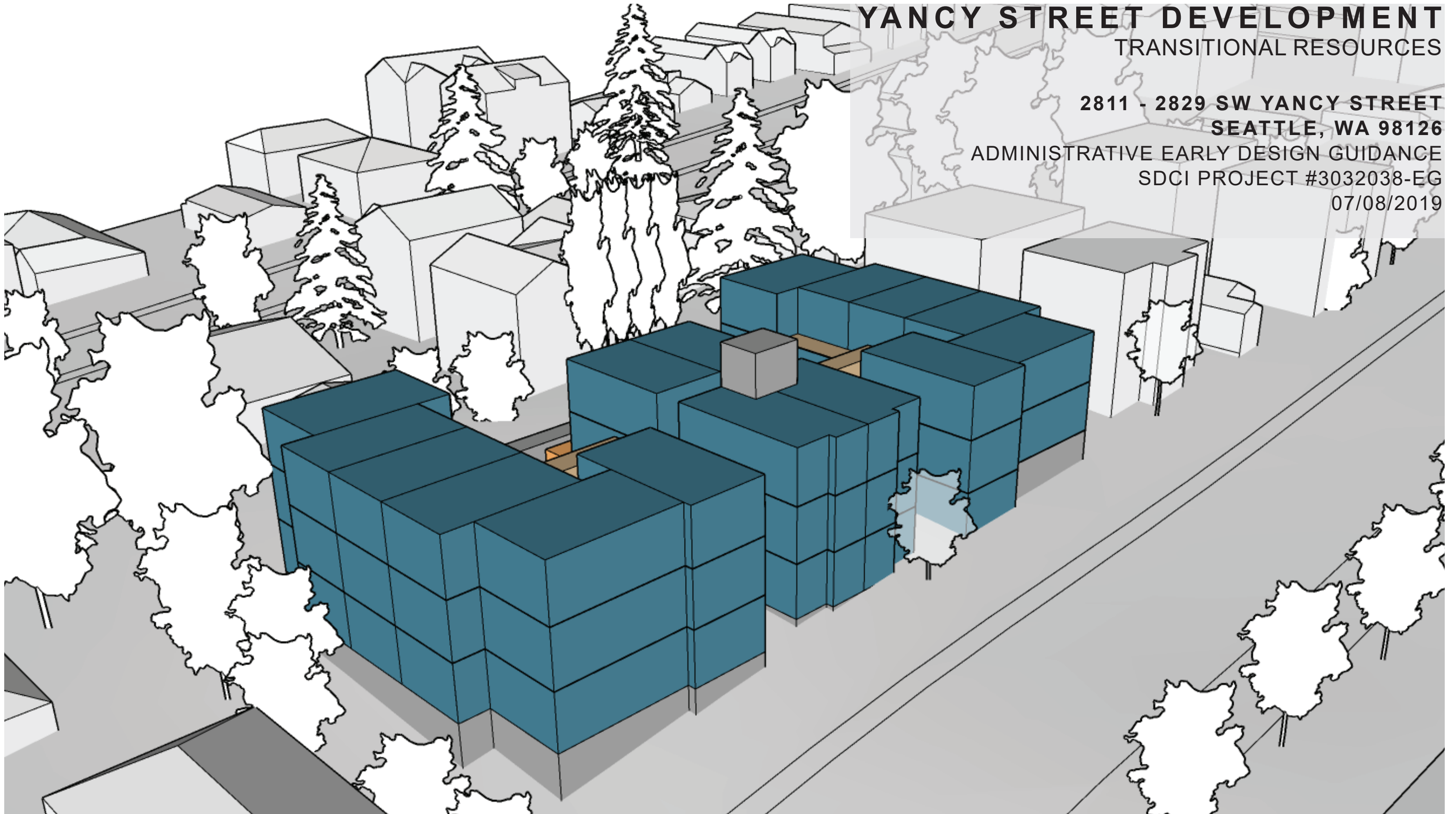


YANCY STREET DEVELOPMENT

TRANSITIONAL RESOURCES

2811 - 2829 SW YANCY STREET
SEATTLE, WA 98126

ADMINISTRATIVE EARLY DESIGN GUIDANCE
SDCI PROJECT #3032038-EG
07/08/2019



Transitional Resources

LOTUS
development partners

SMR
ARCHITECTS

PAST PROJECTS

SMR ARCHITECTS

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work, and play. With a focus on the people who ultimately use the building, our structures provide a place for life to happen, as well as interact with and enrich the neighborhoods in which they are a part.

Our team’s collaborative approach, experience, and sustainable philosophy helps us serve both our clients and the community, always putting people first.

TRANSITIONAL RESOURCES

Transitional Resources (TR) is a nonprofit organization that provides comprehensive behavioral health services and permanent supportive housing for individuals living with serious mental illnesses or co-occurring disorders.

The agency specializes in providing long-term, flexible support to individuals with the highest needs. TR's service model utilizes a team treatment approach designed to provide comprehensive, community-based psychiatric treatment, rehabilitation, and support.

APPLICANT TEAM

OWNER | Transitional Resources
DEVELOPER | Lotus Development Partners
ARCHITECT | SMR Architects
LANDSCAPE ARCHITECT | Karen Kiest Landscape Architects

LEGEND: SMR PROJECTS

- 1. **Cottage Grove Commons** | DESC | Delridge, Seattle, WA
- 2. **Velocity** | Imagine Housing | Kirkland, WA
- 3. **Valor Apartments** | Community Psychiatric Clinic | Belltown, Seattle, WA



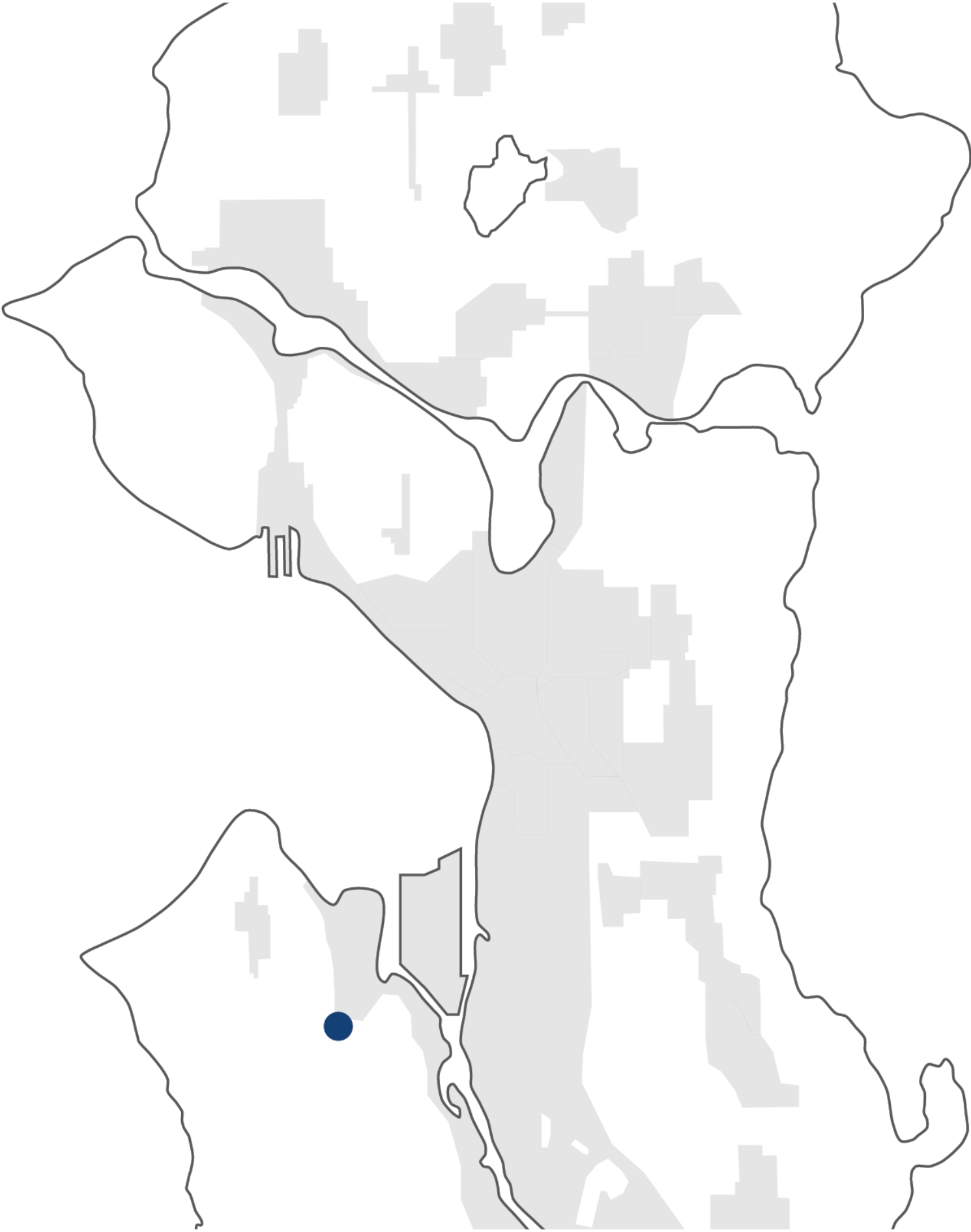


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PROJECT VISION

Transitional Resources (TR) meets each individual where they are by providing a variety of resources including residential congregate care outpatient case management, intensive case management, permanent supportive housing, crisis/hospital diversion, and vocation training programs.

TR's permanent supportive housing program provides safe, permanent, and affordable housing for clients in houses and apartments in the community surrounding TR's existing buildings and offices on Avalon Way in West Seattle.

TR makes it a high priority to keep clients within a close commute to TR services, so clients can easily access their treatment team and community of support. The Yancy Street Project meets this goal by being located within walking distance of TR's main offices, on a site where TR clients currently live within existing single-family homes.

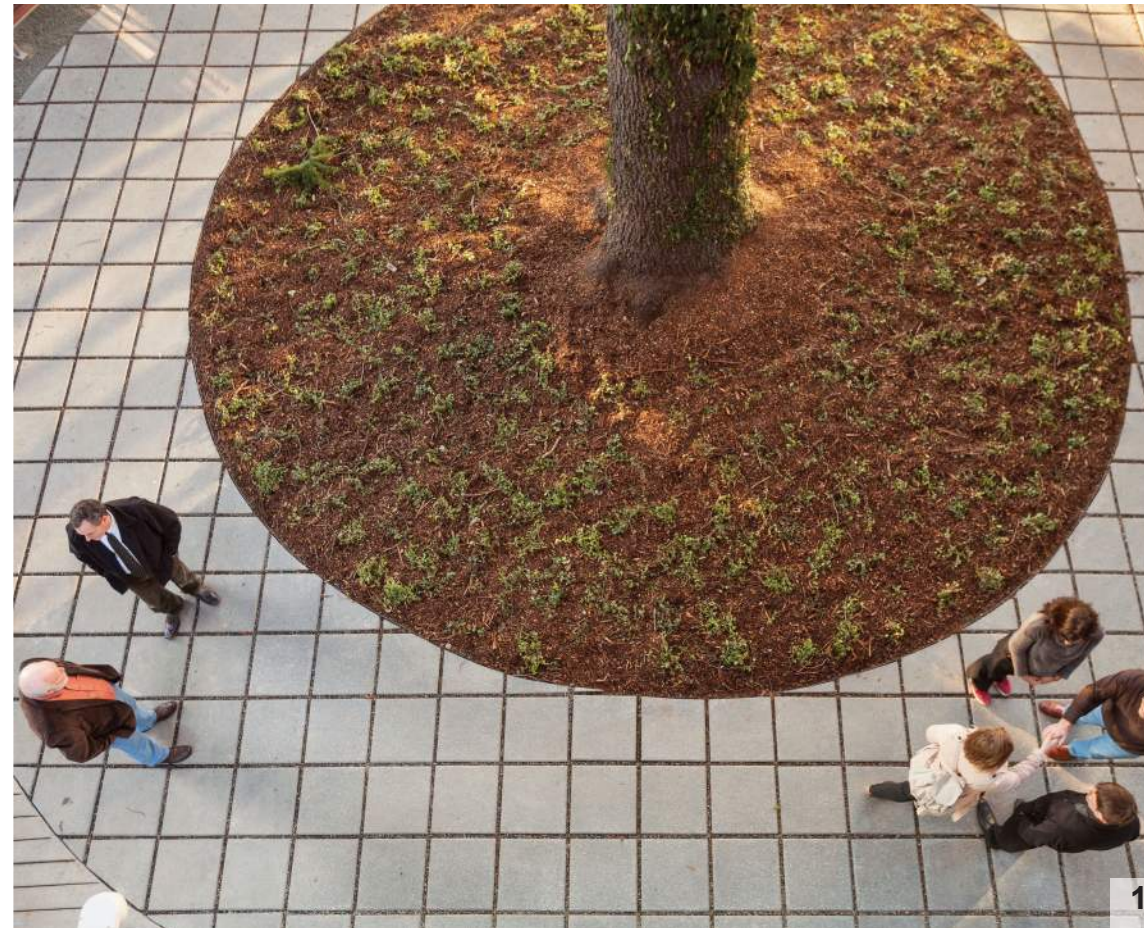
With MHA zoning guidelines in place, TR aims to develop the site with small efficiency dwelling units to maximize the density of the site and increase the number of units they have available to serve their clients. Existing TR housing focuses on providing spaces that foster community and opportunities for casual interaction between clients and staff.

The preferred design seeks to provide this with intimate internal courtyards surrounded by open walkways for people to explore and connect with others. Walkways also offer tenants the opportunity for their own "front porch," enabling them to have ownership of a safe space from which they can engage with their neighbors and on-site staff.

LEGEND: SMR PROJECTS

- 1. New Tacoma I & II | Mercy Housing | Tacoma, WA
- 2. YWCA Family Village | YWCA | Issaquah, WA
- 3. Valhalla Court | Tacoma Community Redevelopment Authority | Tacoma, WA





DEVELOPMENT OBJECTIVES

DESIGN PROPOSAL

RESIDENTIAL UNITS: 44 units

SITE AREA: 16,210 SF

FAR: 1.26 provided

YANCY ST REDEVELOPMENT OBJECTIVES

- Replace 2 existing single family buildings and 1 duplex on existing lots with 44 small efficiency dwelling units.
- Provide limited services to residents through common areas and small office space, and utilize existing services already provided through Transitional Resources' main facilities, located within walking distance.
- Increase the supply of affordable homes for vulnerable populations through support and case management.
- Create a healthy, sustainable building by meeting Evergreen Sustainable Development Standards requirements.

LEGEND: SMR PROJECTS

1. Cottage Grove Commons | DESC | Delridge, Seattle, WA

2. Canaday House | DESC | South Lake Union, Seattle, WA

3. The Estelle | DESC | Rainier Valley, Seattle, WA

4. Cottage Grove Commons | DESC | Delridge, Seattle, WA

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COMMUNITY OUTREACH

Transitional Resources Open House – at existing Transitional Resources Housing June 5, 2019

Darcell Slovek-Walker, CEO of Transitional Resources greeted attendees, who then walked around the room to learn about TR's services and the program for the proposed project.

The majority of the discussion was focused on the impact to street parking, what the building will look like, and how it will fit into the existing context.

When is the project expected to start construction? May 2020

Is there any parking provided on site? Street parking is an issue in the area.

No vehicle parking is provided, and it is not required due to the affordable nature of the project. TR does not expect any residents to have vehicles. Currently, out of the 130 people TR serves, only one person is confirmed to have a vehicle. It is expected that staff street parking would be limited to one or two vehicles per day only.

That's a lot of bike storage!

The code requires us to provide one space for every unit.

How tall will the building be?

The project will be limited to 30 feet tall (3 stories), and similar in height to the townhomes already existing in the neighborhood.

What will the building look like?

How the building will look is still in process. We are looking to relate to the townhouse structures through the massing and general articulation but hope to bring in some of the elements in Transitional Resources existing buildings as well, such as siding articulation.

I like Transitional Resources existing building on Avalon. I don't like the boxy, flat front buildings as much.

There is a townhouse building on SW Adams in the context photos that I like. It has nice change in colors and texture.

I like that there is a landscape buffer at the back of the site.

The setbacks at the side look good too!

That's good to hear. We're trying to keep good setbacks and also orient windows away from the neighbors to the south as much as we can. We know that there are less windows on the neighboring properties to the east and west, which is why we have a lot of units facing the sides and the street. We want to provide privacy for the people who will live in this new project as well as the neighbors as much as we can.

I really like the courtyard. I can see people hanging out in this yard.

I like the doors that open on both sides of the common room.

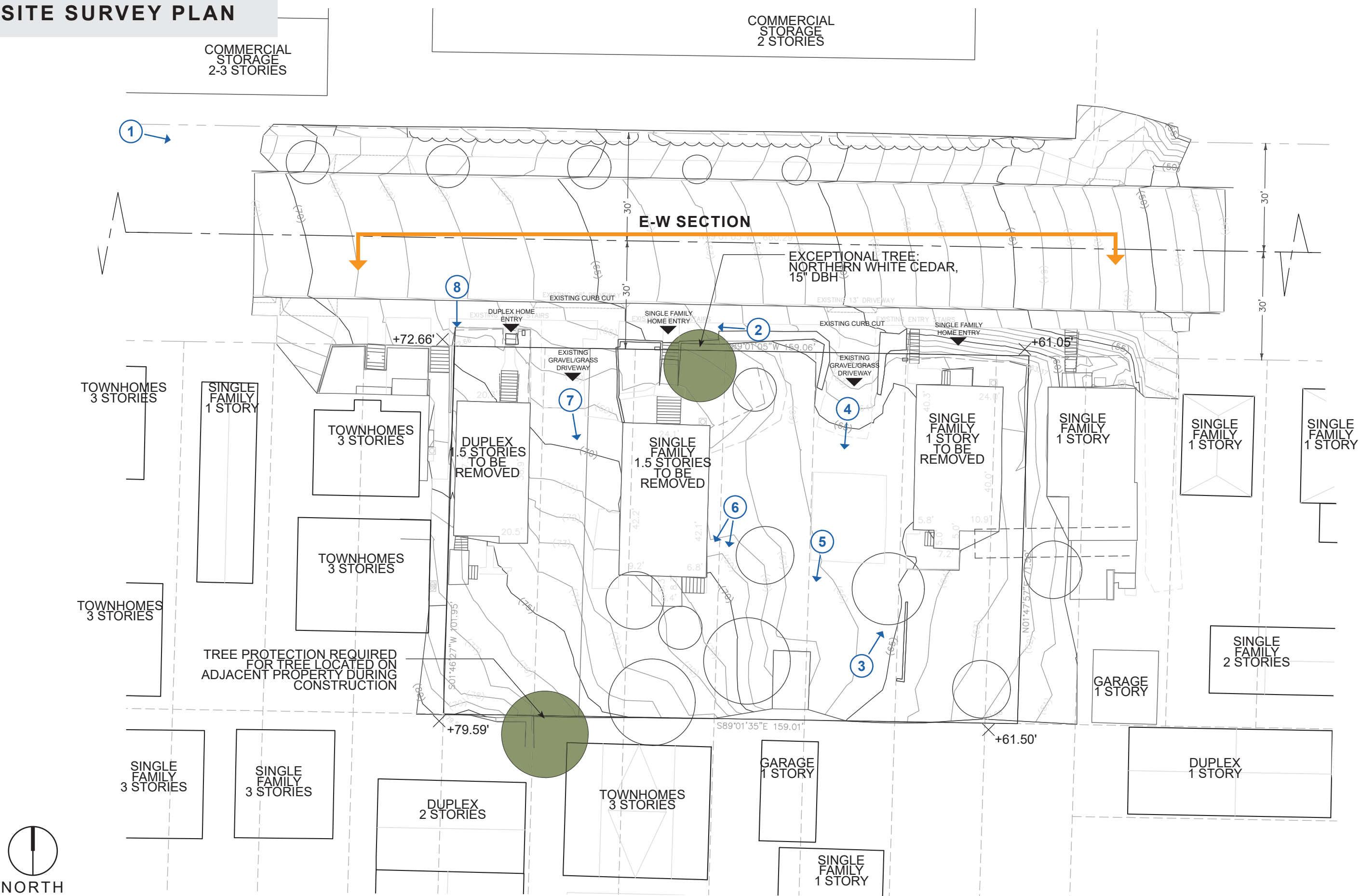
The design of the courtyard and exterior walkways were informed by TR's current facilities that are laid out in a similar way and provide opportunities for tenants and staff to interact regularly. We're hoping that these central spaces can feel really connected and welcoming to the tenants. Plus, being at the center of the site means that we can limit the impact on neighbors.

Are there going to be any roof decks? If you're tall enough you can get good views of downtown and sometimes Mt. Rainier.

Unfortunately, we won't have any roof decks. We may have some solar panels though to meet our energy code requirements. That's something we're looking into.



SITE SURVEY PLAN





① Yancy Street slope looking east from Avalon Way



② Existing right of way and exceptional tree at site looking west



③ East lot line



④ Typical driveway and site slope



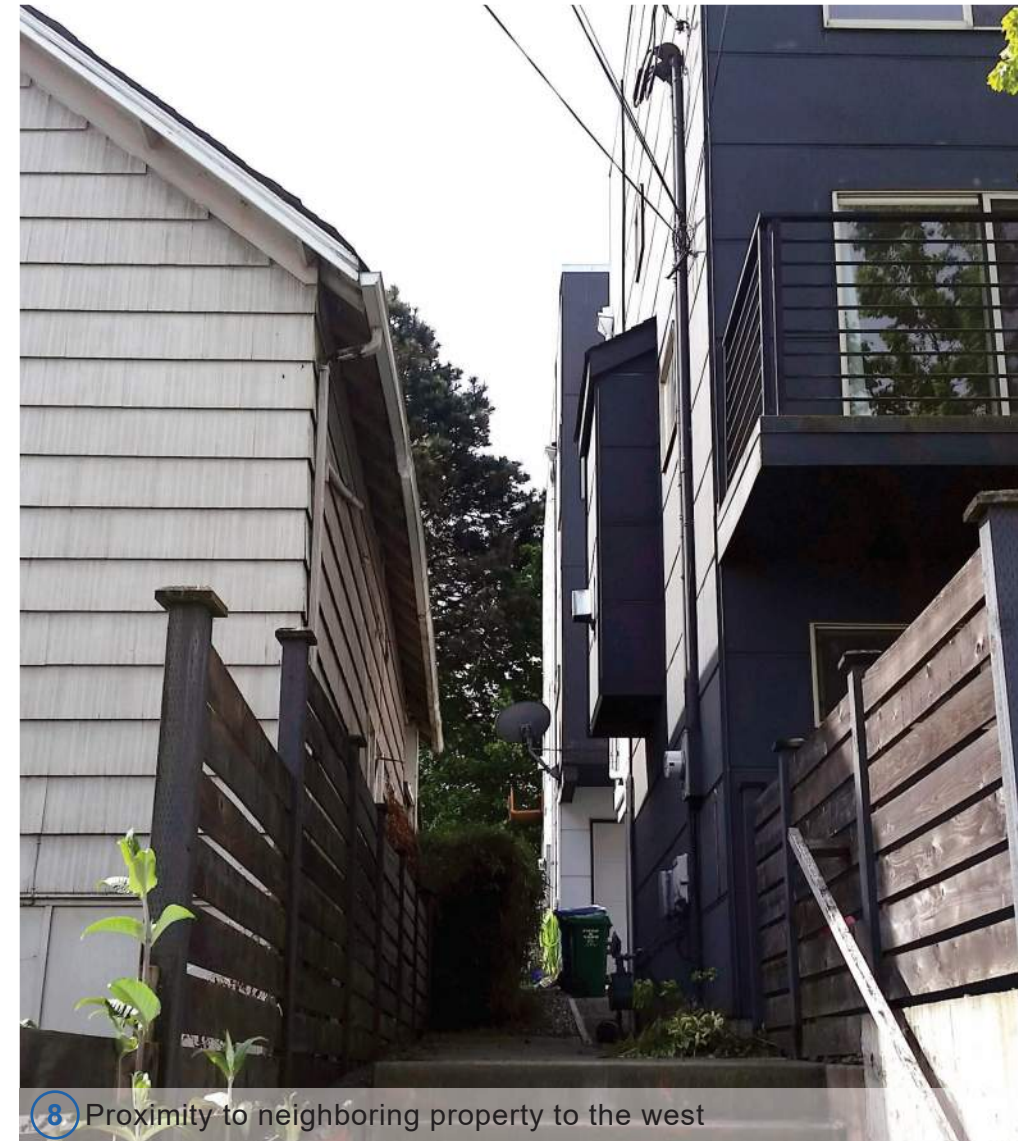
⑤ Existing accessory building to the south



⑥ Neighbors along south property line



⑦ Proximity to neighboring property to the south



⑧ Proximity to neighboring property to the west

SITE SECTION

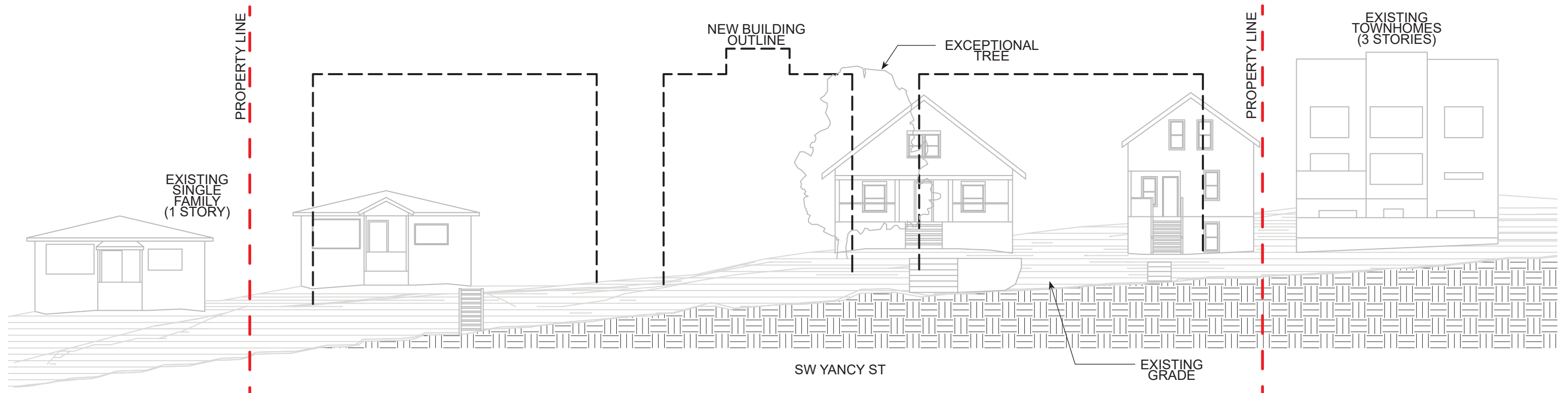


DIAGRAM: E-W SECTION LOOKING SOUTH

LEGAL DESCRIPTION

Lots 6 through 11 and the west 9 feet of lot 5, all in block 3 of White and Manning's addition to West Seattle, as per plat recorded in volume 3 of plats, page 8, records of King County, Washington. Situated in the County of King, State of Washington.

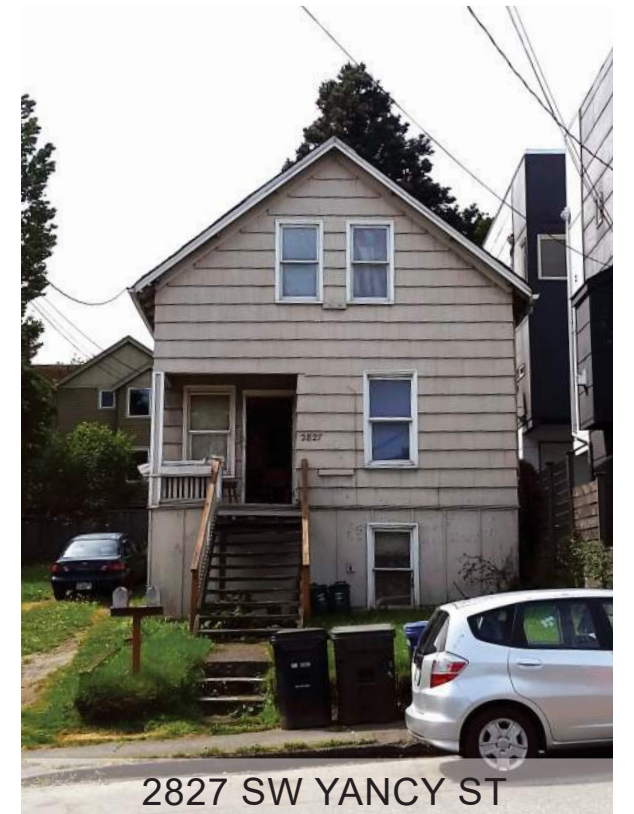
GRADE CHANGE

The grade slopes down from west to east, with an overall grade change of approximately 18' from highest point to lowest. The grade experiences the greatest change along the southwest portion of the site, and along the north portion of the site abutting the public right of way.

ARBORIST REPORT

A certified arborist surveyed the trees on site and found one exceptional tree, as noted on the site survey plan. This tree is a Northern White Cedar (*Thuja Occidentalis*), with a 15" DBH, 18-foot diameter canopy, and a 9-foot diameter inner root zone. Two proposed schemes provide structures that sit outside this critical root area.

An additional tree off-site overlaps the south property line. The drip line will be protected during construction. All other trees have been determined to not be significant and will be removed to allow for the development of this project.



STREETSCAPES



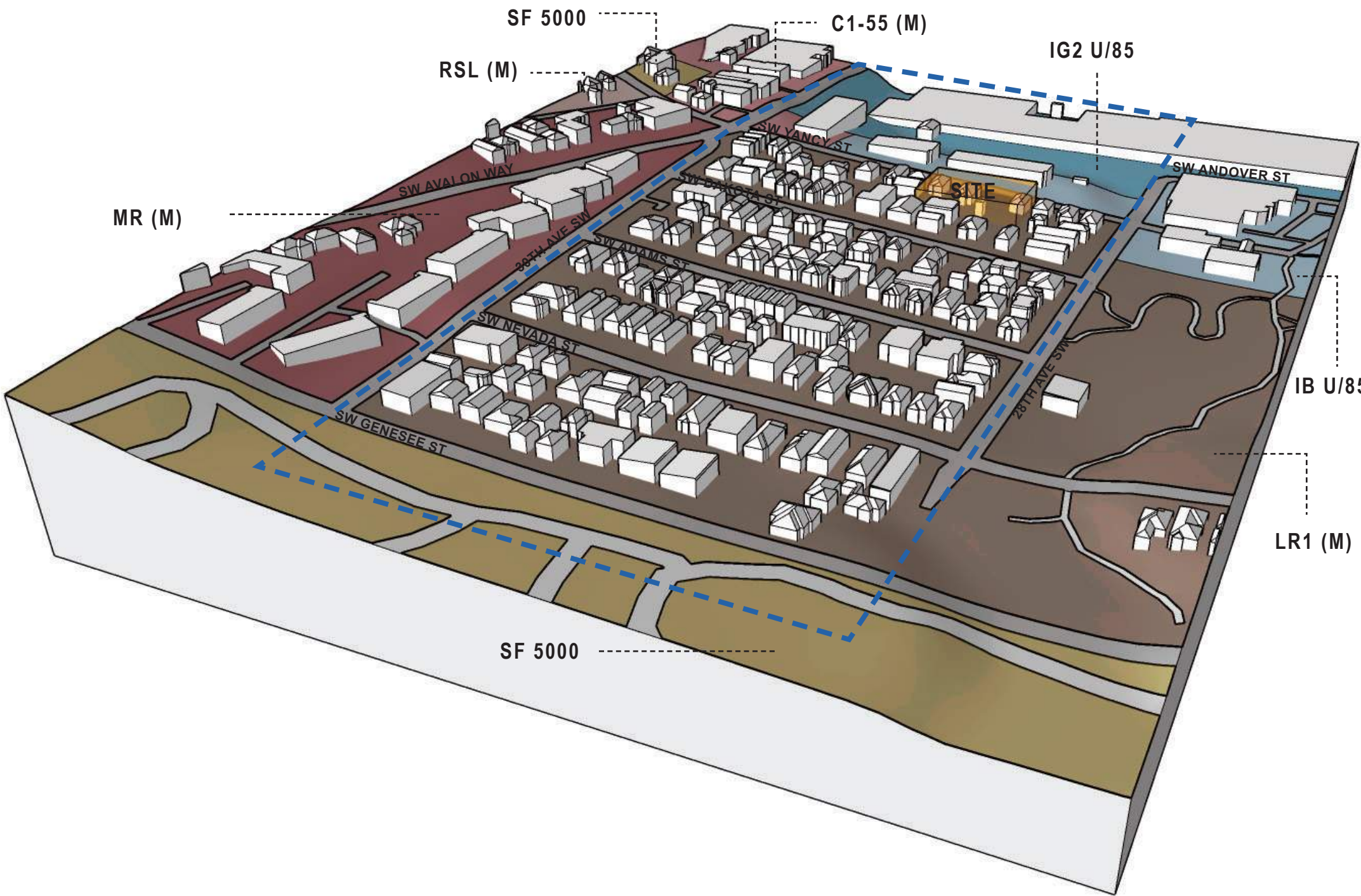
① SW YANCY ST LOOKING SOUTH



2 SW YANCY ST LOOKING NORTH

9-BLOCK DEVELOPMENT

The site is located in an LR1 (M) zone (formerly LR1 zone). Although the site zoning is adjacent to industrial and commercial zoning, the overwhelming majority of buildings in the neighborhood contain residential uses and are low/mid rise structures. The site is not located within an urban village or urban center.

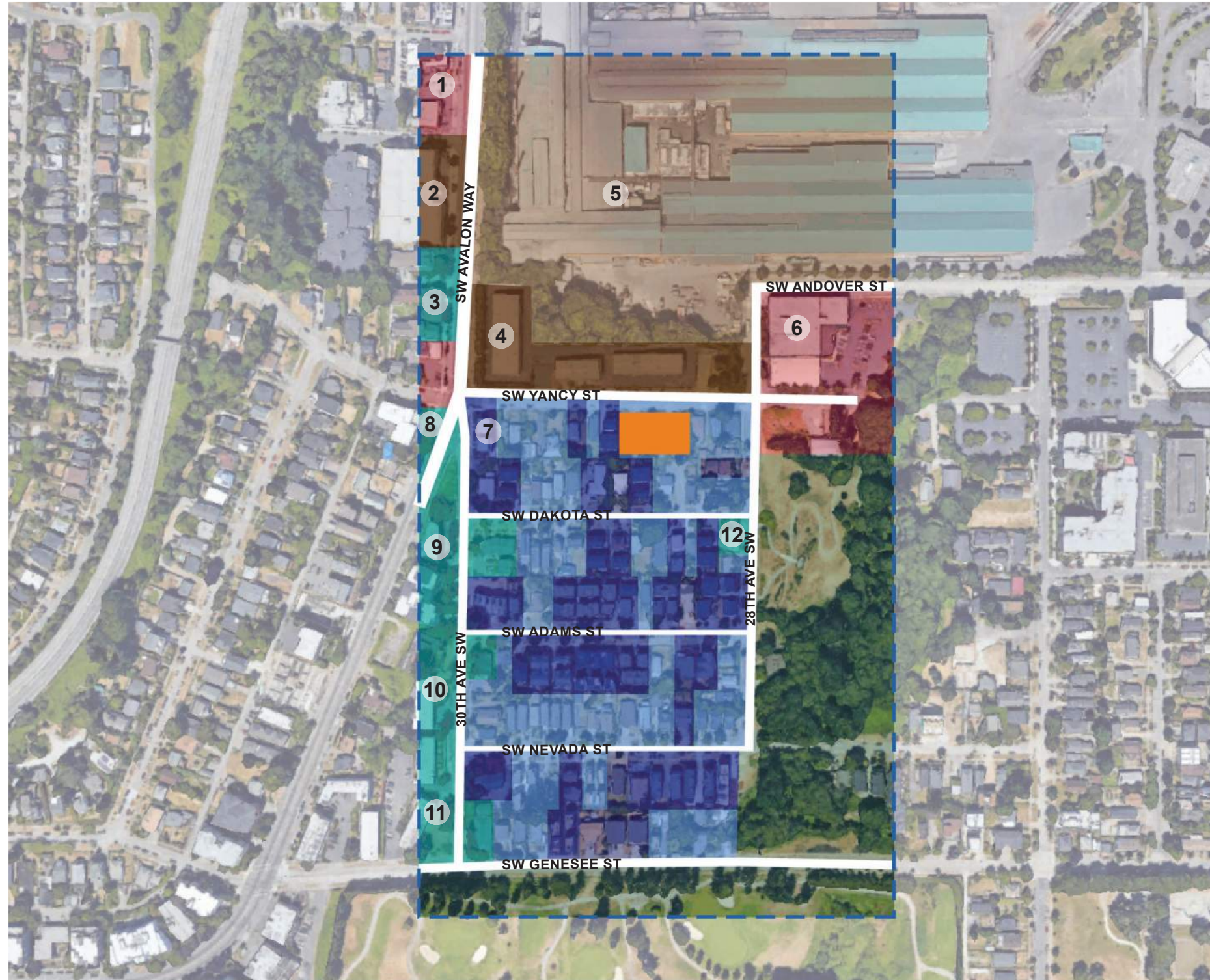


- ZONING**
- SF 5000
 - RSL (M)
 - LR1 (M)
 - C1-55 (M)
 - MR (M)
 - IB U/85
 - IG2 U/85

- LEGEND**
- 9-BLOCK BOUNDARY
 - STREET
 - SITE



NORTH



9-BLOCK DEVELOPMENT

The surrounding neighborhood varies in use, styles and building size. As redevelopment occurs, the neighborhood character continues to shift to a more dense environment.

New developments increasingly focus on larger projects, including apartments and townhouses that coexist with smaller single family structures.

STRUCTURE TYPE

1. DUOS LOUNGE
2. PUBLIC STORAGE
3. TRANSITIONAL RESOURCES
4. STOR-MORE SELF STORAGE
5. NU-COR STEEL
6. WEST SEATTLE HEALTH CLUB
7. 4050-4058 SW AVALON CONDOS
8. CITY VIEW WEST CONDOS
9. SAUSALITO CONDOS
10. THE SPAR APARTMENTS
11. THE EDGE APARTMENTS
12. ARBOR HOUSE APARTMENTS

STRUCTURE USE

- SINGLE FAMILY HOME
- TOWNHOME/DUPLEX
- APARTMENTS
- RETAIL/COMMERCIAL
- STORAGE
- INDUSTRIAL
- COMMUNITY/OPEN SPACE

LEGEND

- 9-BLOCK BOUNDARY
- SITE



CONTEXT ANALYSIS:
NEIGHBORHOOD & SITE DEVELOPMENT

The project is located in the Youngstown area of the North Delridge Neighborhood, on SW Yancy St between 30th Ave SW and 28th Ave SW. The nearest major streets are SW Avalon Way and Delridge Way SW. The site is surrounded by residential developments. Commercial and industrial developments exist in or close to the neighborhood, particularly along SW Yancy St, SW Avalon Way, and Delridge Way SW. The topography of the site and surrounding neighborhood is relatively steep, with substantial grade changes in the east-west direction.

Per Seattle Department of Transportation, West Seattle Bridge, Delridge Way SW, 35th Ave SW, Fauntleroy Way SW, and SW Admiral Way are classified as principal arterial streets, while SW Avalon Way and Harbor Avenue SW are minor arterials. SW Genesee St is classified as a collector arterial.

The nearest major street is SW Avalon Way. Currently it is a two-way street with intermittent middle turn lane, as well as parking and bike lanes on both sides. Redevelopment will remove the center turn lane, remove some parking along the east side, and create protected bike lanes along both sides, and create a new transit island near SW Yancy St..

SW Yancy St is classified as an access street and does not have a transit designation. It is two-way traffic, parking on both sides. Curbs and sidewalks exist along the north and south side of the street.

LEGEND

NORTH DELRIDGE NEIGHBORHOOD

SURROUNDING NEIGHBORHOODS

STREET

SITE

NEIGHBORHOOD NODES

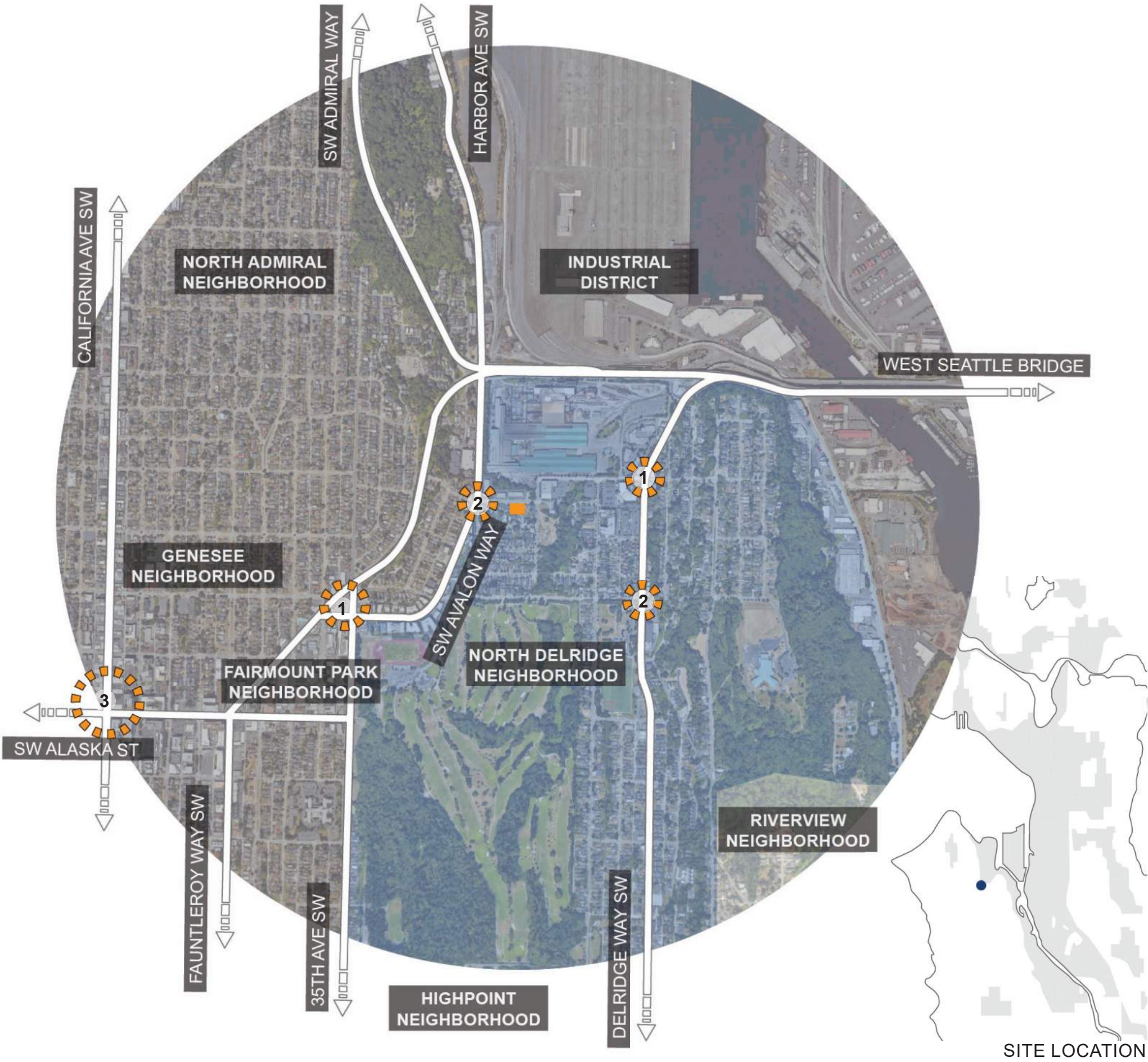
1. AMENITIES (RETAIL, FOOD, BANK)

2. TRANSIT

3. WEST SEATTLE JUNCTION



NORTH





ENVIRONMENTALLY CRITICAL AREAS (ECA) ANALYSIS

The Yancy St project site is situated near Longfellow Creek, a prominent environmental area. The site is located more than 300 feet from the following areas:

Riparian Management and Floodzone Areas:

The subject property is located outside of the 100-foot ECA Riparian Management Area. The site has no restrictions due to riparian buffer or regulations.

Wetland and Wildlife Areas:

The subject property is separated from the wetland and wildlife areas to the east by approximately 350 feet. No portion of the subject property would be impacted by the wetland buffer.

Site Topography and Liquefaction:

The site slopes downward from west to east, with a maximum grade difference between the east and west property lines of approximately 18 feet. Per City of Seattle GIS mapping, the site is not located within a steep slope area and SMC 25.09.090 does not apply.

The site, although adjacent to a liquefaction area, is classified as Site Class Type D, and is not subject to liquefaction in a seismic event. Conventional foundations and building construction are recommended per the site geotechnical report.

LEGEND

- LONGFELLOW CREEK
- ▨ RIPARIAN CORRIDOR
- ▨ FLOODZONE
- ▨ WETLAND
- - - WILDLIFE AREA
- ▨ LIQUEFACTION AREA
- SITE



CONTEXT ANALYSIS:
SURROUNDING USES
& NATURAL FEATURES

SURROUNDING USES

1. ACTIVSPACE, WESTSIDE BICYCLE
2. CHELAN CAFE
3. SEATTLE FIRE STATION 36
4. SKYLARK CAFE, WATERFRONT CREDIT UNION, UPTOWN ESPRESSO, SUBWAY, DELRIDGE DELI, H&R BLOCK, DSHS
5. LUNA PARK CAFE, DUOS LOUNGE, OLA SALON, PET CARE, PUBLIC STORAGE, TRANSITIONAL RESOURCES
6. STOR-MORE SELF STORAGE
7. WEST SEATTLE HEALTH CLUB
8. DELRIDGE COMM. CENTER/PLAY FIELD
9. YOUNGSTOWN CULTURAL ARTS CENTER
10. PATHFINDER SCHOOL
11. DUWAMISH CULTURAL CENTER
12. PEARLS, DISABLED AMERICAN VETERANS
13. FULL GOSPEL CHURCH, YOUNGSTOWN COFFEE, 76, DELRIDGE CONVENIENCE STORE, DELRIDGE LIBRARY
14. PROVIDENCE ELDER CARE
15. TRADER JOE'S, QFC, SAFEWAY
16. WEST SEATTLE JUNCTION

NATURAL FEATURES

17. PIGEON POINT PARK, PUGET PARK, WEST DUWAMISH GREENBELT
18. DRAGONFLY PAVILION, CREEK GREEN SPACE, CAMP LONG, GOLF COURSE
19. COTTAGE GROVE PARK, P PATCH

LEGEND

-  SURROUNDING USES
-  NATURAL FEATURES
-  STREET
-  SITE



NORTH



3. FIRE STATION 36



4. COMMERCE CENTER & DELRIDGE DELI



5. LUNA PARK CAFE



5. TRANSITIONAL RESOURCES



8. DELRIDGE COMMUNITY CENTER



8. DELRIDGE COMMUNITY CENTER



9. YOUNGSTOWN CULTURAL ARTS CENTER



16. WEST DUWAMISH GREENBELT TRAILS



17. LONGFELLOW CREEK BEAVER POND



17. LONGFELLOW CREEK BRIDGE



17. DRAGONFLY PAVILION



18. COTTAGE GROVE PARK

CONTEXT ANALYSIS:
NOTABLE ARCHITECTURE AND SITING PATTERNS

Although the surrounding neighborhood has many single-family homes, the neighborhood has recently seen significant change in terms of style and density.

Older, existing single-family homes are typically 1 or 2 stories with little ornamentation. Newer homes are typically 3 or more stories and are designed with a modern style.

When redevelopment does occur in the neighborhood, the focus is density. Often, an older single-family lot gets redeveloped into 2, 3, or even 5 townhouse units. These newer multi-story apartments and townhomes are located throughout the neighborhood.

Development along SW Yancy Street is unique in that it includes single family, commercial storage space, and new townhouse developments (including one currently under construction). In this respect, Yancy is able to serve as a bridge between the residential and the commercial, making it the optimal location for the development of apartments in this context.

The scale of the preferred scheme is in line with both the commercial development across the street and the townhouse developments located within the neighborhood.

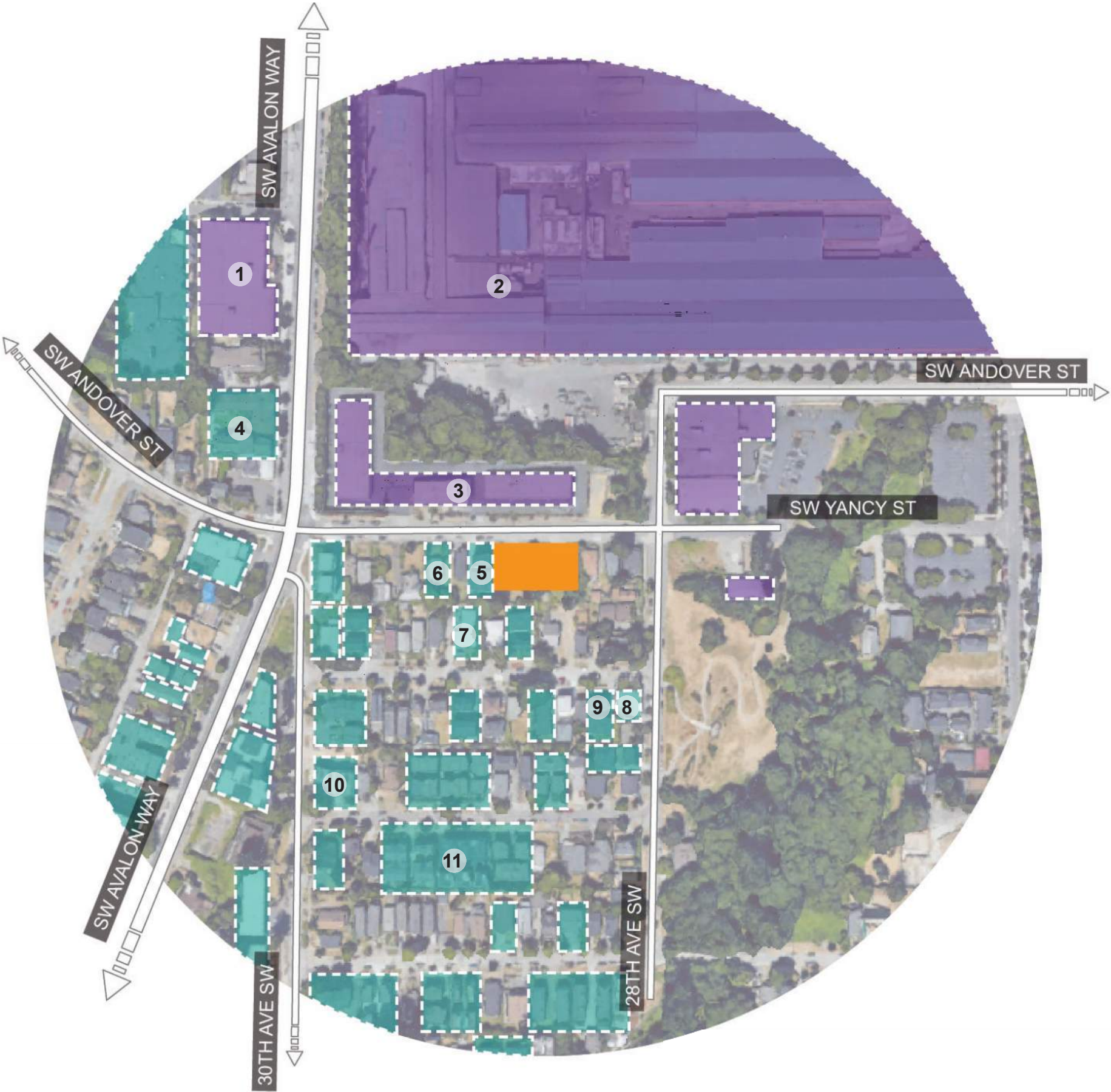
LEGEND

 COMMERCIAL CONTEXT

 MULTIFAMILY TOWNHOUSE CONTEXT

 STREET

 SITE





1. PUBLIC STORAGE



2. NUCOR STEEL



3. STOR-MORE SELF STORAGE



4. TRANSITIONAL RESOURCES



5. 2831-2833 SW YANCY ST



6. 2837 SW YANCY ST



7. 2832 SW DAKOTA ST



8. ARBOR APARTMENTS



9. 2803-2807 SW DAKOTA ST



10. 2854-2862 SW ADAMS ST



11. 2821-2847 SW ADAMS ST

CONTEXT ANALYSIS:
TRANSIT OPPORTUNITIES

The site is located in proximity to heavily trafficked streets, providing a variety of means of access.

A bus stop, located 0.1 miles from the site, has bus routes departing approximately every 10-15 minutes. The RapidRide C Line express bus runs along SW Avalon Way and provides the most convenient access between downtown and West Seattle. The future RapidRide H Line along Delridge will provide additional access to downtown and Burien.

Sound Transit is currently planning for a light rail station in the area. The nearest future light rail station will be near SW Avalon Way and Fauntleroy Way SW. The rail line will provide easy access from West Seattle to downtown and Ballard.

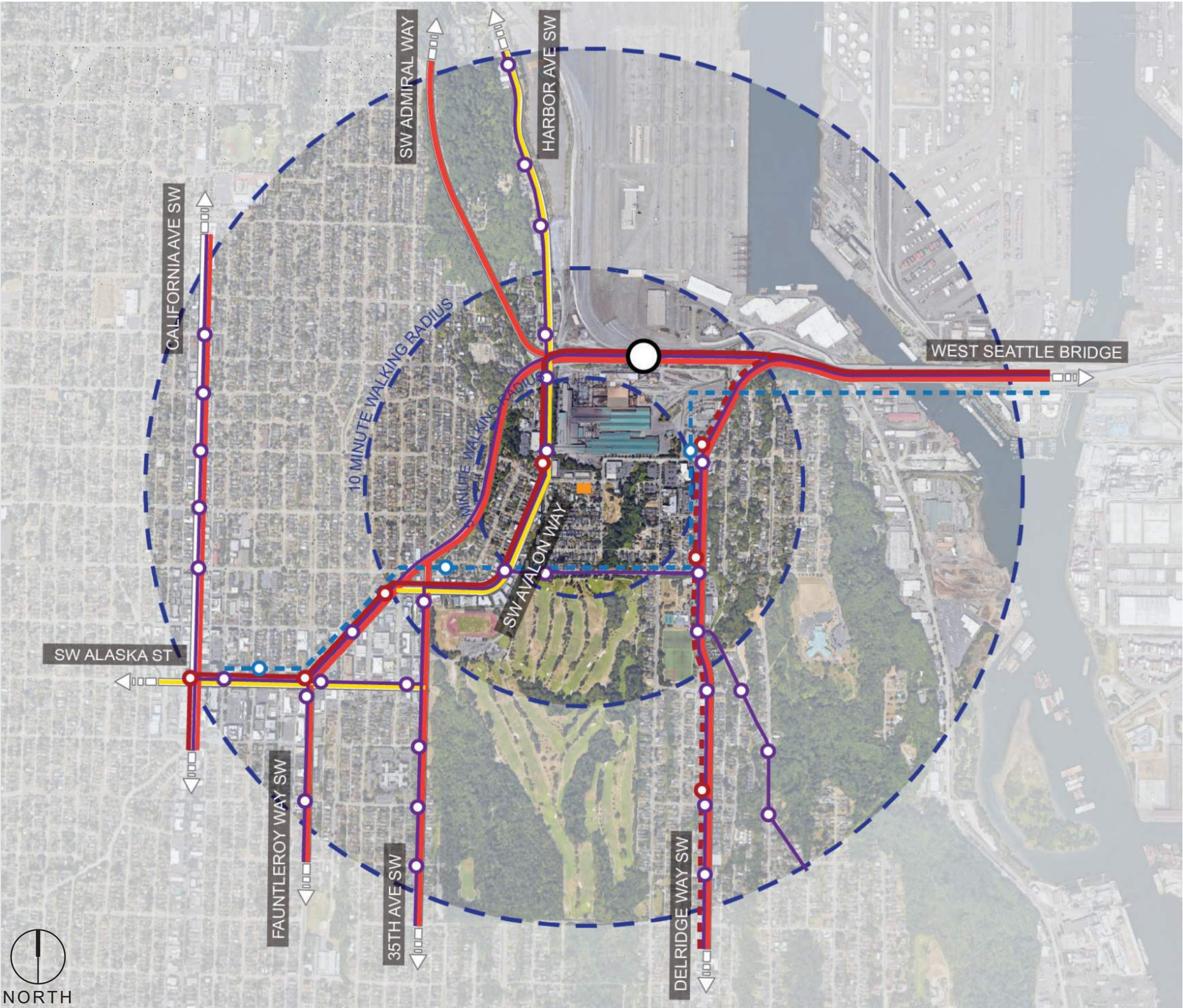
There is also easy access to the site by car, in close proximity to the West Seattle Bridge, Fauntleroy Way SW, Delridge Way SW, and 35th Ave SW.

BUS ROUTES:
CURRENT: 21, 37, 50, 55, 56X, 57, 116, 118, 119, 120, 125, 128, 773, RapidRide C Line
FUTURE: RapidRide H Line

LIGHT RAIL:
FUTURE: Light rail to downtown, Ballard

LEGEND

-  PARK AND RIDE:
21, 21X, 37, 55, 56X, 57, 116X, 118X, 119X
-  METRO BUS STOP
-  METRO BUS ROUTE
-  RAPID RIDE C LINE STATION
-  RAPID RIDE C LINE ROUTE
-  FUTURE RAPID RIDE H LINE ROUTE
-  FUTURE LIGHT RAIL LINE
-  MODERATE VEHICLE TRAFFIC
-  HEAVY VEHICLE TRAFFIC
-  SITE





CONTEXT ANALYSIS:

WALKABILITY

In addition to a variety of public transportation options (5 bus stops available within a 5 minute walk of the site), there are also many multi-modal and non-motorized options available.

A dedicated bike path is located along SW Avalon Way. Sharrows are available along prominent streets like SW Andover St and California Ave SW.

The Duwamish and Longfellow Creek greenways provide bike and walking paths. Dedicated multi-use trails are also available along the West Seattle Bridge and Harbor Ave SW for both transportation and recreation.

The closest major pedestrian thoroughfares are SW Avalon Way and Delridge Way SW, which provide sidewalks and crosswalks, and the streets easily connect to other parts of the area. All streets in the neighborhood have sidewalks, and they have been rated as fair condition or better by SDOT.

Commercial businesses, green space, and recreation amenities are within a 10 minute walk, and even more are available within a short bus ride.

LEGEND

- PARK AND RIDE:
- METRO BUS STOP
- METRO BUS ROUTE
- RAPID RIDE C LINE STATION
- RAPID RIDE C LINE ROUTE
- FUTURE RAPID RIDE H LINE ROUTE
- FUTURE LIGHT RAIL LINE
- DEDICATED BIKE LANE
- BIKE-FRIENDLY ROAD/PATH
- MULTI-USE PATH
- SITE

CONTEXT ANALYSIS:

SITE ACCESS DIAGRAM

SITE OPPORTUNITIES

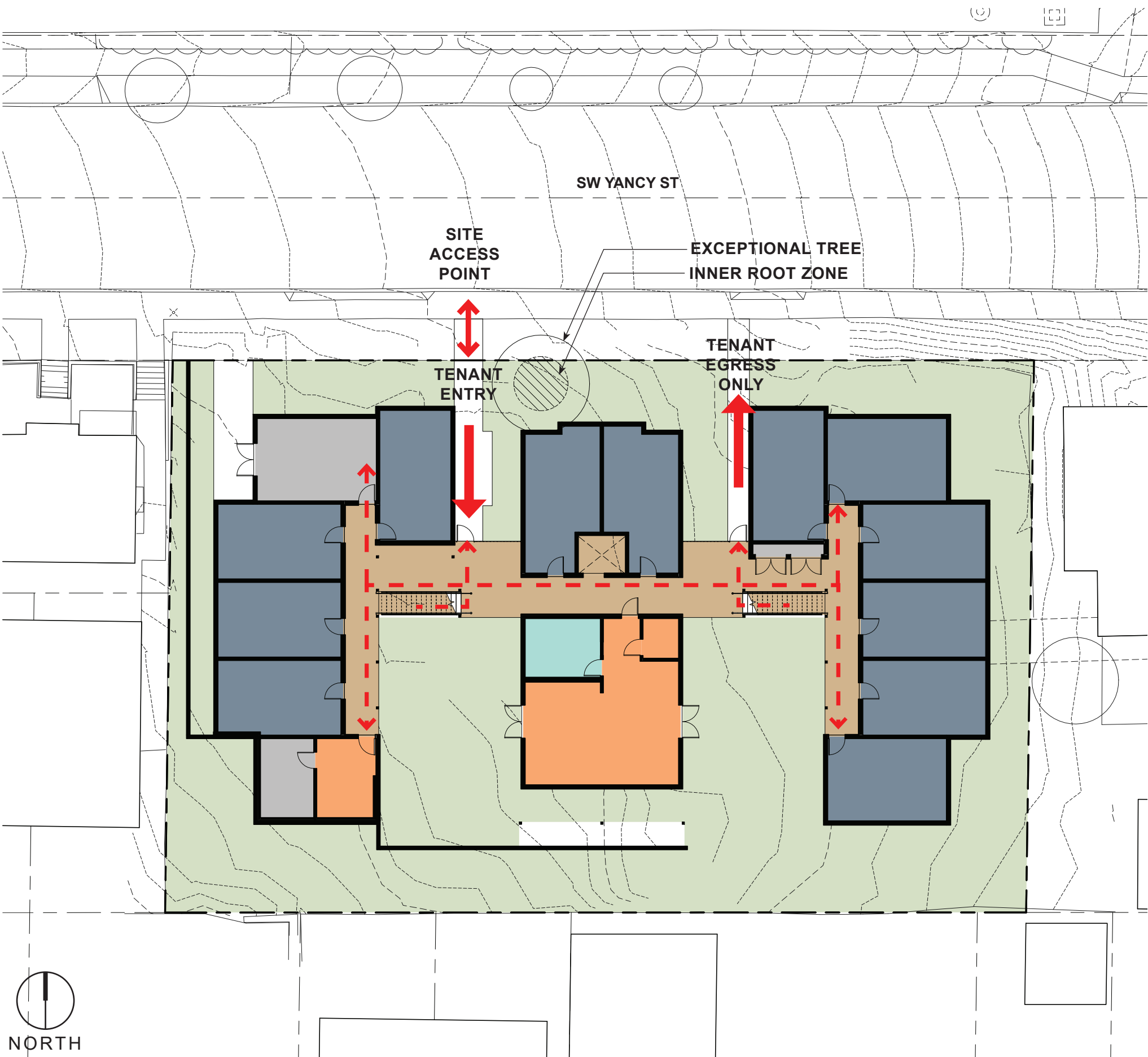
- Easy access to transit system along Delridge Way SW and SW Avalon Way.
- Adjacent low-rise buildings allow for greater solar access and views to the east and north.
- Relatively low vehicle traffic on SW Yancy St.
- Easy access to a number of commercial establishments or transit that has access to commercial establishments

SITE CONSTRAINTS

- Moderate vehicle traffic is prevalent along SW Avalon Way, while heavy traffic is prevalent along Fauntleroy Way SW and Delridge Way SW. Heavy street parking exists along SW Yancy St.
- The site grade change is approximately 18' from highest point to lowest, west to east, with significant slopes on the west, east, and north sides; accessible entry points into the site are limited.
- Exceptional tree is located at the north property line. Repair or replacement of existing retaining walls around the tree and regrading around the base will be required to maintain accessible site access. Proximity to the right-of-way will make tree protection activities difficult during construction.
- The site development as a whole must be cohesive, blend in with surrounding developments, and remain accessible via providing easy building entry and access to residents, clear wayfinding for visitors, and allowing for visual security across the site.
- There is no alley access to the site, forcing services such as trash collection and utility connections to the street facing facade. This condition impacts the design and layout of the structure, as well as site access points.

LEGEND

- ↔ PEDESTRIAN SITE ACCESS
- ↔ - - - ACCESSIBLE ROUTE ACROSS SITE
- ➡ PEDESTRIAN BUILDING ACCESS



SEATTLE DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1 - B-1: SUN AND WIND
The preferred scheme provides a single-loaded exterior corridor allowing units to take advantage of natural ventilation and direct access to the interior courtyards. Unit entries are protected from solar gain by shading provided by the walkways, roof, and building layout. Courtyards are open to the south to ensure sun exposure during the winter months to allow use year-round.

CS1- D-1: ON-SITE FEATURES
With the presence of the exceptional tree at the center of the north property line, the preferred scheme incorporates the tree into the design by shifting the center portion of the building south to avoid the tree's inner root area. The tree will also be used to highlight the building's main entry by locating the entry behind the tree and its associated retaining walls.

CS2 URBAN PATTERN AND FORM

CS2 - C-2: MID-BLOCK SITES
The overall massing and scale of the preferred scheme responds to the adjacent townhouse development(s) to the west by maintaining a consistent building edge along the street that mimics the overall width and height of the typical townhouse development. To the east, where the site is underdeveloped, exterior walls will provide visual interest through modulation, texture, and color to break up the façade.

CS3 - A-4: EVOLVING NEIGHBORHOODS
This project will serve as a bridge between the old zoning standards geared towards single family and townhouse developments, and the newly enacted MHA zoning that allows for greater variety of development through increased density.

The project is located at the edge of the LR1(M) zoning designation, and across the street from a commercial storage facility, allowing the structure to fit within the context of existing development and limit its impact on underdeveloped properties. This project makes best use of the increased density by siting a majority of the bulk to the street edge to mirror the townhouse vernacular, while opening up at the back to reduce any burden on neighbors to the south.

PL2 WALKABILITY

PL2 - A-1: ACCESS FOR ALL
The future tenant population will serve a variety of individuals, some of whom will have mobility issues. The entry has been located specifically to provide an accessible means of access from the sidewalk to the main entrance that works within the limitations of the existing site topography. To maintain security on the site, only one entry access point will be provided, creating equity among all tenants.



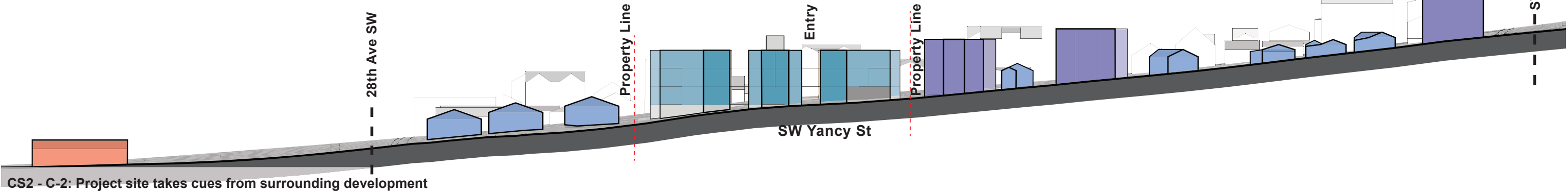
PL2-A-1: Landscape integrates accessible path to main entrance
Hunters View Housing, Paulett Taggart Architects

PL3 STREET LEVEL INTERACTION

PL3 - A-1c: COMMON ENTRIES TO MULTI-STORY RESIDENTIAL
The building entry will be designed to be easily identifiable from the street, but portions will be recessed to emphasize privacy for tenants. This allows for the creation of a generous approach to the building for accessibility, as well as space for elements such as landscaping, mailboxes, and the exceptional tree that will be used to highlight the building entry. Security will be provided to the building by a single pedestrian site entrance. The location of the site office will be able to monitor this entrance 24/7.



PL3-A-1c: Entry to occur at building recess
2802 Pico Housing, Moore Ruble Yudell



PL3 - B-2: GROUND LEVEL RESIDENTIAL

Landscape materials will be used to create barrier between the sidewalks and private space, most notably the unit windows located along the street facing facade. Residential units are set back from the sidewalk, allowing for privacy and screening opportunities. Additionally, the slope of the street and site, allows units to be sit slightly above the sidewalk to create separation between the public and private realms.



PL3-B-2: Landscape provides screening at ground floor units
Columbia City Station Apartments, SMR Architects

DC2 ARCHITECTURAL CONCEPT

DC2 - A-2: REDUCING PERCEIVED MASS

Although one building, the overall mass is broken up by recesses and indentations created by the open walkways allowing the building to be perceived as three individual buildings along the street edge. On all sides of the building, units are pulled in and out to create interest, break up facades, and better work within existing context.



DC2-A-2: Exterior walkways open up the building to reduce mass
Edwina Benner Plaza, David Baker Architects

DC2 - B-1: FACADE COMPOSITION

The project site is surrounded on all sides by existing development or a right-of-way, making the design of all facades crucial. The composition of the façade, through the use of siding materials, patterns created through window placement, and building modulation, is crucial, along with maintaining the privacy of tenants and neighbors. Because windows on properties to the east and west are limited, most unit windows will face east, west, and north towards the street. The number of windows facing the south, where neighbor windows are more highly concentrated, will be limited as much as possible.



DC2-B-1: Exterior facade broken up by texture and window placement
847-848 Fairfax Avenue, David Baker Architects

DC3 OPEN SPACE CONCEPT

DC3 - B-4: MULTIFAMILY OPEN SPACE

The proposed scheme creates two interior courtyards that provide the main outdoor amenity spaces for tenants. The location of the open space was chosen to create a safe and secure space, separate from the street, that maintains the privacy of the tenants and limits the impacts to neighboring properties.

Interaction between tenants and staff is also encouraged through the integration of exterior walkways connecting the units to the internal courtyards. This configuration allows tenants to be easily seen by staff, essential for maintaining the health of the tenant community.

Because the Owner works directly with residents to provide supportive services, the courtyards, and their proximity to the central common room, allows all three spaces to be used individually for classes and meetings, or combined for events that serve all the tenants. This internal layout allows tenants to engage with others on their own terms – as much, or as little, as is healthy for them.



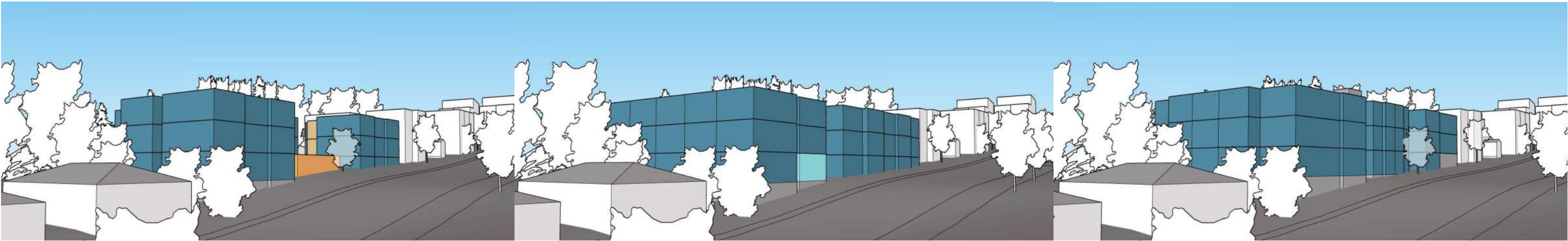
DC3-B-4: Exterior walkways connect to courtyards
Onizuka Crossing Family Housing, David Baker Architects

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DESIGN ALTERNATIVE 1
MULTI-BUILDING - CODE COMPLIANT

DESIGN ALTERNATIVE 2
L-SHAPED BUILDING LAYOUT

DESIGN ALTERNATIVE 3 | PREFERRED
E-SHAPED LAYOUT



GROSS BUILDING AREA: 20,305 SF
TOTAL BUILDING FOOTPRINT: 7,561 SF
HEIGHT: 30'-0" to top of roof structure
FAR: 1.25
NUMBER OF UNITS: 44
DEPARTURES REQUIRED: None

GROSS BUILDING AREA: 20,384 SF
TOTAL BUILDING FOOTPRINT: 7,106 SF
HEIGHT: 30'-0" to top of roof structure
FAR: 1.26
NUMBER OF UNITS: 44
DEPARTURES REQUIRED: 1 - Structure Width

GROSS BUILDING AREA: 20,344 SF
TOTAL BUILDING FOOTPRINT: 6,940 SF
HEIGHT: 30'-0" to top of roof structure
FAR: 1.26
NUMBER OF UNITS: 44
DEPARTURES REQUIRED: 1 - Structure Width
2 - Exceptional Tree Departures:
- Reduced Bike Parking
- Facade Articulation

DESIGN GUIDELINE	OPPORTUNITY	CONSTRAINT	DESIGN GUIDELINE	OPPORTUNITY	CONSTRAINT	DESIGN GUIDELINE	OPPORTUNITY	CONSTRAINT
CS1-B-1 Sunlight and Natural Ventilation - Sun and Wind		X	CS1-B-1 Sunlight and Natural Ventilation - Sun and Wind		X	CS1-B-1 Sunlight and Natural Ventilation - Sun and Wind	X	
CS1-D-1 Natural Systems and Site Features - On-Site Features	X		CS1-D-1 Natural Systems and Site Features - On-Site Features		X	CS1-D-1 Natural Systems and Site Features - On-Site Features	X	
CS2-C-2 Relationship to the Block - Mid-Block Sites	X		CS2-C-2 Relationship to the Block - Mid-Block Sites		X	CS2-C-2 Relationship to the Block - Mid-Block Sites	X	
CS3-A-4 Positive Neighborhood Attributes - Evolving Neighborhoods	X		CS3-A-4 Positive Neighborhood Attributes - Evolving Neighborhoods		X	CS3-A-4 Positive Neighborhood Attributes - Evolving Neighborhoods	X	
PL2-A-1 Accessibility - Access for All		X	PL2-A-1 Accessibility - Access for All		X	PL2-A-1 Accessibility - Access for All	X	
PL3-A-1c Entries - Design Objectives - Common Entries	X		PL3-A-1c Entries - Design Objectives - Common Entries	X		PL3-A-1c Entries - Design Objectives - Common Entries		X
PL3-B-2 Residential Edges - Ground Level Residential		X	PL3-B-2 Residential Edges - Ground Level Residential		X	PL3-B-2 Residential Edges - Ground Level Residential		X
DC2-A-2 Massing - Reducing Perceived Mass		X	DC2-A-2 Massing - Reducing Perceived Mass		X	DC2-A-2 Massing - Reducing Perceived Mass	X	
DC2-B-1 Facade Composition		X	DC2-B-1 Facade Composition		X	DC2-B-1 Facade Composition	X	
DC3-B-4 Open Space Concept Multifamily Open Space		X	DC3-B-4 Open Space Concept Multifamily Open Space	X		DC3-B-4 Open Space Concept Multifamily Open Space	X	

DESIGN ALTERNATIVE 1
MULTI-BUILDING LAYOUT - CODE COMPLIANT

OPPORTUNITIES

- CS1-D.1: Existing exceptional tree helps to frame and highlight main entry into site.
- CS2-C.2: Each separate building fits within the existing context of the typical townhouse development being completed in the surrounding area.
- CS3-A.4: Providing multiple, separate building masses creates a bridge between the existing neighborhood character and the MHA zoning that allows for increased density.
- PL3-A.1c: The site office has a direct view of the site entry along SW Yancy Street to maintain site security.

CONSTRAINTS

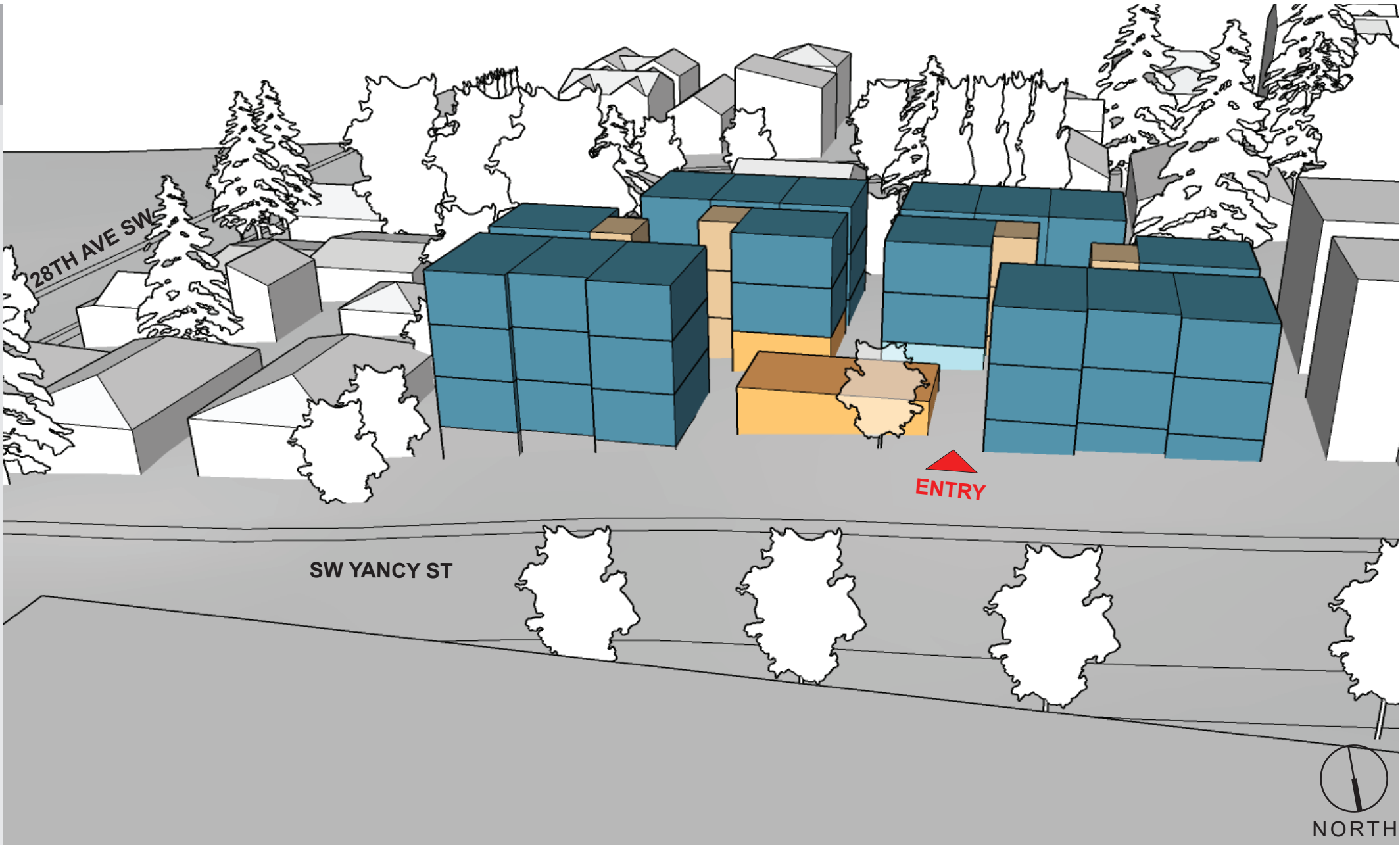
- CS1-B.1: Units are located on a double-loaded corridor and unable to access opportunities for natural ventilation.
- PL2-A.1: Due to the number of buildings on the site, lack of shared circulation, and limited FAR, no elevator is provided. This results in the accessible route not being maintained to all units, specifically units on upper levels, severely limiting who can be served by the project.
- PL3-B.2: Units along the street edge sit right at the required front setback to maintain building separation requirements.
- DC2-A.2: Providing five separate buildings on the site increases the perceived mass and limits space between buildings. Multiple units are oriented towards the south impacting neighboring properties and tenant privacy. Extensive grading along the property line is required to meet programmatic requirements. Overhead weather protection is not provided between the buildings for tenants to access common spaces.
- DC2-B.1: Facade composition is limited to full-height modulation, and common room is dissimilar to the surrounding buildings.
- DC3-B.4: In order to maintain a minimum 10-foot building separation, only a narrow open space, with limited daylight, is able to be provided at the center of the site. This open space mainly serves as a means of circulation between all the other buildings on site, limiting the activities that can take place.

DEPARTURES

- No departures requested

LEGEND

- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION



AERIAL VIEW

MASSING CONCEPT

- Four new 3-story buildings, and one 1-story common room are located across the site. A narrow central courtyard provides the main circulation between buildings.
- Units are oriented primarily in a north/south direction.
- An elevator is not provided in order to maintain unit count, FAR limits, and project budget. Accessible areas are limited to Level 1.
- Site office and community room are located towards the center of the site to maintain visibility and access to the entry and central courtyard.
- Grading to occur along the west and south property lines to allow units to be located on the first floor. Retaining walls along the west are located at the property line to maximize area outside Level 1 unit windows.

GROSS TOTAL BUILDING AREA: 20,305 SF

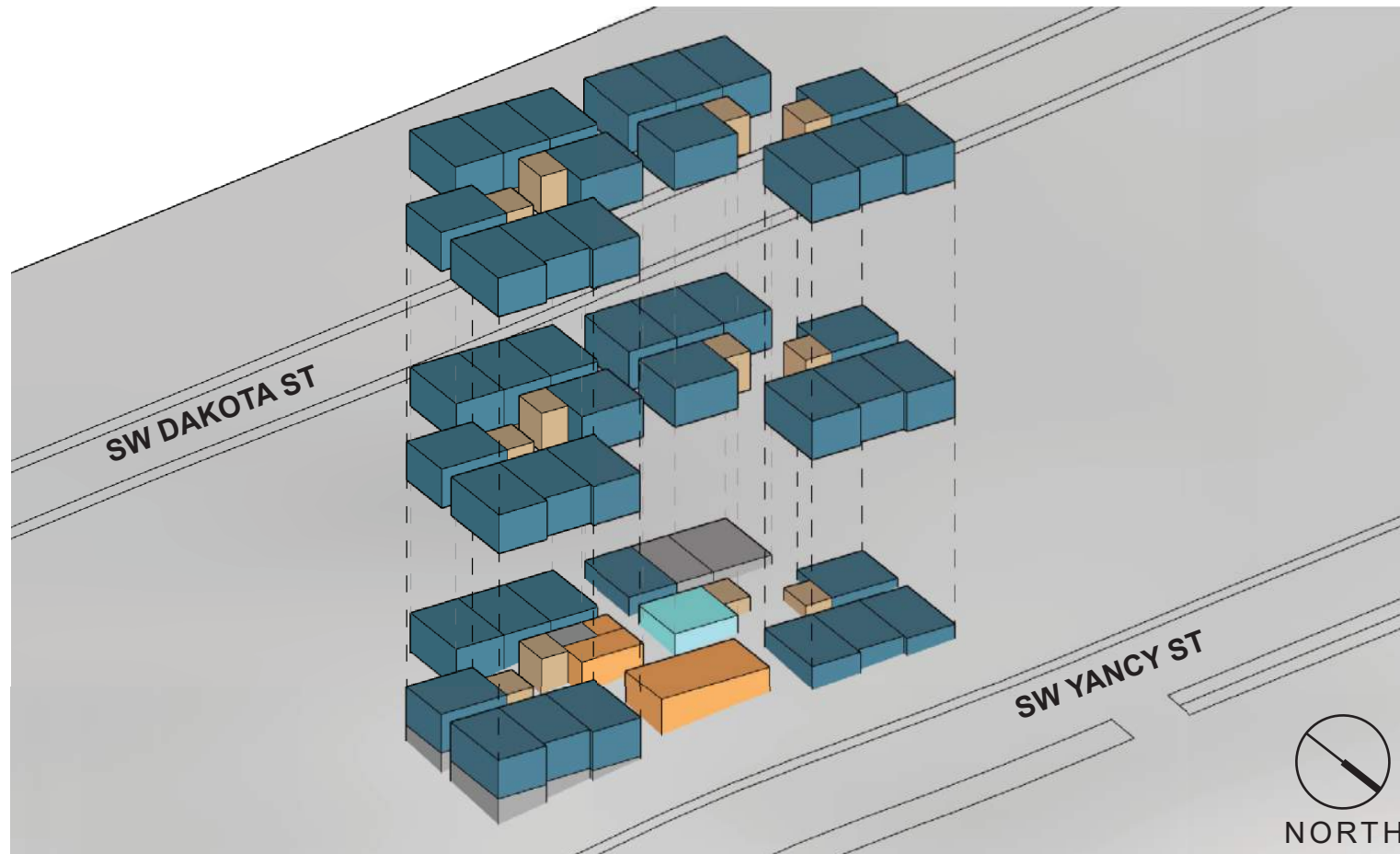
TOTAL BUILDING FOOTPRINT: 7,561 SF

HEIGHT: 30'-0" to top of roof structure

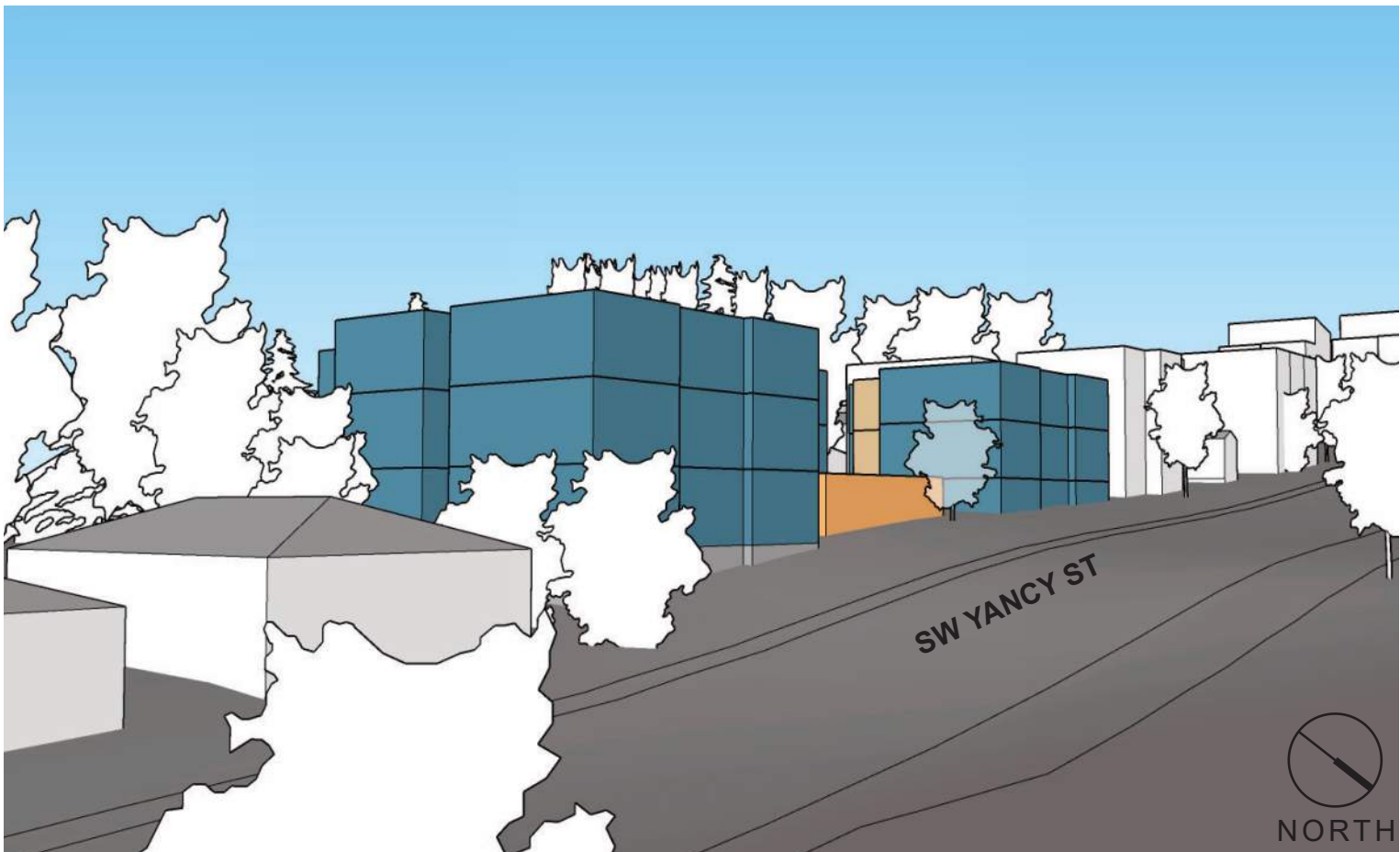
FAR: 1.25

NUMBER OF UNITS: 44

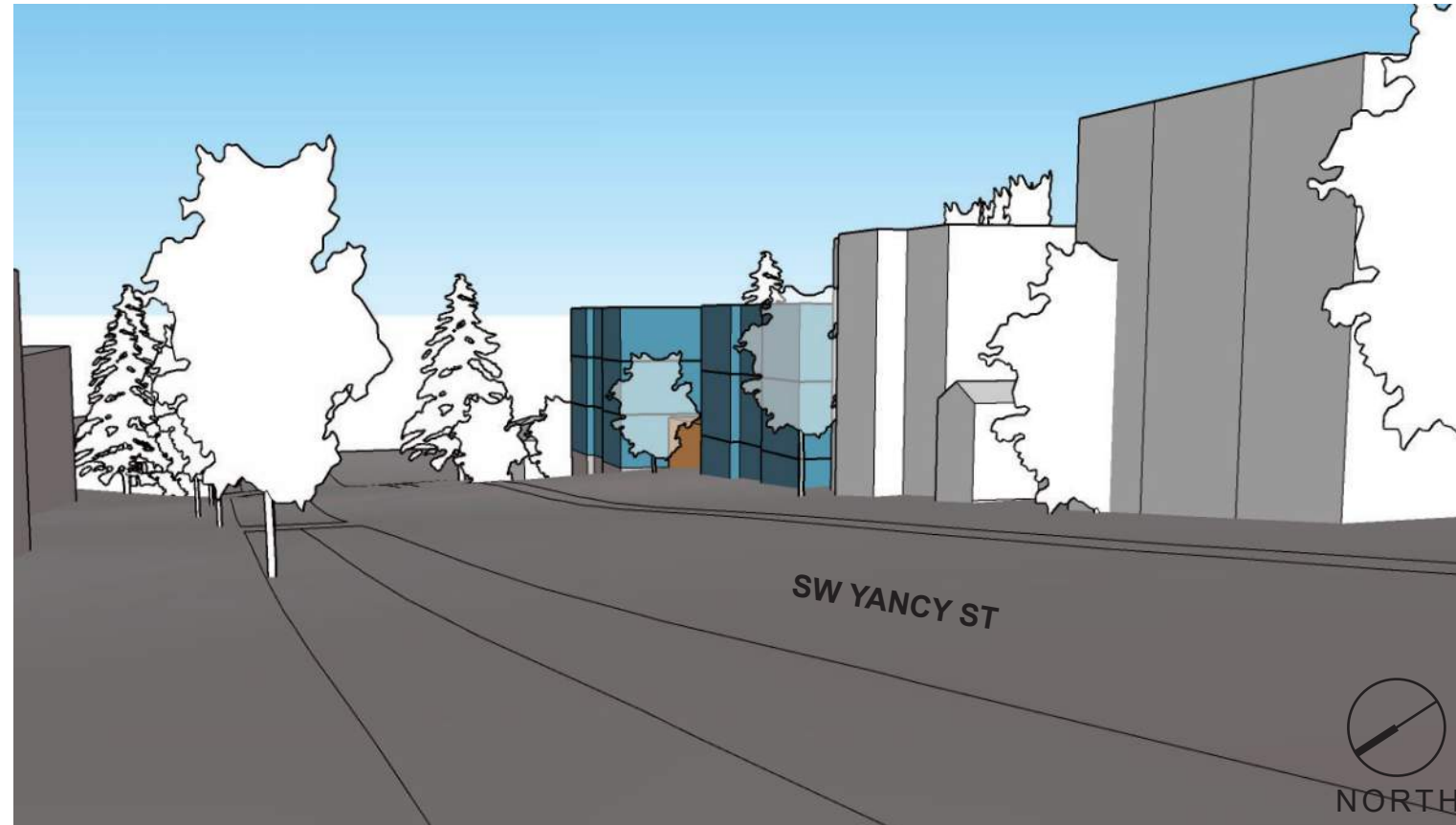
DEPARTURE REQUIRED: NONE



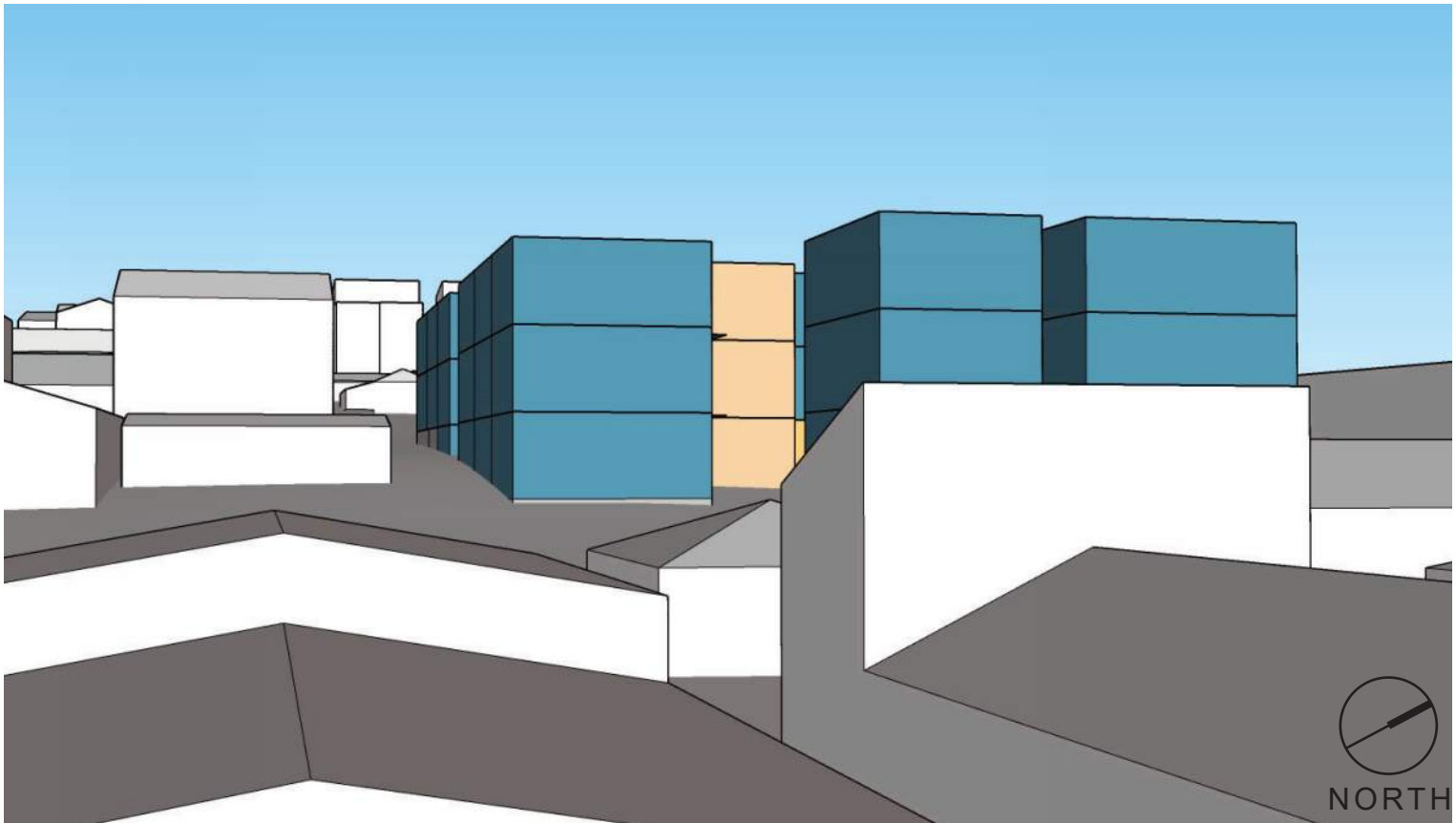
AERIAL EXPLODED VIEW



PERSPECTIVE - LOOKING SW



PERSPECTIVE - LOOKING SE

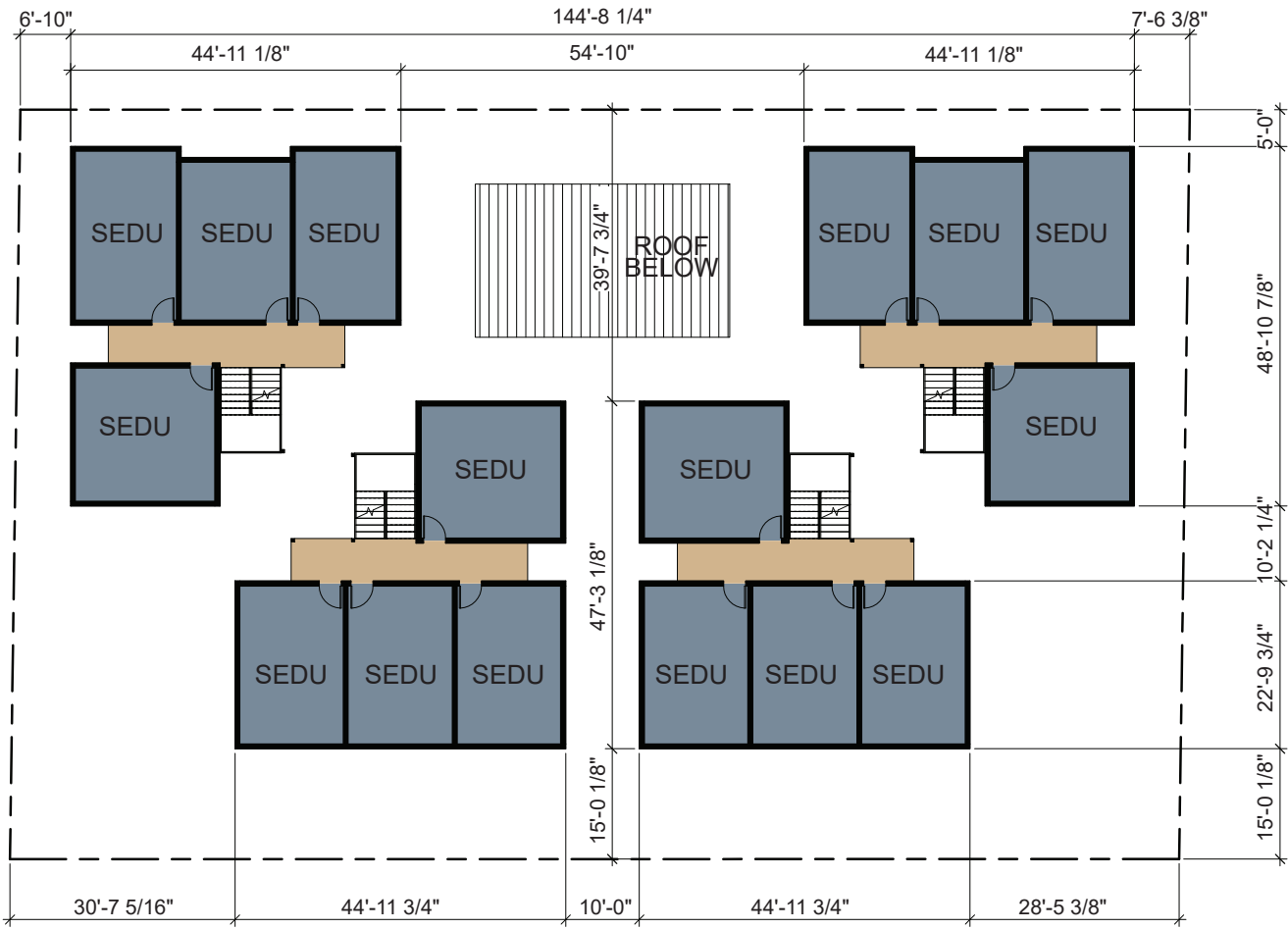


PERSPECTIVE - LOOKING NW

DESIGN ALTERNATIVE 1 - PLANS



SITE PLAN + LEVEL 1



LEVEL 2 + 3

LEGEND

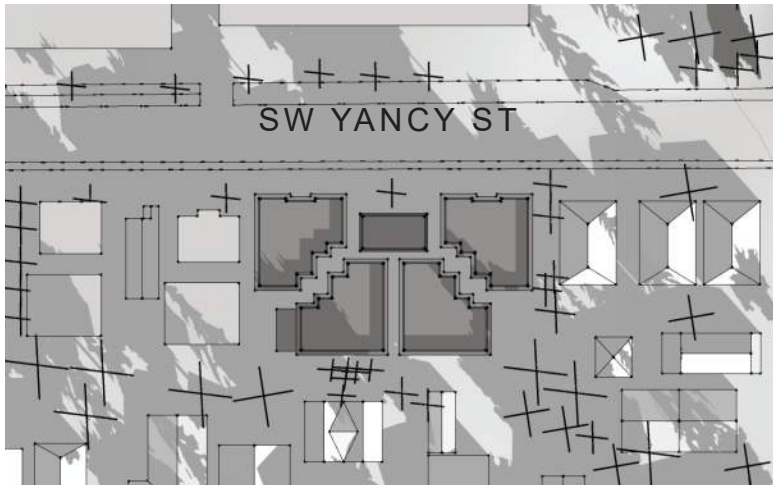
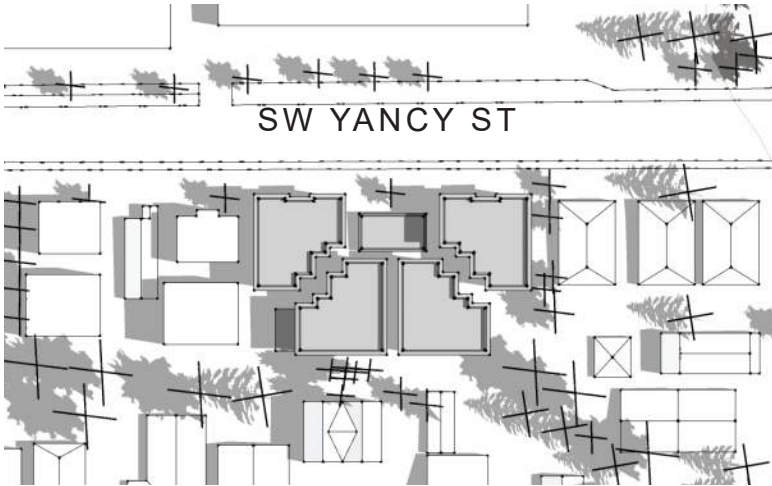
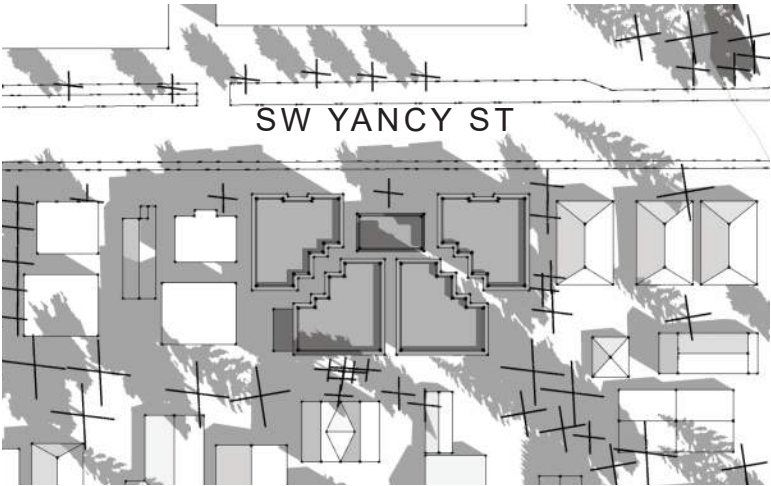
- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION
- PEDESTRIAN ENTRY
- PEDESTRIAN EXIT



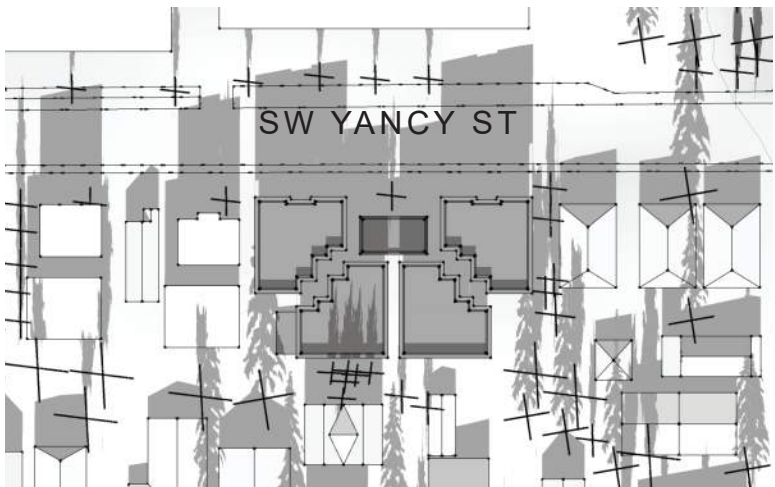
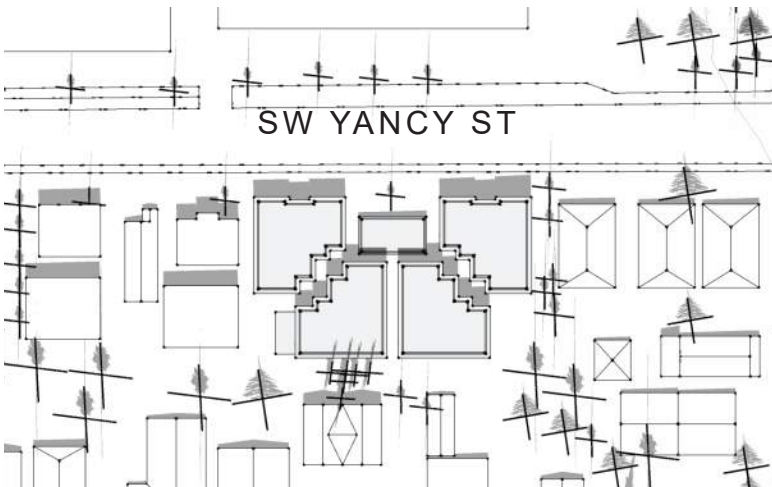
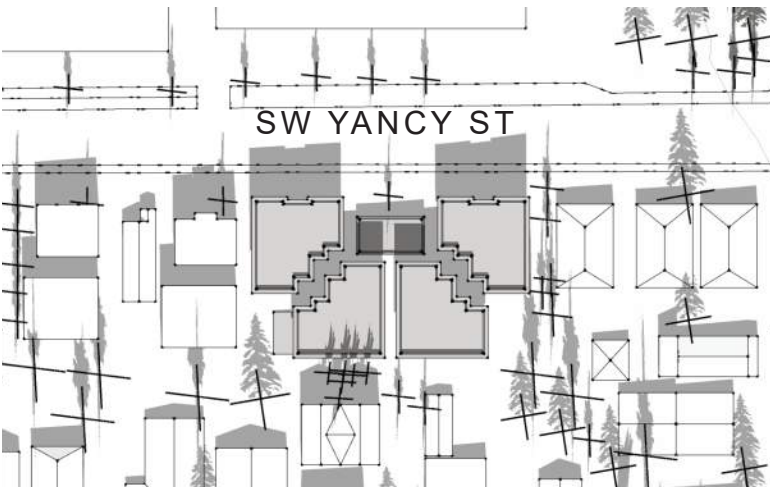
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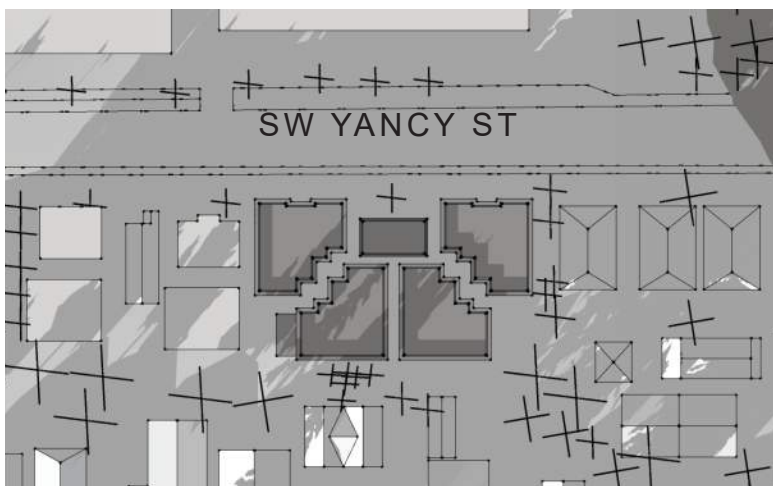
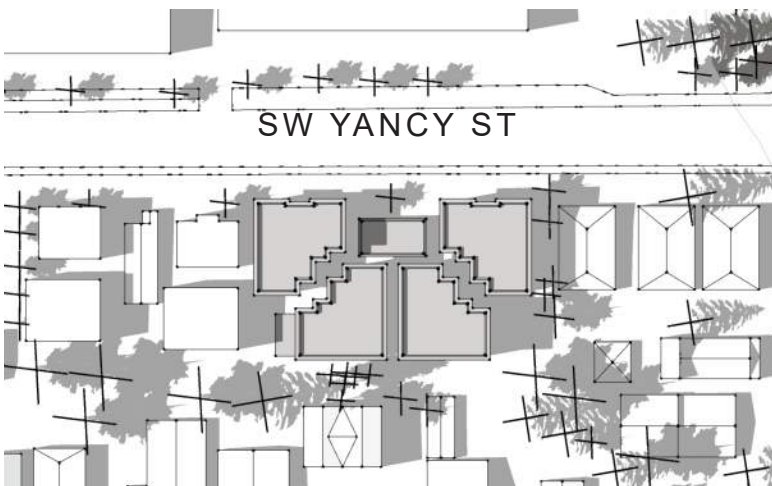
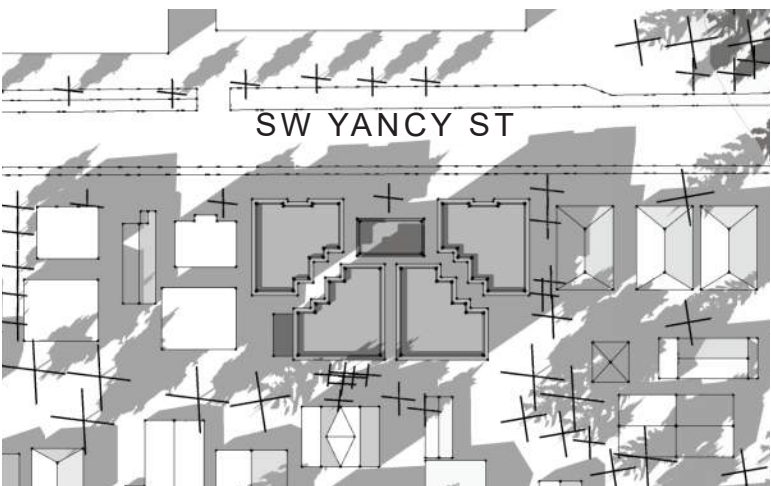
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DESIGN ALTERNATIVE 2
L-SHAPED LAYOUT

OPPORTUNITIES

- PL3-A.1c: The site office has a direct view of the site entry point along SW Yancy Street to maintain site security. Entry is identifiable by a “break” in building façade/mass.
- DC3-B.4: Open space is provided at the southwest corner of the site. Open space is not oriented to the street, allowing for tenant privacy.

CONSTRAINTS

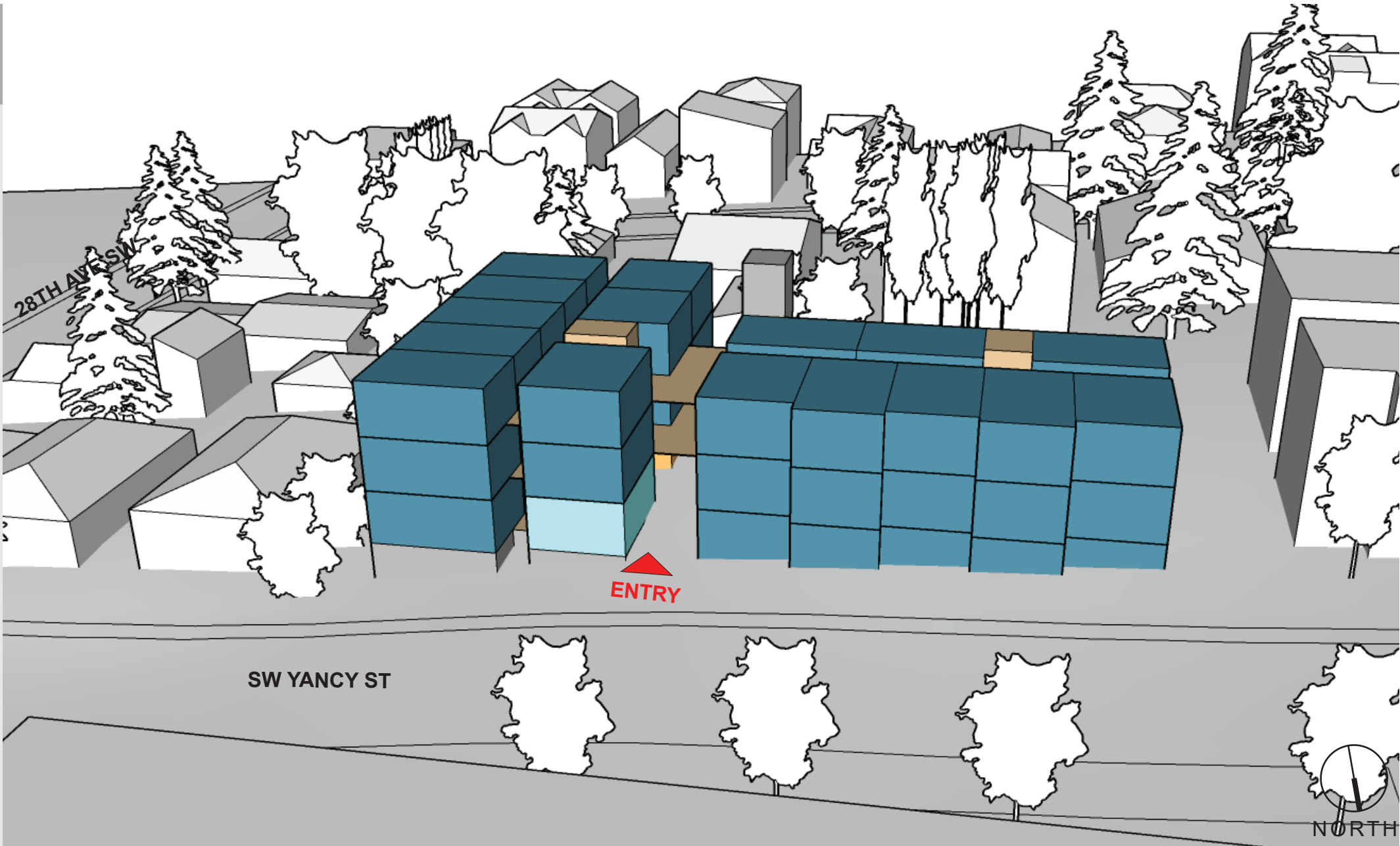
- CS1-B.1: Units are located on a double-loaded corridor and unable to take advantage of opportunities for natural ventilation. The tenant outdoor space is oriented towards the southwest, which will require strategies for managing heat gain during the summer months.
- CS1-D.1: Option does not protect the existing exceptional tree
- CS2-C.2: Overall length and lack of “breaks” within the façade creates a building mass that does not align with surrounding development and the typical townhouse vernacular along SW Yancy Street.
- CS3-A.4: The scale and mass of the structure is not in line with the existing surrounding development, with the exception of the commercial storage facility located across the street, or larger, multifamily developments on SW Avalon Way.
- PL2-A.1: Entry is located in an area of steep grade along the street, requiring access via multiple ramps or long walk along the building front to maintain accessibility from the sidewalk.
- PL3-B.2: There is limited separation between ground floor units and sidewalk. Landscaping is required to create privacy for tenants.
- DC2-A.2: A majority of the building mass is weighted towards the street. The length of uninterrupted building width along SW Yancy Street does not work within the context of recent townhouse developments adjacent to the site.
- DC2-B.1: The run of units along east property line provides limited opportunities for building modulation.

DEPARTURES

- 1 departure requested

LEGEND

- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION



AERIAL VIEW

MASSING CONCEPT

- One new 3-story ‘L’-shaped building mass is located across the street edge to form a courtyard that is oriented to the southwest corner of the site.
- The building mass is split by the building entry and monitored by the site office.
- Units are oriented in all directions.
- Modulation is limited along the east and north facades.
- Grading to occur within the site courtyard to make the space usable for tenants. Extensive landscaping may be required to reduce sound impacts and views from neighboring properties.

GROSS TOTAL BUILDING AREA: 20,384 SF

TOTAL BUILDING FOOTPRINT: 7,106 SF

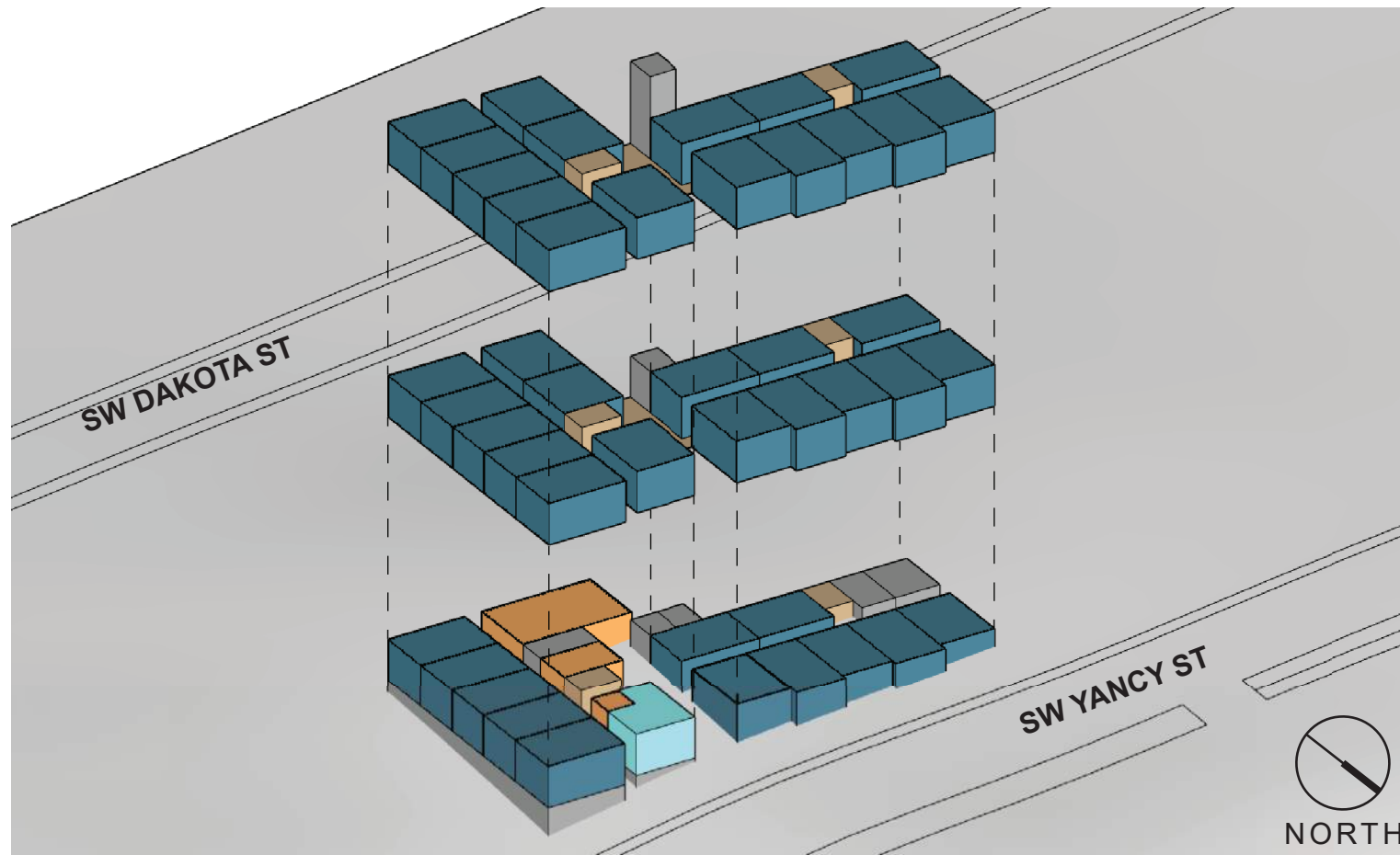
HEIGHT: 30’-0” to top of roof structure

FAR: 1.26

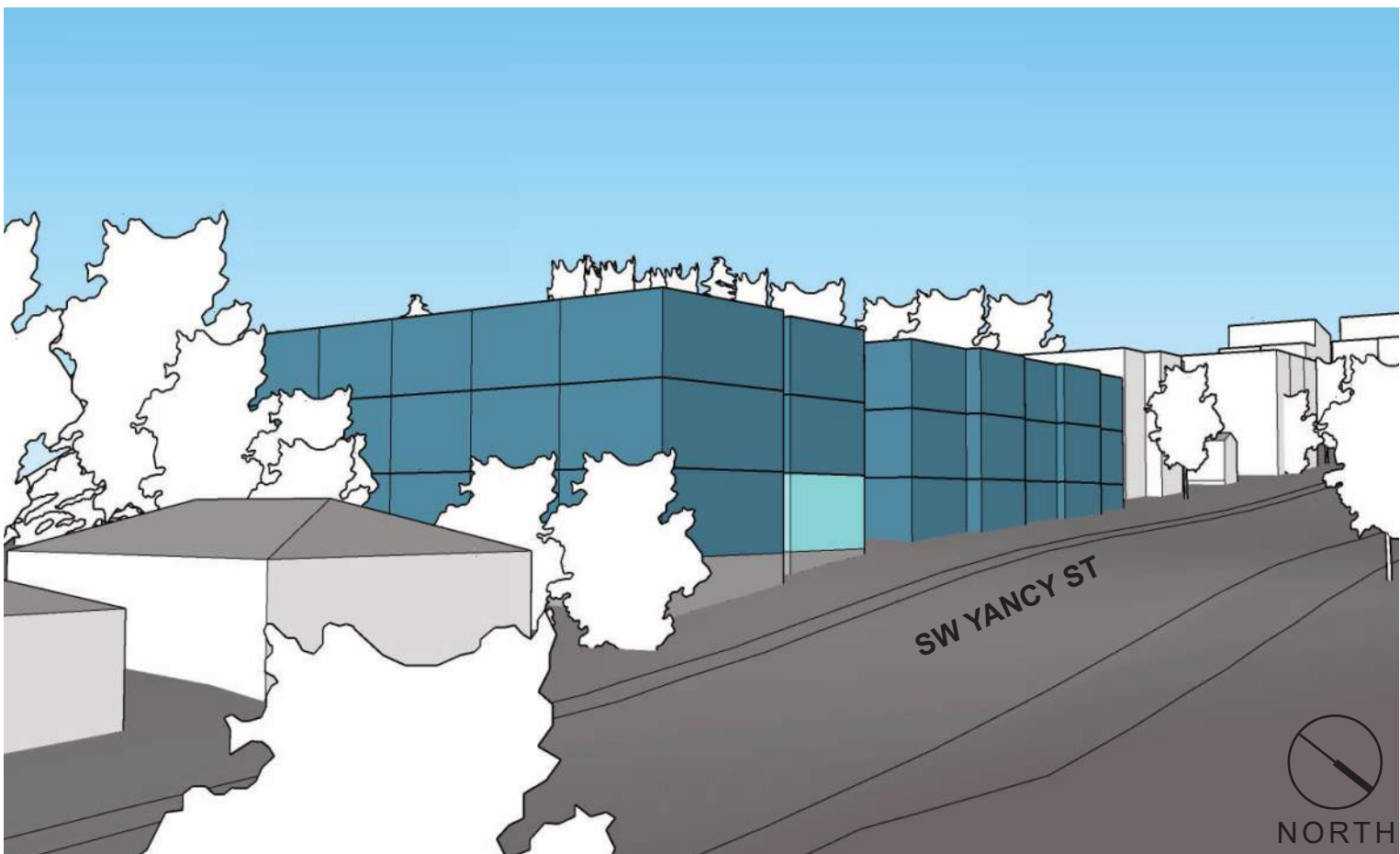
NUMBER OF UNITS: 44

DEPARTURE REQUIRED:

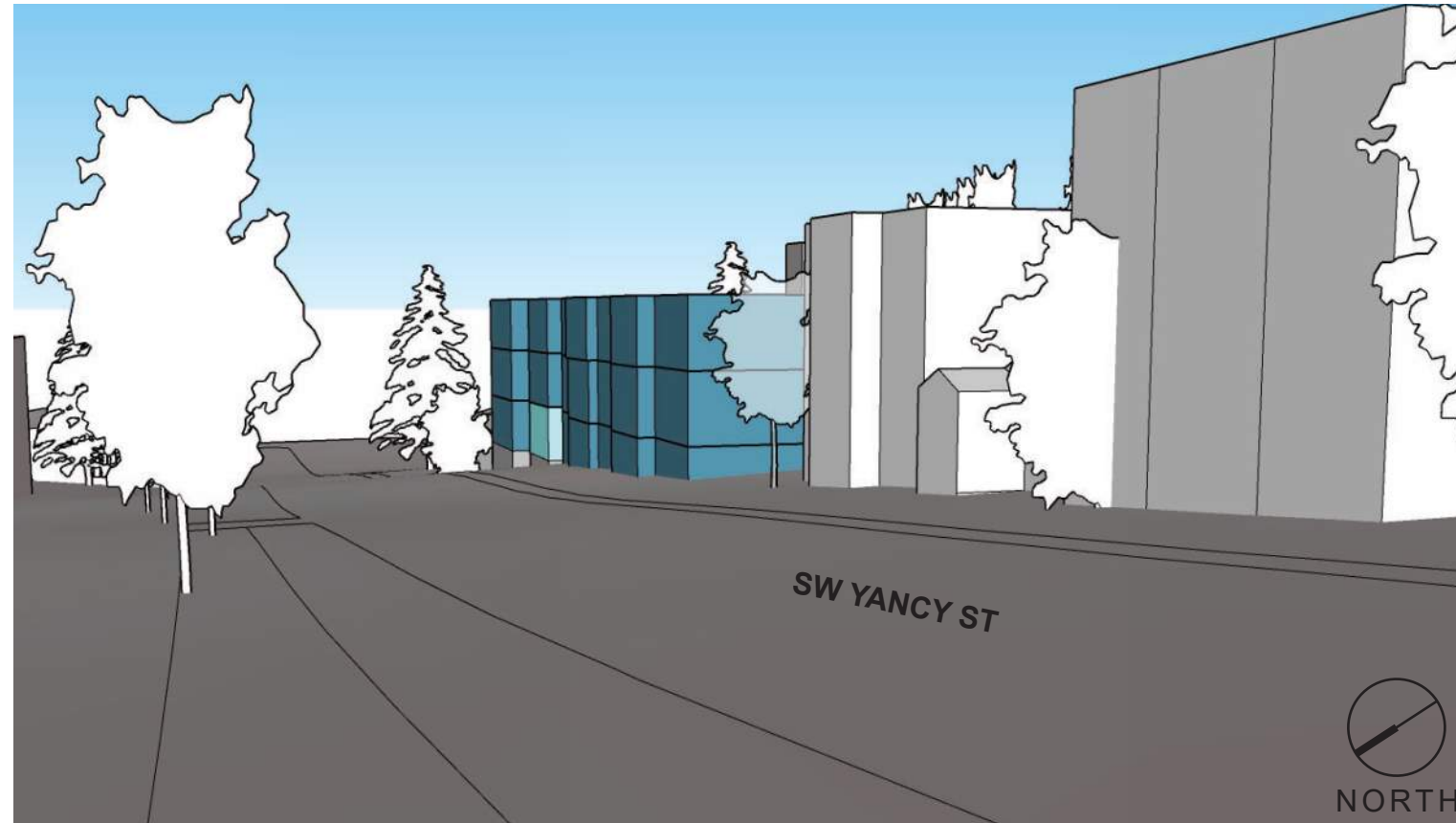
SMC 23.45.527 - Struct. Width & Facade Length
The length of the facade is 133’-5”, which is wider than the 45’ allowable.



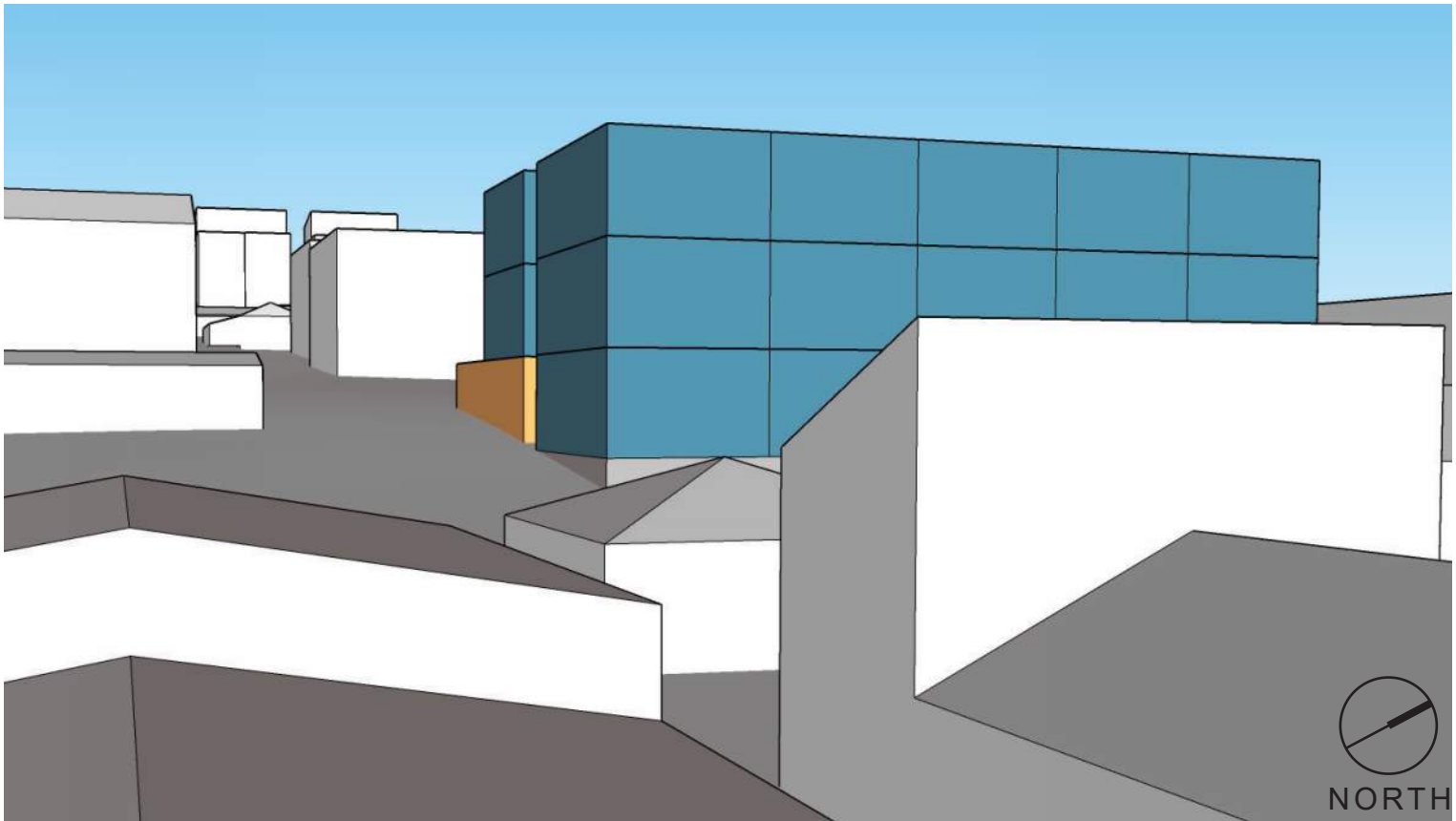
AERIAL EXPLODED VIEW



PERSPECTIVE - LOOKING SW



PERSPECTIVE - LOOKING SE



PERSPECTIVE - LOOKING NW

DESIGN ALTERNATIVE 2 - PLANS



SITE PLAN + LEVEL 1



LEVEL 2 + 3

LEGEND

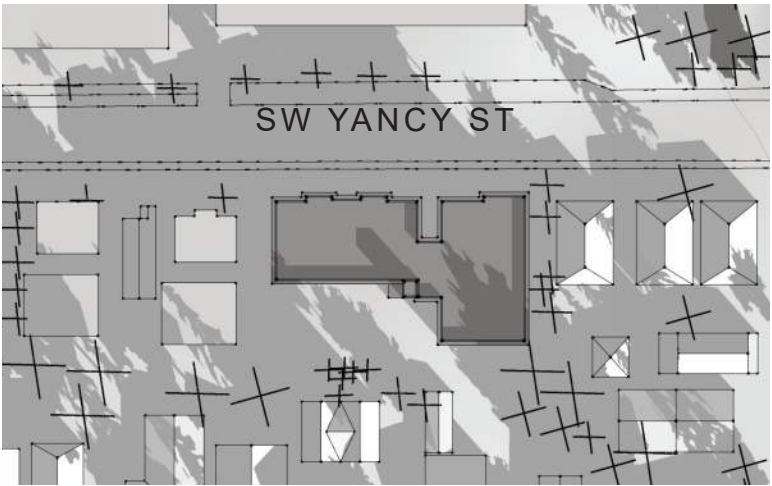
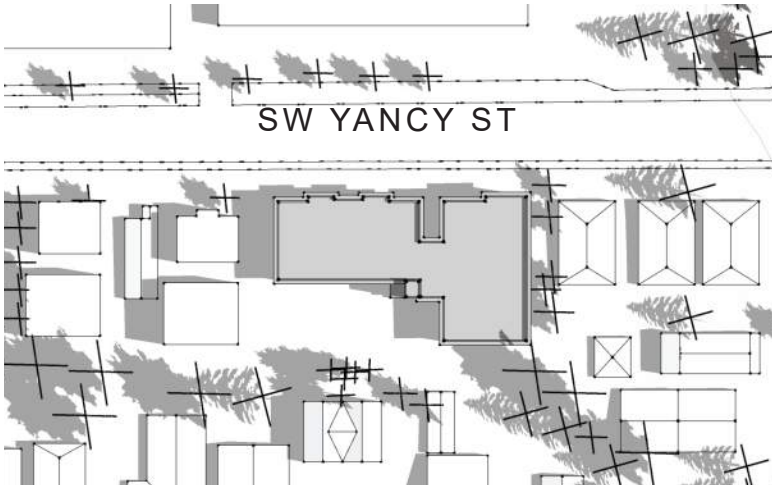
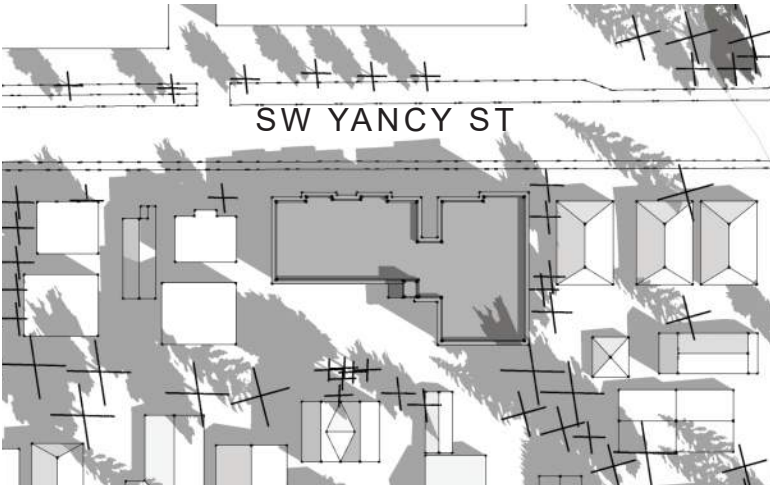
- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION
- PEDESTRIAN ENTRY
- PEDESTRIAN EXIT



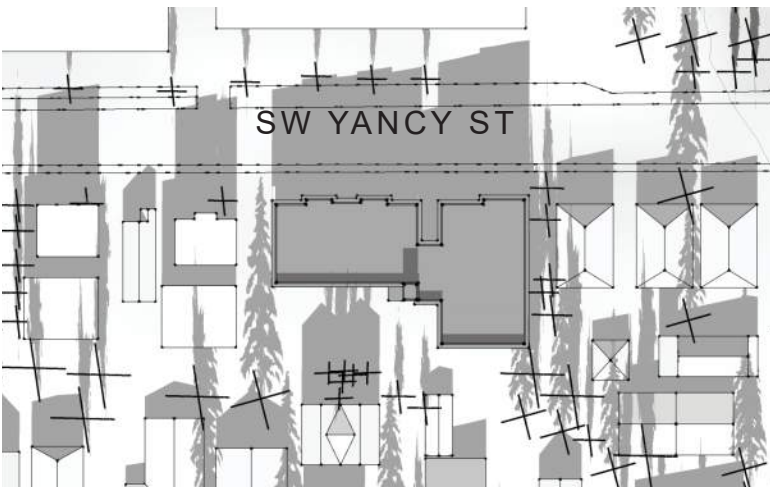
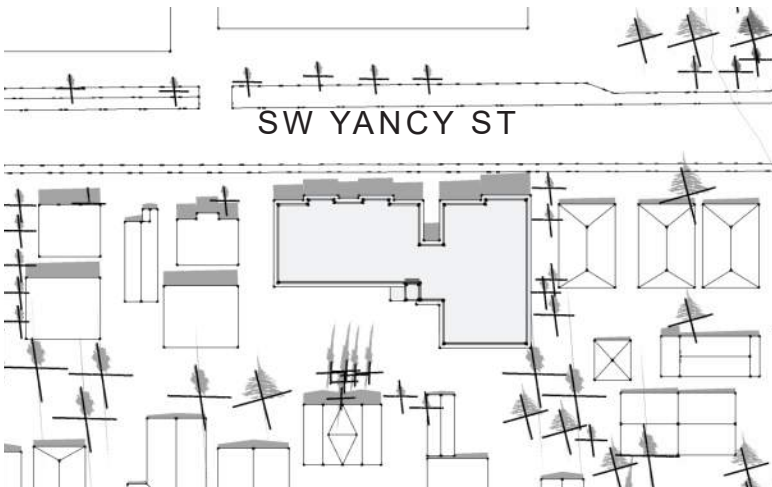
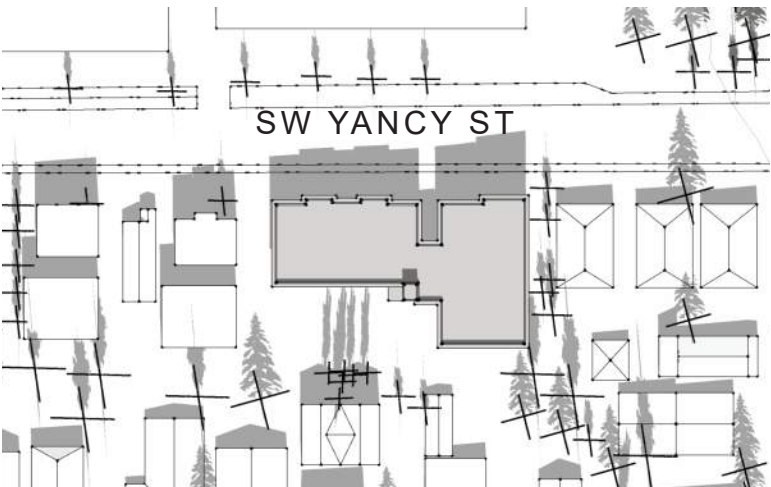
MARCH/SEPTEMBER 21

JUNE 21

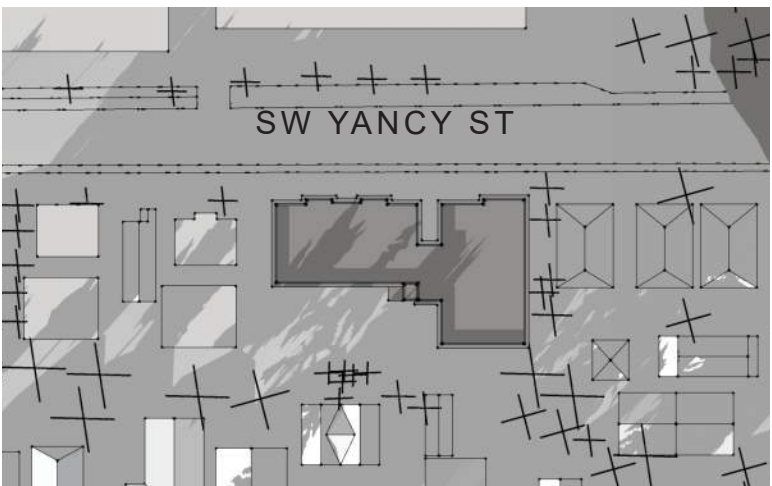
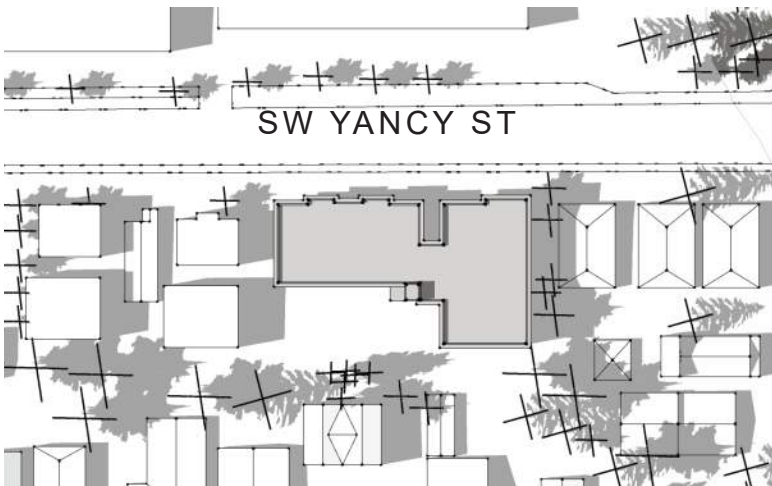
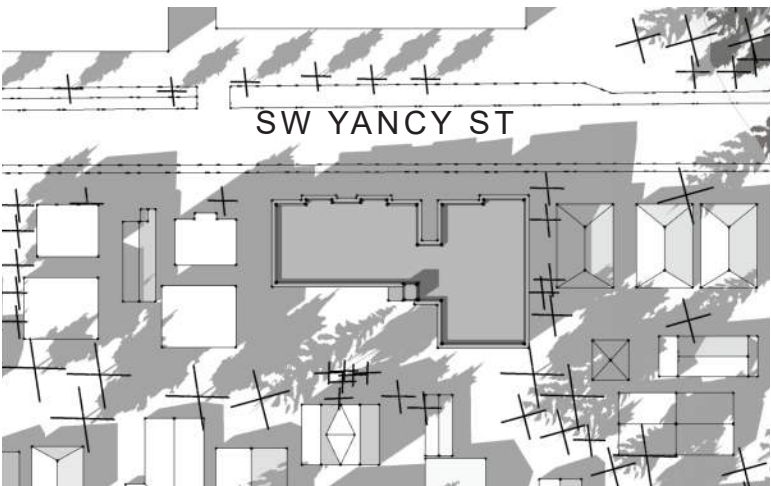
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DESIGN ALTERNATIVE 3
E-SHAPED LAYOUT - PREFERRED LAYOUT

OPPORTUNITIES

- CS1-B.1: A majority of units are located on a single-loaded corridor allowing tenants to take advantage of opportunities for natural ventilation. Courtyards are screened from west-facing sun exposure by building mass.
- CS1-D.1: Building responds to exceptional tree by recessing center portion of the building to protect the inner root zone of the tree. Tree helps to highlight main building entry.
- CS2-C-2: Breaks created by open exterior walkways at the street-facing façade allow for the modulation to take on the character of adjacent townhouses. Open walkways also allow visibility to the rear of the site, allowing the building to feel like three individual structures.
- CS3-A.4: Building provides a relationship with existing development. Overall building mass is weighted towards the street edge to reinforce the character of the street.
- PL2-A.1: The entry is in an area with limited grade change to prioritize accessibility.
- DC2-A.2: Breaks in street-facing façade allow the building to feel like three separate structures. As the building moves to the back of the site, the building mass is reduced, limiting the impact on neighbors to the south.
- DC2-B.1: Building modulation and unit layout create natural opportunities for a vibrant facade and composition that responds to building program rather than applied decoration.
- DC3-B.4: Two courtyards provide space for a variety of tenant activities and are connected to the central common room. Open walkways create opportunities for increased interaction through staff and tenant visibility.

CONSTRAINTS

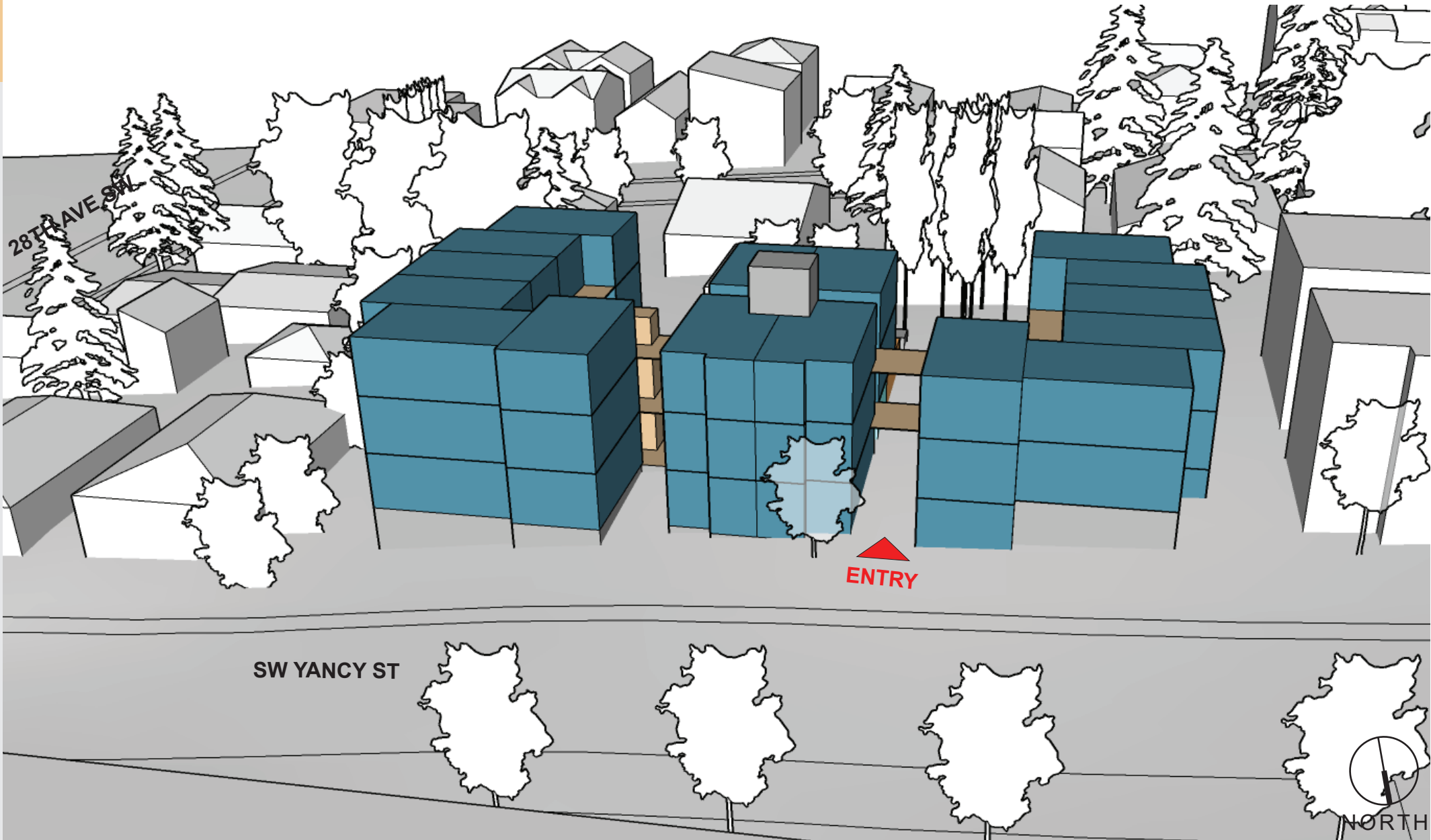
- PL3-A.1c: Dual building recesses to meet egress requirements means that landscaping and design features must be used to highlight the main entry.
- PL3-B.2: Limited separation between ground floor units and sidewalk. Landscaping required to create privacy for tenants.

DEPARTURES

- 3 departures requested

LEGEND

- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION



AERIAL VIEW

MASSING CONCEPT

- One new 3-story massing is located across the front of the site to form two main courtyards. The building mass is broken up into three smaller masses with 12'+ building breaks connected by exterior walkways.
- A majority of units are oriented to the north (facing the street), and east and west (towards adjacent properties with limited window openings), to avoid impacts to neighboring properties to the south.
- The site office and community room are located to monitor the building entry and the activities in the central courtyards.
- Modulation occurs on all building facades to break up the massing and create visual interest along all property lines.
- Grading is required along the west property line to allow for ground floor units.

GROSS TOTAL BUILDING AREA: 20,344 SF

TOTAL BUILDING FOOTPRINT: 6,940 SF

HEIGHT: 30'-0" to top of roof structure

FAR: 1.26

NUMBER OF UNITS: 44

DEPARTURE REQUIRED:

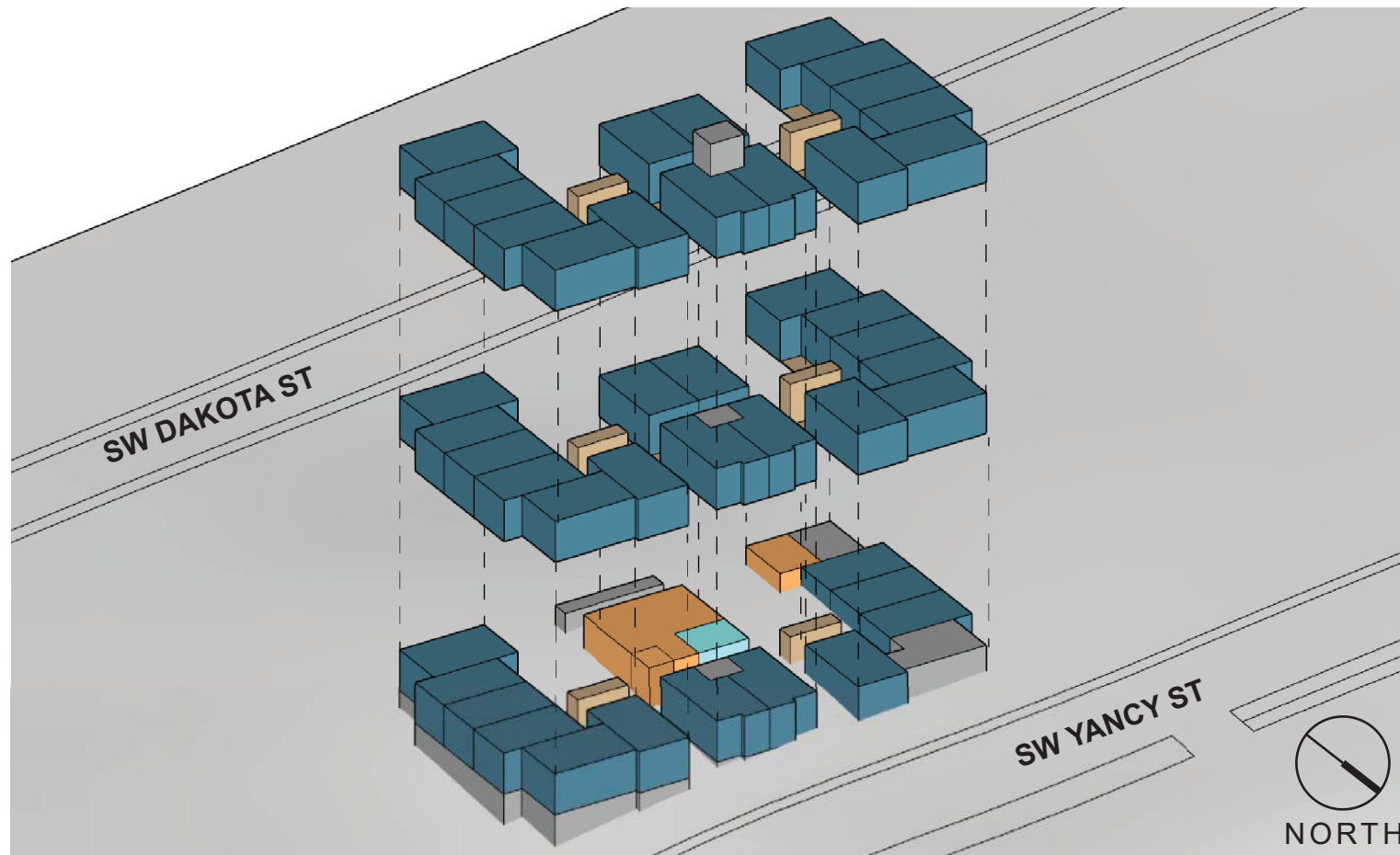
SMC 23.45.527 - Struct. Width & Facade Length

2 Additional Departures Requested for Exceptional Tree Preservation

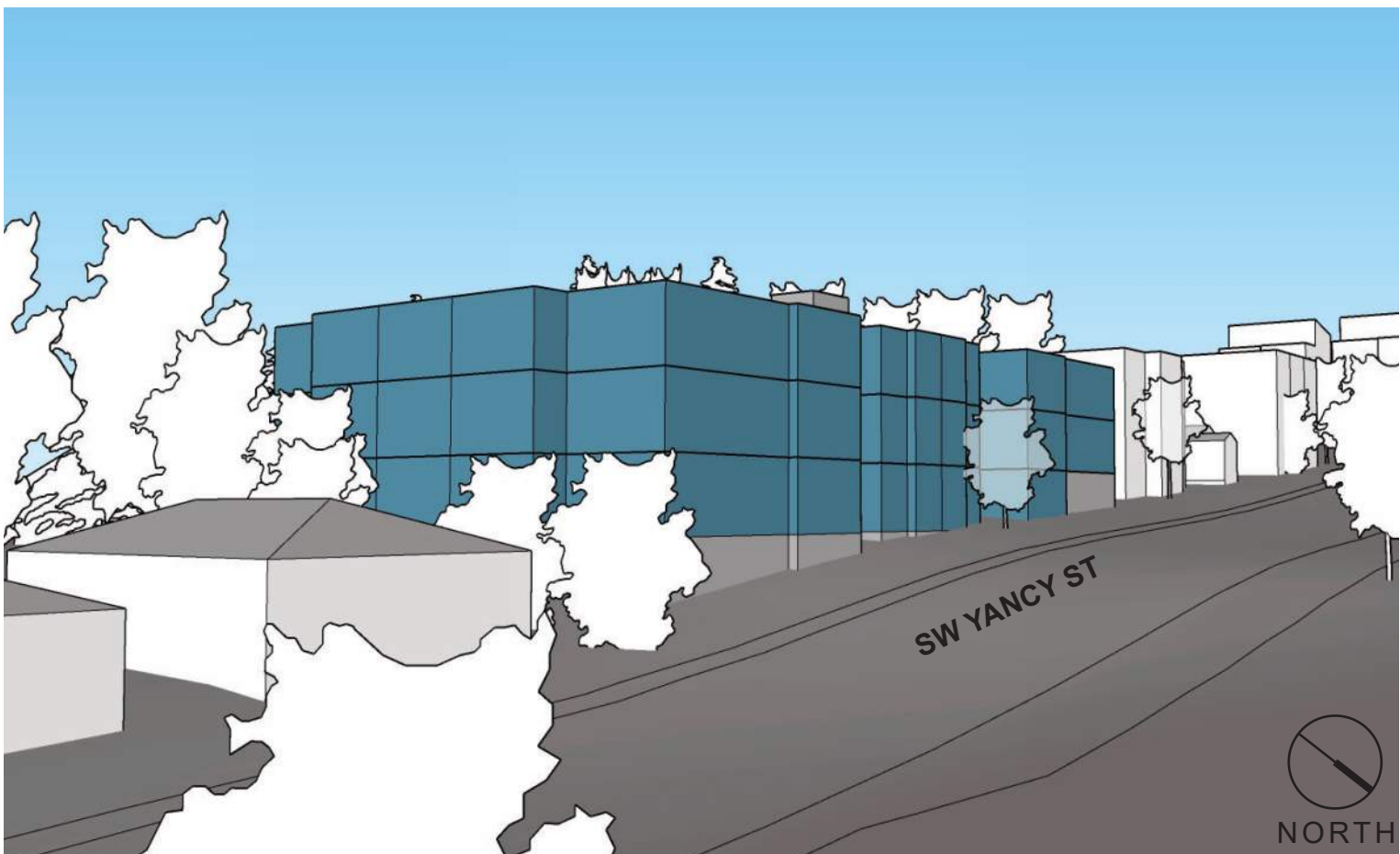
SMC 23.45.529 - Facade Articulation

SMC 23.54.015 - Bicycle Parking

See departure request and exceptional tree preservation sheets for more information.



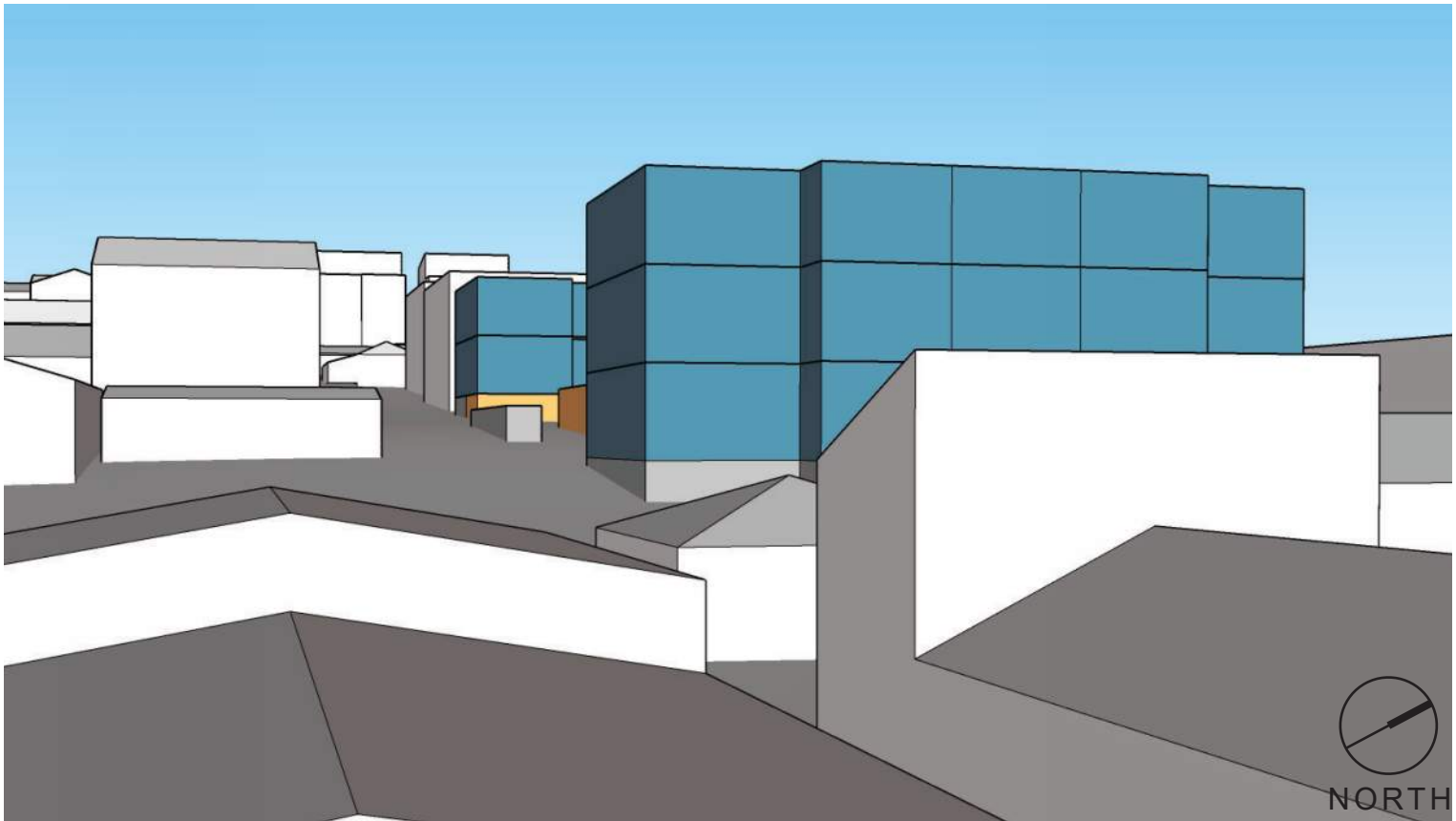
AERIAL EXPLODED VIEW



PERSPECTIVE - LOOKING SW

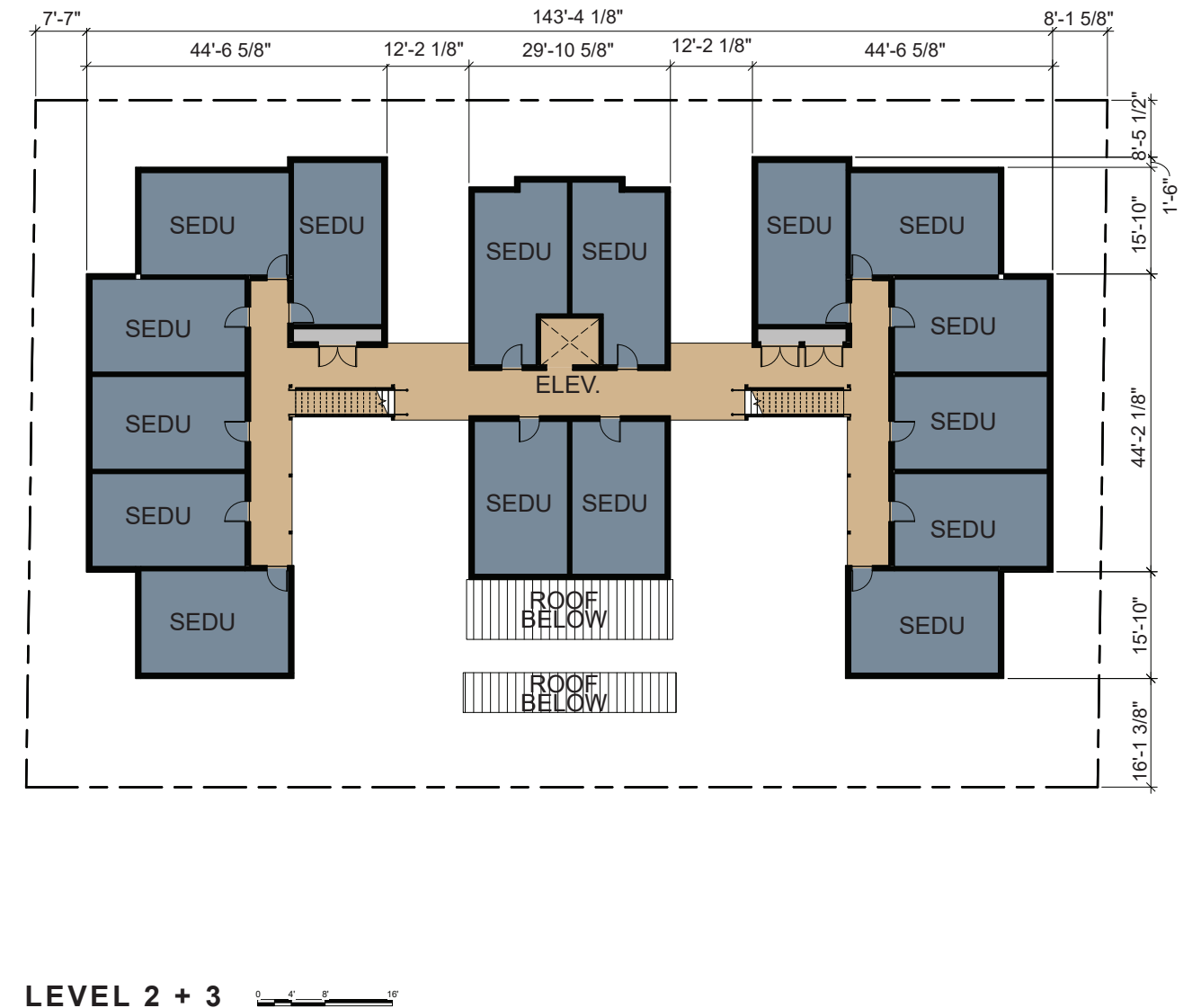
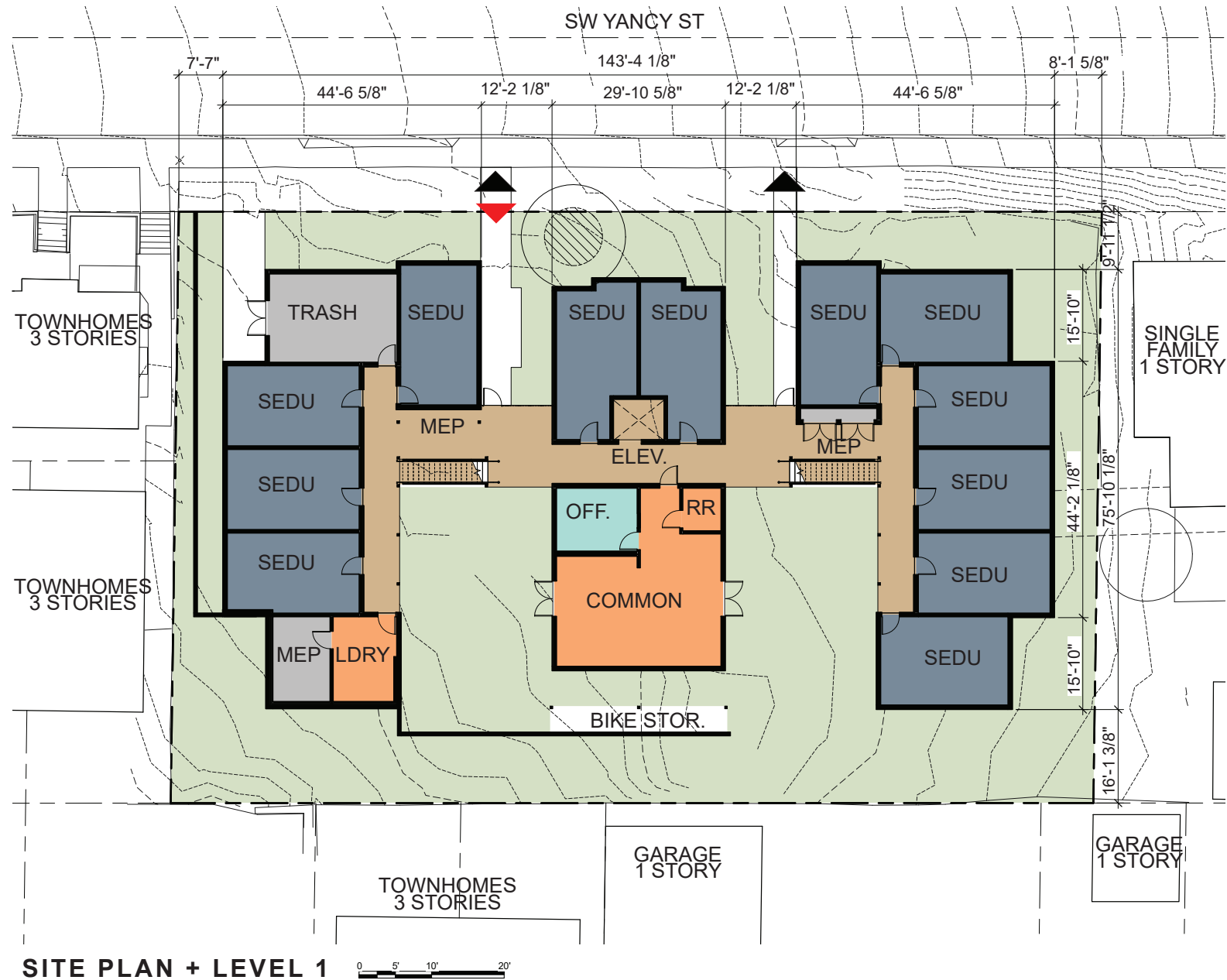


PERSPECTIVE - LOOKING SE



PERSPECTIVE - LOOKING NW

DESIGN ALTERNATIVE 3 - PLANS - PREFERRED



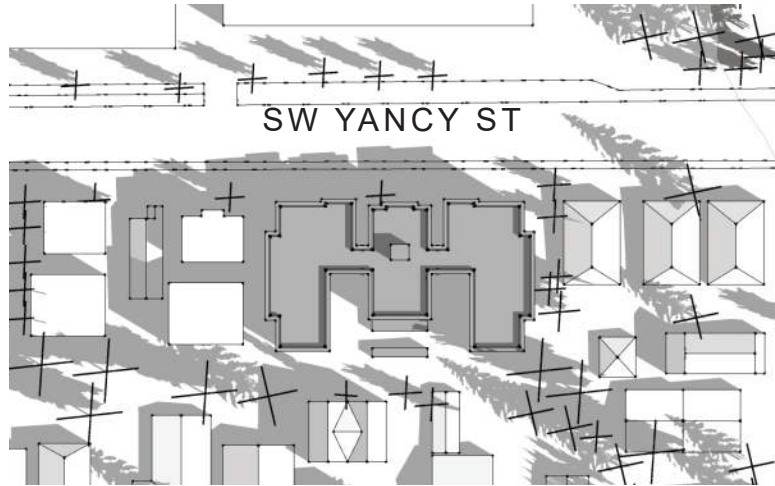
LEGEND

-  RESIDENTIAL
-  OFFICE
-  COMMUNITY/COMMON
-  MEP/STORAGE
-  CIRCULATION
-  PEDESTRIAN ENTRY
-  PEDESTRIAN EXIT

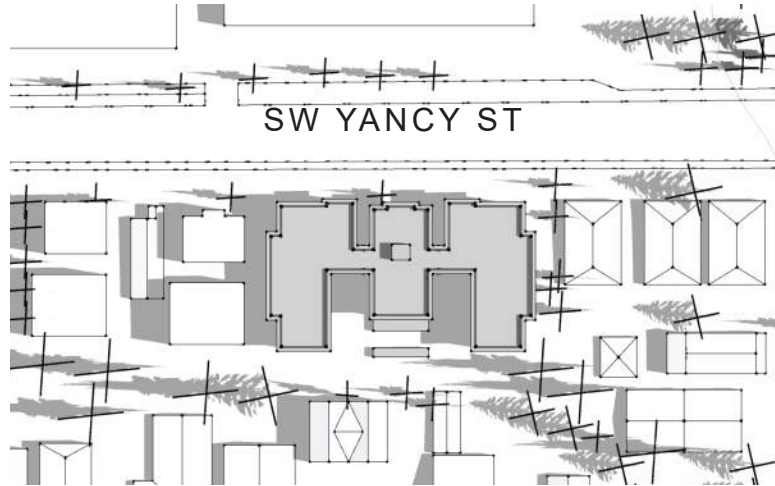


SOLAR DIAGRAMS - ALTERNATIVE 3 - PREFERRED

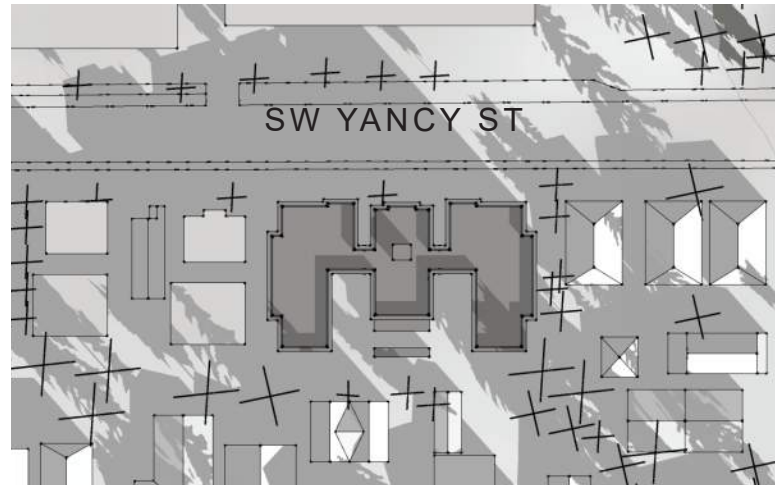
MARCH/SEPTEMBER 21



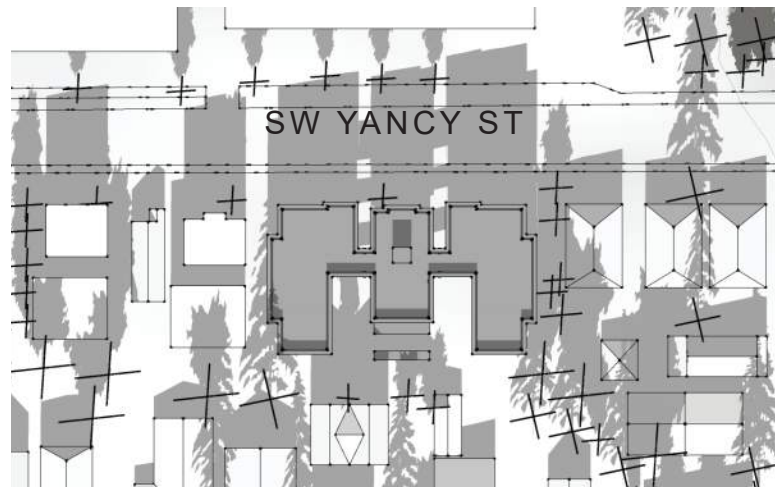
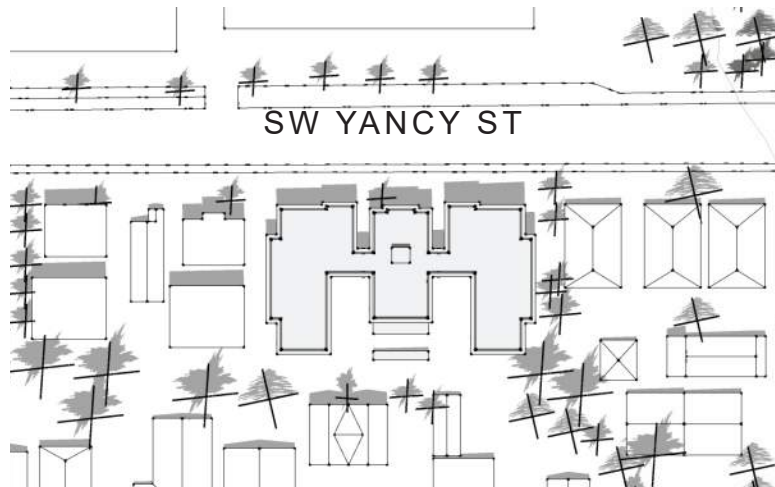
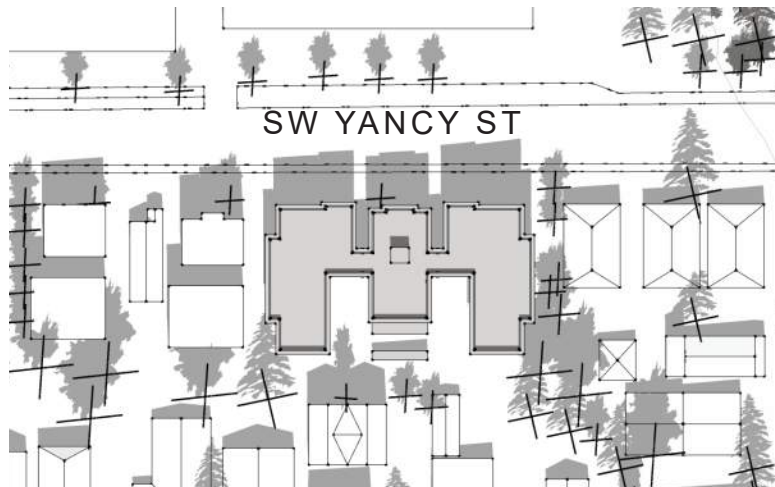
JUNE 21



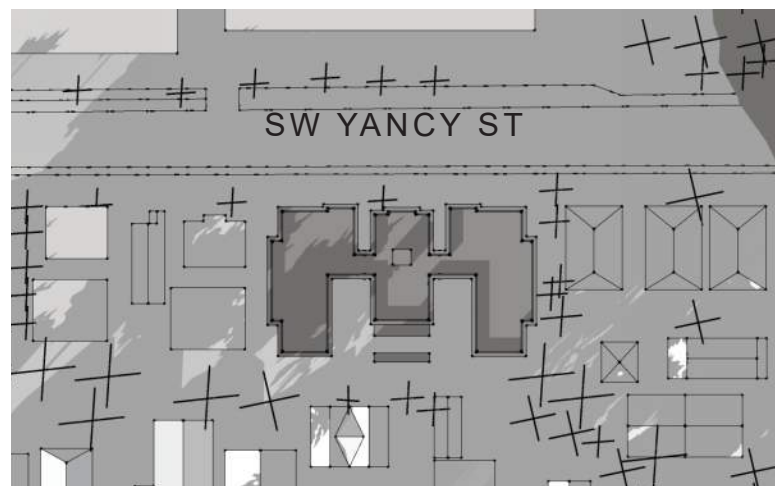
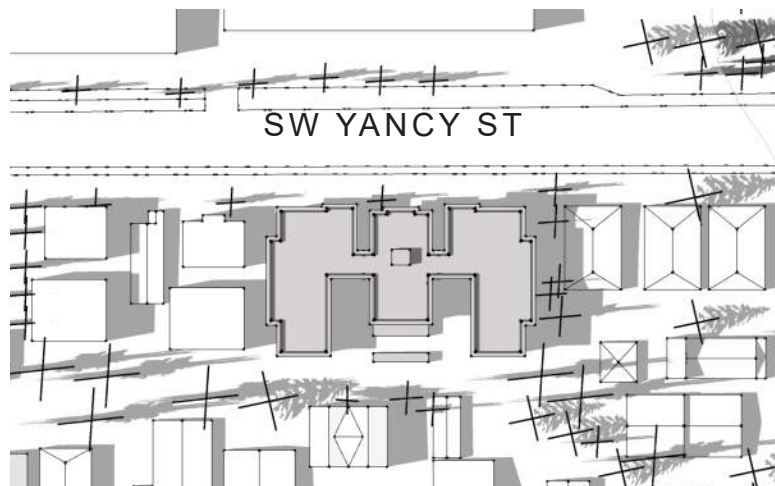
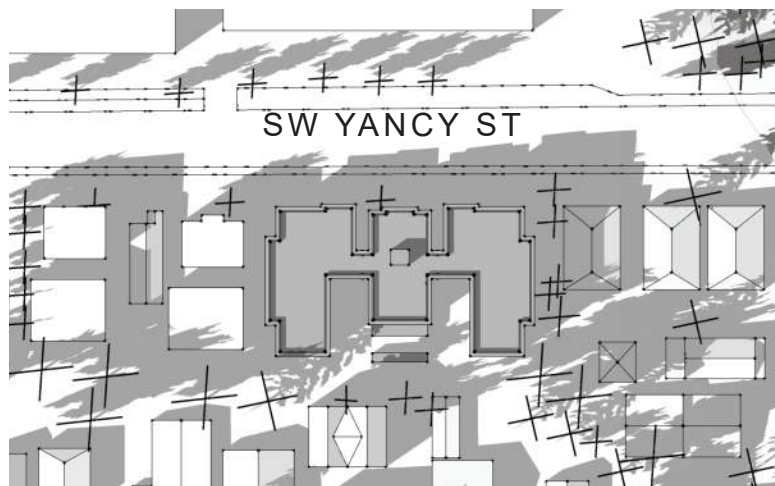
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DEPARTURE REQUEST

LAND USE REQUIREMENT

SMR 23.45.427: Structure Width and Façade Length Limits in LR Zones. Structure width in LR1 zone for apartments is 45 feet. Note: Structure width only applies between side lot lines.

DEPARTURE REQUEST

The project requests a departure to the maximum structure width. Preferred Design Alternative 3 structure width is currently 143'-4 1/8", broken up by two 12'-2 1/8" wide separations that are bridged by exterior walkways.

The width of enclosed/interior areas of the building otherwise meet the 45-foot maximum width requirement. If this scheme can proceed, we request the walkways be allowed to connect the three structures in order to create one building that may be accessed by a central elevator for tenant accessibility.

RATIONALE

This scheme and associated departure follow an Owner request and priority to create a site layout that provides a variety of opportunities for staff to interact with tenants. At Transitional Resources' (TR) existing properties, TR has found that open corridors bordering a central courtyard maximizes opportunities for staff to connect with tenants, which is essential for building relationship and trust as people transition out of homelessness.

In order to provide a building that builds upon this proven service model, and maximize the number of units on site, open exterior walkways connect the building to form two internal courtyards. The exterior walkways connect all the units to a central elevator, ensuring equity among all the units, and providing accessibility to each floor. The walkways also allow for two stairs to be used for the entire building, rather than the multiple stairs that would be required to meet egress requirements if the building was separated into individual structures.

The overall building length is offset by the modulation created by 12'-2 1/8" wide separations provided where the exterior walkway connects the building. These separations are greater in width than the 10'-0" building separation required by code (SMC 23.45.518.F.1). At these locations, the building is unenclosed, allowing for views through the site. Together these two breaks work to create the sense of three separate buildings at the street edge, thus meeting the intention of the 45-foot width requirement. These areas would be included in the landscape design for the project, with the entry highlighted to provide visibility for visitors.

IMPACTS IF NOT GRANTED

If this departure is not granted for the structure width, the project would be split into multiple individual buildings, similar to Design Alternative 1. Due to Office of Housing funding requirements, the unit count would remain at 44 units. Stairs required for egress will take up a greater share of the floor area ratio, taking away area that could otherwise be used to provide an elevator, or increase unit sizes or common area spaces.

Providing an elevator to each building in a mult-building scheme is cost prohibitive, so equity among all the units will not be attainable, and upper level units would only be accessible via stairs. For a population that includes many tenants with mobility issues, who may or may not require an accessible unit, this would severely limit who TR is able to serve with this project.

DESIGN GUIDELINES SUPPORTING DEPARTURE REQUEST

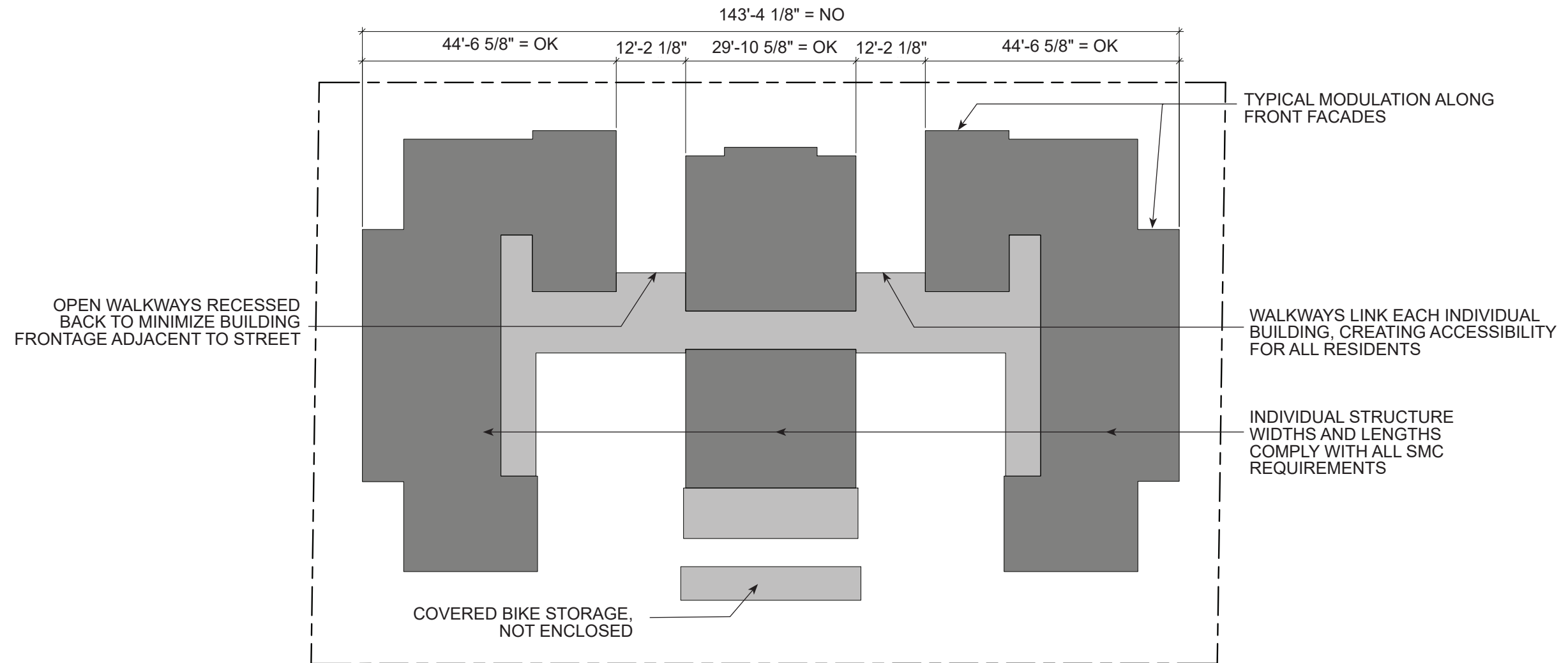
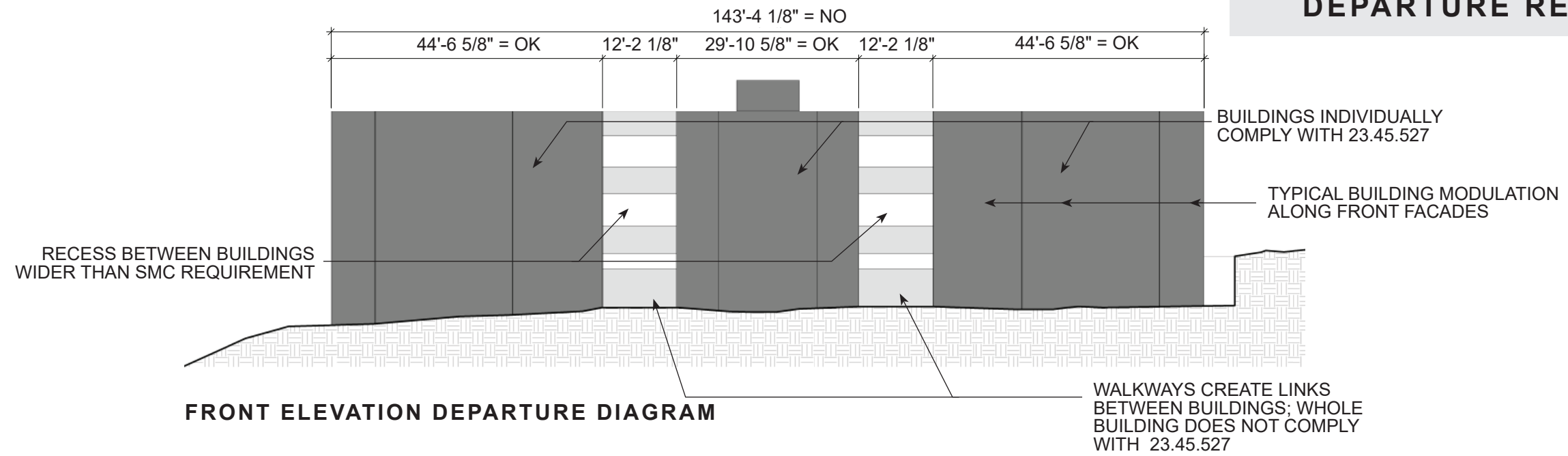
CS2-C.2: MID-BLOCK SITES: Responds to the height, bulk, and scale of the neighboring townhouse developments to the west on SW Yancy Street by providing the impression of similar structure width and façade composition.

DC2-B.1: FAÇADE COMPOSITION: Breaks in the street-facing façade provided by the structural separations provide modulation that creates opportunities for the building's architectural character to be naturally expressed through changes in plane, detailing of materials, and openness.

DC2-A.2: REDUCING PERCEIVED MASS: Building massing is recessed at two points of the street-facing façade, creating the illusion of three separate structures that are one fully connected building.

DC3-B.4: MULTIFAMILY OPEN SPACE: The building provides space for tenants and staff to interact by naturally crossing paths and creating opportunities for people to be seen. The courtyards and exterior walkways become the heart of the site to further develop community among the people living on the site.

DEPARTURE REQUEST DIAGRAM



EXCEPTIONAL TREE PRESERVATION

LAND USE REQUIREMENT

SMR 25.11.040.A.3: Restrictions on tree removal. Tree removal or topping is prohibited in the following cases: Exceptional trees on lots in Lowrise Zones.

Per Director’s Rule 16-2008, the Northern White Cedar (Thuja Occidentalis) located at the center of the north property line, adjacent to the right-of-way, has a diameter of 15-inches, and therefore meets the City of Seattle’s definition of an exceptional tree.

RESPONSE TO EXCEPTIONAL TREE

To maintain the inner root zone of the exceptional tree noted above, the center portion of the preferred scheme shifted toward the south property line approximately 6 feet. This shift slightly increased the building area and floor area ratio to allow the circulation to make up for the shift in alignment of the exterior walkways and stairs, and reduced the area designated for bike storage at the rear of the site.

A benefit of maintaining the exceptional tree is that it serves as a marker for the building entry due to its alignment with the site entrance. Currently, there are retaining walls that support the tree and maintain the grade around the base of the tree which is about 4 feet higher than the grade at the right-of-way. These retaining walls, which will be either maintained or replaced, will further help to call out the building entrance.

DEPARTURES REQUESTED TO MAINTAIN EXCEPTIONAL TREE

The project requests the following departures allowed by SDCI Tip #242 when maintaining an exceptional tree in Lowrise 1 Zones:

Reduction in bicycle parking as permitted by 25.11.070.A.3.b.

This project is requesting a reduction in required bicycle parking by 50% to 22 bicycles. To accommodate the exceptional tree, the area designated for bicycle storage was reduced significantly.

By providing a 50% reduction in the bicycle storage requirement, wall-mounted bicycle racks may be provided and loading clearances maintained. The bicycle storage is in its current position to not impede on the programmable space available to the two courtyards or use valuable internal square footage on bicycle parking.

In addition to the limited space available, the population being served at this permanent supportive housing project does not utilize the bicycle parking to the same degree as market rate or family housing due to extremely limited resources and limited physical mobility.

Limit façade articulation on the street facing façade as permitted by 23.41.012. Per design standard 23.45.529.C.1.b, if the street-facing façade of a structure exceeds 750 square feet in area, division of the façade into separate façade planes is required.

Due to the impact of the exceptional tree, the interest it adds to the street-facing façade, the costs to maintain and protect the tree, and the articulation already provided by interior programming, the project is requesting that street-facing façades at the east and west corners be allowed to exceed the 750 square foot maximum area, up to a maximum of 100 square feet.

Interest will still be provided at these corners through means such as material or color changes, but it is requested that a plane change not be required in order to provide some relief to a façade that is already heavily articulated through façade openings, several changes in plane – including a recess at the building entry – and the exceptional tree.

IMPACTS IF NOT GRANTED

If the reduction in bicycle parking is not granted, two-tier bicycle racks will be necessary to meet the 44-space requirement. These two-tier racks are approximately twice as deep and will require a larger roof area to provide full protection. This roof area will impact the layout and design of the site and have a visual impact on the neighbors to the south. Additionally, the retaining wall needed to provide support for the racks and the roof will further encroach into the 15-foot rear setback in order to provide the required loading clearances between the building and the racks. Encroachment of accessory structures is allowed per 23.45.518.I.1.

If relief on the required façade articulation is not provided, the project will be forced to add unnecessary square footage to the building in order to create the 18-inch change in façade plane required by the Land Use Code. This additional square footage will further increase the floor area ratio and overall costs to the project.

As an Office of Housing funded project, the project budget is extremely limited, and every increased cost limits the other amenities that can be provided to the future tenants. Relieving the articulation requirements will allow the costs impacts necessary to protect the exceptional tree to not negatively affect the project.

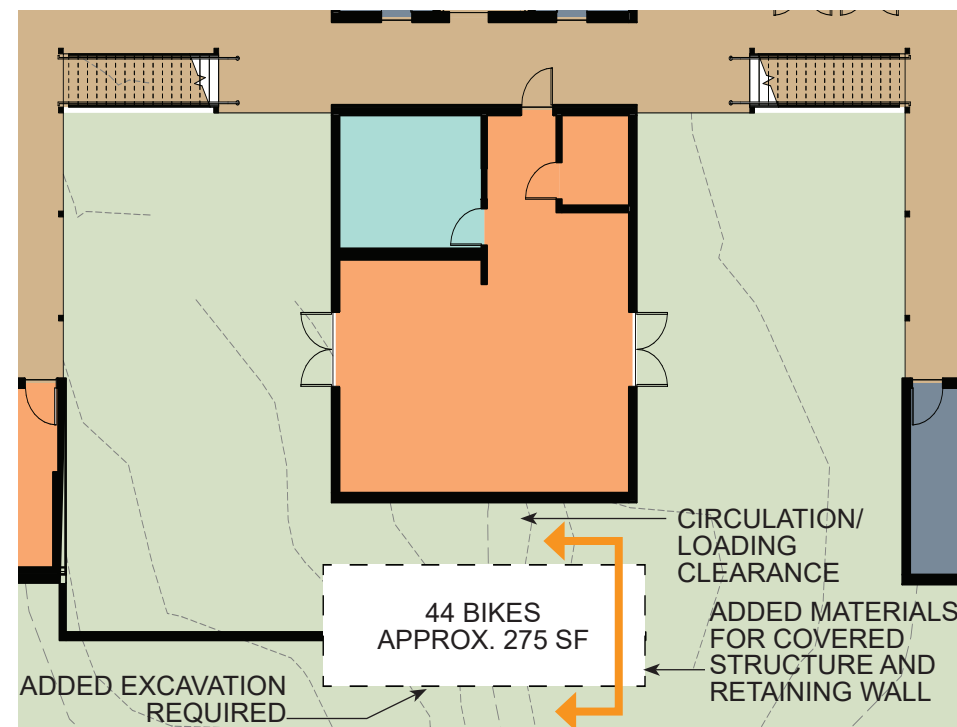
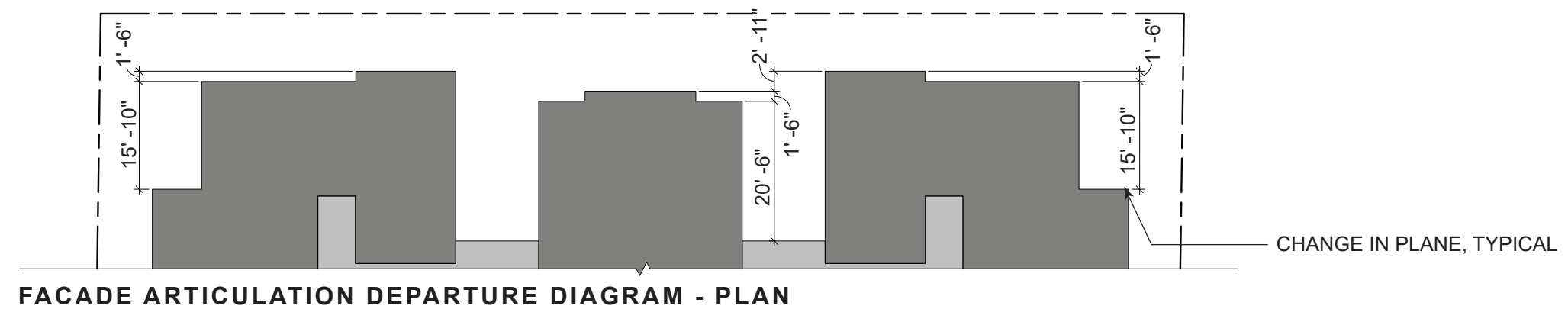
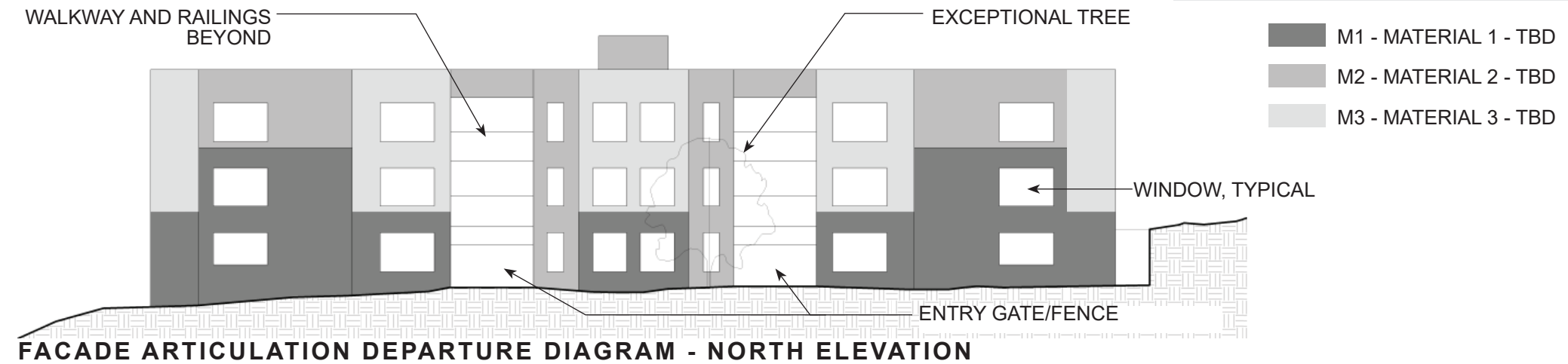
DESIGN GUIDELINES SUPPORTING DEPARTURE REQUEST

CS1-D.1: ON-SITE FEATURES: Responds to the exceptional tree located at the north property by shifting the building layout to respond the the tree protection requirements.

PL3-A.1.c: ENTRIES - DESIGN OBJECTIVES: The location of the exceptional tree outside the building recess to the main entry provides a means of easily identifying the entrance to the building.

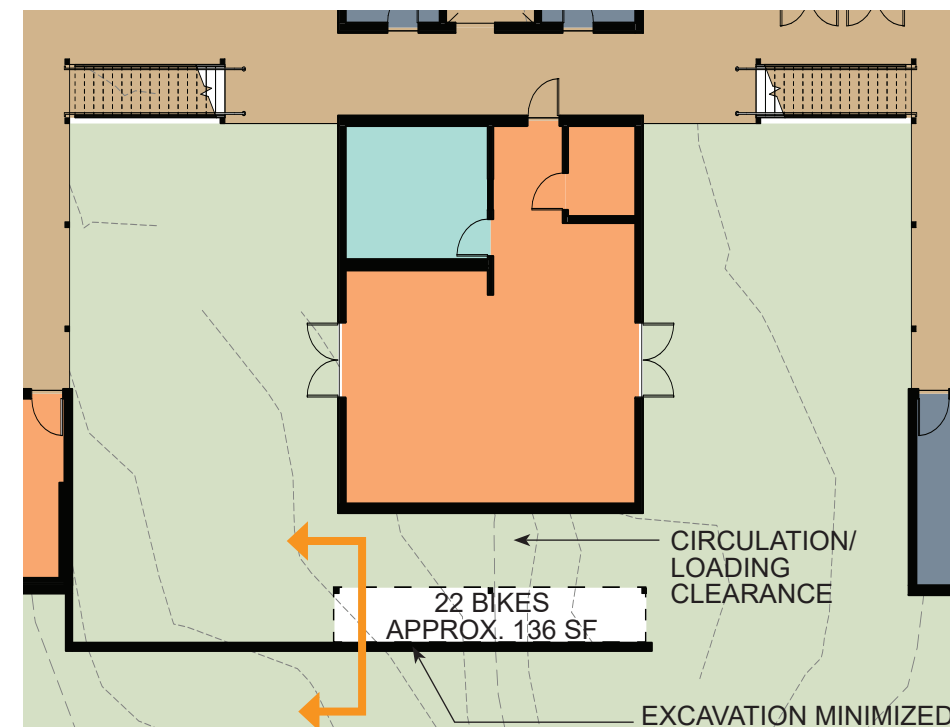
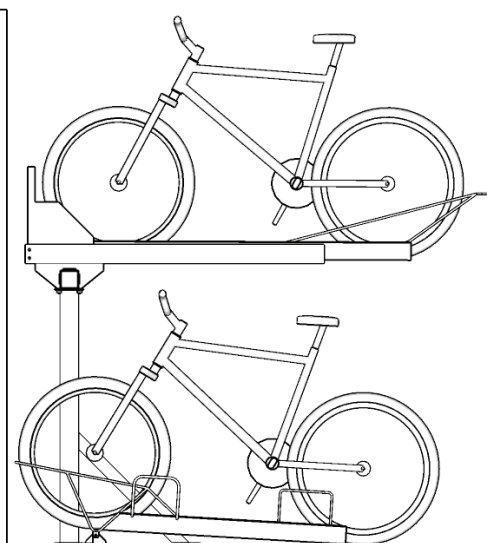
DC2-A.2: REDUCING PERCEIVED MASS: The size and scale of the exceptional tree will help to reduce the overall scale of the building in tandem with the building recess and facade articulation.

DEPARTURE REQUEST DIAGRAM



STACKED BIKE STORAGE DIAGRAM - 44 BIKES

- STACKED STORAGE NEEDED TO MAINTAIN REQUIRED BIKE PARKING COUNT REQUIRES 6' MINIMUM, PLUS AN ADDITIONAL 6' OF LOADING/ UNLOADING CLEARANCE



VERTICAL BIKE STORAGE DIAGRAM - 22 BIKES - PREFERRED

- WALL MOUNTED BIKE STORAGE REDUCES THE AMOUNT OF HORIZONTAL STORAGE SPACE BY HALF, THEREBY REDUCING THE SIZE OF THE ROOF REQUIRED FOR PROTECTION.

