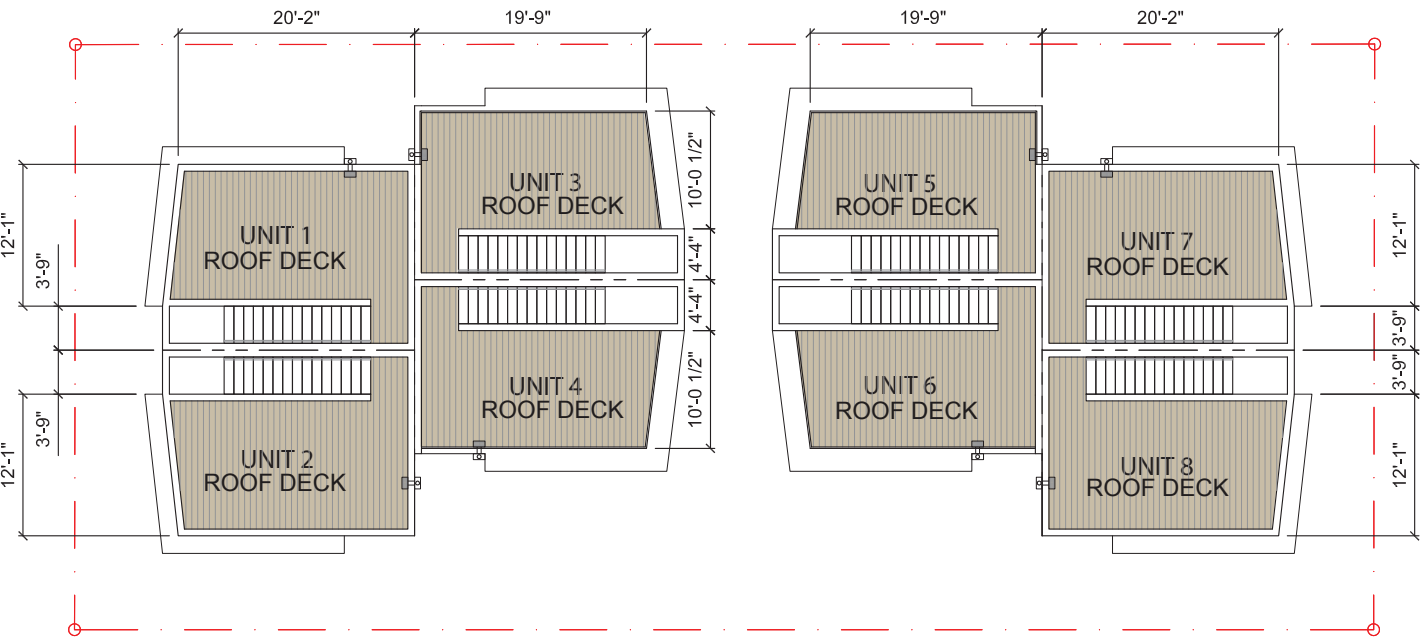
LEVEL 2



LEVEL 3



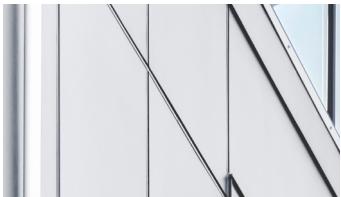
LEVEL 4



ROOF LEVEL

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



FIBER CEMENT PANEL (LIGHT GRAY)



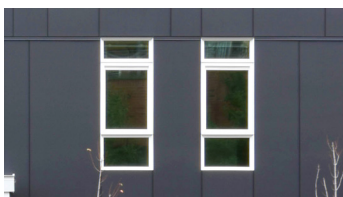
WOOD SLAT SCREEN OR FENCING



FIBER CEMENT LAP SIDING, 6" EXPOSURE (BLUE-GRAY)



METAL GUARDRAIL (GALVALUME)



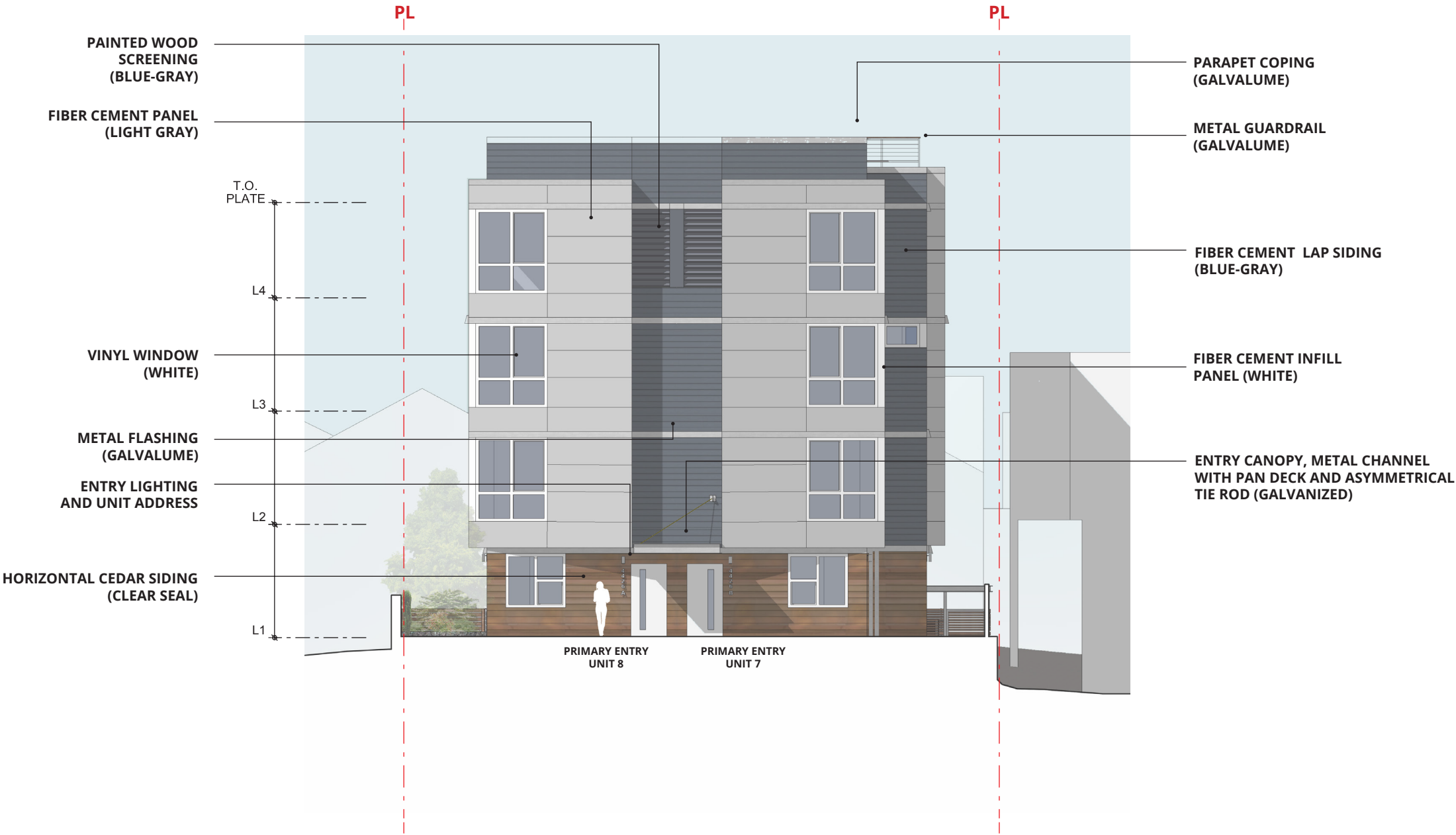
WHITE VINYL WINDOW



HORIZONTAL CEDAR SIDING (CLEAR SEAL)

EAST ELEVATION

SCALE: 3/32" = 1'-0"



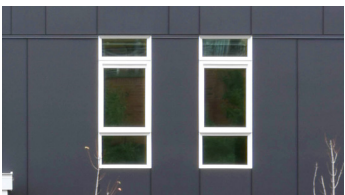
FIBER CEMENT PANEL (LIGHT GRAY)



FIBER CEMENT LAP SIDING, 6" EXPOSURE (BLUE-GRAY)



METAL GUARDRAIL (GALVALUME)



WHITE VINYL WINDOW



HORIZONTAL CEDAR SIDING (CLEAR SEAL)

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



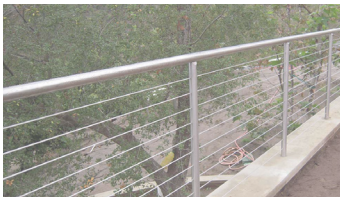
FIBER CEMENT PANEL (LIGHT GRAY)



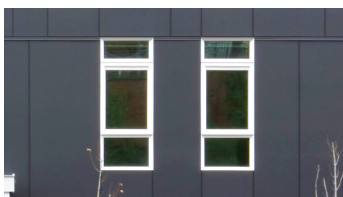
WOOD SLAT SCREEN OR FENCING



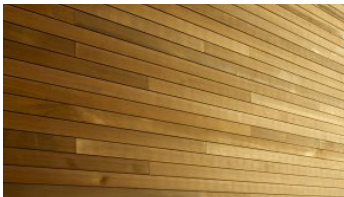
FIBER CEMENT LAP SIDING, 6" EXPOSURE (BLUE-GRAY)



METAL GUARDRAIL (GALVALUME)



WHITE VINYL WINDOW



HORIZONTAL CEDAR SIDING (CLEAR SEAL)

WEST ELEVATION

SCALE: 3/32" = 1'-0"



FIBER CEMENT PANEL (LIGHT GRAY)



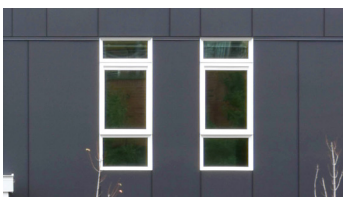
WOOD SCREEN



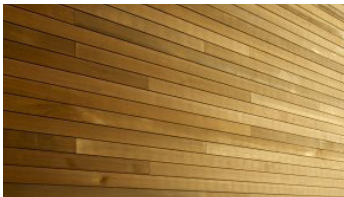
FIBER CEMENT LAP SIDING, 6" EXPOSURE (BLUE-GRAY)



METAL GUARDRAIL (GALVALUME)



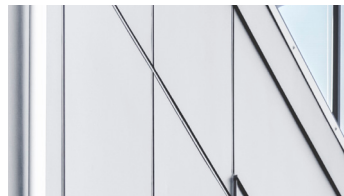
WHITE VINYL WINDOW



HORIZONTAL CEDAR SIDING

INTERIOR WEST ELEVATION

SCALE: 3/32" = 1'-0"



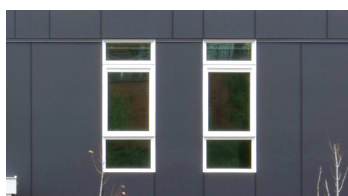
FIBER CEMENT PANEL (LIGHT GRAY)



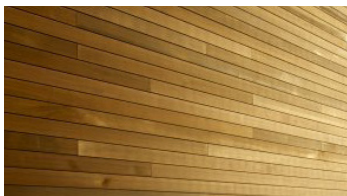
FIBER CEMENT LAP SIDING, 6" EXPOSURE (BLUE-GRAY)



METAL GUARDRAIL (GALVALUME)



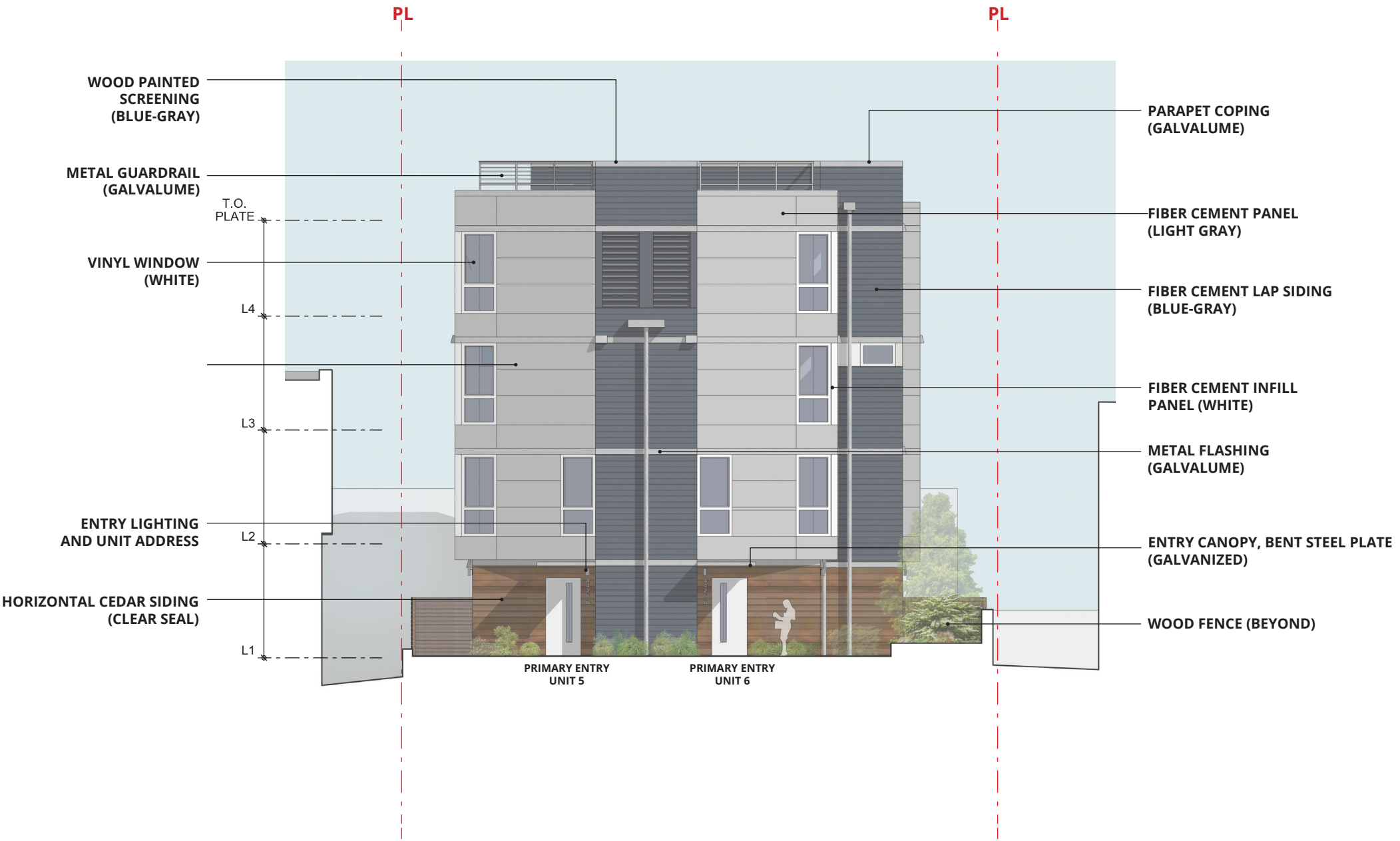
WHITE VINYL WINDOW



HORIZONTAL CEDAR SIDING (CLEAR SEAL)

INTERIOR EAST ELEVATION

SCALE: 3/32" = 1'-0"



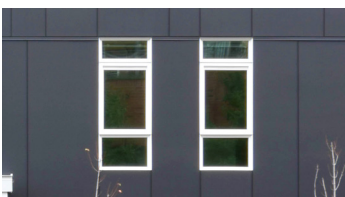
FIBER CEMENT PANEL (LIGHT GRAY)



FIBER CEMENT LAP SIDING, 6" EXPOSURE (BLUE-GRAY)



METAL GUARDRAIL (GALVALUME)



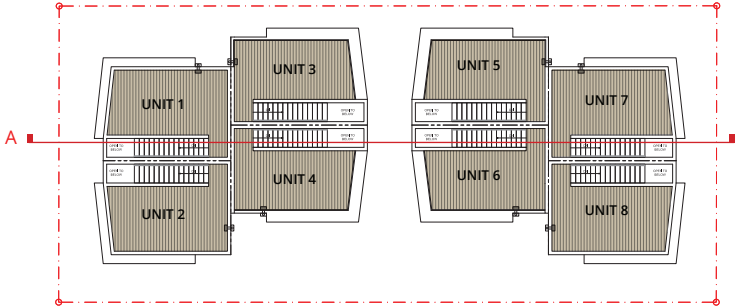
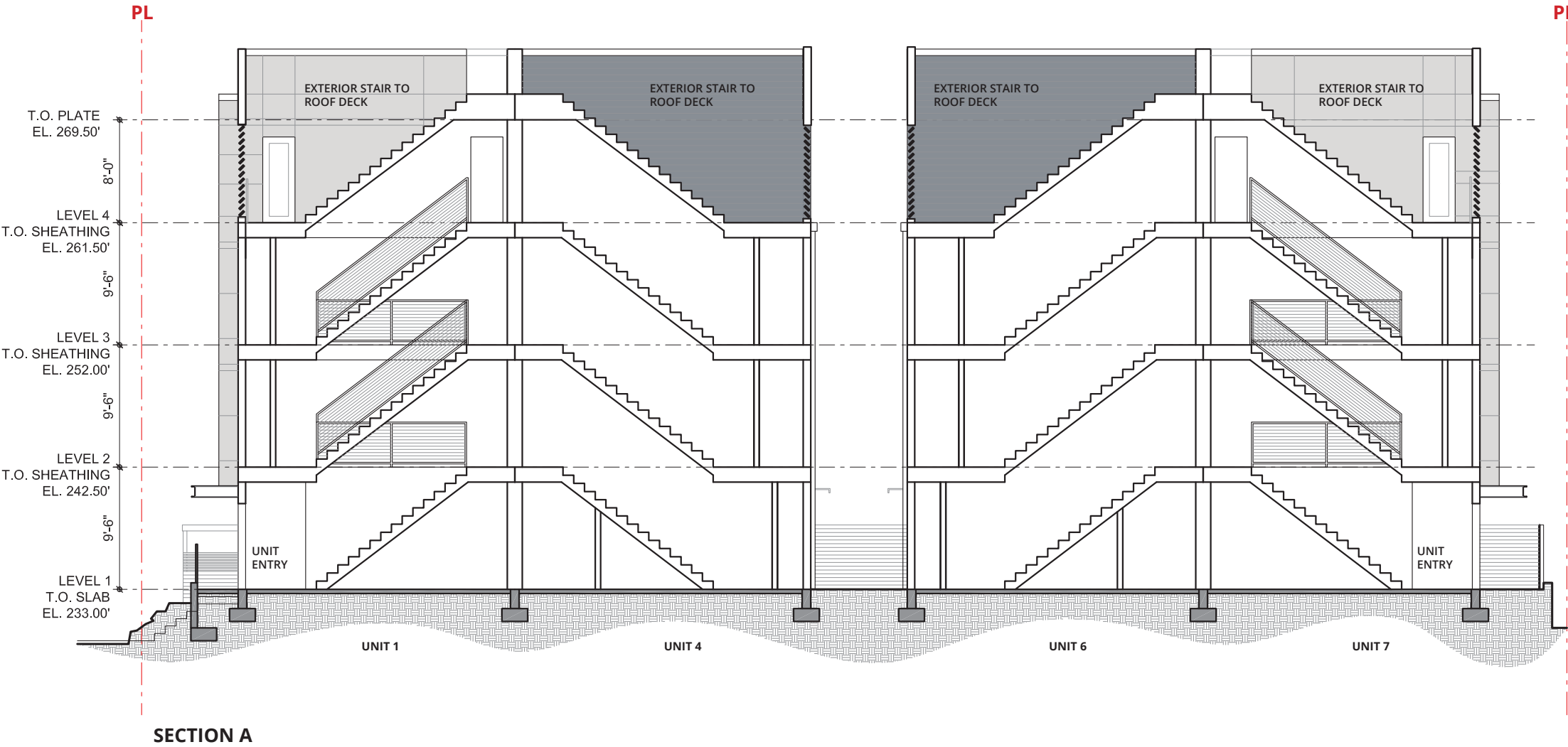
WHITE VINYL WINDOW



HORIZONTAL CEDAR SIDING (CLEAR SEAL)

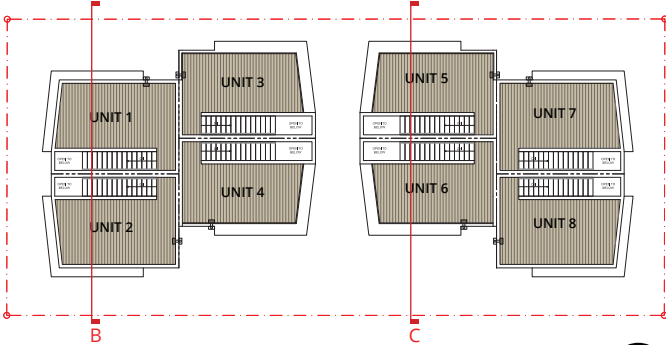
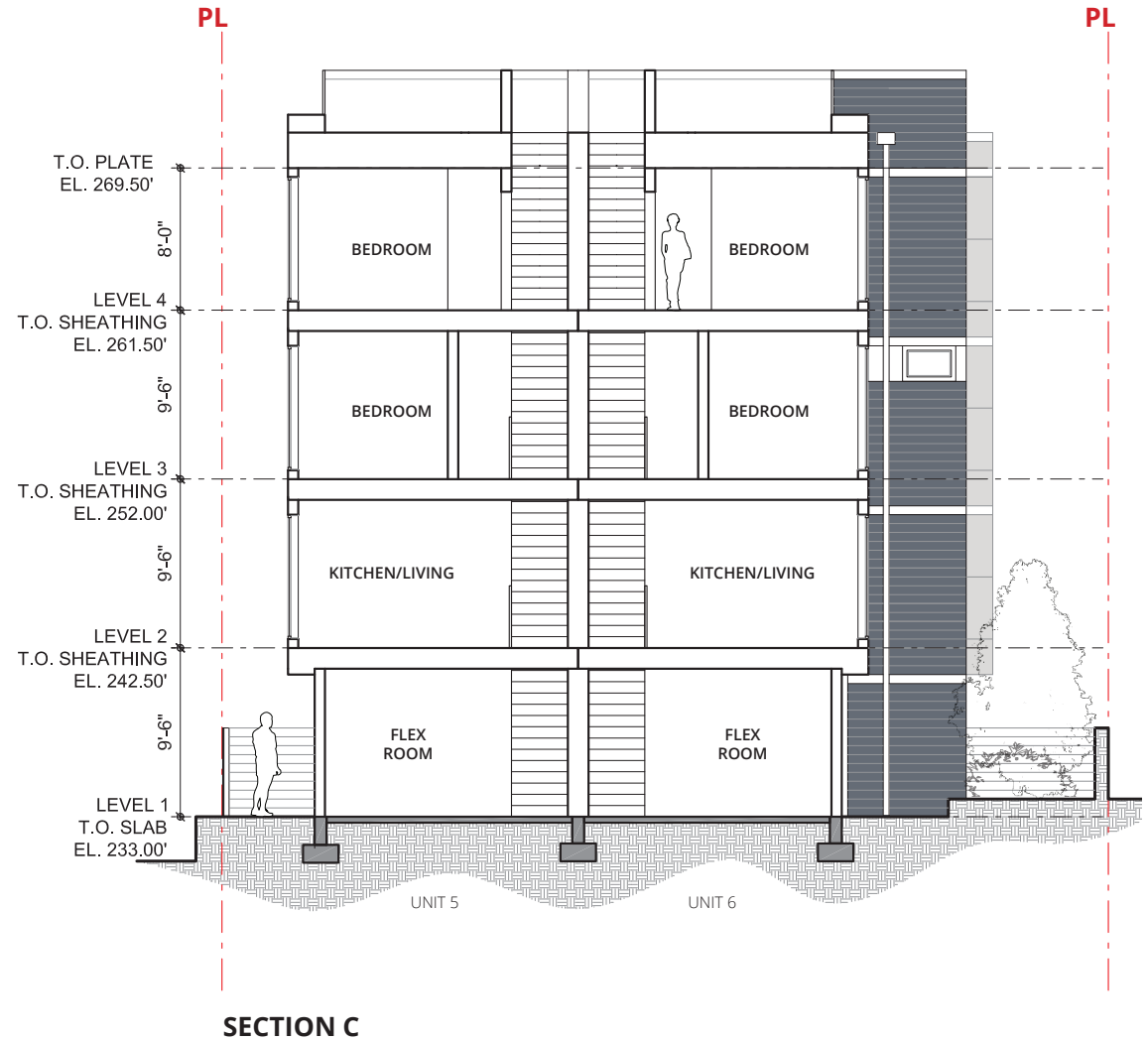
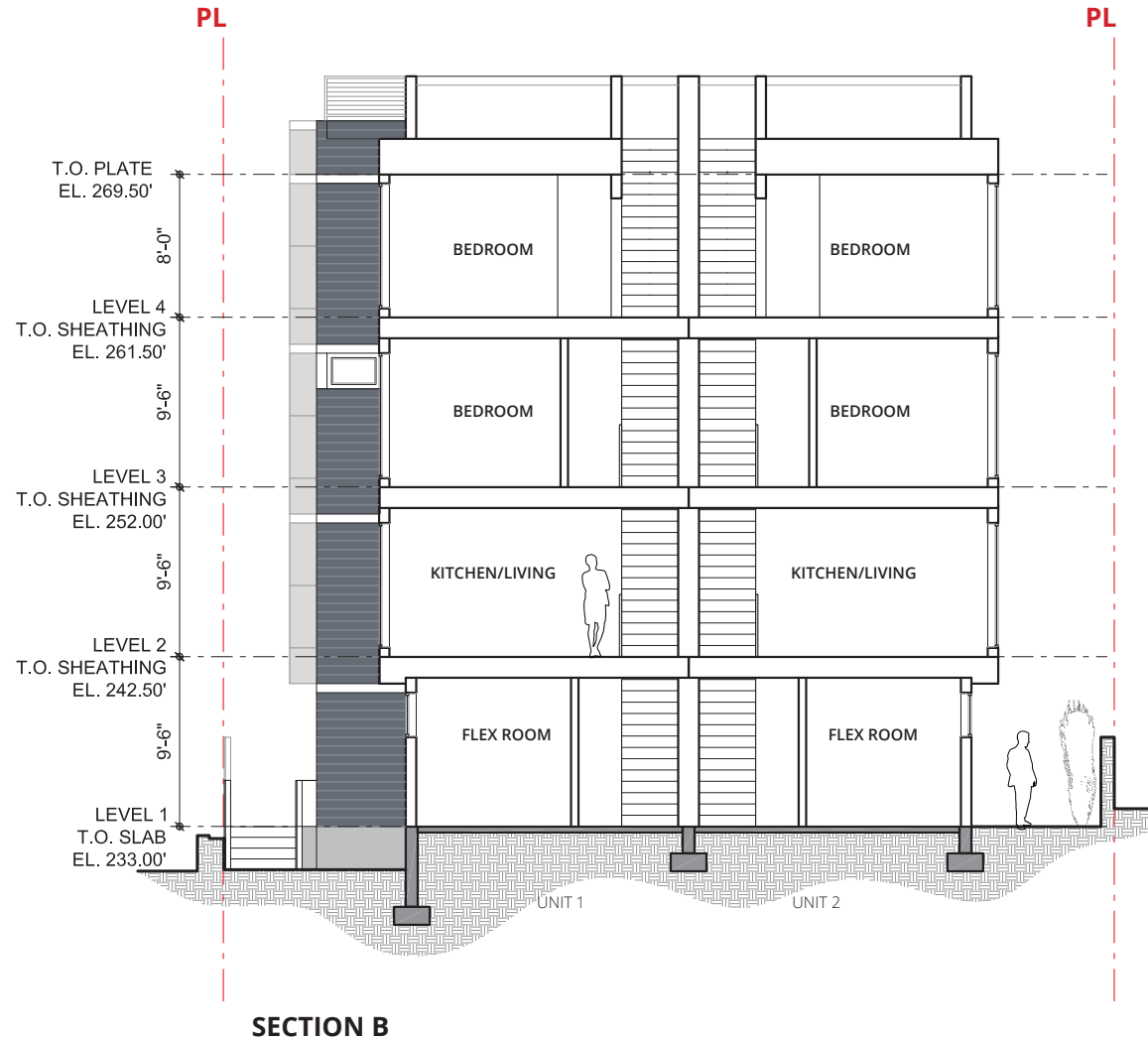
SITE SECTIONS

SCALE: 3/32" = 1'-0"



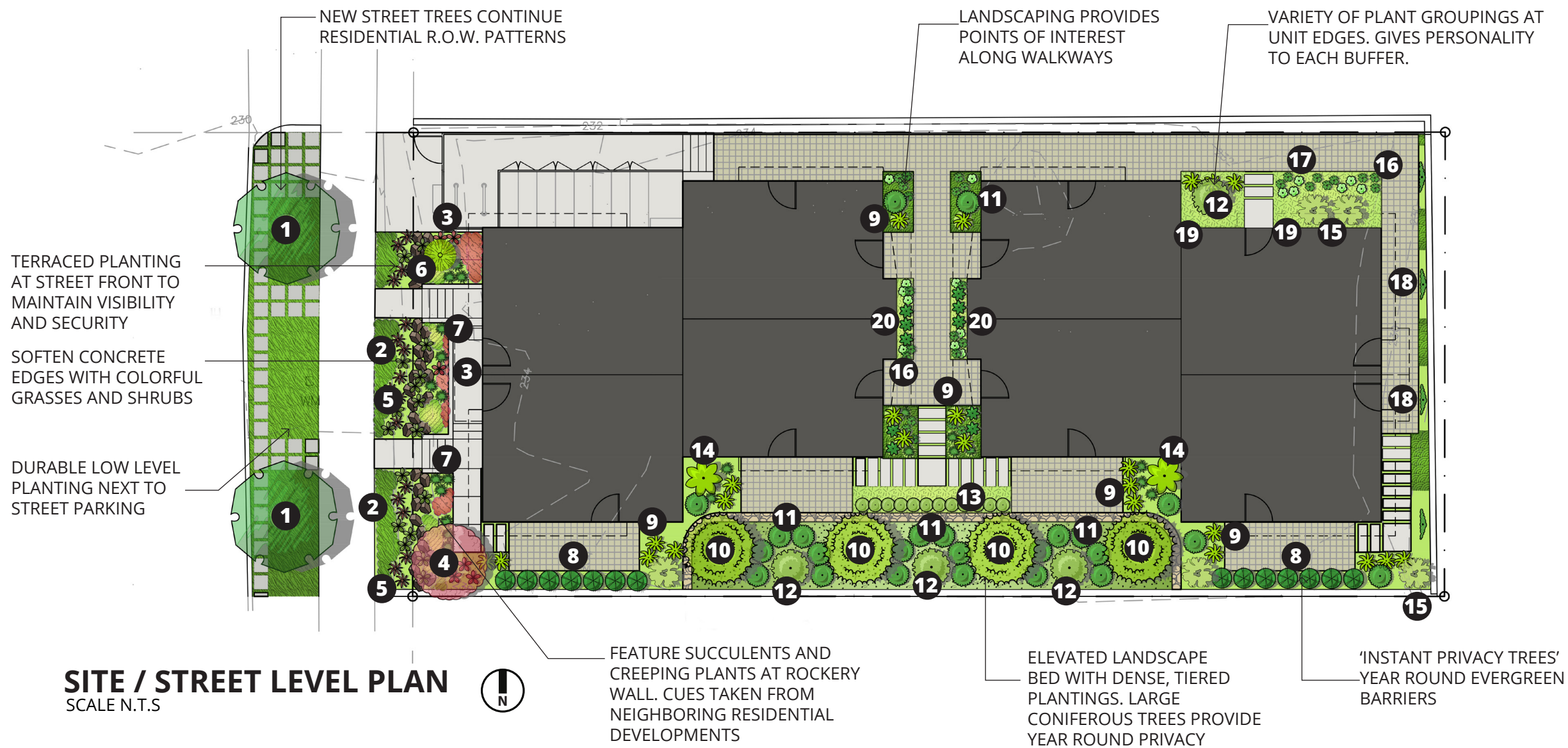
SITE SECTION

SCALE: 3/32" = 1'-0"



CONCEPT DEVELOPMENT: LANDSCAPE ELEMENTS

SCALE: N.T.S



Golden Japanese Cedar



Japanese Forest Grass 'all gold'



H.M. Eddie Yew



Urbanite Ash Street tree



Emerald Carpet Creeping Raspberry



Ruby Glow Euphorbia



Bloodgood Japanese Maple



Japanese Blood Grass



Chief Joseph Lodgepole Pine



Ice Dance Japanese Sedge



Fragrant Sarcococca



Mariesil Double Fire Viburnum



Lady's Mantle



Sun King Aerialia



Japanese Fatsia



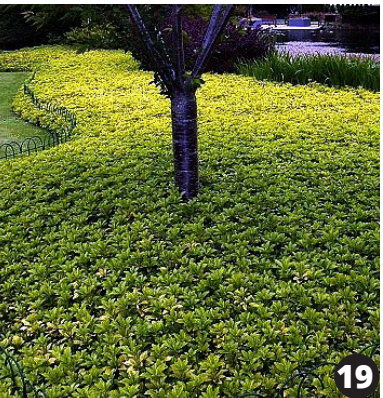
Deer Fern



Bridal Veil Astilbe



Debutante Camellia Espalier

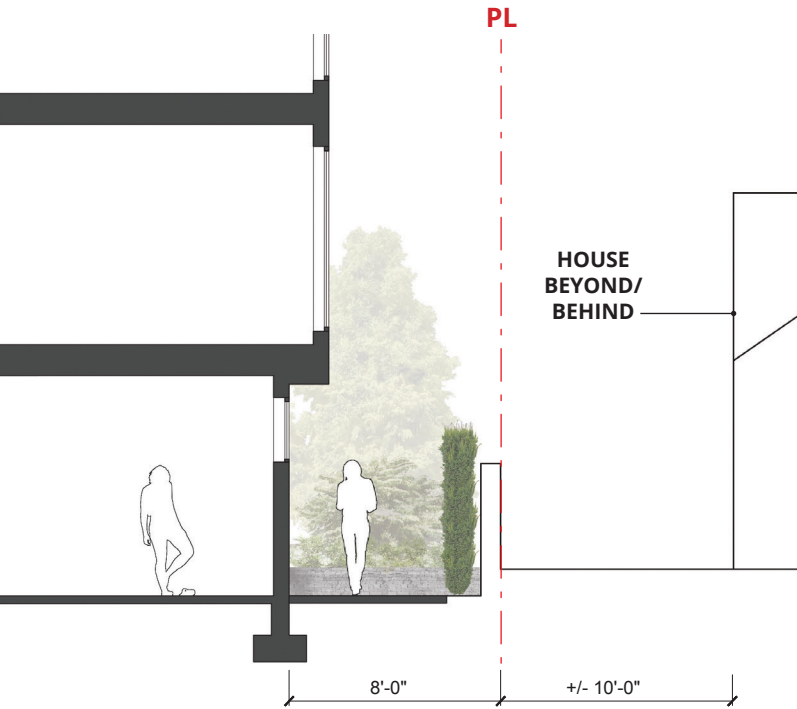


Japanese Spurge

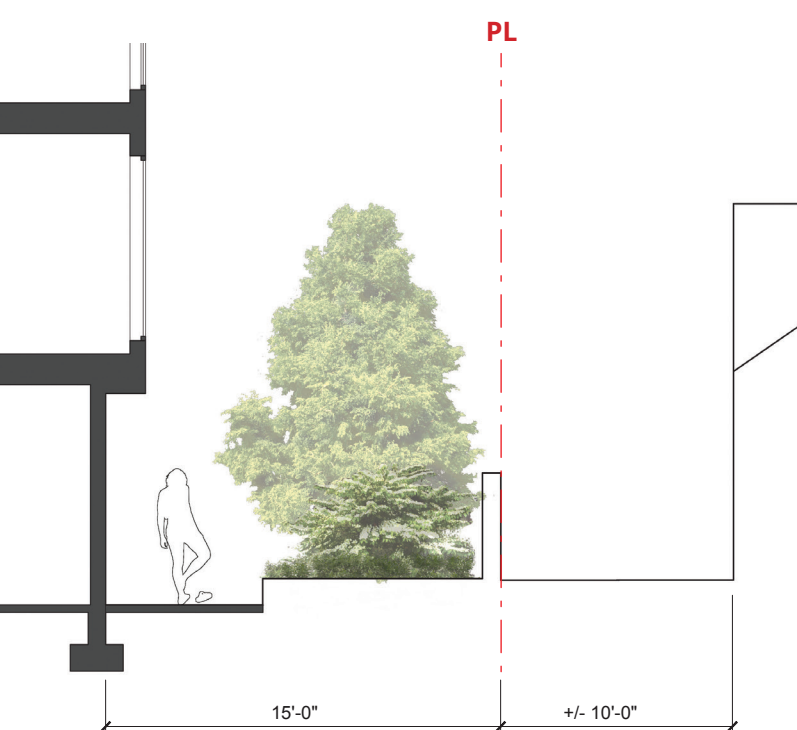


Lenten Rose

SECTION AT SOUTH PATIO



SECTION AT SOUTH SIDE YARD



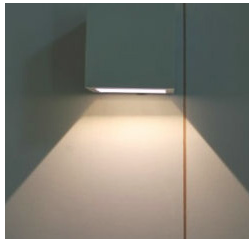
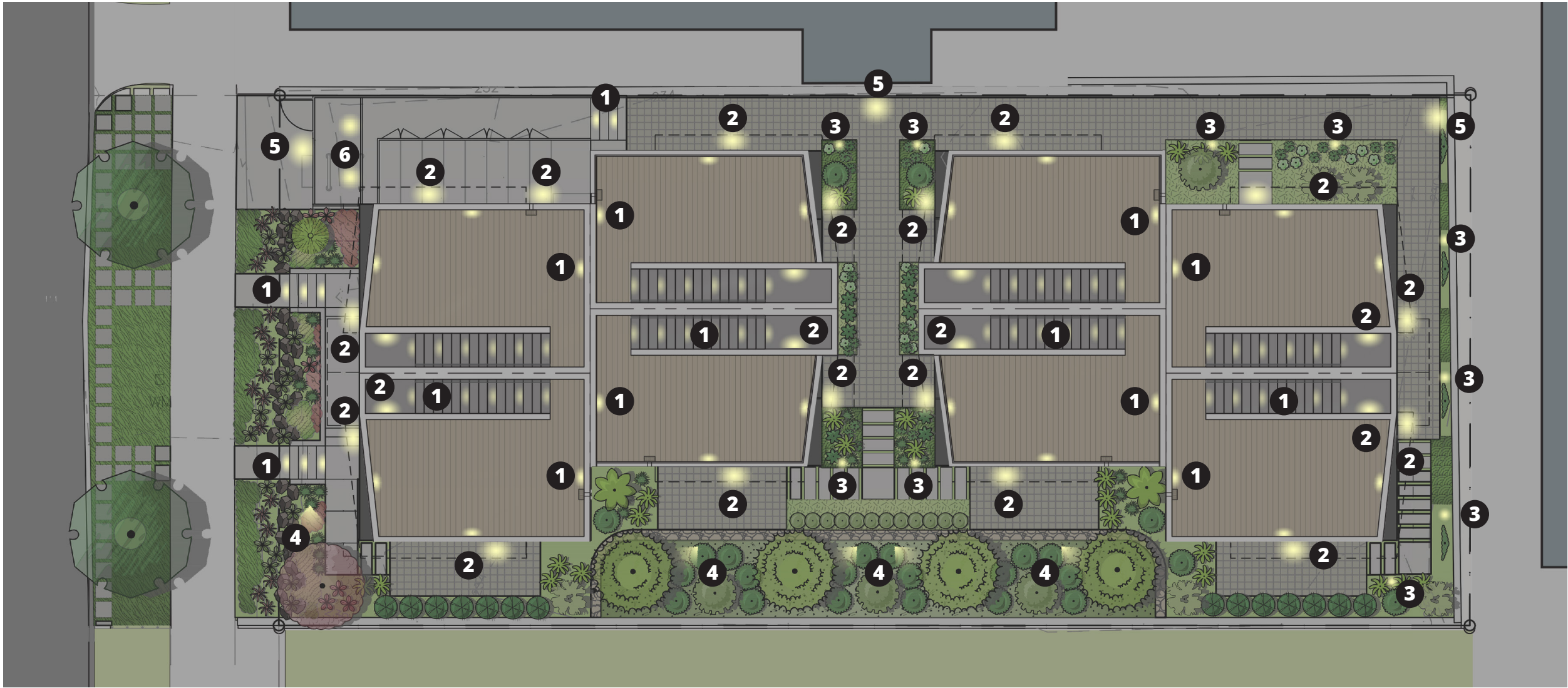
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5' Gal	No	No	
	Cryptomeria japonica 'Sekkan-sugi' / Golden Japanese Cedar	7'-8' Ht	No	No	
	Fraxinus pennsylvanica 'Urbanite' / Urbanite Ash Street Tree	2' Gal	No	No	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING
	Ajuga reptans 'Black Scallop' / Bugleweed	1 gal	Yes	No	24" o.c.
	Pachysandra terminalis / Japanese Spurge	4' pot	Yes	No	12" o.c.
	Pachysandra terminalis 'Silver Edge' / Japanese Spurge	4' pot	Yes	No	12" o.c.
	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	1 gal	Yes	No	24" o.c.
	Sedum spuriol 'Red Carpet' / Stonecrop	4' pot	Yes	No	12" o.c.
	Sedum x 'Angelina' / Angelina Sedum	4' pot	Yes	No	12" o.c.

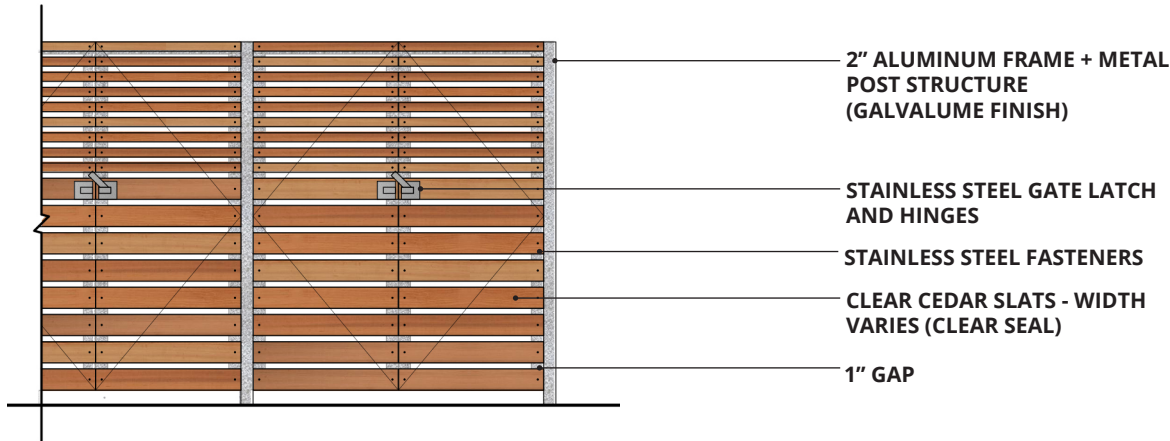
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Alchemilla mollis / Lady's Mantle	1 gal	Yes	No	12
	Aralia cordata 'Sun King' / Sun King Aralia	2 gal	Yes	No	2
	Astilbe x arendsii 'Bridal Veil' / Bridal Veil Astilbe	1 gal	Yes	No	16
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	28
	Camellia japonica 'Debutante' / Debutante Camellia Espalier	5 gal min., 2 tier	Yes	No	4
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	24
	Euphorbia myrsinites / Donkey Tail Spurge	1 gal	Yes	No	19
	Euphorbia x 'Ruby Glow' / Ruby Glow Euphorbia	1 gal	Yes	No	7
	Fatsia japonica / Japanese Fatsia	5 gal	Yes	No	5
	Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	Yes	No	24
	Helleborus orientalis 'Mardi Gras' / Lenten Rose	1 gal	Yes	No	10
	Imperata cylindrica 'Red Baron' / Japanese Blood Grass	1 gal	Yes	No	17
	Pinus contorta latifolia 'Chief Joseph' / Chief Joseph Lodgepole Pine	3 gal	Yes	No	1
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	24
	Taxus x media 'H.M. Eddle' / H.M. Eddle Yew	3'-5' Ht	Yes	No	14
	Viburnum plicatum tomentosum 'Marlesii' / Marlesii Double File Viburnum	5 gal	Yes	No	4

CONCEPT DEVELOPMENT: SITE LIGHTING

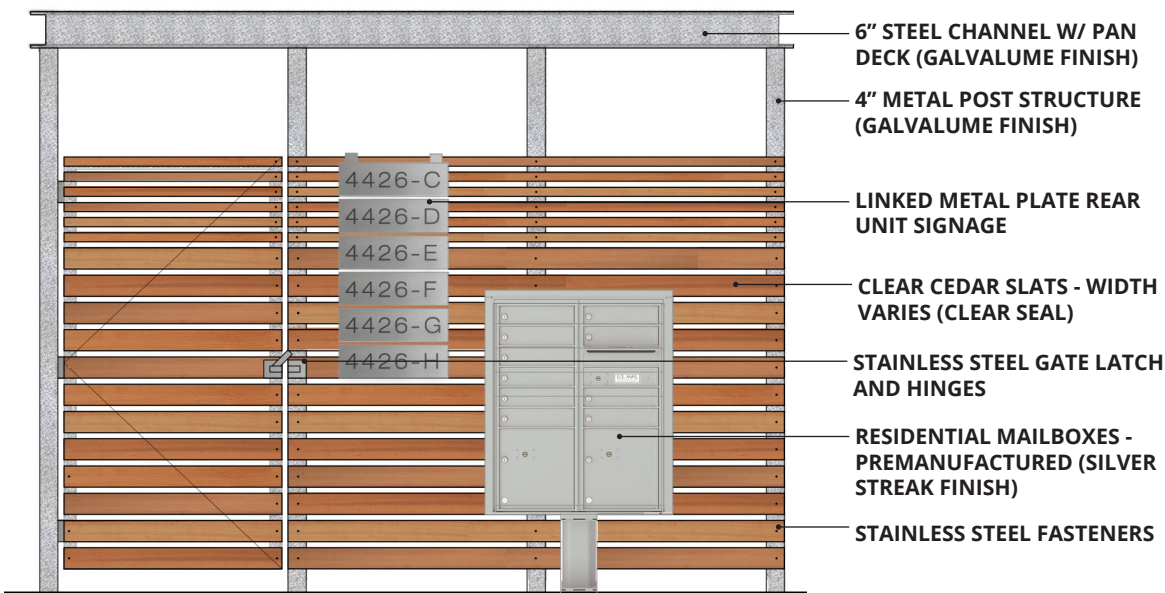
SCALE: N.T.S



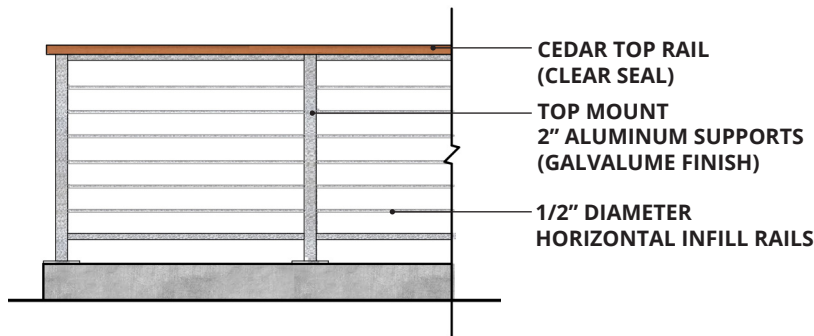
1 TRASH ENCLOSURE SCREENING SECTION



2 SITE ENTRY STRUCTURE



3 GUARDRAIL SECTION, TYPICAL



4 ENTRY LIGHTING & UNIT ADDRESS



4TH AVE NE LOOKING EAST

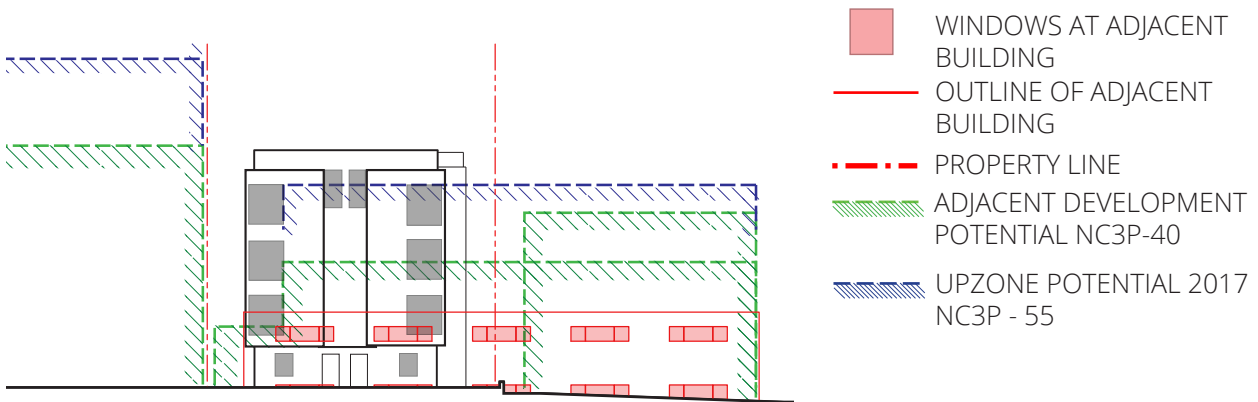


CONCEPT DEVELOPMENT: ADJACENCIES

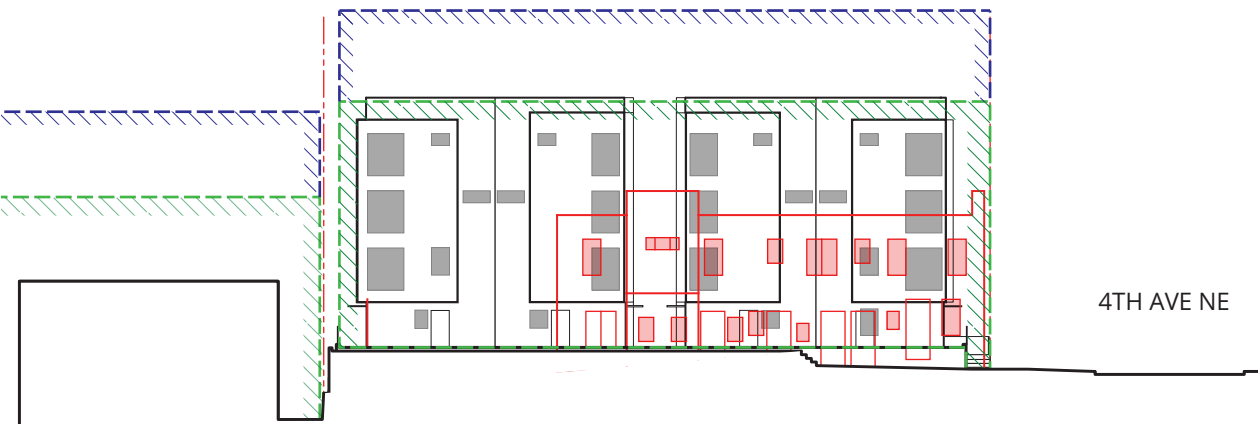


BIRD'S EYE VIEW FROM SOUTHWEST

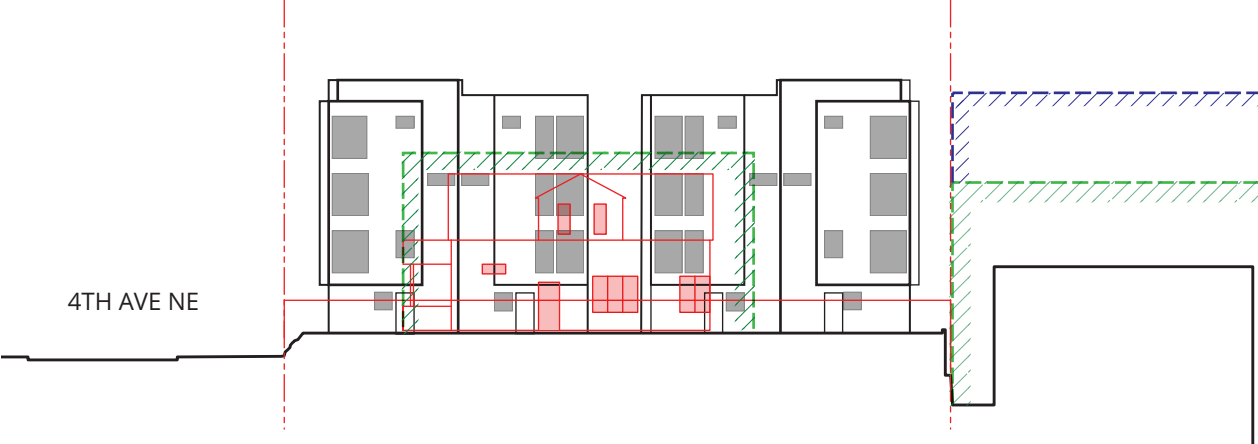
- ADJACENCIES**
- Each neighboring parcel presents a unique condition for design response.
- NORTH NEIGHBOR: presents the most privacy overlap based on the existing building, but the impacts are minimal. The design sets a strong precedent for transition zones considering future upzone potential.
 - EAST NEIGHBOR: lower topography reduces the impact on the east building therefore reducing the impact on the rear units if developed in the future to the east's potential.
 - SOUTH NEIGHBOR: the transition to the less intense use is enhanced by the building separation. There is a little privacy impact due to window location, landscaping and the existing masonry wall.



EAST NEIGHBOR WINDOW PRIVACY



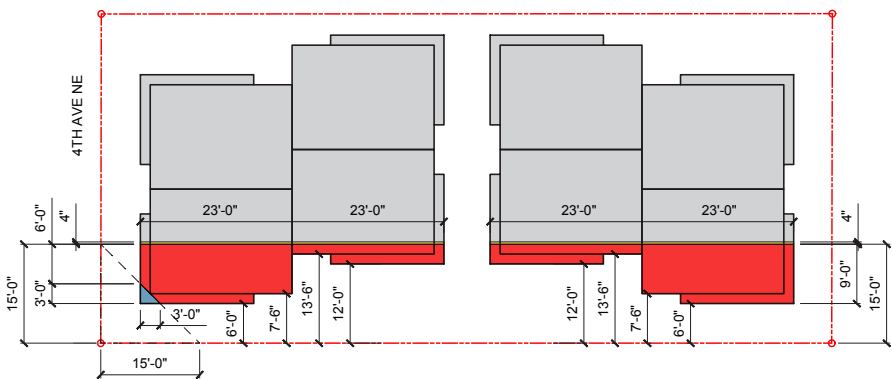
NORTH NEIGHBOR WINDOW PRIVACY



SOUTH NEIGHBOR WINDOW PRIVACY

DEPARTURES: EDG SCHEME C.1

- #1** SMC 23.47A.014.B.3 - Side Setback Abutting Residential Zone
 - REQUIRED: 15' setback above 13' up to 40' in height
 - PROPOSED: 13'-6" max. setback / 6'-0" min. setback above 13' - 40' in height. 9'-6" average setback.
- #2** SMC 23.47A.014.B.3 - Side Setback Abutting Residential Zone
 - REQUIRED: additional 2' setback for every 10' above 40' in height
 - PROPOSED: maintain 9'-6" average setback for additional 2'-0" above 40' (5" depth max.)
- #3** SMC 23.47A.014.B.1 - Triangular Setback Abutting Residential Zone
 - REQUIRED: 15' x15' triangular setback at SW parcel corner
 - PROPOSED: encroach setback at Levels 2-Roof for 3' x 3' triangular area

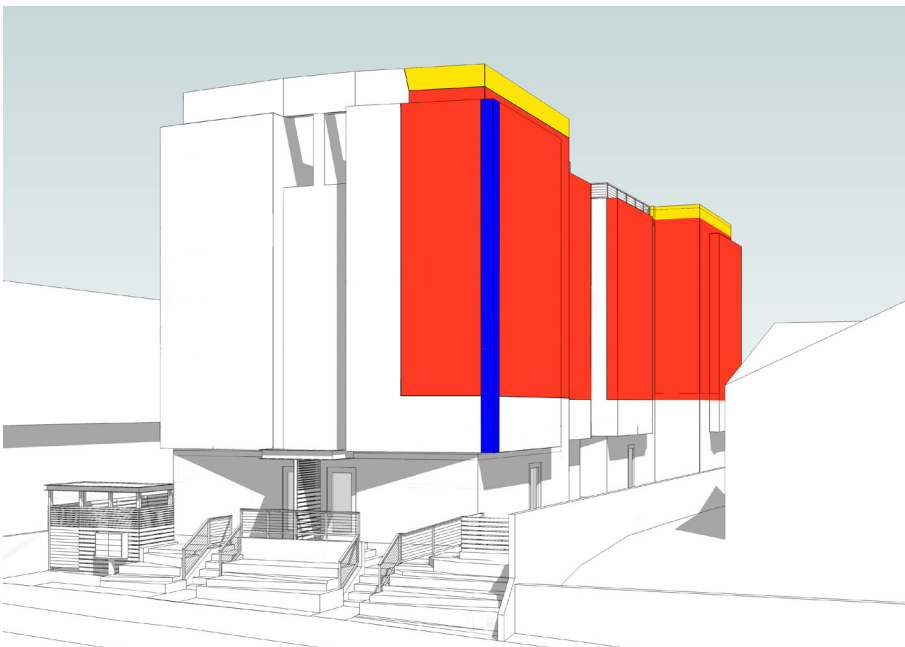
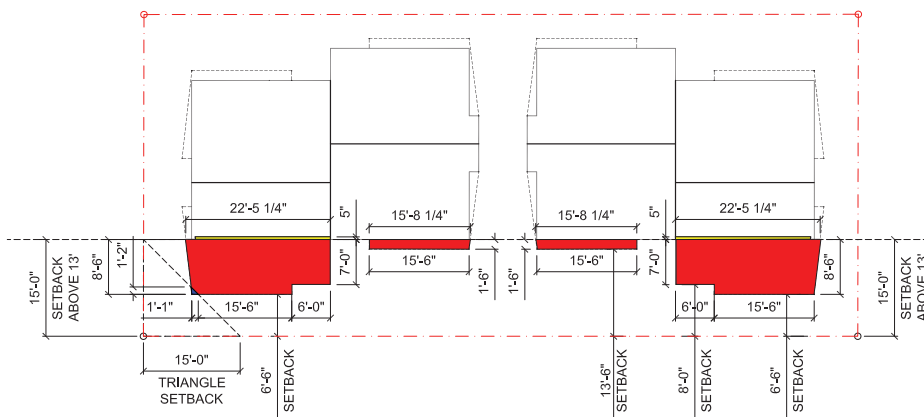


PERSPECTIVE FROM SOUTHWEST

DEPARTURES: PROPOSED

- #1** SMC 23.47A.014.B.3 - Side Setback Abutting Residential Zone
 - REQUIRED: 15' setback above 13' up to 40' in height
 - PROPOSED: 6'-6" setback provided above 13' for 840 sf total
8'-0" setback provided above 13' for 485 sf total
13'-6 setback provided above 13' for 832 sf total
- #2** SMC 23.47A.014.B.3 - Side Setback Abutting Residential Zone
 - REQUIRED: additional 2' setback for every 10' above 40' in height
 - PROPOSED: maintain 8' setback at east and west units only for additional 2'-0" above 40' (5" depth max. for 5 sf total)
- #3** SMC 23.47A.014.B.1 - Triangular Setback Abutting Residential Zone
 - REQUIRED: 15' x15' triangular setback at SW parcel corner
 - PROPOSED: encroach setback at Levels 2-Roof for 1'-2" x 1'-1" triangular area

*ALL DEPARTURES REDUCED FROM EDG PROPOSAL



PERSPECTIVE FROM SOUTHWEST

JUSTIFICATION:

#1 The siting of the units is a direct response to the location of the property to the south. A large elevated landscape buffer is provided where the south residential neighbor is closet to the property line. The units at the rear are pushed closer to the property line to provide visibility to/ from the site, while the units facing the street are positioned to allow for a comfortable site entry point and access to site services.

Measures taken after EDG to further reduce the departure request include:

- Refined interior uses to allow central units to move further north without visual impacts to the north.
- Replaced parapet bulk with metal railings at central units providing visual break at roof line giving unit definition in addition to reducing bulk. Departure area at center units has been completely eliminated.
- All units at level 2-4 projections have been angled in to relieve corners, reduce and/or eliminate departure area while giving the massing a playful feature.

APPLICABLE DESIGN GUIDELINES:

DC2/A: MASSING; CS2/D.3: ZONE TRANSITIONS; CS2/D.5: RESPECT FOR ADJACENT SITES

#2 This departure only occurs at small portions of the parapet wall at the east and west units. The reduced setback allows the building to logically terminate at the top of the building. Measures to reduce departures listed in #1 above apply here.

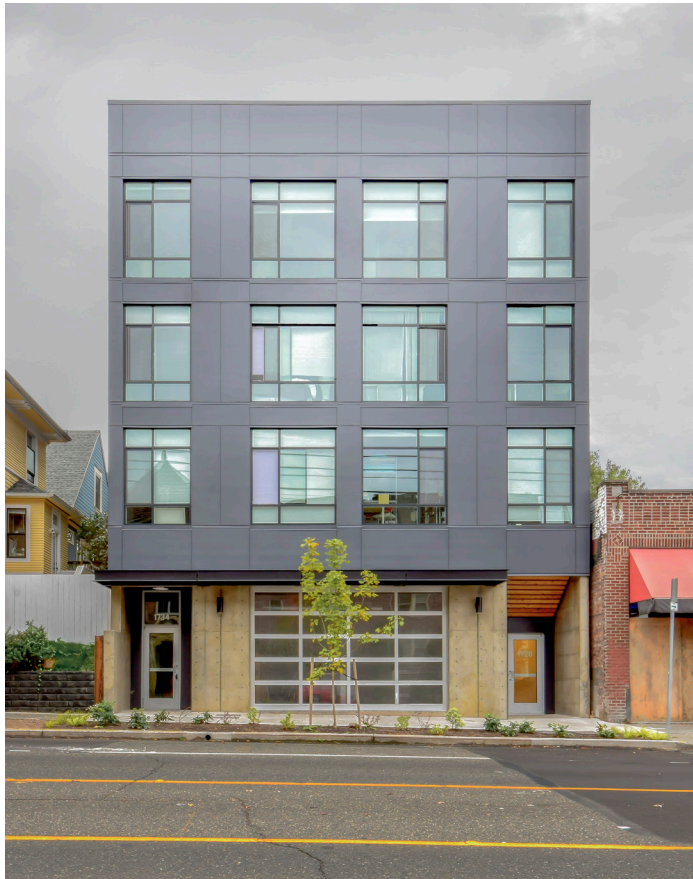
APPLICABLE DESIGN GUIDELINES:

CS2/D.1+2: HEIGHT BULK AND SCALE; DC2/B.1: FACADE COMPOSITION
PL3/B: RESIDENTIAL EDGES; CS2/D.5: RESPECT FOR ADJACENT SITES

#2 The two units facing the street are pushed south to allow for site access and service uses at the NW corner. This departure has been reduced by more than half since EDG. Measures to reduce departures listed in #1 above apply here.

APPLICABLE DESIGN GUIDELINES:

PL3/B: RESIDENTIAL EDGES; CS2/D.5: RESPECT FOR ADJACENT SITES



RECENT PROJECTS