



**PARAMOUNT PARK HOMES
ADMINISTRATIVE EARLY DESIGN
GUIDANCE APPLICATION**

14360 17th Ave NE
PROJECT # 3034314-EG

OWNER:
MCD Properties NW

DEVELOPER:
John Links

ARCHITECT:
atelierjones

CONTRACTOR:
TBD

STRUCTURAL:
HVE Engineering

CIVIL:
LPD Engineering

LANDSCAPING:
KK-LA

Preferred Alternative Design Proposal
View east along East Union St.

DESIGN OBJECTIVES

The environmental future of our world is of critical importance to both the client and the architect; to that end, it is our mission to design and build homes to be resilient and future-proof, becoming an exemplary sustainable structure for the surrounding neighborhood.

Within the neighborhood the project faces interesting design challenges. Due to the liminal nature of the site balanced between residential and commercial languages, the project as situated at the intersection of NE 145th St and 17th Ave NE must address the commercial edge on the thoroughfare while serving as an attractive beacon opening up into the heart of the residential community. The project seeks to achieve this by designing open and contemporary living spaces that offer both individual privacy as well as a sense of community, enhanced by integrating green space via a communal courtyard.

Finally, the project will be built well. We wish for this project to last for generations and be worthy of the neighborhood and its residents. This project has special importance for the client, as the property has been in his family for three generations.

GREEN INITIATIVES

- Wired for future solar
- Super insulated assemblies and details
- Locally sourced materials as able
- Green materials as available
- Lower carbon footprint where possible
- Built Green 4

DEPARTURES

- Additional parking reduction beyond the 50% for preservation of exceptional trees.
- Increase in allowable height to preserve exceptional trees and maintain density (per SMC 25.11.050)
- 2 exceptional trees are proposed to be removed in pursuit of neighborhood density goals
- North side setback width departure to preserve existing western redcedars.

DEVELOPMENT OVERVIEW - OPTION 3 (+10’ Height Allowance Departure)
14360 17th Ave
63 Total Units

GSF =41,462 SF

Total Conditioned GSF=	35,426 GSF
Total Unconditioned GSF =	1,614 GSF
including unconditioned/exterior corridors, stairwells, mechanical areas, storage, subgrade exterior patios, and roof amenity/private balconies.	

Total Unconditioned Parking =	4,422 GSF
including below-grade, unenclosed parking areas, excluding driveways	

Total Unit Mix:

Studios:	56 units
3 Bedrooms:	7 units

Total Rentable NSF = 30,581 RSF

Studios/1 Bedrooms (56) @ 414.8 RSF =	23,231 SF
3+ Bedrooms (7) @ 1,050 RSF =	7,350 SF

Parking:

Required: .5 /unit count

32 spaces required for 63 units, includes ADA spaces

30 spaces provied (requesting departure of 10% in exchange for retaining exceptional trees on site)

FAR Approach:

Max. Allowed: 1.3 FAR =	35,163 SF
Floor Area counted towards FAR =	35,159 SF
Floor Area Exempt from FAR =	3,699 SF

MHA Performance Calculation:

Total Units:	63
Performance Calc amount per 23.58C.050:	5%
Total MHA-R Units Required:	3.15 (3 Rounded Units Provided)

MHA Fraction of a Unit Payment Calculation:

Gross Floor Area for MHA Calc	41,462 SF
Payment Calc amount per 23.58C.040	\$7.00 (\$7.41 Adjusted for CPI)
100% Payment * Fraction (0.15/3.15)	\$14,630.15

Total GSF Built
41,462 SF

Total NSF Rentable
30,581 NSF

Total Unit Count
Units: 63
Studios: 56
3 Bed Units: 7
@ 1050 SF ea.
*Family-Sized Housing
Required Units

Average 1 BD Unit Size
414.8 SF

Total Parking Spaces
29 Spaces (.5/unit w/ 10% departure)

Total Exterior Amenity SF
12,079 SF

Amenity % of Required
127%

FAR Allowed: 35,163 SF

Total Non-Exempt FAR Utilized
35,159 SF
(~99.9% of FAR 1.3 Maximum)

Total Exempt FAR Utilized
3,699 SF

MHA Units Performance option preferred. 3 MHA units provided.

APPLICANT TEAM

Owner:
Michael Deer

Developer Consultant:
John Links

Architect - atelierjones llc
Susan Jones
Ian Maples
Abe Kelso

Structural - HVE
Jim Harriott

Civil - LPD Engineering
Laurie Pfarr

3.5 SUMMARY OF PUBLIC OUTREACH COMMENTS

Department of Neighborhoods 145th ST and 17th AVE Community Outreach Documentation
SDCI Project #: 3034314-EG
Address: 14360 17th AVE NE, Seattle, WA 98125

Printed Outreach:

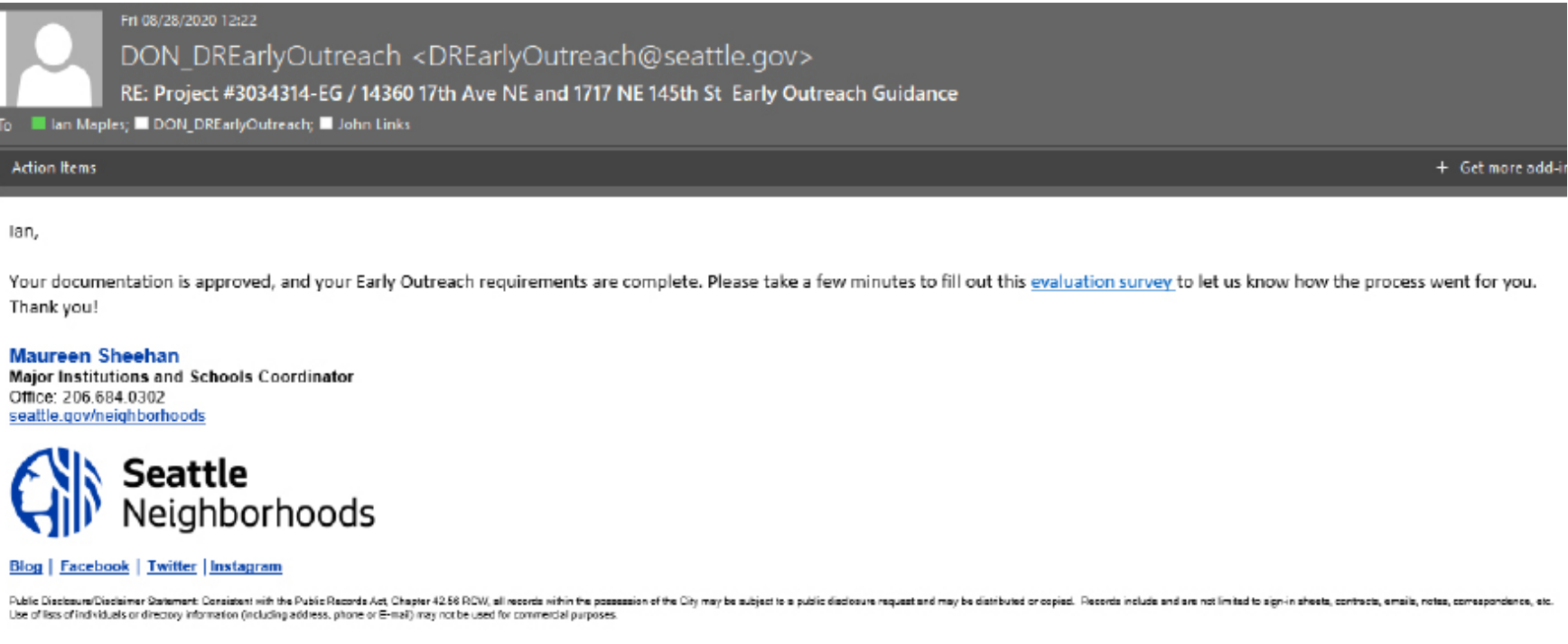
Full color 8 ½ x 11 flyers were handed out on December 5th to local residences in the project area within a two block radius (see attached route map), and posted on the community board of the QFC grocery market adjacent to the site. Flyers included information on the green initiatives of the project, a description on the size and unit amenities, site address, project permit number, reference to Seattle Service Portal, a public disclosure statement, and contact information. It also advertised the site walk for January 9th, and a link to the project website. When residents could not be reached, flyers were placed at the door step of the residences. Lenore Wan, of atelierjones, spoke with approximately three residents about the project. Many of them seemed interested in the development, and mentioned concern over the current homeless encampments and persons that loiter around or in the site.

In- Person Outreach:

atelierjones hosted a site walk on January 9th, in which Ian Maples and Lenore Wan of atelierjones were available for answering questions in person. Project plans were brought to show community members the design proposal. A draft of the EDG was also available to show visitors the design considerations and code compliances that informed the project design. No community members showed for the site walk.

Electronic Outreach:

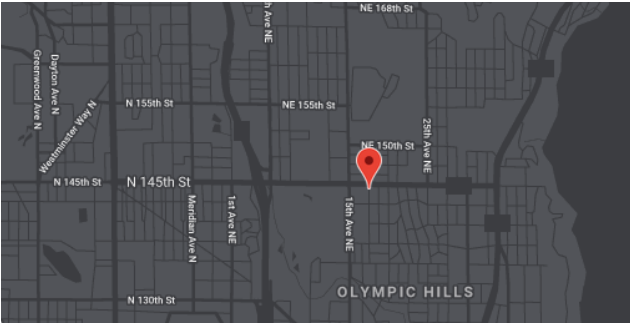
The project website is made available to the public, and includes a summary of the proposal, site address, contact person’s email and phone number, project permit number, reference to Seattle Service Portal, and public disclosure statement. The website also provides information on the date, location, and time of the in-person outreach site walk. No comments were received via the website.



ABOUT THE PROJECT

The project seeks to implement multiple green initiatives such as being wired for solar power, using super insulated details and assemblies towards achieving a passive house goal, locally sourced materials as able, green materials available, and a lower carbon footprint when possible.

New construction of a multi-family project, approximately 10,000 sf spread over seven individual rowhouse units at 1,415 sf per unit featuring configurations offering 2 or 3 bedrooms. Each unit would include a roof deck, private entry patio, and exterior balcony.



SDCI PROJECT #: 3034314-EG

ADDRESS: 14360 17th Ave NE, Seattle, WA 98125

Upcoming Site Visit: 9th January, 2020, 2pm.
Come visit the site, meet the architect, and learn more about the project using the proposed design plans.

Looking for more information?
Visit — <https://ian3916.wixsite.com/paramountparkhomes>

Contact Information:
Ian Maples | outreach@atelierjones.com | 206.624.9966

Additional project information on Seattle Service Portal via Project Address.

Get in touch for additional information or if you have any questions about the upcoming event.

NOTE: Any information or feedback collected may be made public.



atelierjones, llc
911 pine street floor two Seattle, WA 98101
206.624.9966 www.atelierjones.com

HVE
Harvest Venture Engineers Inc.

LPD
engineering pllc

Karen Kiest

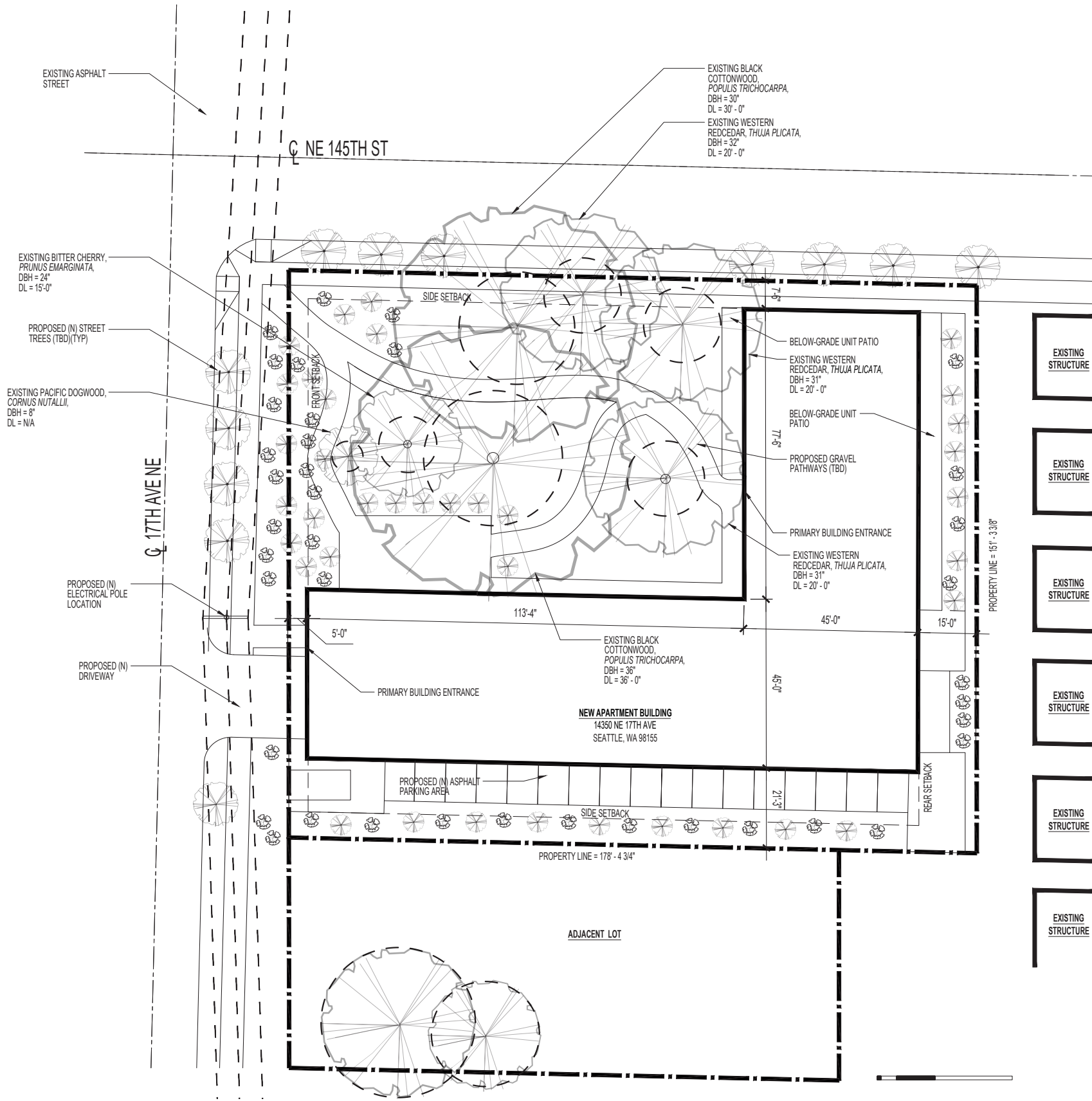
Landscape Architects

Paramount Park Homes
Administrative Early Design Guidance Application

14360 17th Ave NE

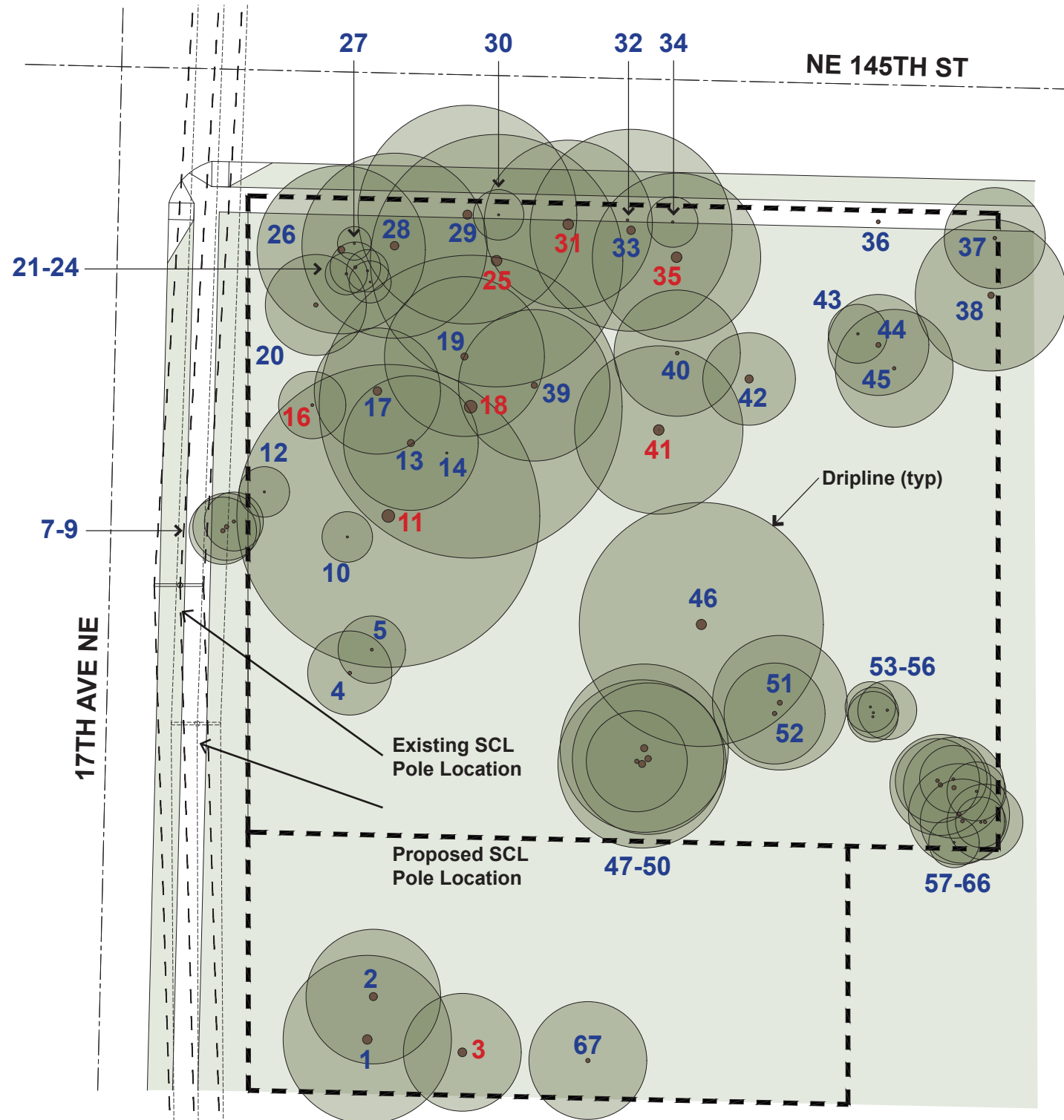
4.0 SITE PLAN

LOCATION 14360 17th Ave NE
PARCEL NO. 663230-0193
LOT SIZE 27,049 sf
DIMENSIONS 178'-4 3/4" x 151'-3 1/8"
LEGAL DESCRIPTION BLOCK 4 LOT (S) 4 PARAMOUNT PARK
ADD LESS E 104 FT



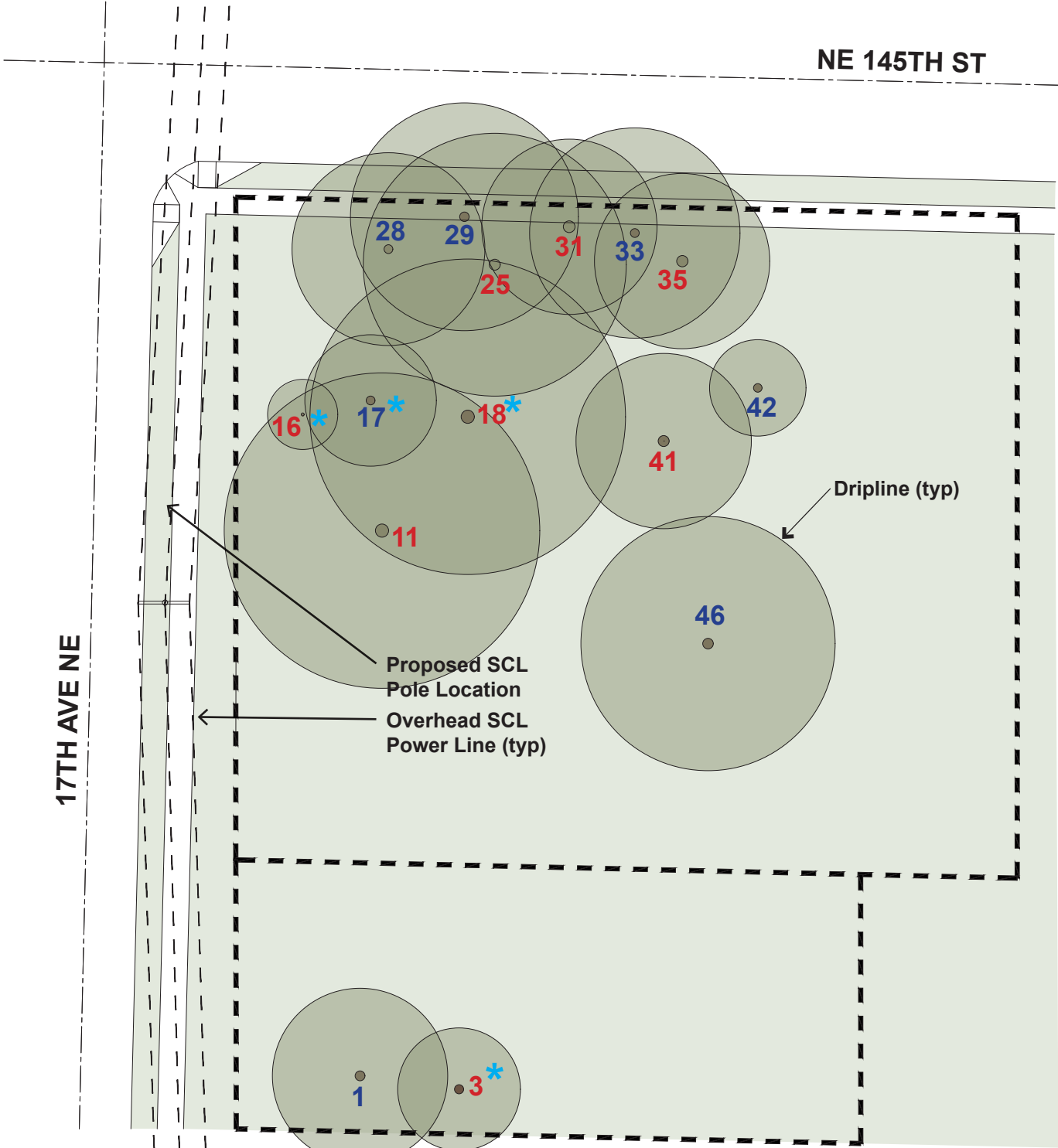
N SITE PLAN:

EXCEPTIONAL TREES OTHER TREES



1. Black Locust, *Robinia ps eudoacacia*, DBH 27" DL 20'
2. Black Locust, *Robinia pseudoacacia*, DBH 23" DL 16'
3. Flowering Plum, *Prunus cerasifera*, DBH 25" DL 14'
4. Red Alder, *Alnus rubra*, DBH 10" DL 10'
5. Western Redcedar, *Thuja plicata*, DBH 8" DL 8'
6. **Already Removed**
7. Flowering Cherry, *Prunus sp.*, DBH 12" DL 8'
8. Flowering Cherry, *Prunus sp.*, DBH 12" DL 8'
9. Flowering Cherry, *Prunus sp.*, DBH 9" DL 7'
10. Flowering Cherry, *Prunus sp.*, DBH 6" DL 6'
11. Black Cottonwood, *Populus trichocarpa*, DBH 36" DL 36'
12. Norway Maple, *Acer platanoides*, DBH 6" DL 6'
13. Bitter Cherry, *Prunus emarginata*, DBH 20" DL 16'
14. **Dead, Ivy-Covered Snag**
15. **Already Removed**
16. Pacific Dogwood, *Cornus nutallii*, DBH 8" DL n/a
17. Bitter Cherry, *Prunus emarginata*, DBH 24" DL 15'
18. Black Cottonwood, *Populus trichocarpa*, DBH 36" DL 36'
19. Black Cottonwood, *Populus trichocarpa*, DBH 20" DL 19'
20. Bitter Cherry, *Prunus emarginata*, DBH 12" DL 12'
21. Bitter Cherry, *Prunus emarginata*, DBH 7" DL 5'
22. European Mountain Ash, *Sorbus aucuparia*, DBH 9" DL n/a
23. Bitter Cherry, *Prunus emarginata*, DBH 6" DL 5'
24. Bitter Cherry, *Prunus emarginata*, DBH 5" DL 5'
25. Black Cottonwood, *Populus trichocarpa*, DBH 30" DL 30'
26. Black Cottonwood, *Populus trichocarpa*, DBH 20" DL 20'
27. Bitter Cherry, *Prunus emarginata*, DBH 6" DL 4'
28. Black Cottonwood, *Populus trichocarpa*, DBH 24" DL 22'
29. Black Cottonwood, *Populus trichocarpa*, DBH 26" DL 26'
30. Flowering Cherry, *Prunus sp.*, DBH 6" DL 6'
31. Western Redcedar, *Thuja plicata*, DBH 32" DL 31'
32. **Dead Tree**, DBH 7"
33. Black Cottonwood, *Populus trichocarpa*, DBH 24" DL 24'
34. Flowering Cherry, *Prunus sp.*, DBH 7" DL 6'
35. Western Redcedar, *Thuja plicata*, DBH 31" DL 31'
36. Madrona, *Arbutus mensiezii*, DBH 11" DL n/a
37. Western Redcedar, *Thuja plicata*, DBH 10" DL 12'
38. Red Alder, *Alnus rubra*, DBH 18" DL 18'
39. Western Redcedar, *Thuja plicata*, DBH 17" DL 18'
40. Holly, *Ilex aquifolium*, DBH 10" DL 15'
41. Western Redcedar, *Thuja plicata*, DBH 31" DL 31'
42. Elwood Cypress, *Chaemacyparis Elwoodii*, DBH 23.5" DL 11'
43. European Mountain Ash, *Sorbus aucuparia*, DBH 7" DL 7'
44. European Mountain Ash, *Sorbus aucuparia*, DBH 14" DL 12'
45. European Mountain Ash, *Sorbus aucuparia*, DBH 9.5" DL 14'
46. Norway Maple, *Acer platanoides*, DBH 29" DL 29'
47. Black Cottonwood, *Populus trichocarpa*, DBH 12" DL 12'
48. Black Cottonwood, *Populus trichocarpa*, DBH 20" DL 20'
49. Black Cottonwood, *Populus trichocarpa*, DBH 18" DL 18'
50. Black Cottonwood, *Populus trichocarpa*, DBH 20" DL 20'
51. Bitter Cherry, *Prunus emarginata*, DBH 14" DL 16'
52. Bitter Cherry, *Prunus emarginata*, DBH 12" DL 12'
53. Norway Maple, *Acer platanoides*, DBH 6" DL 6'
54. Norway Maple, *Acer platanoides*, DBH 6" DL 6'
55. Norway Maple, *Acer platanoides*, DBH 7" DL 7'
56. Norway Maple, *Acer platanoides*, DBH 6" DL 6'
57. Black Walnut, *Juglans nigra*, DBH 10" DL 10'
58. Black Walnut, *Juglans nigra*, DBH 12" DL 12'
59. Black Walnut, *Juglans nigra*, DBH 8" DL 8'
60. Black Walnut, *Juglans nigra*, DBH 12" DL 12'
61. Black Walnut, *Juglans nigra*, DBH 7" DL 7'
62. Black Walnut, *Juglans nigra*, DBH 12" DL 12'
63. Black Walnut, *Juglans nigra*, DBH 10" DL 10'
64. Black Walnut, *Juglans nigra*, DBH 6" DL 6'
65. Black Walnut, *Juglans nigra*, DBH 9" DL 9'
66. Black Walnut, *Juglans nigra*, DBH 6" DL 6'
67. Flowering Plum, *Prunus cerasifera*, DBH 12" DL 14'

EXCEPTIONAL TREES
TREES OVER 24" DBH



- 1. Black Locust, *Robinia ps eudoacacia*, DBH 27" DL 20'
- 3. Flowering Plum, *Prunus cerasifera*, DBH 25" DL 14'
- 11. Black Cottonwood, *Populis trichocarpa*, DBH 36" DL 36'
- 16. Pacific Dogwood, *Cornus nutallii*, DBH 8" DL n/a
- 17. Bitter Cherry, *Prunus emarginata*, DBH 24" DL 15'
- 18. Black Cottonwood, *Populis trichocarpa*, DBH 36" DL 36'
- 25. Black Cottonwood, *Populis trichocarpa*, DBH 30" DL 30'
- 28. Black Cottonwood, *Populis trichocarpa*, DBH 24" DL 22'
- 29. Black Cottonwood, *Populis trichocarpa*, DBH 26" DL 26'
- 31. Western Redcedar, *Thuja plicata*, DBH 32" DL 31'
- 33. Black Cottonwood, *Populis trichocarpa*, DBH 24" DL 24'
- 35. Western Redcedar, *Thuja plicata*, DBH 31" DL 31'
- 41. Western Redcedar, *Thuja plicata*, DBH 31" DL 31'
- 42. Elwood Cypress, *Chaemacyparis Elwoodii*, DBH 23.5" DL 11'
- 46. Norway Maple, *Acer platanoides*, DBH 29" DL 29'

5.1___URBAN DESIGN ANALYSIS - VICINITY AND ZONING

VICINITY - 3X3 BLOCK BOUNDARY



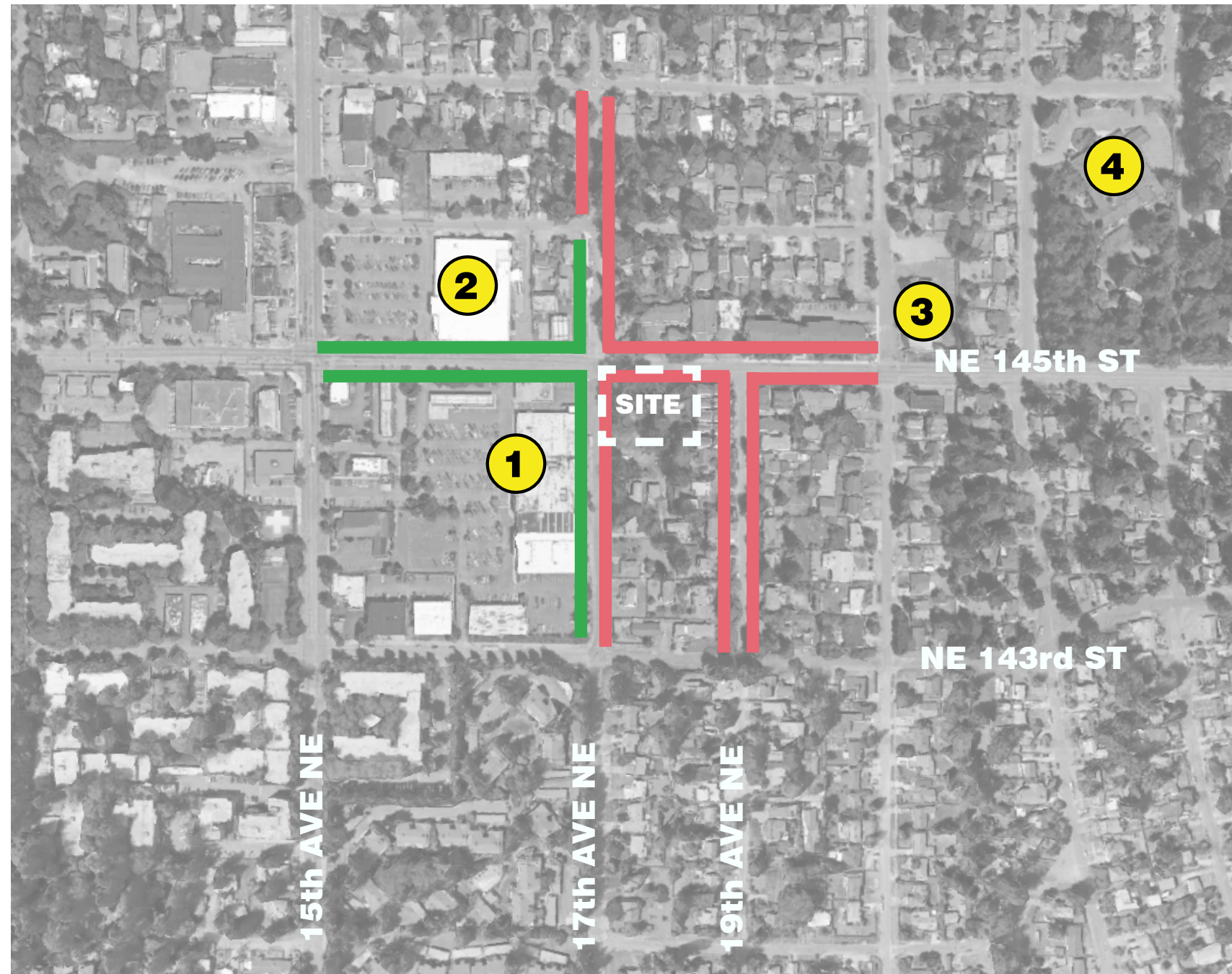
ZONING



- | | | |
|---------|--------|---------|
| SF 7200 | C1-75 | C1-55 |
| LR1 (M) | MR (M) | LR3 (M) |



5.2___URBAN DESIGN ANALYSIS - VICINITY/USES



ADJACENT STREET LEVEL USE

— SCHOOL
 — RESIDENTIAL
 — COMMERCIAL



QFC



Goodwill



Prince of Peace
- Lutheran



Carmelite Monastery



5.4,___URBAN DESIGN ANALYSIS - STREETSCAPE



NE 145th Street montage looking north.



NE 145th Street montage looking south.

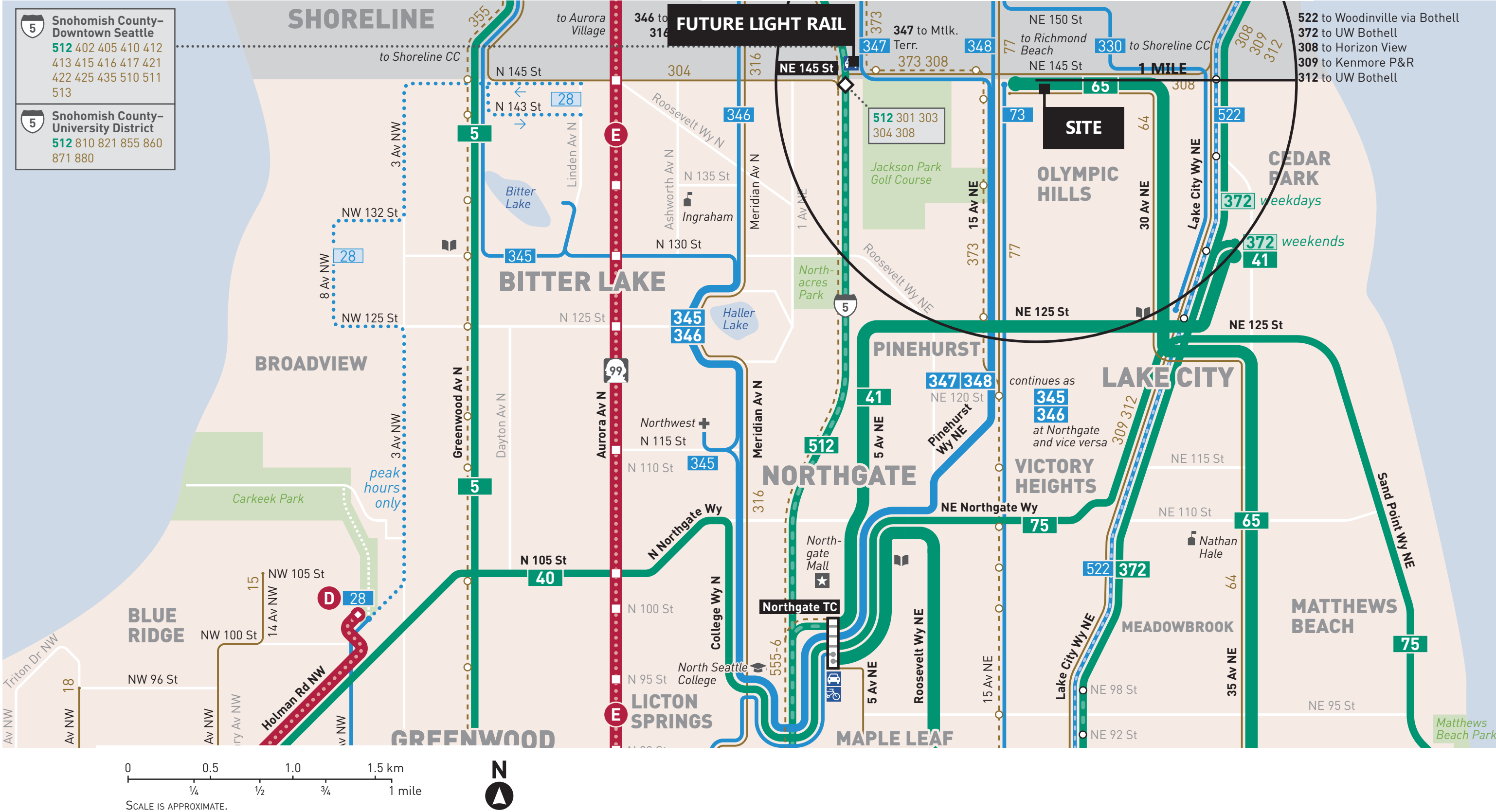


17th Avenue NE montage looking east.



17th Avenue NE montage looking west.

5.6 SITE ANALYSIS - ACCESS AND MOBILITY





NE 145th Street montage looking south.



17th Avenue NE montage looking east.

SITE ZONING

LR1 (M)

SEPA REVIEW
CAM 208

Required with construction of over 4 units in an LR1 zone.

P.A.R.

Per the Preliminary Assessment Report a setback of 7’ will be required on the north edge of the site adjacent to NE 145th Street.

PERMITTED USES
SMC 23.45.504

Residential uses other than congregate housing are permitted outright.

DESIGN STANDARDS
SMC 23.45.529

- 20% of a street facing facade to be windows/doors.
-For each apartment structure, a principal shared pedestrian entrance is required that faces either a street or a common amenity area, such as a landscaped courtyard, that abuts and has direct access to the street. Additional pedestrian entrances to individual units are permitted.
-The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.

HEIGHT STANDARDS
SMC 23.45.514

Maximum height is 30 ft. Increase in permitted height as permitted in SMC 25.11.070.A.3

FAR
SMC 23.45.510

1.3 with MHA

DENSITY
SMC 23.45.512

Apartment developments in LR1 zones with four or more units shall provide at least one unit with two or more bedrooms and a minimum net unit area of 850 square feet for every four units in the structure. One unit with three or more bedrooms and a minimum net unit area of 1,050 square feet may be provided in place of any two units required to include two bedrooms and a minimum net unit area of 850 square feet.

SETBACKS
SMC 23.45.518

Front: 5 minimum
Rear: 10 min with alley, 15 min with no alley
Side for facades < 40 feet: 5
Side for facades > 40 feet: 7 average; 5 min

AMENITY AREA
23.45.522.A,D

Required amenity is 25% of lot area. For apartments, amenity required at ground level shall be provided as common space. In LR zones, an amenity area may not be enclosed. For private amenity areas, no minimum dimension is required; however, if such amenity abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line must be 10’. For common amenity areas, minimum horizontal dimension is 10’. No common amenity area shall be less than 250 SF in size.

LANDSCAPING
SMC 23.45.524

- Landscaping to achieve a green factor of 0.6 or greater.
- Street trees required

PARKING
SMC 23.54.015

1 space per dwelling unit required. 50% reduction allowed as part of transit area.

BICYCLE PARKING
SMC 23.54.015.K

Long-term: 1 per dwelling unit,
Short-term: 1 per 20 dwelling units.
After the first 50 spaces for bicycles are provided, additional spaces are required at 3/4 the ratio. Bicycle parking within dwelling units, other than a private garage or on balconies, do not count toward the bicycle parking requirement.

GREEN BUILDING CODE
DR 20-2017

As part of LR1 (M) the Project will meet one of the industries green building standards as outlined in the director’s rule.

MHA
23.58C.040

An applicant complying with this Chapter 23.58C through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per square foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as applicable, by the total gross floor area in the development, excluding the floor area of parking located in stories, or portions of stories, that are underground.

SOLID WASTE
SMC 23.54.040

For 51-100 units, required storage space is 375 square feet plus 4 square feet for each additional unit above 50. See page 14 for additional information.

GENERAL REQUIREMENTS
AND COMMENTS

- STORAGE

 - 2' SPACING BETWEEN EVERY DUMPSTER
 - 4' SPACING BETWEEN DUMPSTERS THAT FACE EACH OTHER
 - 2' SPACING AROUND ALL SIDES OF COMPACTOR
 - **ACCESS DOOR** TO SOLID WASTE ROOM OR ENCLOSURE ARE MIN 6' WIDE
 - **PATHS** THROUGH WHICH DUMPSTERS ARE TRANSPORTED ARE MIN 7' WIDE
 - IF LOCATED OUTDOORS, STORAGE SPACE MUST BE SCREENED FROM PUBLIC VIEW
 - STORAGE SPACE SHALL NOT BE LOCATED IN ANY REQUIRED DRIVEWAYS, PARKING AISLES, PARKING SPACES
 - CONTAINERS (2 CY OR SMALLER) MANUALLY PULLED SHALL BE PLACED NO MORE THAN 50 FEET FROM CURB CUT OR COLLECTION LOCATION
- STAGING

 - **PATHS** THROUGH WHICH DUMPSTERS ARE TRANSPORTED ARE MIN 7' WIDE
 - ANY GATES OR **ACCESS ROUTES** FOR TRUCKS SHALL BE MIN 10' WIDE
 - 21' **OVERHEAD CLEARANCE** SHALL BE PROVIDED IF ACCESSED DIRECTLY BY A COLLECTION VEHICLE (WHETHER INTO A STRUCTURE OR OTHERWISE)

NEW BUILDING

- 51-100 DWELLING UNITS

375 SF + 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50.

50 UNITS= 375 SF
ADDITIONAL 13 UNITS = 13 X 4 = 52 SF
TOTAL SF FOR 63 UNITS = 575 + 56 = 427 SF

427 SF TOTAL
- NON COMPACTED
GARBAGE AND RECYCLING

.15 CU YD/WK PER UNIT FOR RECYCLE
.15 CU YD/WK PER UNIT FOR GARBAGE
63 UNITS X .15= 9.45 CU YD

**NEW BUILDING WILL REQUIRE
9 CUBIC YARDS OF RECYCLING AND 9
CUBIC YARDS OF GARBAGE PER WEEK
= (3) 3 CUBIC YARD CONTAINERS FOR
PICK UP 1X / WK**

CS1.D.1 ON-SIGHT FEATURES

By careful manipulation of the building form, the project preserves as many of the existing trees on site as well as maximizes daylight to all units.

This generous natural resource will provide a lasting ecological benefit to the residents and the neighborhood

CS2.A.2. ARCHITECTURAL PRESENCE

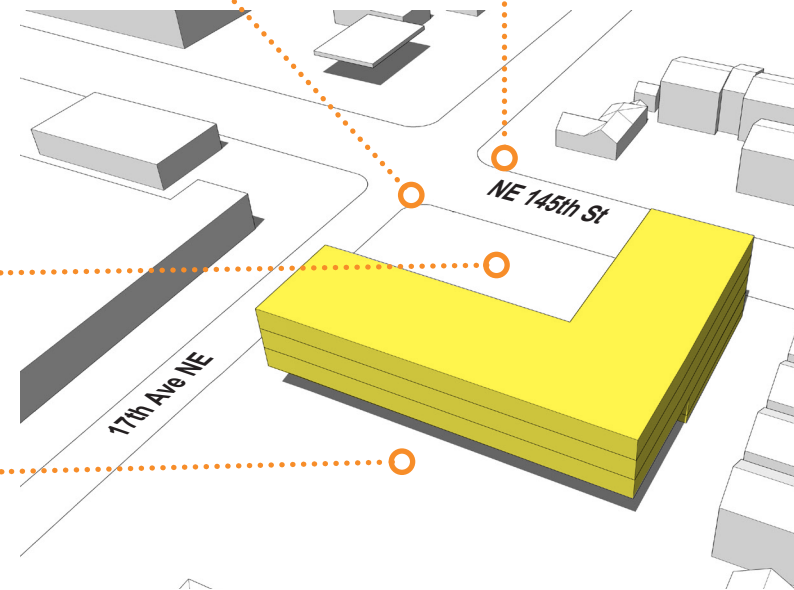
The form of the new building carefully addresses the major thoroughfare to the north, the commercial property to the west, and the smaller residential to the east and south.

CS2.B.3. CHARACTER OF OPEN SPACE

Intentional integration of the parking and new access easement opens the site to maximizing green space and create an inward facing and private courtyard for the residents.

CS2.B.3. CHARACTER OF OPEN SPACE

15'-0" Side and rear setbacks preserves distance from neighborhood lots and increases privacy for residents.



CS3.A.4. EVOLVING NEIGHBORHOODS

On the border between Shoreline and Seattle, the site occupies a liminal and ever-changing space in the city. With the upcoming expansion to the light rail and the rising property prices in the city, residents continue to move outwards, towards locations like Paramount Park. The project acknowledges the opportunity to address the existing character of the neighborhood while allowing an opportunity to continue to update and grow the community further.

PRIMARY DESIGN GUIDELINES:
CS1. NATURAL SYSTEMS AND SITE FEATURES

CS2. URBAN PATTERN AND FORM

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

PL1. OPEN SPACE CONNECTIVITY

PL2. WALKABILITY.

PL3. STREET-LEVEL INTERACTION



The corner at 17th and 145th E. Union St. and 14th Ave. will be activated by a park space with increased setback from street combined with an open but covered parking in the rear to maximise privacy with openness

Working with the context: the new building begins to manipulate the existing edge of the city between denser commercial zoning and smaller single-family residences, creating a new boundary between the two.

PL3. STREET LEVEL INTERACTION, SECURITY AND PRIVACY FOR GROUND LEVEL RESIDENTIAL UNITS

Open spaces with planting, seating, and art create a welcoming environment for the residents of the new project and their neighbors.

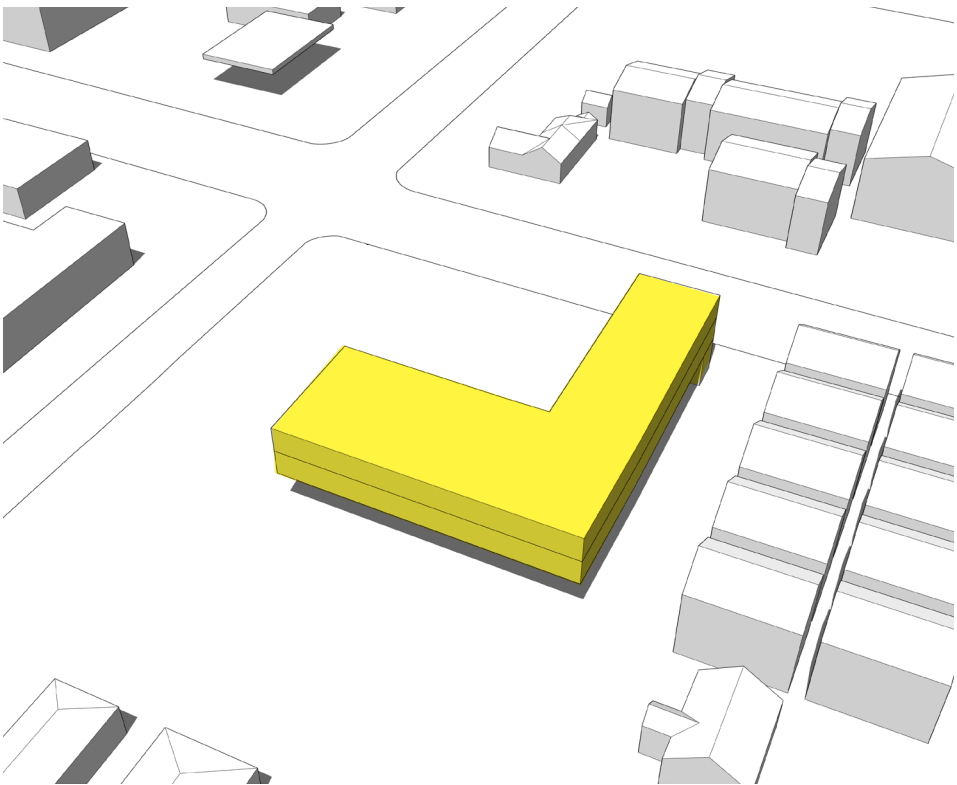


Existing street edges are updated and enhanced with landscaping and new pathways into the site.

The building massing provides clear guidance to the entries into the building and interior and exterior bicycle parking - creating a new exterior space in the more urban bustle to the north and west of the site and providing many new opportunities for place making.

PL1. OPEN SPACE CONNECTIVITY

8.1, 8.3 ARCHITECTURAL MASSING CONCEPTS - SIDE BY SIDE COMPARISON

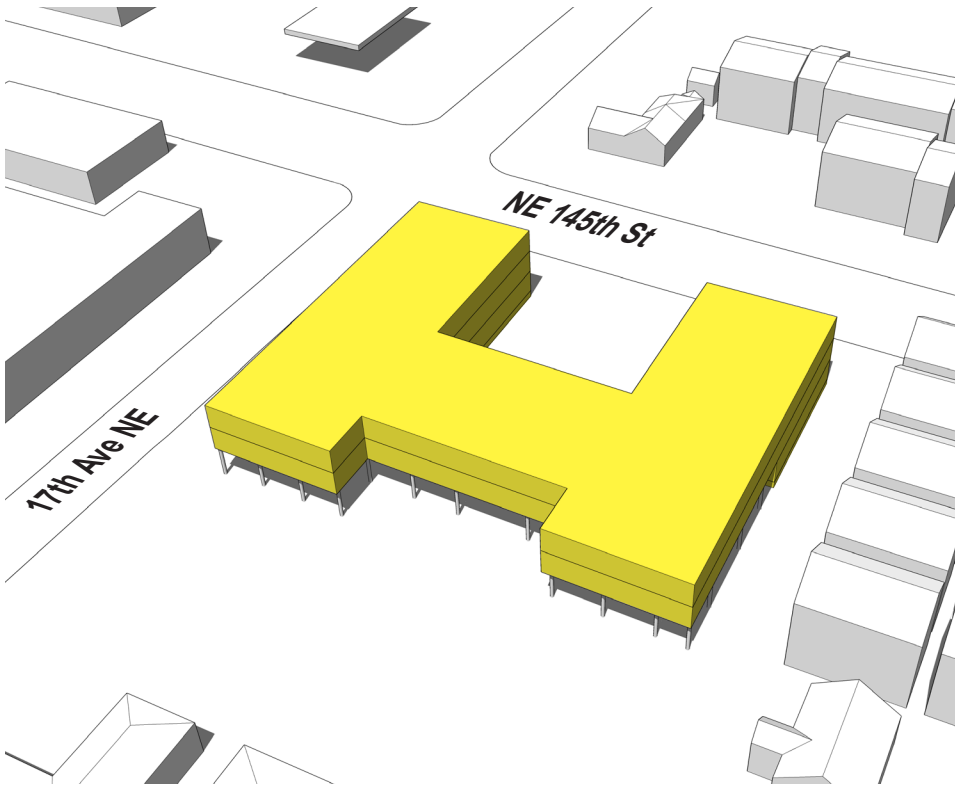


OPTION 1
2+1 STORY, 32 UNIT BUILDING WITH AN OPEN COURTYARD
PRIMARY STRUCTURAL SYSTEM: LIGHT WOOD FRAME

This option does not respond to the needs of the residents and community at a level that the codes would allow for.

[1] While this option provides for the needs of the city in preserving and maintaining the exceptional trees on the site, it does so at the cost of the needs of the community for housing density. This option comes in at almost half of the unit count of the other two options.

[2] Due to the smaller footprint of this design to preserve the exceptional trees, the residents are much more constrained in how they would use the site with pedestrian access being primarily from 145th.

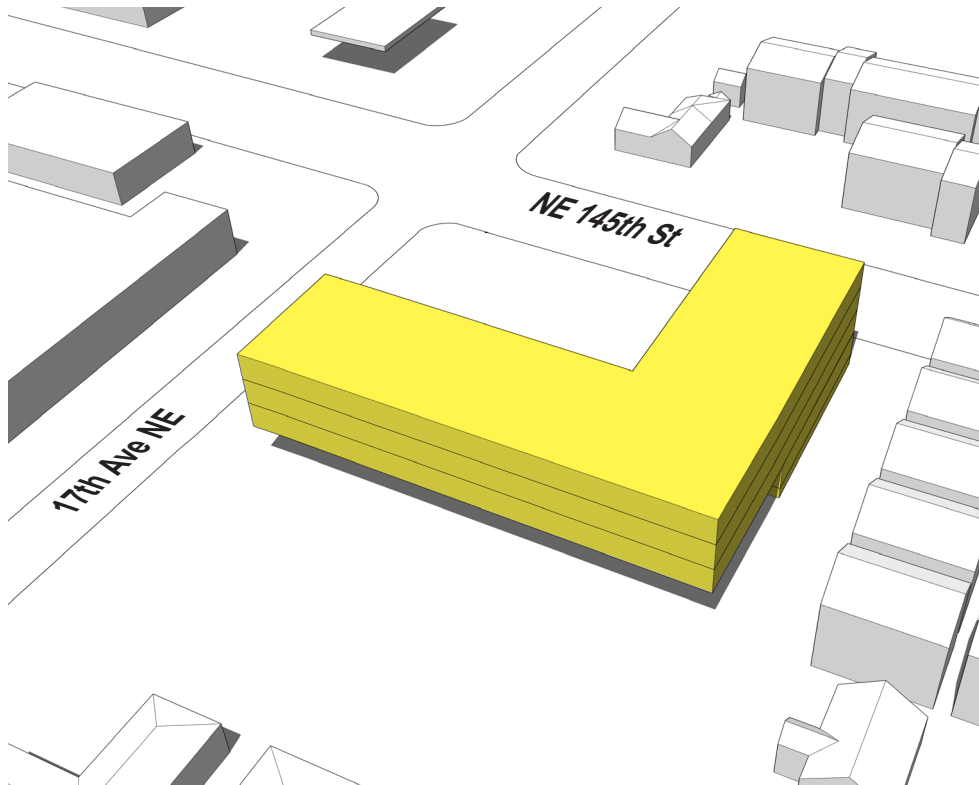


OPTION 2
2+1 STORY, 63 UNIT BUILDING WITH A SMALL COURTYARD
PRIMARY STRUCTURAL SYSTEM: LIGHT WOOD FRAME

This option does not preserve a majority of the exceptional trees that exist on the site.

[1] While this option provides for the community's need for increased housing density, it does so at the cost of losing exceptional trees existing on the site already. In addition, though the project maintains a larger presence on the facade of the street, it does so at the cost of the lived experience of the residents, as the opposite side of 17th Ave is the raw Back of House of a QFC.

PREFERRED OPTION



OPTION 3
3+1 STORY, 63 UNIT BUILDING WITH AN OPEN COURTYARD
PRIMARY STRUCTURAL SYSTEM: LIGHT WOOD FRAME

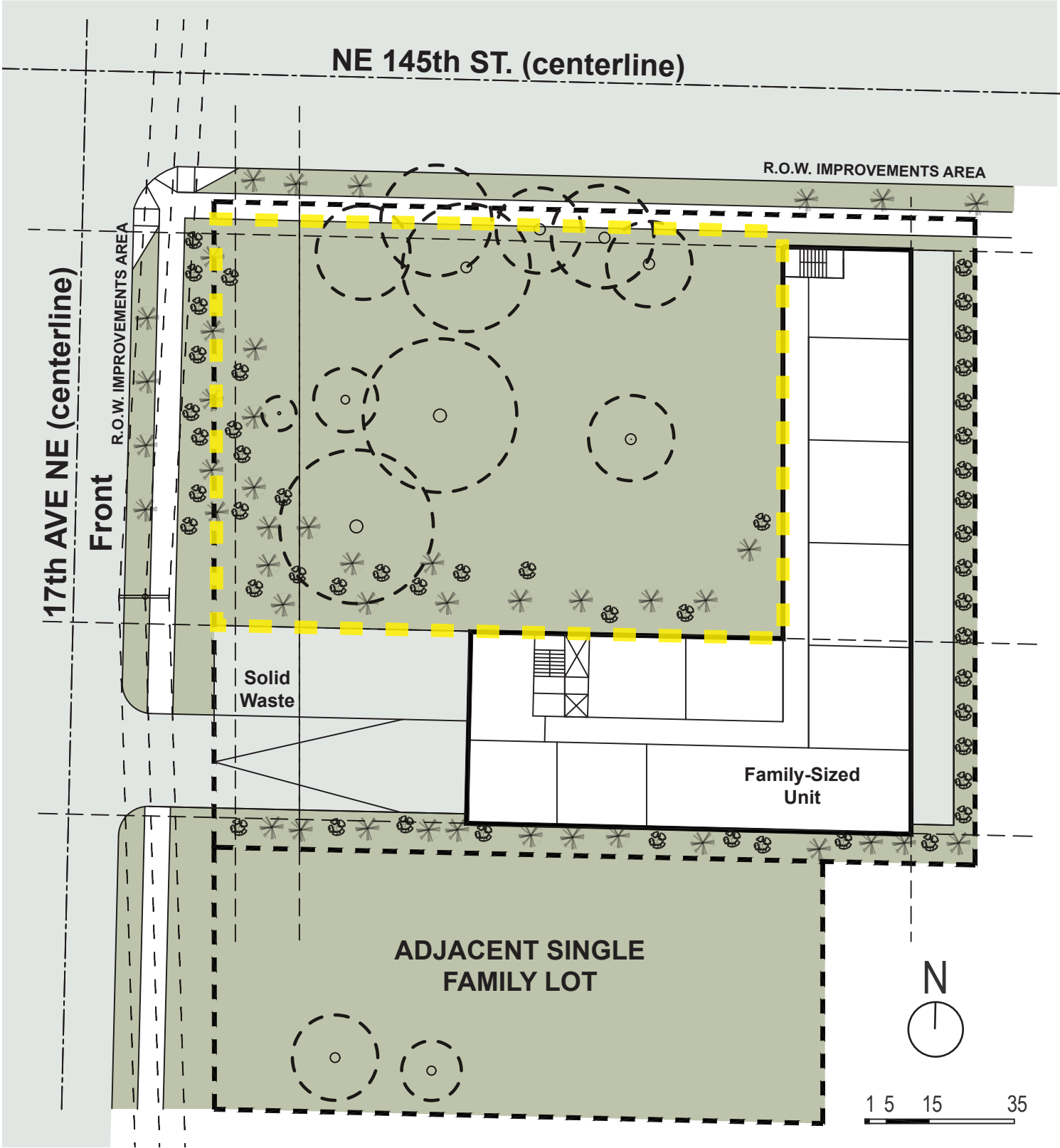
This option is the preferred option because it strikes a balance between the needs of the community for density in housing as well as the needs of the city for preserving and maintaining the natural characteristics of a site.

[1] The project creates an ample public amenity area that exceeds the minimum code requirements. This amenity area is thoughtfully located on the corner of the site, providing a buffer area for the residents between the more busy corridor of 145th st as well as the Back of House of the QFC to the west. Within the amenity area, residents will have access to recreational green area with seating dotted through out, and generous walkways that area spread among the preserved exceptional trees.

[2] Per the guidelines laid out in Seattle cam242, the project trades the preservation of exceptional trees for additional height granted in order to maintain the otherwise allowed FAR.

[3] The structure is set back 15' - 0" from the South and East lot lines, preserving distance from neighboring lots and maintaining privacy for residents.

8.1, 8.4 ARCHITECTURAL MASSING - OPTION ONE
CODE COMPLIANT OPTION



TYPICAL FLOOR PLAN (SCALE = 1/32" = 1' - 0")

FAR:

Total Lot SF:	27,049 SF
1.3 FAR Permitted:	35,163.7 SF

Non-Exempt FAR Breakdown:

First Floor:	7,101 SF
Second Floor:	7,101 SF
Third Floor:	7,101 SF

TOTAL:	21,303 SF (60.58% Permitted)
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Unit Count/Breakdown:

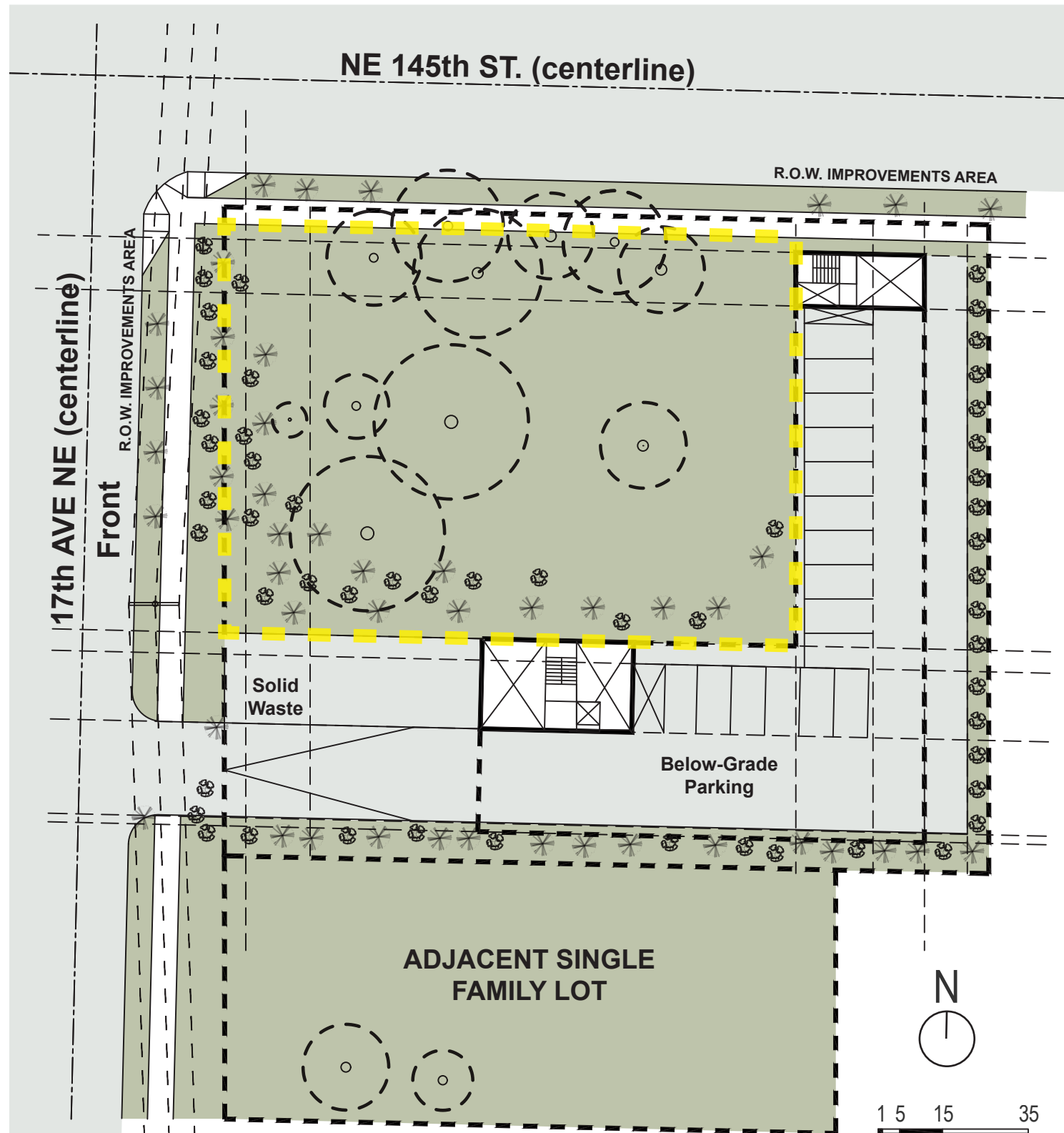
Total Unit Count:	32
1 Bd Units:	28
Family-Sized Units:	4

Amenity Area:

Required Minimum Amenity Area - 25% Lot Area:	6,762.25 SF
Required Grade-level Common Amenity - (50% of Total Amenity):	3,381 SF (54%)
Grade-level Common Amenity Provided:	12,692 SF (188% of Total Required Amenity)

8.1, 8.4 ARCHITECTURAL MASSING - OPTION ONE

CODE COMPLIANT OPTION



SUB GRADE FLOOR PLAN (SCALE = 1/32" = 1' - 0")

Parking:

Parking stalls provided:	16 (32 UNITS MAX)
Street lot line setback:	20' - 0"
Aisle width for 90° parking:	22' - 0"
Stall depth:	16' - 0"
Stall width:	7' - 6" (40%) / 8' - 0" (60%)

Solid Waste:

SF of solid waste storage req: 375 SF

Building Width:

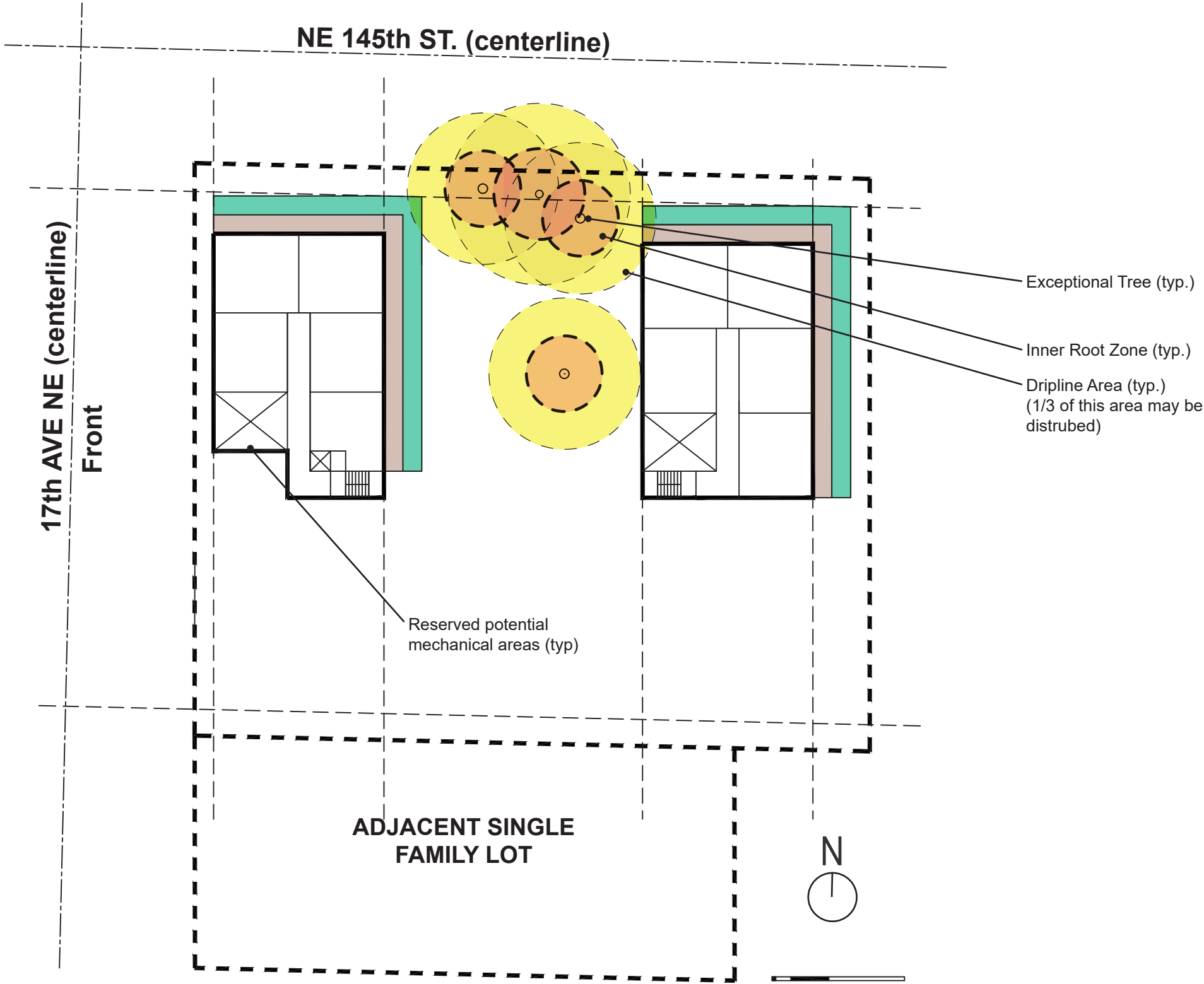
Maximum width of all structures is 45' - 0"

Exceptional Trees:

This development option proposes retaining all (8) exceptional trees on the site

This development option proposes removing (1) non-exceptional tree over DBH 24"

1. Norway Maple, DBH 29" (Tree #46)



Setbacks:

Front: 5' - 0"
Side: 7' - 0" avg. (5' - 0" min.)
Rear: 15' - 0"

Exceptional Trees:

Dripline radius for each exceptional tree on-site:
31' - 0"

1/3 of this section may be disturbed

**The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. SMC 25.11.050*

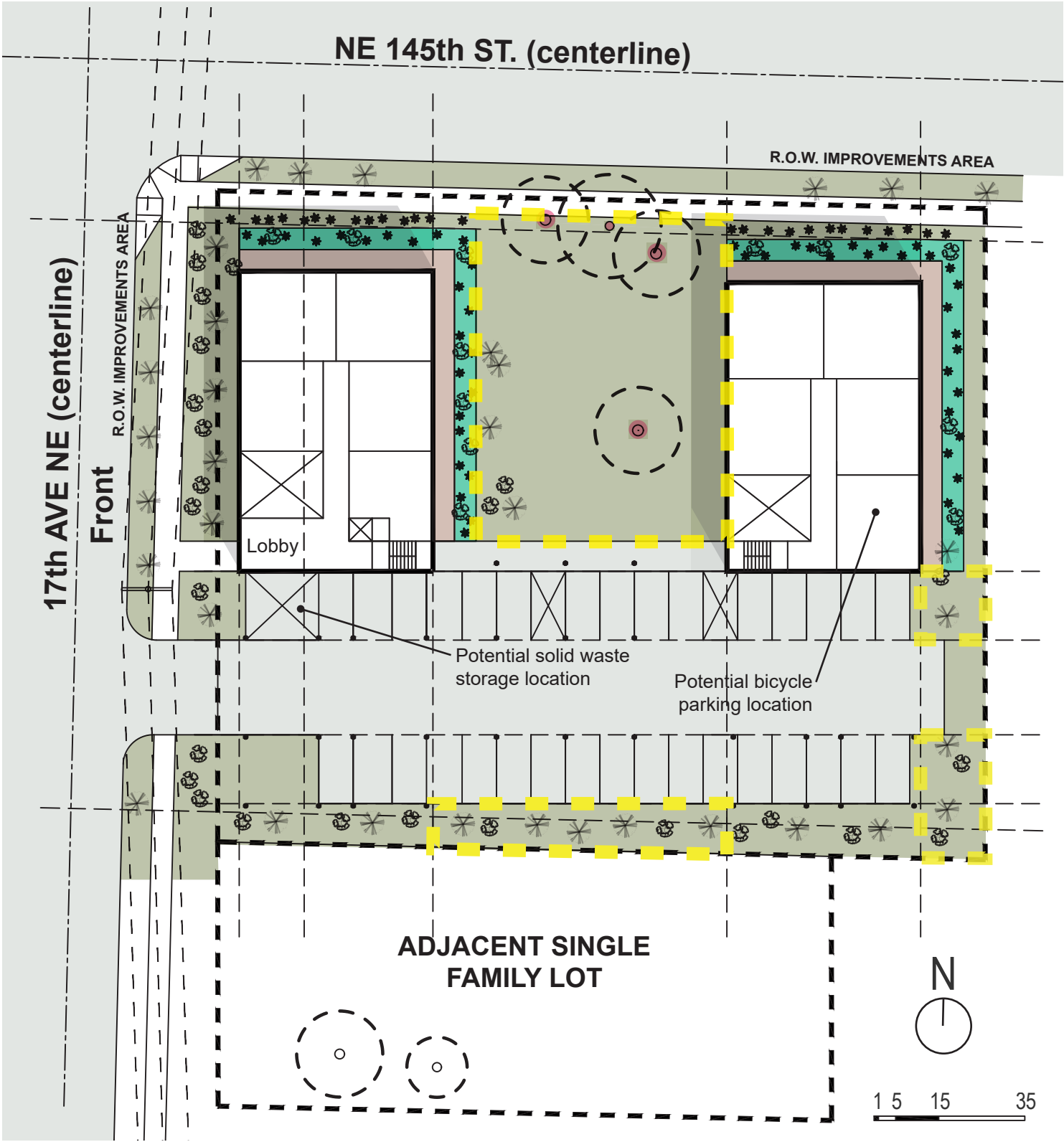
** "the Director may establish conditions for protecting the tree during construction within the feeder root zone" SMC 25.11.050*

Sub-grade Units

1 Bd Units: 9

SUB-GRADE FLOOR PLAN (SCALE = 1/32" = 1' - 0")

8.1,8.4 ARCHITECTURAL MASSING - OPTION TWO



FIRST FLOOR PLAN (SCALE = 1/32" = 1' - 0")

FAR:

Total Lot SF:	27,049 SF
1.3 FAR Permitted:	35,163.7 SF

Non-Exempt FAR Breakdown:

First Floor:	5,859 SF
Second Floor:	13,902 SF
Third Floor:	13,902 SF

TOTAL:	33,663 SF (95.73% Permitted)
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Exempt FAR:	5,859 SF
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Unit Count/Breakdown:

Total Unit Count:	63
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1 Bd Units:	56
Family-Sized Units:	7

Amenity Area:

Required Minimum Amenity Area - 25% Lot Area:	6,762.25 SF
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Required Grade-level Common Amenity - (50% of Total Amenity):	3,381 SF (54%)
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Grade-level Common Amenity Provided:	6,483 SF (96% of Total)
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Private Amenity Provided (Sub-grade Patios):	1,110 SF (16% of Total)
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Total Amenity Provided:	7,593 SF (112% of Req'd)
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Parking:

Parking stalls provided:	32
Street lot line setback:	20' - 0"
Aisle width for 90° parking:	22' - 0"
Stall depth:	16' - 0"
Stall width:	7' - 6" (40%) / 8' - 0" (60%)

Solid Waste:

SF of solid waste storage req:	427 SF
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Building Width:

Maximum width of all structures is 45' - 0"

Exceptional Trees:

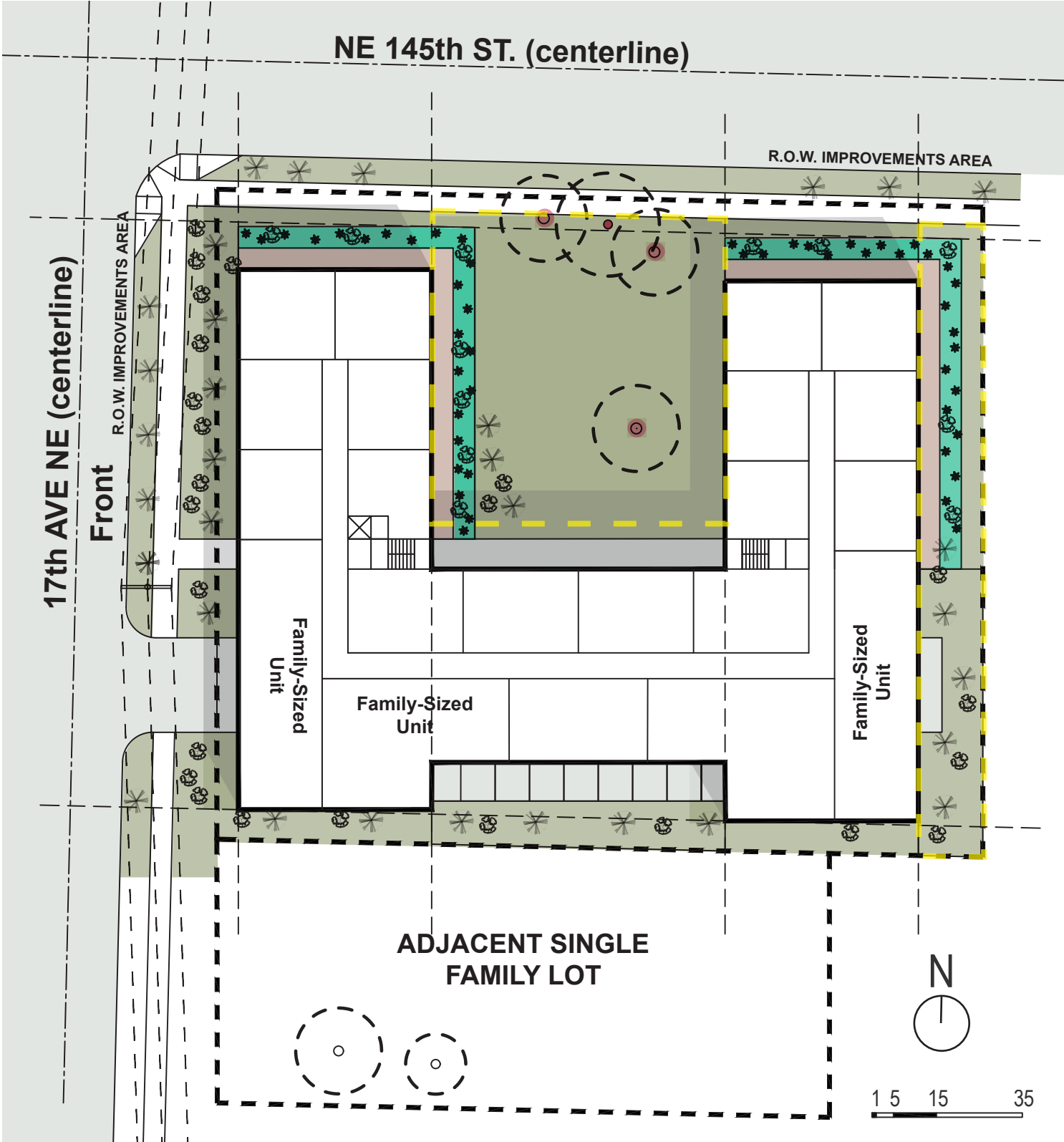
This development option proposes retaining (3) exceptional Western Redcedar trees on the site

This development option proposes removing (4) exceptional trees:

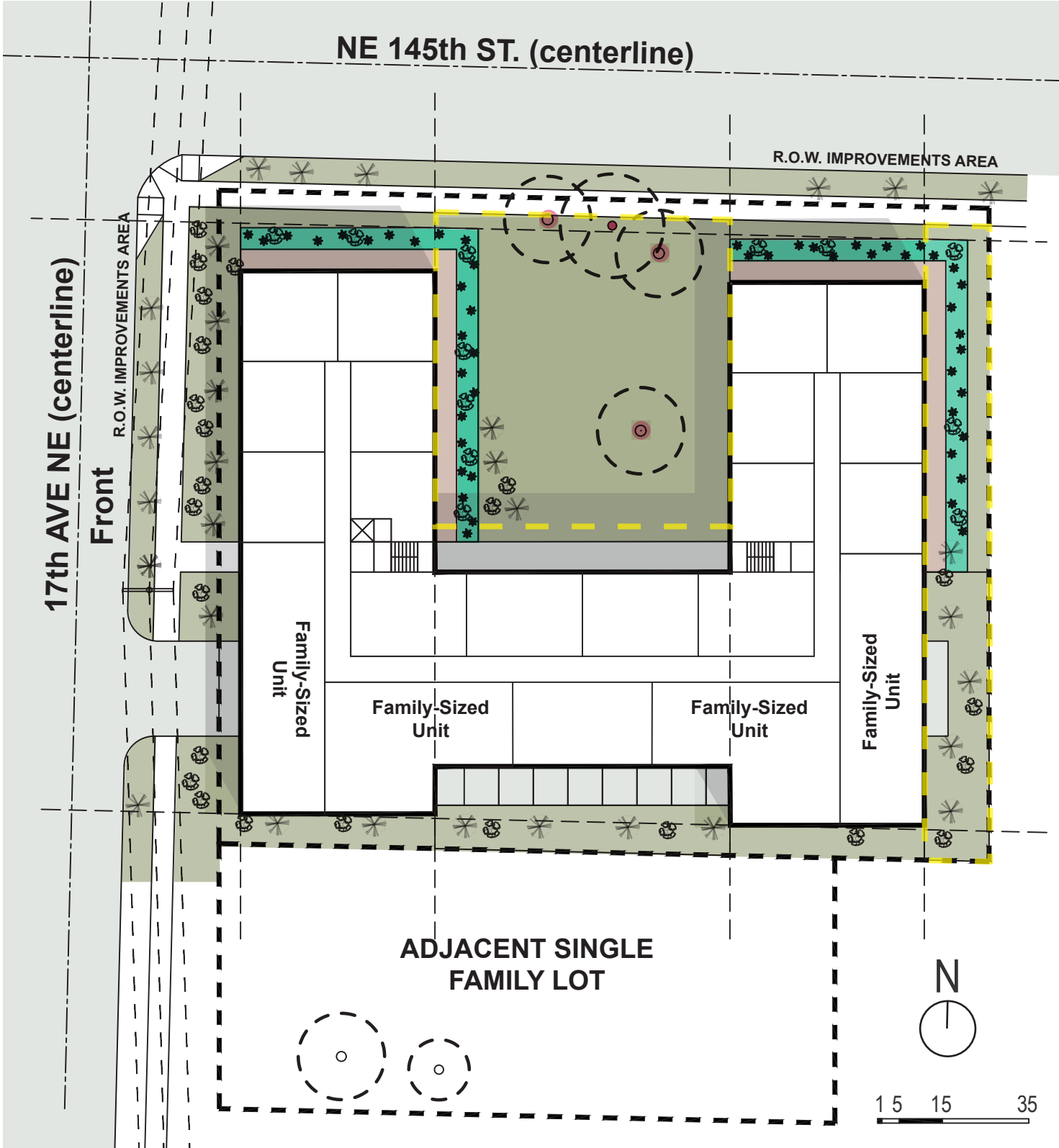
1. Black Cottonwood, DBH 36", Condition: Excellent/Good (#11)
2. Pacific Dogwood, DBH 8", Condition: Poor (#16)
3. Black Cottonwood, DBH 30", Condition: Good (#25)
4. Black Cottonwood, DBH 36", Condition: Fair:Ivy-Choked (#18)

This development option proposes removing (5) trees w/ DBH 24"

- (1) Bitter Cherry (#17)
- (3) Black Cottonwoods (#28, 29, 33)
- (1) Norway Maple (#46)

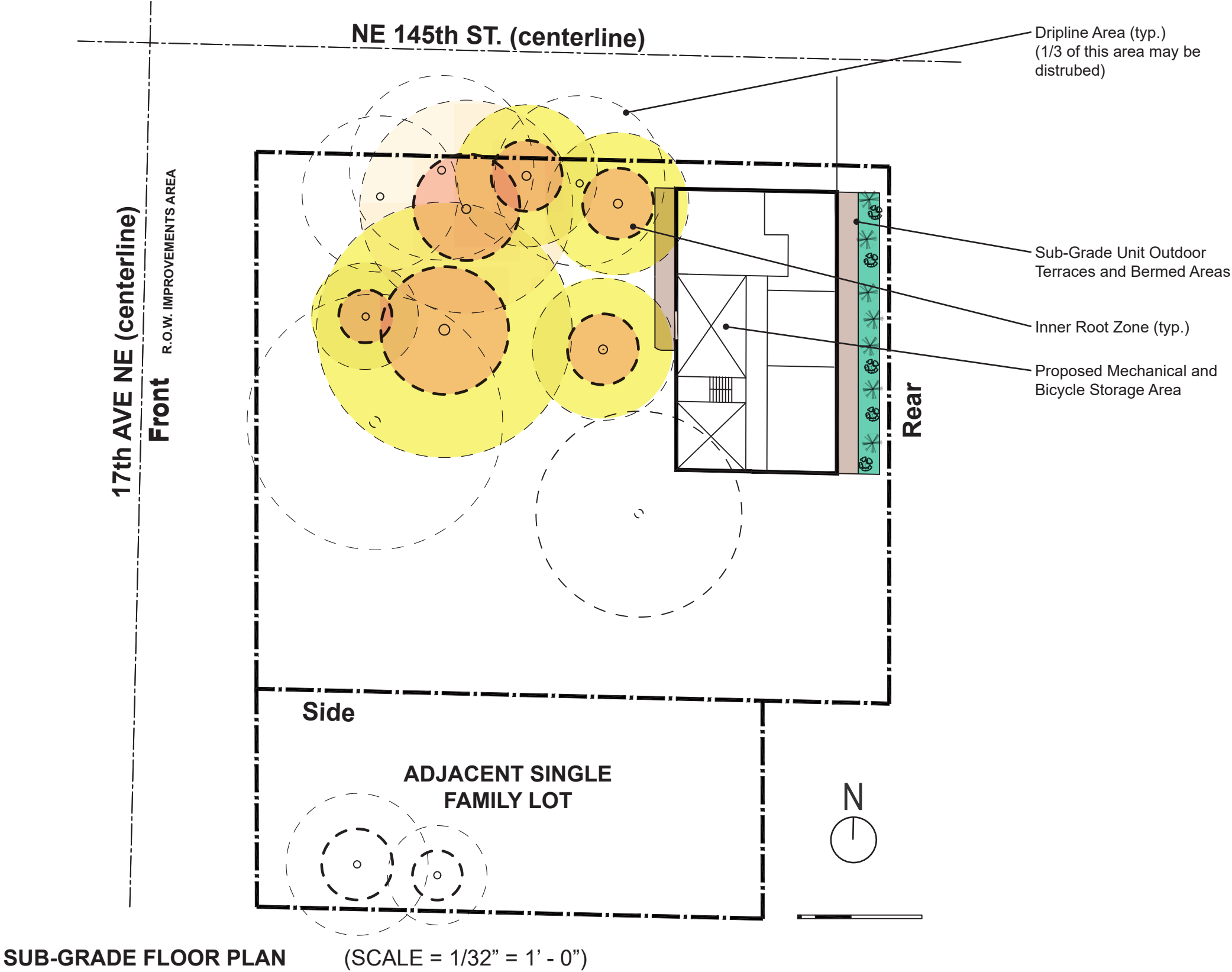


SECOND FLOOR PLAN (SCALE = 1/32" = 1' - 0")



THIRD FLOOR PLAN (SCALE = 1/32" = 1' - 0")

8.1, 8.4__ARCHITECTURAL MASSING - OPTION THREE
PREFERRED OPTION



Setbacks:

Front:	5' - 0"
Side:	7' - 0" avg. (5' - 0" min.)
	Departure from North side setback requested for exceptional tree preservation.
Rear:	15' - 0"

Exceptional Trees:

Dripline radius for each exceptional tree is shown the sub-grade floor plan.

1/3 of this section may be disturbed

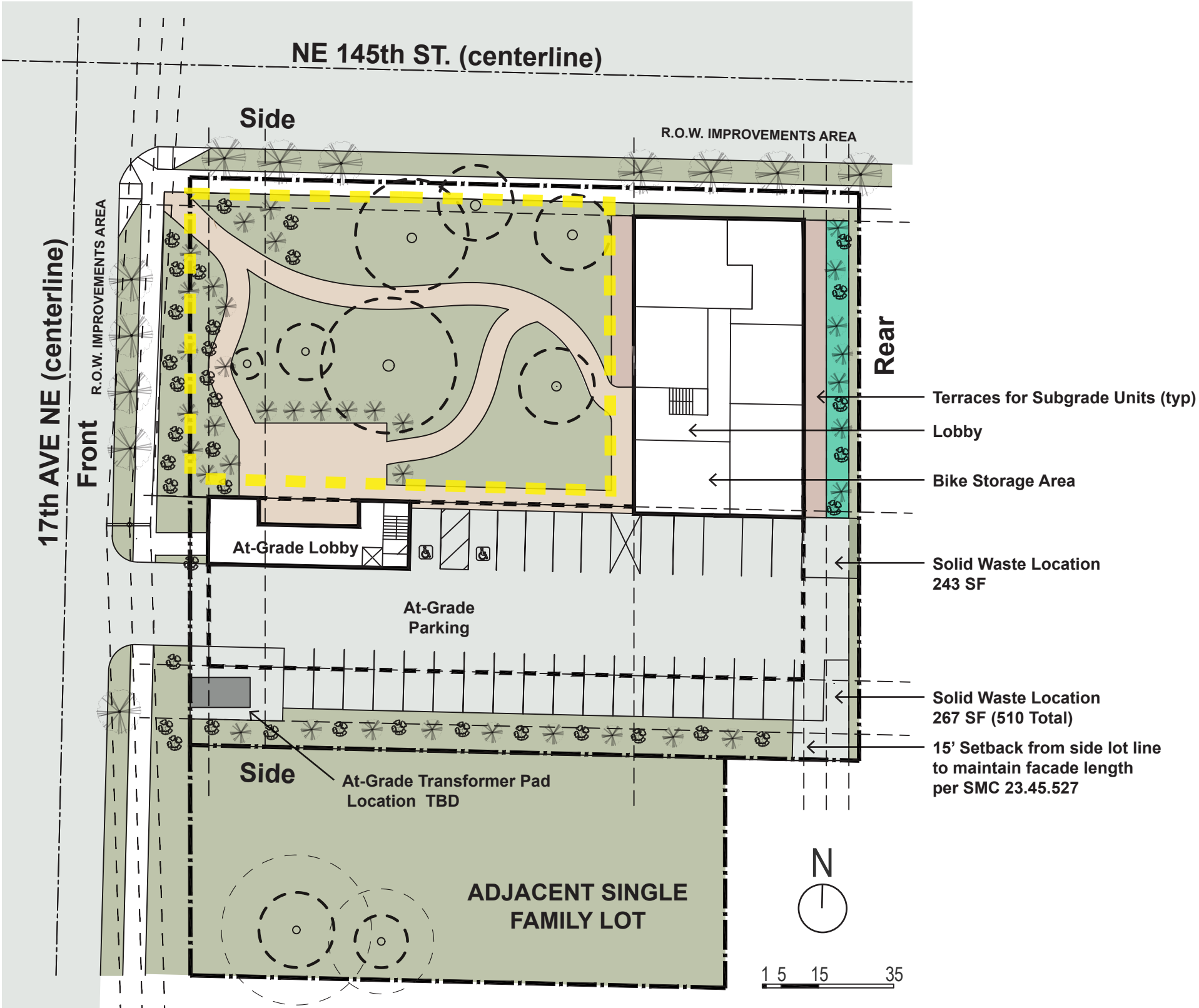
**The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. SMC 25.11.050*

**"the Director may establish conditions for protecting the tree during construction within the feeder root zone" SMC 25.11.050*

Sub-grade Units

1 Bd Units:	5
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8.1, 8.4__ARCHITECTURAL MASSING - OPTION THREE
PREFERRED OPTION



FIRST FLOOR PLAN (SCALE = 1/32" = 1' - 0")

Parking:

Parking stalls provided:	29 *(Request 10% Departure)
Street lot line setback:	20' - 0"
Aisle width for 90° parking:	22' - 0"
Stall depth:	16' - 0"
Stall width:	7' - 6" (40%) / 8' - 0" (60%)
ADA spaces required:	2 per 26-50 (1 van, 1 standard)

Solid Waste:

SF of solid waste storage req: 427 SF (510 Provided)

Building Width:

Maximum width of all structures is 45' - 0"

Exceptional Trees:

This development option proposes retaining most (7) exceptional trees and (3) trees over DBH 24"

Reduction in tree protection area will need approval from Director, limited to 1/3 of outer half of drip line area, according to plan prepared by tree care professional

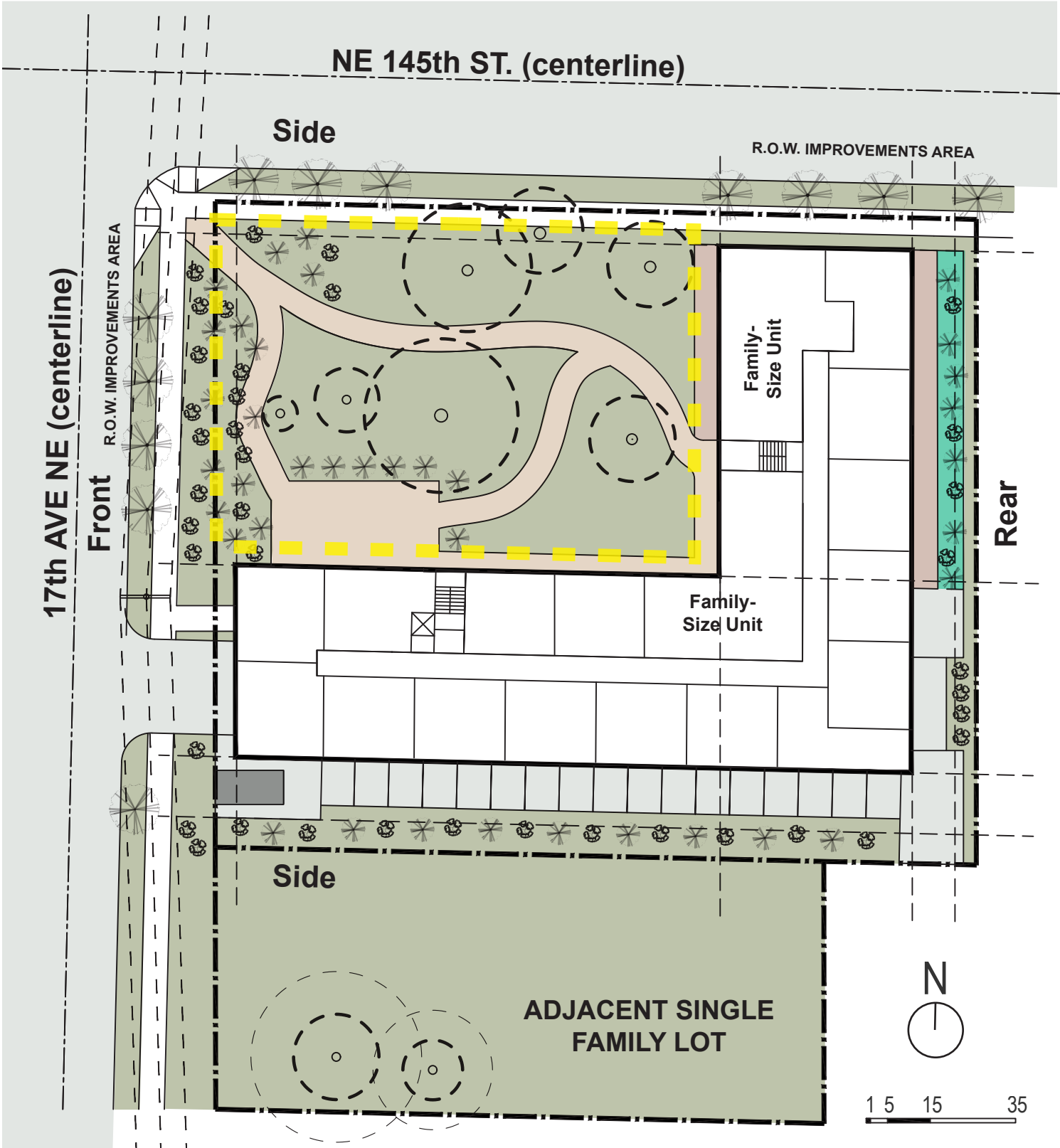
This development option proposes removing (4) trees over DBH 24"

1. Norway Maple, DBH 29" (Tree #46)
2. Black Cottonwood, DBH 24" (Tree # 28)
3. Black Cottonwood, DBH 26" (Tree # 29)
4. Black Cottonwood, DBH 24" (Tree # 33)

This development option proposes removing (1) exceptional tree

1. Black Cottonwood, DBH 30" (Tree #11)

8.1, 8.4__ARCHITECTURAL MASSING - OPTION THREE
PREFERRED OPTION



TYPICAL FLOOR PLAN (SCALE = 1/32" = 1' - 0")

FAR:	
Total Lot SF:	27,049 SF
1.3 FAR Permitted:	35,163.7 SF
Non-Exempt FAR Breakdown:	
First Floor:	4,409 SF
Second Floor:	10,250 SF
Third Floor:	10,250 SF
Fourth Floor:	10,250 SF
TOTAL:	35,159 SF (99.9% Permitted)
<i>Exempt FAR:</i>	<i>3,699 SF</i>
Unit Count/Breakdown:	
Total Unit Count:	63
1 Bd Units:	56
Family-Sized Units:	7
MHA Units:	3
Amenity Area:	
Required Minimum Amenity Area - 25% Lot Area:	6,762.25 SF
Total Amenity Provided:	8,610 SF (127% of Total Required Amenity)



8.8 ARCHITECTURAL MASSING - NEIGHBORHOOD PRECEDENT IMAGES



VICINITY

The neighborhood of Olympic Hills in Lake City is bounded by Interstate 5 to the west and highway 522 to the east; directly north of the site is 523, the main thoroughfare connecting the two arteries and to the south is NE 125th South. Topographically the neighborhood is oriented along a northwest-south east ridge sloping down towards Thornton creek.



Olympic Hills is predominately residential with a limited commercial district around the junction of 15th Avenue NE and NE 145th Street as well as commercial bordering the edge of highway 522. The neighborhood is largely dominated by the Jackson Park Golf Course.

The immediate district has a variety of building scales. Small one story houses, single story commercial malls such as the QFC mixed with larger 2-3 story commercial buildings as well as wood frame 2-3 story townhomes and condominium complexes.



QFC at 145th and 17th

Apartments at 148th and 15th

Apartments at 148th and 15th

St. Joseph's Carmelite Monastery

8.8 ARCHITECTURAL MASSING - NEIGHBORHOOD PRECEDENT IMAGES



145th and 19th



143rd and 19th



140th and 17th



143rd and 15th



148th and 15th



148th and 15th



148th and 17th



148th and 17th



147th and 20th



145th and 20th



147th and 15th



143rd and 19th

DESIGN CUES

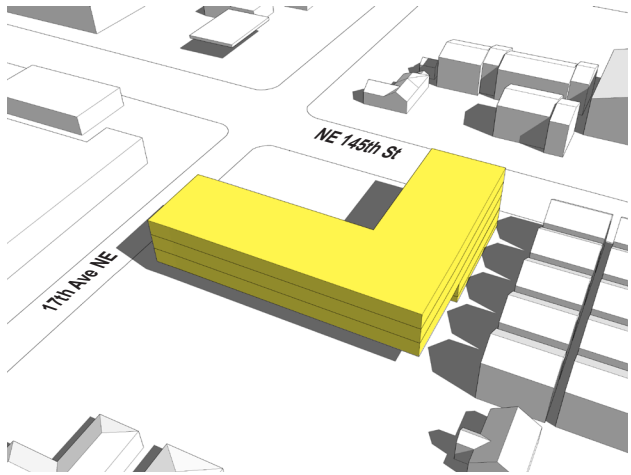
The neighborhood contains a mixture of architecture styles. The residential area contains various traditional house and multi-family styles with a tendency towards the basic lap siding and trim with asphalt shingle roofing.

The material palette as already mentioned tends towards lap siding as well as wood siding alternatives for residential. Some brick and CMU also exists especially in the commercial projects.

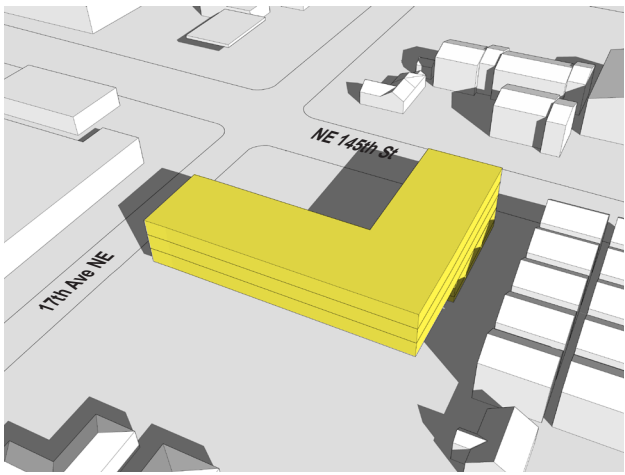
There are several particularly helpful and compelling features in the neighborhood that will inform this design. Many multifamily projects in the area tend to offer the inhabitants balconies and/ or bay windows. In many multi-story projects they also differentiate between the ground level and upper stories via a “stronger” material palette such as concrete or stone in the base. A number of projects also utilize a blue color palette.

8.9__ARCHITECTURAL MASSING - SHADOW STUDIES

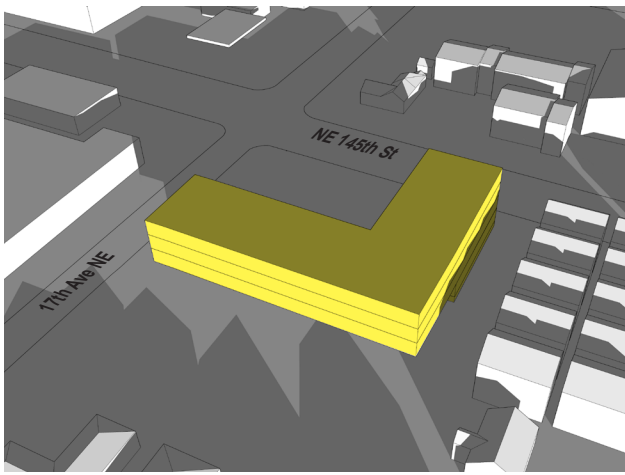
Shadows are shown for massing Option One.



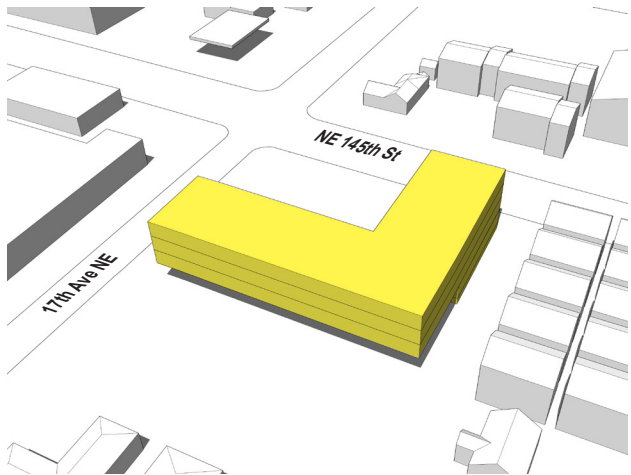
JUNE 21, 9 AM



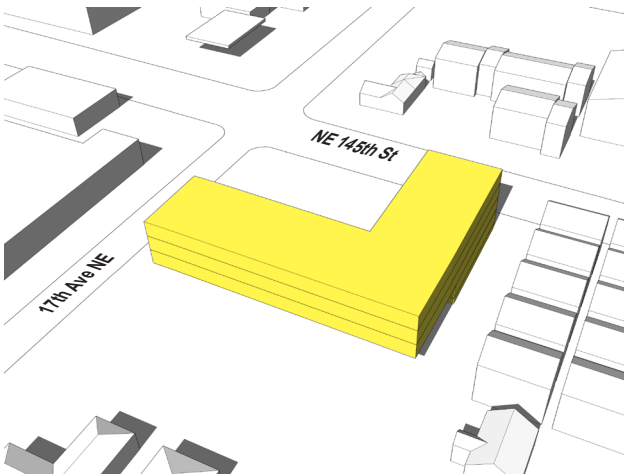
SEPTEMBER/MARCH 21, 9 AM



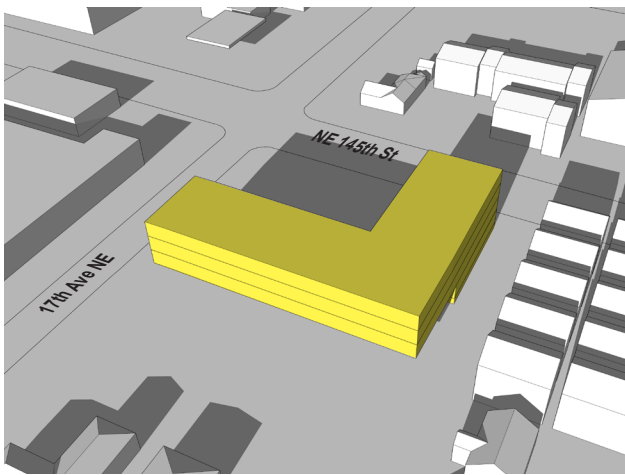
DECEMBER 21, 9 AM



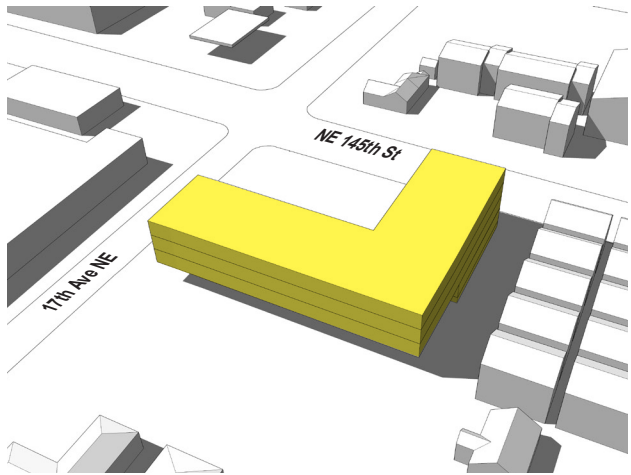
JUNE 21, 12 PM



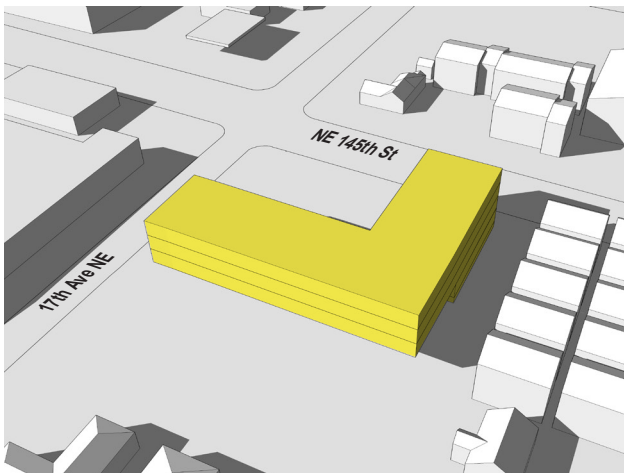
SEPTEMBER/MARCH 21, 12 PM



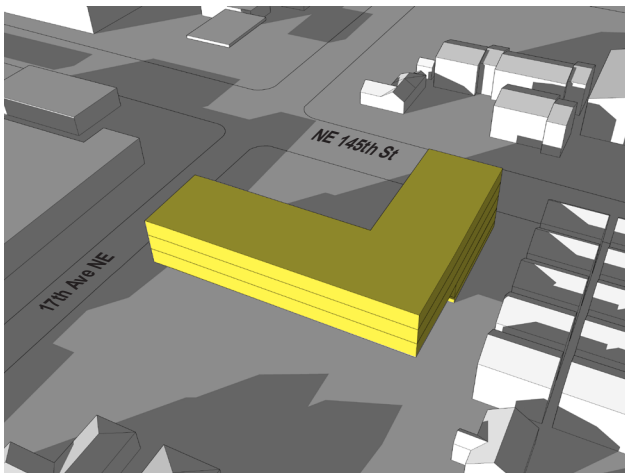
DECEMBER 21, 12 PM



JUNE 21, 3 PM



SEPTEMBER/MARCH 21, 3 PM



DECEMBER 21, 3 PM

1. DEPARTURE - HEIGHT

Requirement:

23.45.514 - Structure Height

A. Structure height for apartments in LR1 zones is 30 feet.

Response:

Pursuant to cam242 and SMC 23.41.012.11.f, the project is looking to preserve as many trees on site as possible. Since preserving all the exceptional trees and trees over 24” DBH would significantly reduce the building footprint, the project requests additional height to preserve the maximum FAR otherwise granted. SMC23.41.012.11.f states: “Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that 1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) Avoiding development in the tree protection area will reduce the total overall development capacity of the site”

Per Design Guideline CS3.A.4 Evolving Neighborhoods, the project looks to strike a successful balance of retention of natural features with increased density for the changing neighborhood.

Per Design Guideline CS1.D.1: On-Site Features, the preserved trees and expansive natural amenity on-site will be a benefit to residents and the neighborhood at large.

2. DEPARTURE - REQUIRED PARKING

Requirement:

23.54.015 - Required Parking for Residential Uses

Table B-I Multi-Family Residential Uses

1 Space per dwelling unit.

Exception SMCH 23.54.020.F.2.a - Reductions to Required Parking

In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area, and the property is not located in an Urban Center, Urban Village, or Station Area Overlay District.

Response:

Pursuant to cam242 and SMC 25.11.070.A.3.b, the project is looking for an additional parking reduction beyond the 50% granted elsewhere in code in favor of preserving the exceptional trees located on site.

Per Design Guideline CS3.A.4 Evolving Neighborhoods, the project looks to strike a successful balance of retention of natural features with increased density for the changing neighborhood.

Per Design Guideline CS1.D.1: On-Site Features, the preserved trees and expansive natural amenity on-site will be a benefit to residents and the neighborhood at large.

3. DEPARTURE - EXCEPTIONAL TREES

Requirement:

25.11.040.A - Restrictions on Tree Removal

Tree removal is prohibited for exceptional trees on undeveloped lots and exceptional trees on lots in lowrise zones.

Response:

In order to preserve the majority of the exceptional trees on site while maximizing the site’s density potential, at minimum two exceptional trees must be removed to preserve the remaining five exceptional trees and four trees over DBH 24”. This departure’s logic is in line with the options already laid out by the city in cam242 as previously mentioned in departure requests 1 and 2. Preserving all exceptional trees on site severely limits the density potential.

Per Design Guideline CS3.A.4 Evolving Neighborhoods, the project looks to strike a successful balance of retention of natural features with increased density for the changing neighborhood.

Per Design Guideline CS1.D.1: On-Site Features, the preserved trees and expansive natural amenity on-site will be a benefit to residents and the neighborhood at large.

Per Design Guideline PL3: Street Level Interaction, Security, and Privacy for Ground Level Residents, the project looks to preserve the majority of exceptional trees on site as a buffer between the units and the busy thoroughfare of 145th and the Back of House elements of the adjacent QFC.

4. DEPARTURE - SIDE SETBACK

Requirement:

23.45.518.A - Setbacks and separations

Side setbacks for facades greater than 40 feet in length is 7 feet average, 5 feet minimum (per Table A, SMC 23.45.518, side setbacks for LR zones)

Response:

In order to preserve the western redcedars located along the north edge of the property, we are requesting a departure from the side setback requirements at the north side setback.