



homebody II apartments

3036303-EG

STREAMLINED DESIGN REVIEW

**1531 18th ave s
98144**

OWNER:
HOMEBODY II LLC
2827 BROADWAY E, SEATTLE, WA 98102

ARCHITECT:
HYBRID ARCHITECTURE
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

LANDSCAPE ARCHITECT:
GLENN TAKAGI LANDSCAPE ARCHITECT
18550 FIRLANDS WAY N. SHORELINE, WA 98133

HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

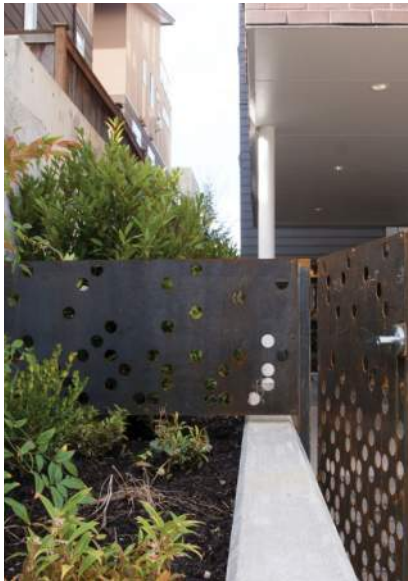
p: 206.267.9277
w: www.hybridarc.com

associated building permit #6624502-CN
building permit vesting date: 04/16/2018

HyBrid Architecture - Previous Experience



Clover Lofts



741 Harvard Entry Gate & Planter



Betula Apartments



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



Killebrew Apartments



Bellevue Avenue Midrise



Main Entry at Redwood Apartments



Harvard Avenue Apartments

Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
Ravello, LLC
2371 Eastlake Avenue East, Suite 100
Seattle, WA 98102

Design Objectives:
Create lasting, durable and elegant building
Enhance pedestrian environment
Foster a sense of community and security
Provide alternate means of mobility including bicycle parking
Encourage density while breaking down mass

Development Objectives:
provide 12 apartment dwelling units
provide 3,829 sf toward building FAR
provide 797 sf of amenity area
encourage connection with the environment through circulation and green space

Table of Contents

DESIGN OVERVIEW

- 2 Previous Projects
- 3 Table of Contents

CONTEXT & SITE ANALYSIS

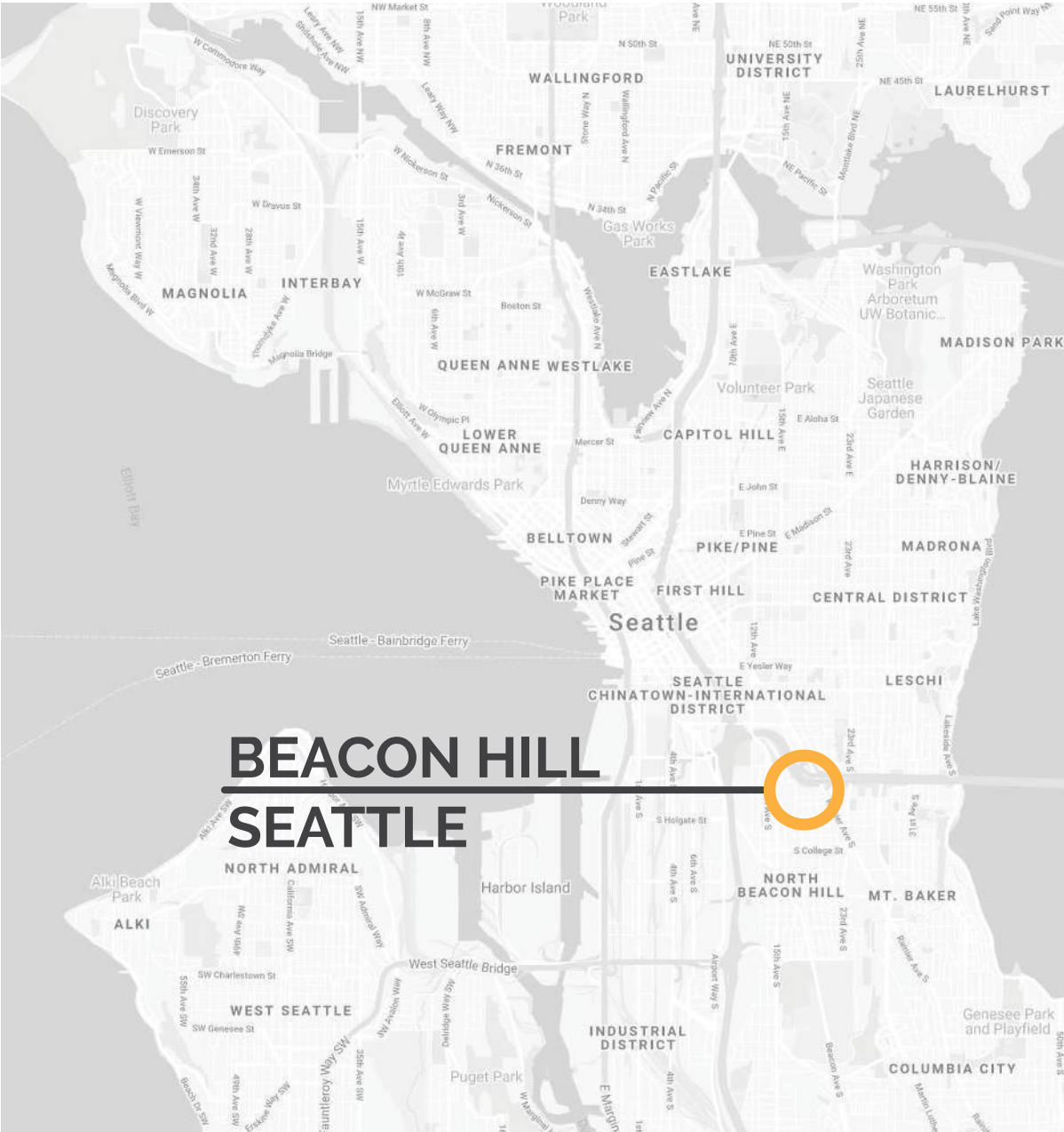
- 4 Context & Site Analysis
- 5 Neighborhood Fabric
- 6 Survey & Site Analysis
- 7 Views into Site
- 8-9 Tree Inventory
- 10 Zoning Analysis

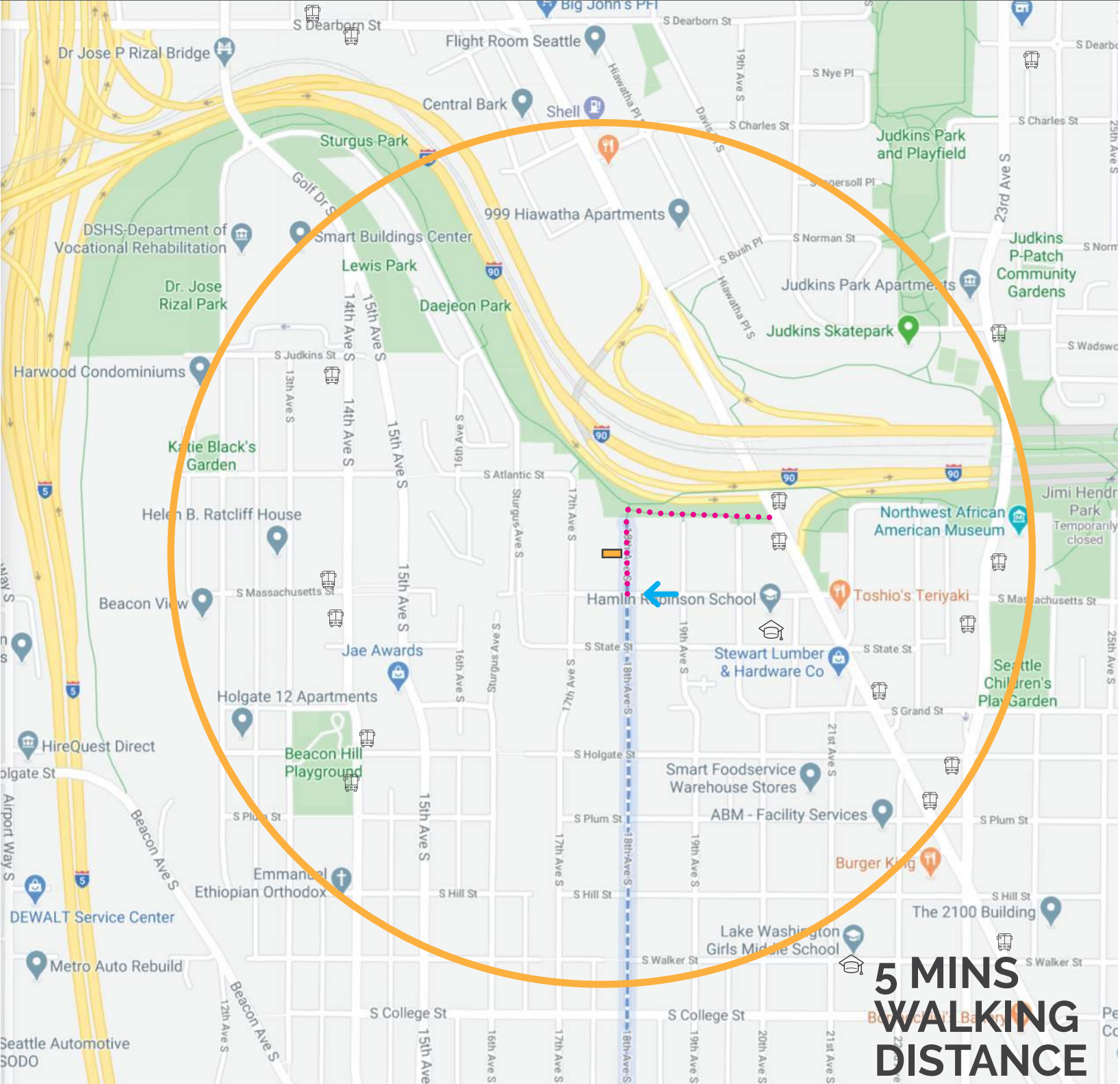
DESIGN GUIDELINE INTEGRATION

- 12 Plant and Habitat
- 13 Height, Bulk and Scale
- 14-15 Scale and Texture

DESIGN DEVELOPMENT

- 17 Design Priorities
- 18 Design Concept
- 19 Design Constraints
- 20 Design Considerations
- 21 Design Evolution
- 23-25 Project Renderings
- 26 Site Plan
- 27-28 Floor Plans
- 29-30 Elevations
- 31 Gross Floor Area / FAR
- 32 Project Impacts of Exceptional Trees
- 33 Requested Adjustment
- 34 Landscape Improvements
- 35 Closing Page





Area Map

- Site
- Bus Stop
- Pedestrian / Bike path
- Vehicle Access to Site
- Gas Station
- Schools / Day Care

Development

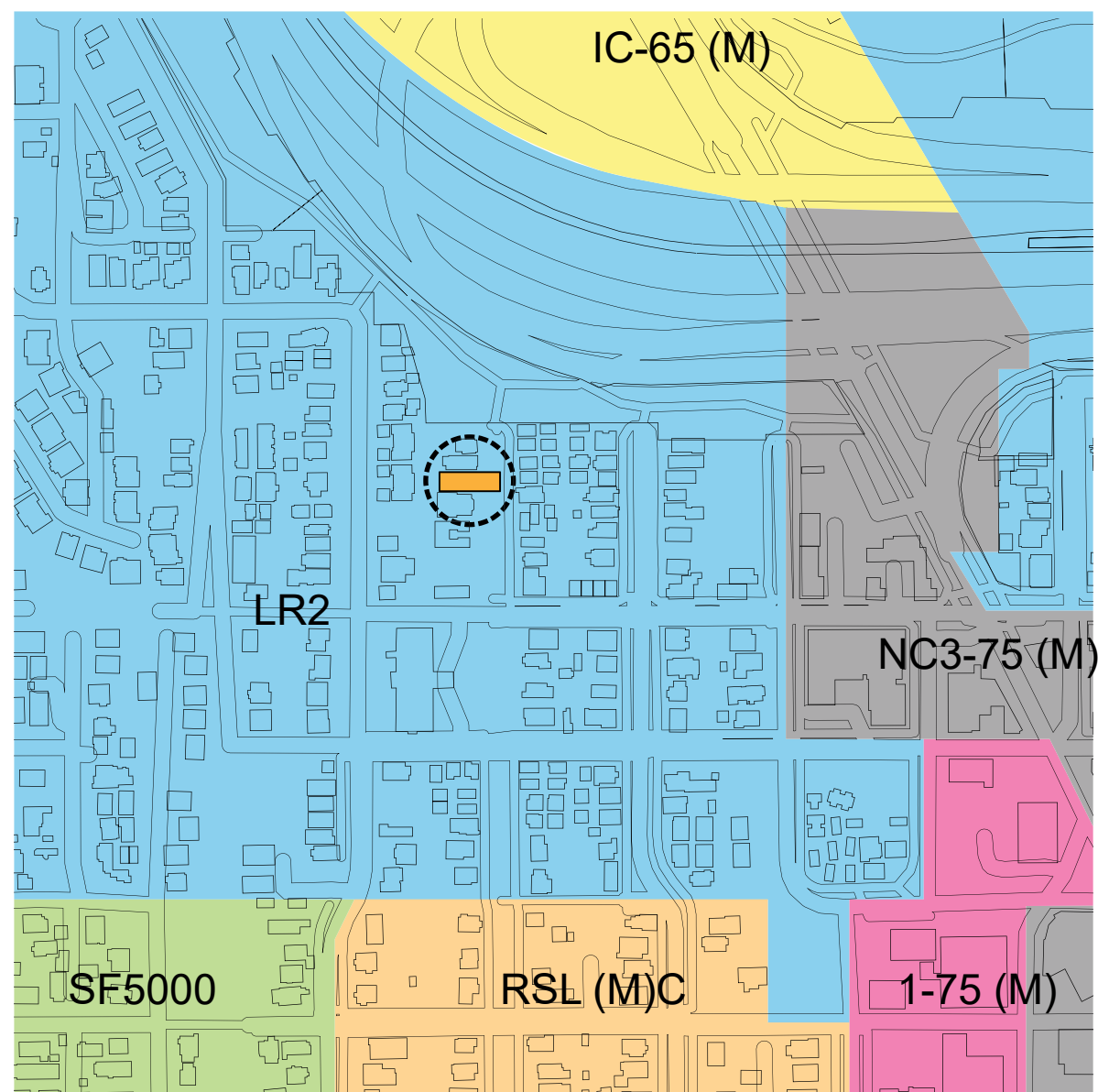
Provide twelve small efficiently dwelling units
Provide 9 covered bicycle parking stalls.

This project will activate a site that is currently a vacant lot on 18th Ave S. This neighborhood is close to the Rainier Avenue S commercial district and currently experiencing an increase in development with new rental and sale properties in both design and construction phases.

Project Information

Address:	1531 18th Avenue South, Seattle, WA 98144
Owner:	HOMEBODY II, LLC
SDCI #:	3036303-EG
Parcels:	885000-0430
Site Area:	2,971 sf
Zoning:	LR2
Overlays:	Frequent Transit Service Area
Legal Description:	Valentine Addition PLAT BLOCK: 6 PLAT LO: 17
Building Type:	Multi-Family Apartment Building
Gross Sq. Footage:	4,068 sf
Parking:	No / None Required
Date of Presub Conference:	May 27th, 2020
Planner:	David Sachs, SDCI

Neighborhood Fabric



Zoning Map

Site is zoned LR2 within the Beacon Hill Neighborhood in Seattle. The is in a neighborhood that is densifying with many new mixed use and residential projects under construction or set to start building in the near future. The site lies within the Mt. Barker Hub Urban Village, a frequent-served tranist area.



Typologies/Usages

Neighboring area is primarily residential: single family, apartments, condominiums and mixed use with some office, restaurant and parking uses with new developments tending residential or mixed use.

Survey and Site Analysis

Address
1531 18th Ave. S.

Parcel Number
885000-0430

Description
Valentine Addition
PLAT BLOCK: 6
PLAT LO: 17

Site Area
2,971 SF

Zoning
LR2

Sidewalk
Avg. Elevation: 112'
4" CONC. CURB
CONC. SIDEWALK

No Alley

Utilities
Water - Street
Sewer - Street
Power - Street
Comm - Street
Trash - Street

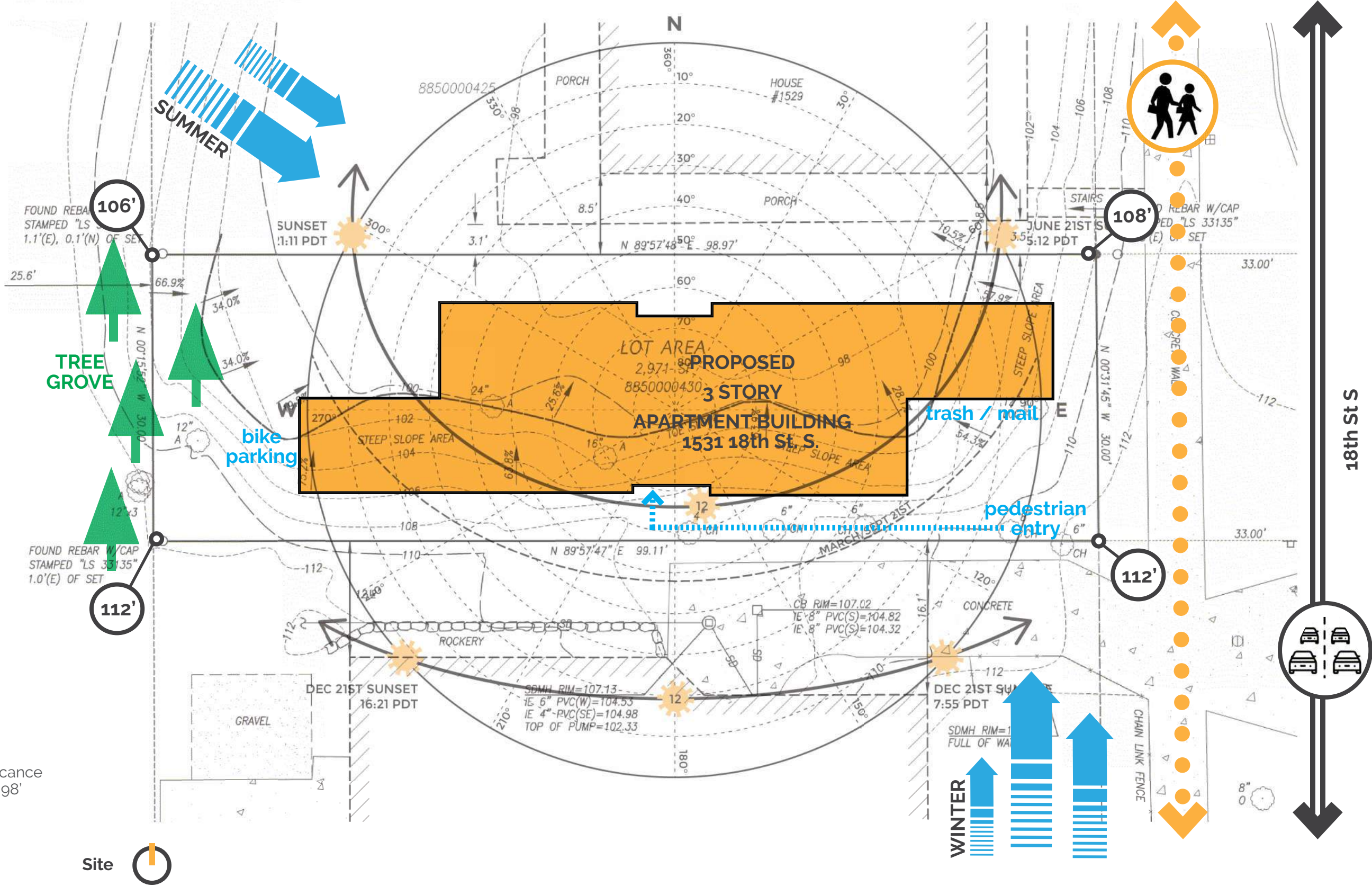
Adjacent Buildings
North - 1529 Rainier Ave S
2-Story Duplex

South - 1533 18th Ave S
4-Story Condominium

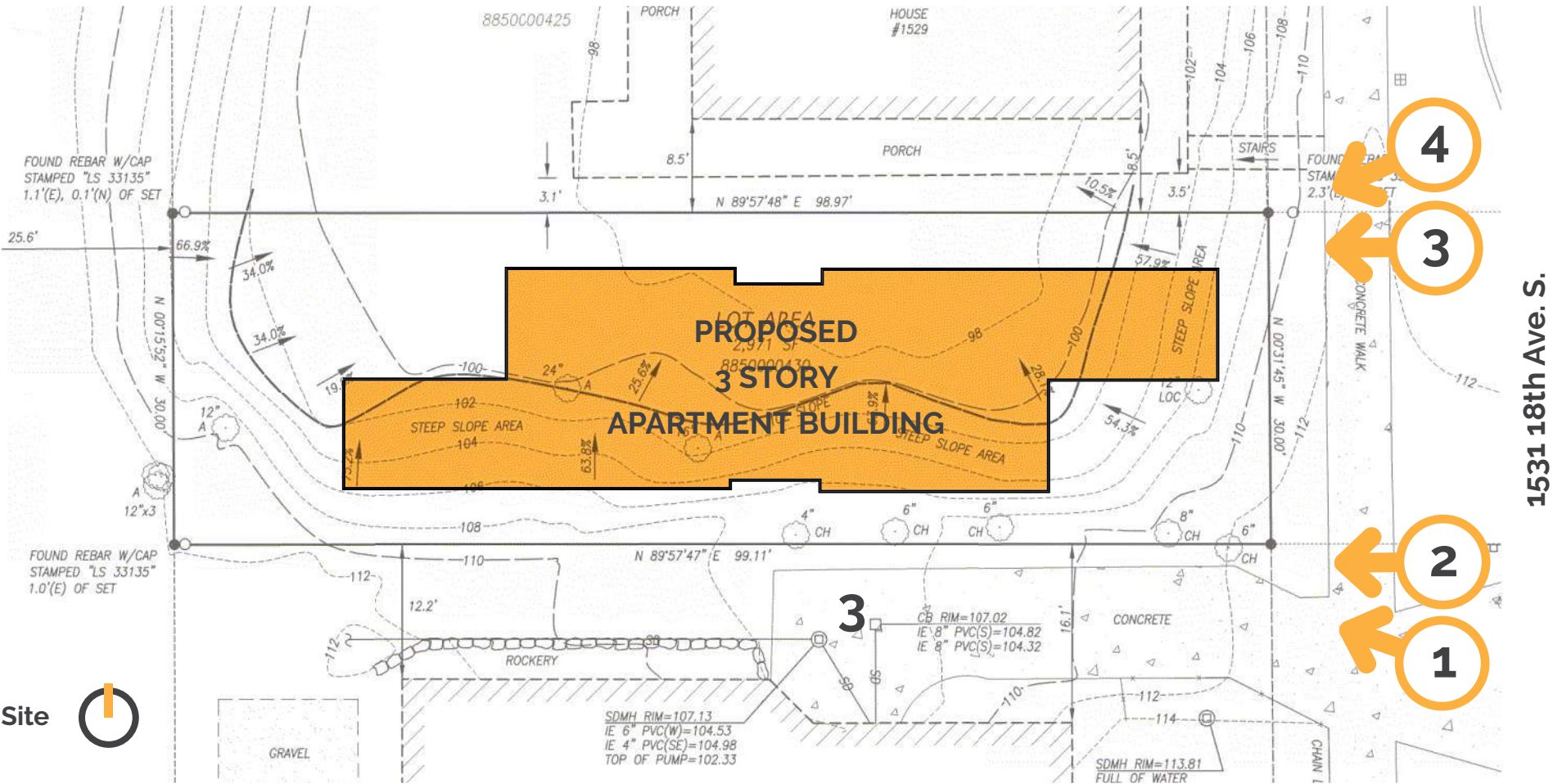
East - 1530 18th Ave S
2- Story Townhouse

West - 1532 17th Ave S
2-Story 4-plex

Topography
Steep slope / topographic nuicance
Lowest Point - Mid N Lot Line: 98'
Highest Point - S Lot Line: 112'



Views Into Site



NW Bird's Eye View



W View of the Site (from Sidewalk)



NW Corner View of the Site (from Sidewalk.)

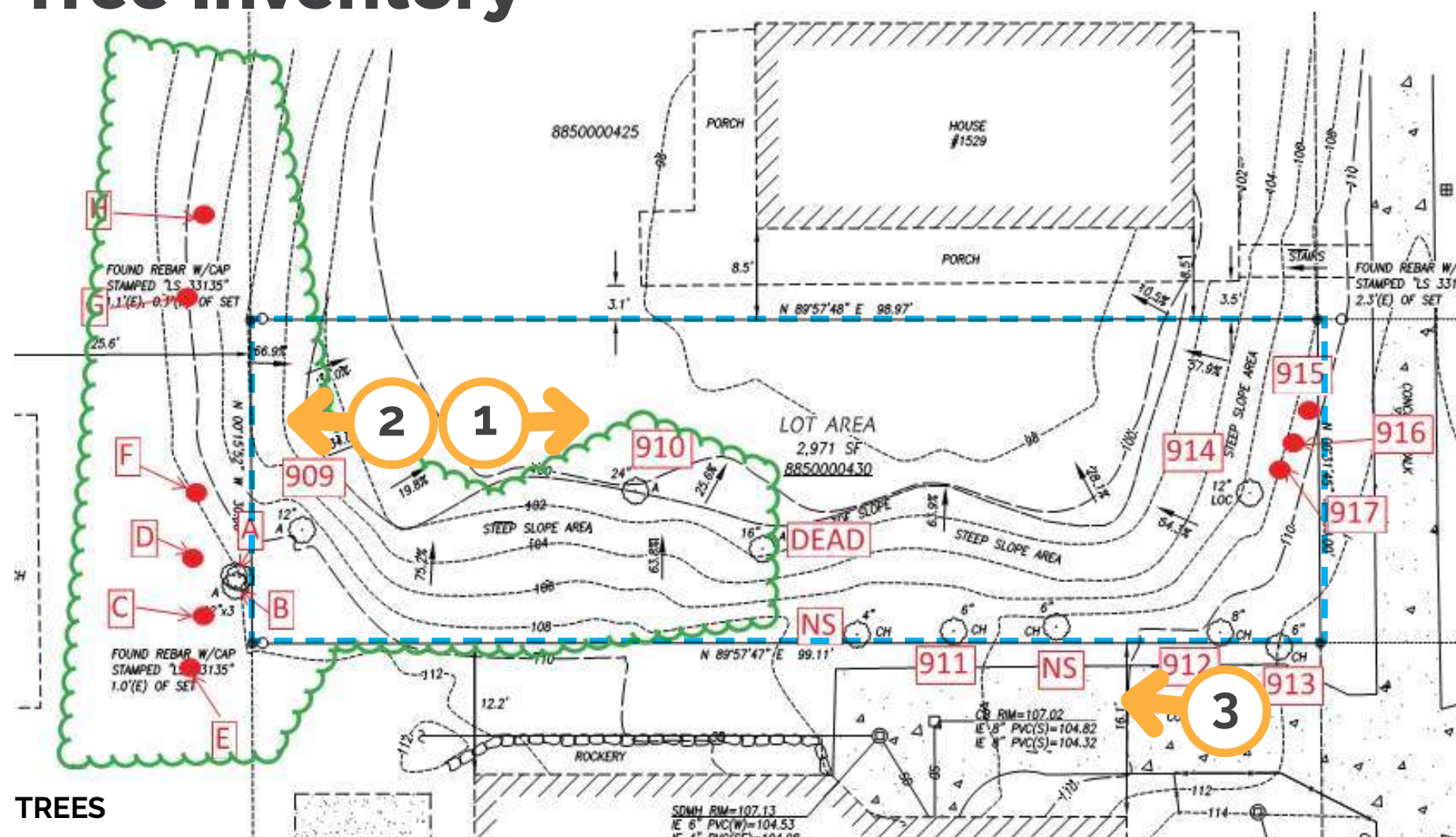


W View of the Site (from Sidewalk)



SW Corner View of the Site (from Sidewalk)

Tree Inventory



TREES

survey mark-up and photos are from arborist report by Tree Solutions Inc.

- Approx. Canopy
- Tree found in survey
- Tree missing from survey
- Tree tag - see table ref. #

Existing Tree Canopy

The green line represents foliage observed on the arborist's site visit. Off-site trees A thru H and on-site trees 909 and 910 branches overlap, forming a continuous canopy that spans both sides of the property line and reaching halfway into the site.

Arborist: Josh Petter
Date of Inventory: February 15, 2019
Table Prepared: February 27, 2019



Photo 1. Looking up at the canopies of the exceptional grove



Photo 2. Looking east, there is a steep slope along the northern portion of the property



Photo 3. Looking west, these cherry trees sit along the property line and top of the steep slope

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius				Exceptional Threshold	Exceptional by Size	Notes
						N	E	S	W			
909	<i>Alnus rubra</i>	Red alder	16.9	Fair	Fair	18	28	18	18	Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy and on steep slope
910	<i>Alnus rubra</i>	Red alder	23.2	Good	Good	20	20	20	20	Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy; minor bark cracking
911	<i>Prunus x subhirtella</i>	Flowering cherry	6.1	Fair	Fair	5	6	10	7	15.8	-	One stem reverting to non weeping form; girdling of one stem
912	<i>Prunus x subhirtella</i>	Flowering cherry	7.1	Fair	Fair	6	7	10	8	15.8	-	Gummosis; codominant at base (5.5", 4.5"); stub cuts
913	<i>Prunus x subhirtella</i>	Flowering cherry	8.5	Fair	Fair	12	12	12	12	15.8	-	Gummosis; stub cuts; rope at base
914	<i>Robinia pseudoacacia</i>	Black locust	12.4	Good	Good	6	6	6	6	30.0	-	Ivy on trunk; multistem at 10 feet, potentially topped or previously broken
915	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	7.5	Fair	Fair	6	6	6	6	Not Exceptional except in grove	-	Ivy, blackberry, curved trunk
916	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	6.3	Fair	Fair	6	6	6	6	Not Exceptional except in grove	-	Ivy, blackberry, curved trunk
917	<i>Prunus emarginata</i> var. <i>mollis</i>	Bitter cherry	6.5	Fair	Fair	6	6	6	6	Not Exceptional except in grove	-	Ivy, blackberry, curved trunk
Offsite Trees With Overhanging Canopies												
A	<i>Alnus rubra</i>	Red alder	14.0	Fair	Fair		15			Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy and on steep slope
B	<i>Alnus rubra</i>	Red alder	8.0	Fair	Fair		15			Not Exceptional unless in grove	-	Ivy in canopy and on steep slope
C	<i>Alnus rubra</i>	Red alder	7.0	Fair	Fair		15			Not Exceptional unless in grove	-	Ivy in canopy and on steep slope
D	<i>Alnus rubra</i>	Red alder	13.0	Fair	Fair		15			Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy and on steep slope
E	<i>Alnus rubra</i>	Red alder	14.0	Fair	Fair		10			Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy and on steep slope
F	<i>Alnus rubra</i>	Red alder	13.0	Fair	Fair		15			Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy and on steep slope
G	<i>Alnus rubra</i>	Red alder	13.0	Fair	Fair		15			Not Exceptional unless in grove	Exceptional, in Grove	Ivy in canopy and on steep slope
H	<i>Alnus rubra</i>	Red alder	12.0	Fair	Fair		13			Not Exceptional unless in grove	Exceptional, in Grove	

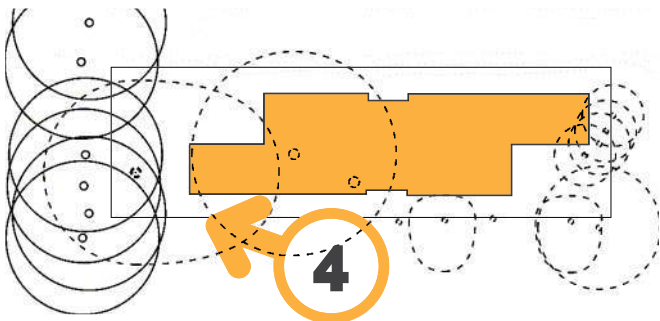
TABLE OF TREES

survey mark-up and photos are from arborist report by Tree Solutions Inc.



EXCEPTIONAL TREE GROVE

Image by Hybrid.



Exceptional Trees

Seattle Directors Rule 16-2008 defines a group of 8 or more trees with a continuous canopy as a Grove. Each tree in a grove is considered Exceptional as defined in SMC 25.11.020. Section 25.11.040.A.2 prohibits the removal of exceptional trees on undeveloped lots.

SMC ZONING ANALYSIS

Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR zone.	Residential use and permitted outright
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for apartment developments in a LR2 zone is 1.3	Lot Area: 2,971 sqft Proposed total area: 3,848 sqft Proposed FAR: 3,848/2,971sqft site = 1.29 Complies
23.45.510.C: Standards for Higher FAR Green building performance standards	Project will comply with all green building performance standards.
23.45.512: Density Limits - Lowrise Zones Per table 23.45.512 the unit to lot area ratio for LR2 apartment development is 1/1200sf or no limit.	Design will comply with these standards.
23.45.514: Structure Height Per table 23.45.514 the allowable height for apartment developments within LR2 zones is 30 feet.	Proposed structure base height will not exceed: 30'-0". Project is within a residential urban village.
23.45.518: Setbacks and Separations Per table A 23.45.518 for apartment developments in LR2 zones the setbacks are: Front: 5'-0" minimum Rear: 15'-0" (no alley) Side: For facade length > 40' : 7' average, 5'-0" min	Proposed front setback is 5'-0", complies Proposed East Side Setback, Complies Proposed Min Side Setback of 5'-0" min Average side setback of 7', Complies
23.45.522: Amenity Area Apartment developments in LR zones having the following amenity area requirements: A.1: The required amount of amenity area for apartment developments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground floor. A.4: For apartment development, amenity area required at ground level shall be provided as common space.	Required total: 2,971 sf site area x 25% = 743 sf Required ground floor: 743 sf x 50% = 372 sf Total amenity area proposed at ground level: 622 sf Amenity area proposed: 796 sqft.

Zoning Standard	Design Team Response
23.45.527: Structure Width and Facade Length Structure Width: Per Table A, Maximum Structure width for an apartment development in a LR2 zone = 90ft Facade length in Lowrise zones: The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	Project proposal has one interior lot line on the east facade. Due to the design and modulation of the massing of the design, no more than The max facade length should not exceed 65% of the lot line, measured per survey at 99.0'. 99' x .65% = 65' max facade length. Proposed facade length within 15' of lot line measures is under the 65' max length.
23.45.534: Light and Glare A. Exterior lighting shall be shielded and directed away from adjacent properties. B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties. C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height.	Proposed design will comply with all light and glare requirements.
23.45.536: Parking Location, Access and Screening Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. Table D for 23.54.015 outlines the bicycle requirements as 0.75 stalls per small efficiency dwelling unit.	No parking required per M. of Table B for 23.54.015 regarding all residential uses in an urban center. Project is within Mt Baker Hub Urban Village. No vehicular parking proposed. Bicycling Parking Required: 12 small efficiency dwelling units proposed= 9 bicycle parking spaces required Project will provide 9 bicycling parking stalls.

DESIGN GUIDELINES

Plants and Habitat

DESIGN GUIDELINE

CS1 Natural Systems and Site Features D: Plants and Habitat

1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.
2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

DESIGN TEAM RESPONSE

To contribute meaningfully to the neighborhood context and revitalize the green space that defines the undeveloped site, the design will respond to the local ecosystem by carving out a lush, landscaped amenity space in the rear setback. With no fencing proposed around the property line, new plantings will seamlessly blend in with and reinforce the existing tree grove for a blurring of on-site/off-site boundaries to give the impression of a larger green space shared among neighbors. By designing for a continuous green space across lot lines to foster a greater habitat for plants and animals, the project aims to keep the tree grove healthy and strong for the benefit of residents of not only the new development but the neighboring properties too.

DESIGN GUIDELINE

DC3 Open Space Concept C. Design

1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.
2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.
3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

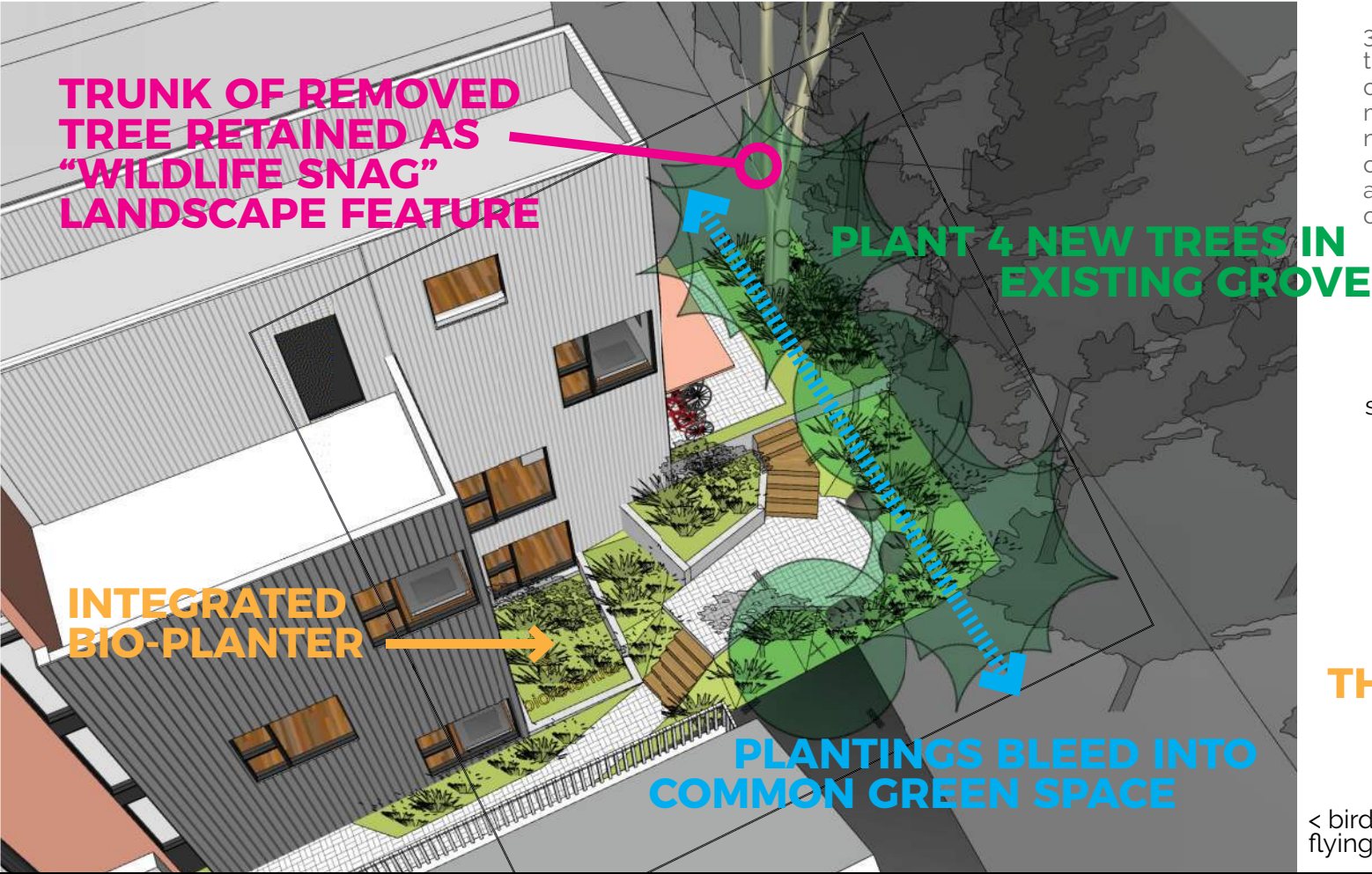
DESIGN TEAM RESPONSE

The predominant pattern of the surrounding housing appears in the form of the large, unruly green space that is the project site. Each neighboring property bleeds into our site with plants that know no boundaries. To maintain the spirit of lush green space connecting the block's residences, the landscape has been designed to tame and enhance the green space rather than completely redevelop it.

The landscape architect has prepared a planting plan of mostly native species and has outlined a procedure for removing the invasive species which have overrun the lot.

A large Red Alder in the tree grove will likely not survive construction, so maximize the natural habitat and minimize the impacts of development, the project proposed to retain the tree by cutting it down to 8' or 10' to serve as a wildlife snag.

There is a second tree in the grove toward the center of the site which could not be retained, so the planting plan includes four new trees in the rear setback to revitalize the exceptional grove. The planting plan also includes several other new trees in the side and front yards - as many as could possibly fit around the proposed building footprint.



view from
neighbor's
porch
looking
southwest >

TERRACES NEGOTIATE
THE NATURAL SLOPE

< bird's eye view
flying southwest



Height, Bulk, and Scale

DESIGN GUIDELINE

CS2 Urban Pattern and Form D. Height, Bulk, and Scale

1. Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
2. Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

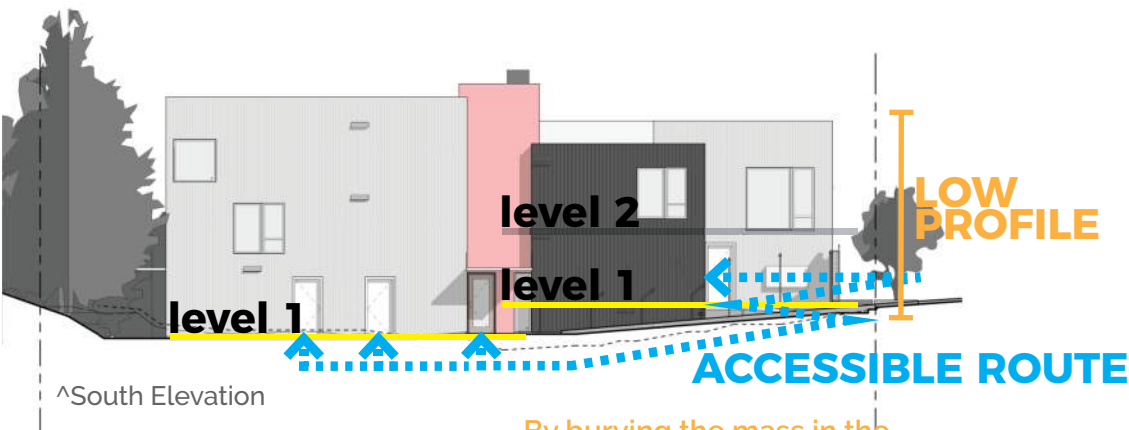
DESIGN TEAM RESPONSE

The design has been crafted to respect adjacent sites while breaking up the bulk/scale through careful erosions of the building's mass. The overall site plan divides the mass into two long bars. The South bar shifts West to make space for building access and to align with the neighbor's facade, and the North bar shifts East to carve out a green space amenity which opens into a larger green corridor.

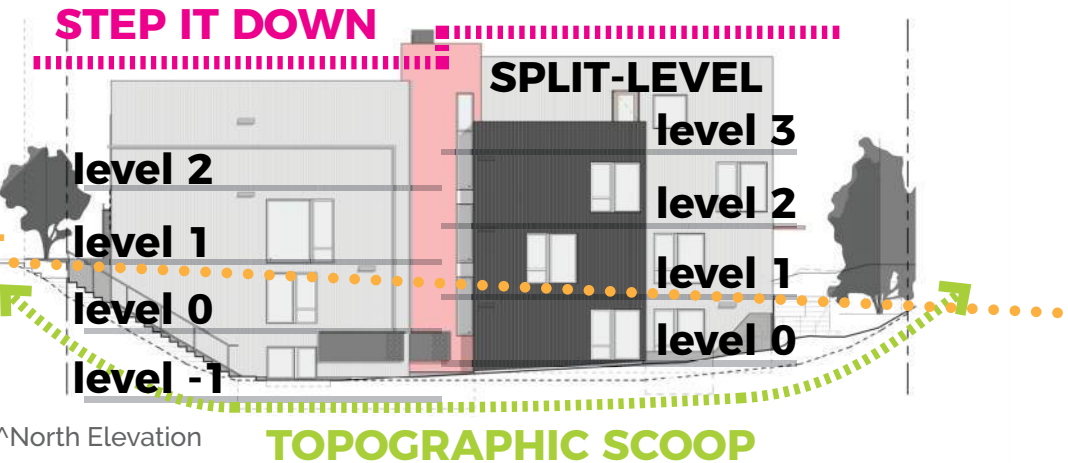
The mass of the two bars are broken down again by a double-loaded stair giving access to all of the units, allowing a split-level configuration to step the bulk and disguise the building's height. The four distinct volumes making up the building's residences are connected by this central stair core which concentrates the height in the center of the site.

Because the site topography is dominated by a steep-sloped bowl, two of the buildings four floors can be located below street level and still have windows & daylight. By using the challenging topography to hide the bulk of the structure, this project can provide twelve apartments to meet the area's demand for density without compromising the small scale and residential character of the neighborhood.

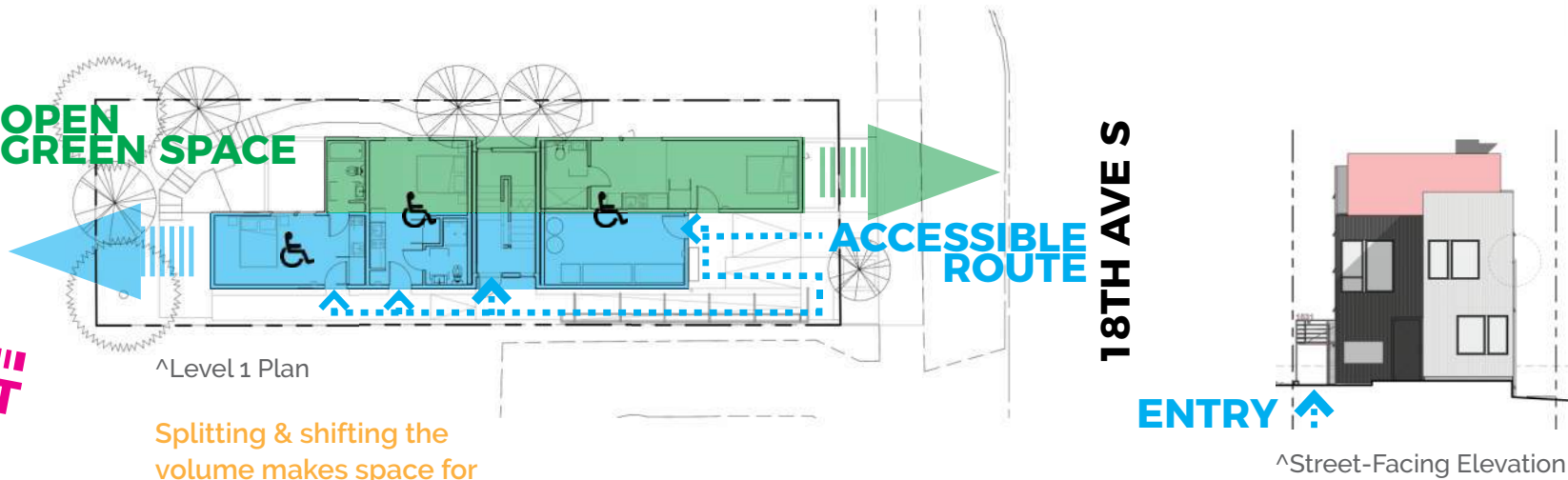
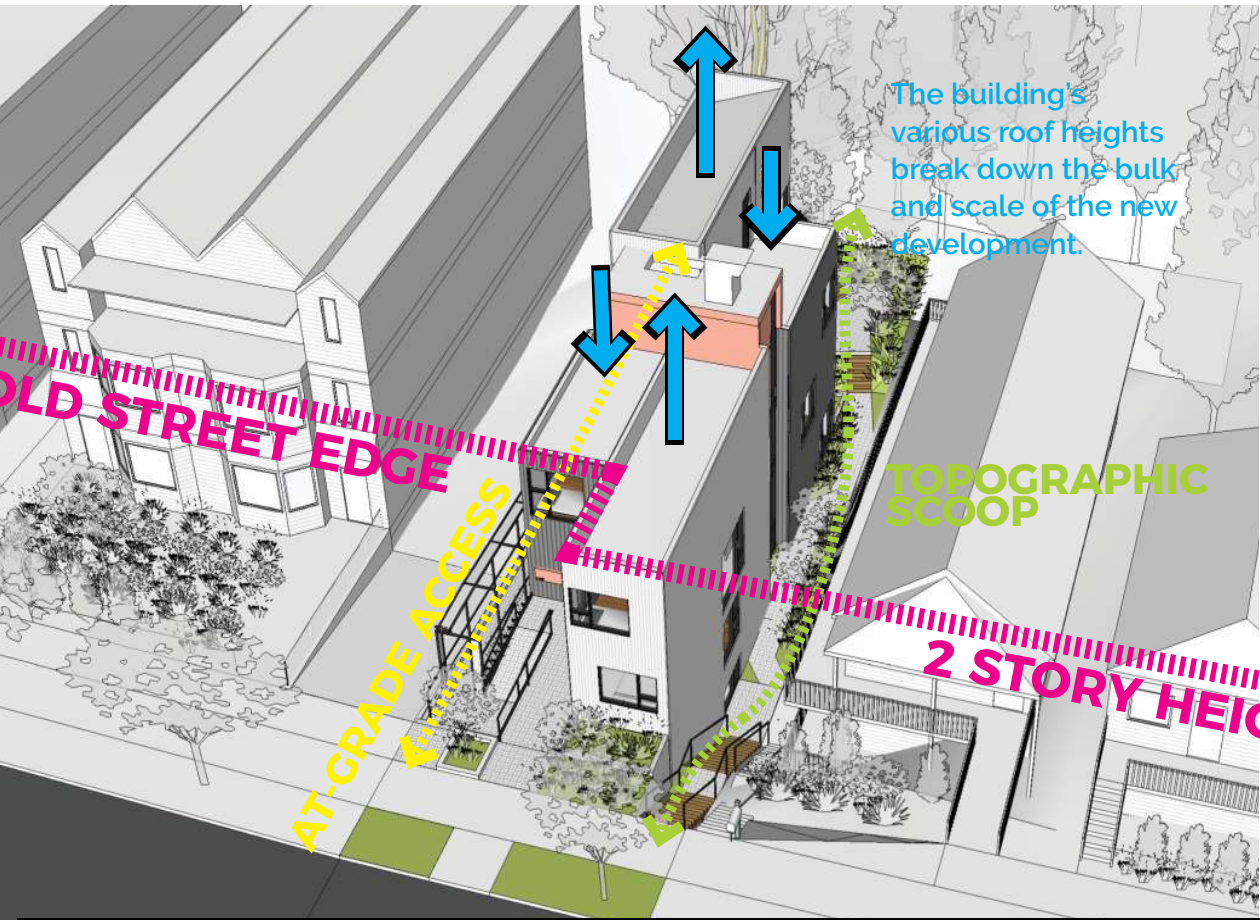
These moves also help the street-facing facade come into alignment with the face of the neighboring low-rise to the South, and closer to the height of the two single-family style duplexes to the North.



By burying the mass in the site's steep slope, additional light and air is available for the adjacent properties, and more open space is available



STREET LEVEL



Splitting & shifting the volume makes space for code-required amenity area and ADA access

Scale and Texture

DESIGN GUIDELINE

DC2 Architectural Concept D. Scale and Texture

1.Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Street View>

DESIGN TEAM RESPONSE

Stepping the building massing down into cascading volumes was one strategy for bringing the scale of the project down. Another method used is to provide a curated sequence of accent objects including the mail boxes, lamp posts, an arbor to denote the entryway, addressing signage, and metal canopies.

Because each street-level unit needs to be fully accessible, there are several entry doors on the building to handle the extreme change in topography. To prevent confusion for visitors, a prominent pedestrian entry is framed by a lighted arbor and sequence of recognizable metal objects at a human scale.

These elements will share a common, vibrant accent color to tie the elements together and give the building an identity. The neutral greys of the siding allow the building to blend in gently without demanding too much attention, while helping the brightly colored details to pop, drawing the pedestrian's attention to where it's needed.

The collection of accent features incorporate a finer grain of detail to the presentation of the building at sidewalk level. From a functional standpoint, the elements work together to create a wayfinding system which guides residents and visitors to the important things such as the mailbox, bike parking, and the principal entry.

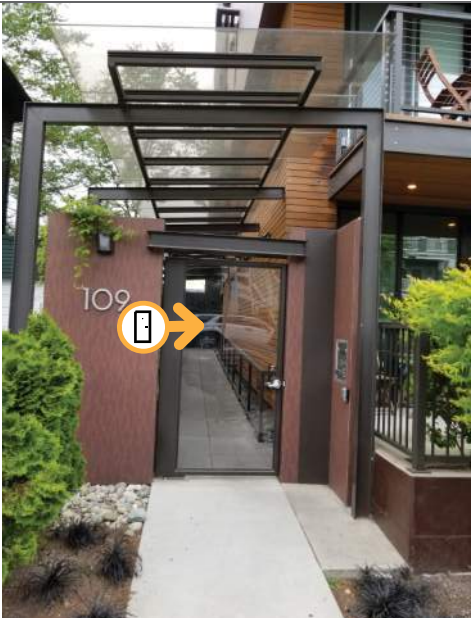
PRECEDENTS FOR SIDE ENTRY AND WAYFINDING



^Low-Rise by HYBRID, Madison Park



^Low-Rise by HYBRID, Alki Beach

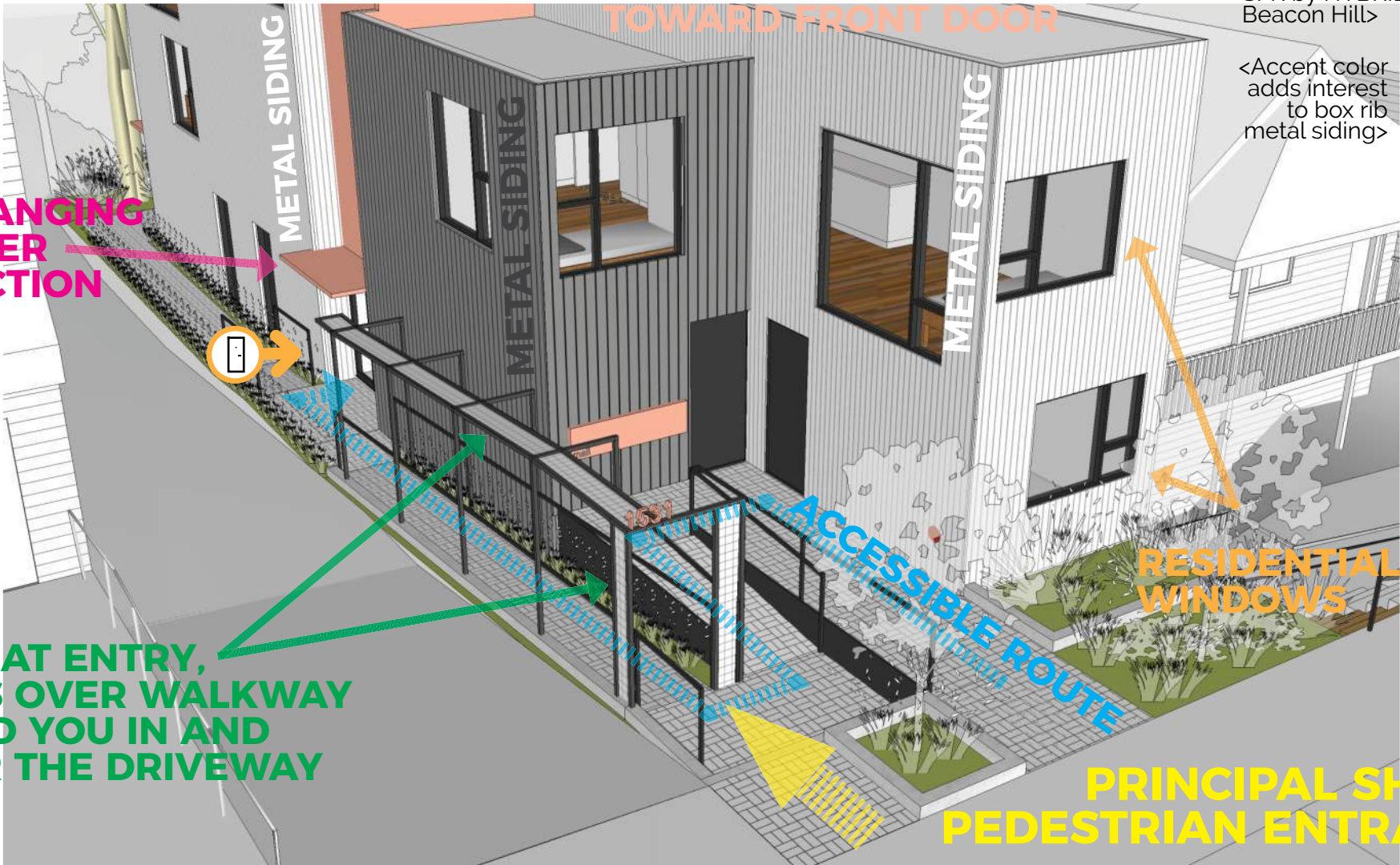


^Low-Rise by others, Capitol Hill

ACCENT COLOR DRAWS EYE TOWARD FRONT DOOR

LOW-HANGING WEATHER PROTECTION

ARBOR AT ENTRY, TRELLIS OVER WALKWAY TO LEAD YOU IN AND BUFFER THE DRIVEWAY



SFR by HYBRID, Beacon Hill>

<Accent color adds interest to box rib metal siding>



PRINCIPAL SHARED PEDESTRIAN ENTRANCE

With Respect to the Neighbors



^Neighbor to the South
Driveway into garage, proposed side entry
will not cause privacy issues

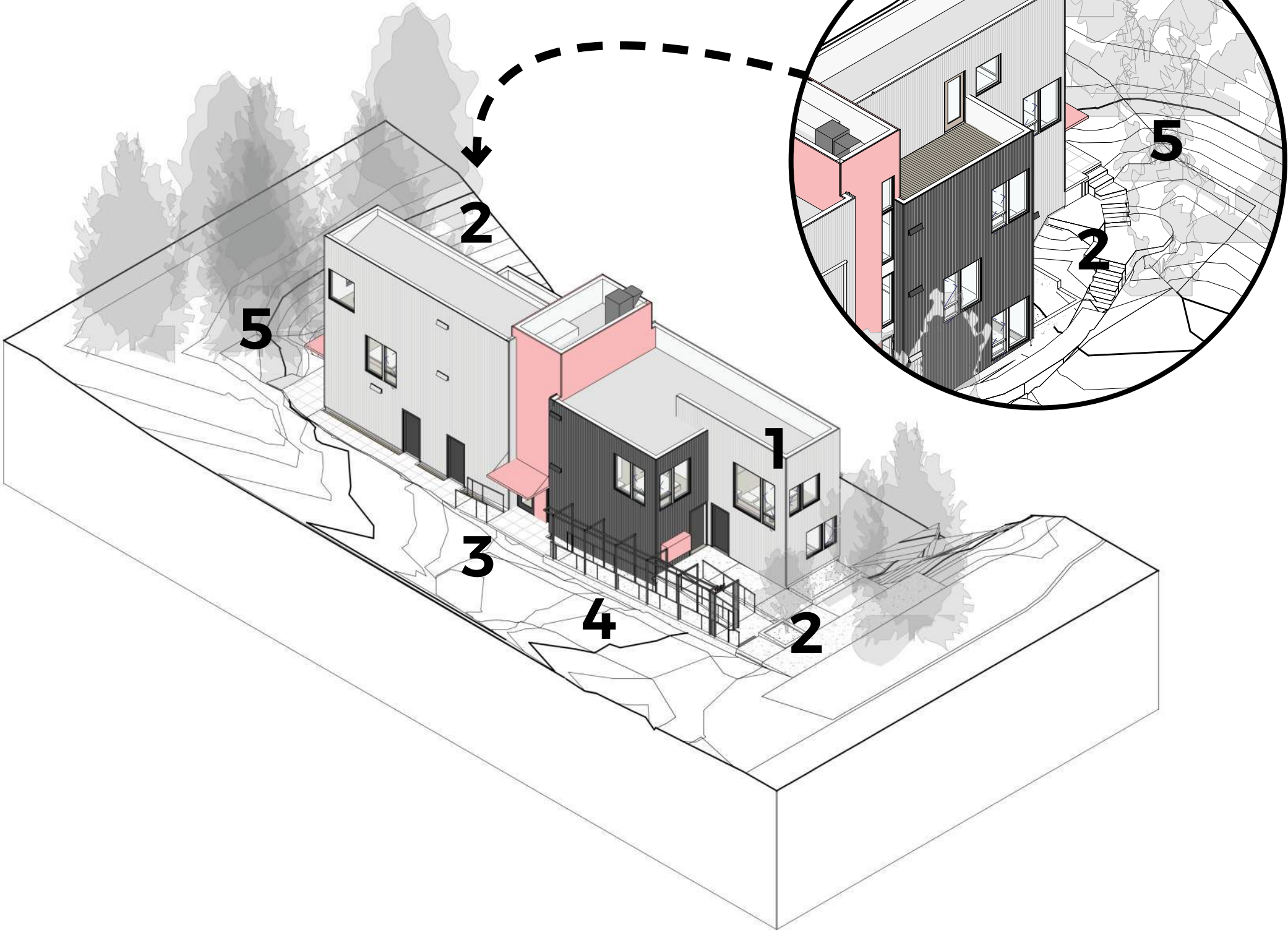


^Neighbor to the North
side entry precedent
v



ARCHITECTURAL CONCEPT

DESIGN PRIORITIES



- 1 - MAXIMIZE BUILDABLE VOLUME ALLOWED IN ZONING CODE, BREAK UP THE MASS INTO QUADRANTS WITH SPLIT-LEVEL CENTRAL STAIR TO REDUCE BULK
- 2 - CARVE OUT AMENITY AREA IN BACK AND ADA ACCESS IN FRONT
- 3 - PAVE ACROSS TOP OF STEEP SLOPE TO PROVIDE ACCESS AT GRADE TO ALL UNITS ON LEVEL 1
- 4 - ENHANCE THE PEDESTRIAN EXPERIENCE AT ENTRY
- 5 - RESTORE THE EXCEPTIONAL TREE GROVE AND CELEBRATE IT AS AN AMENITY

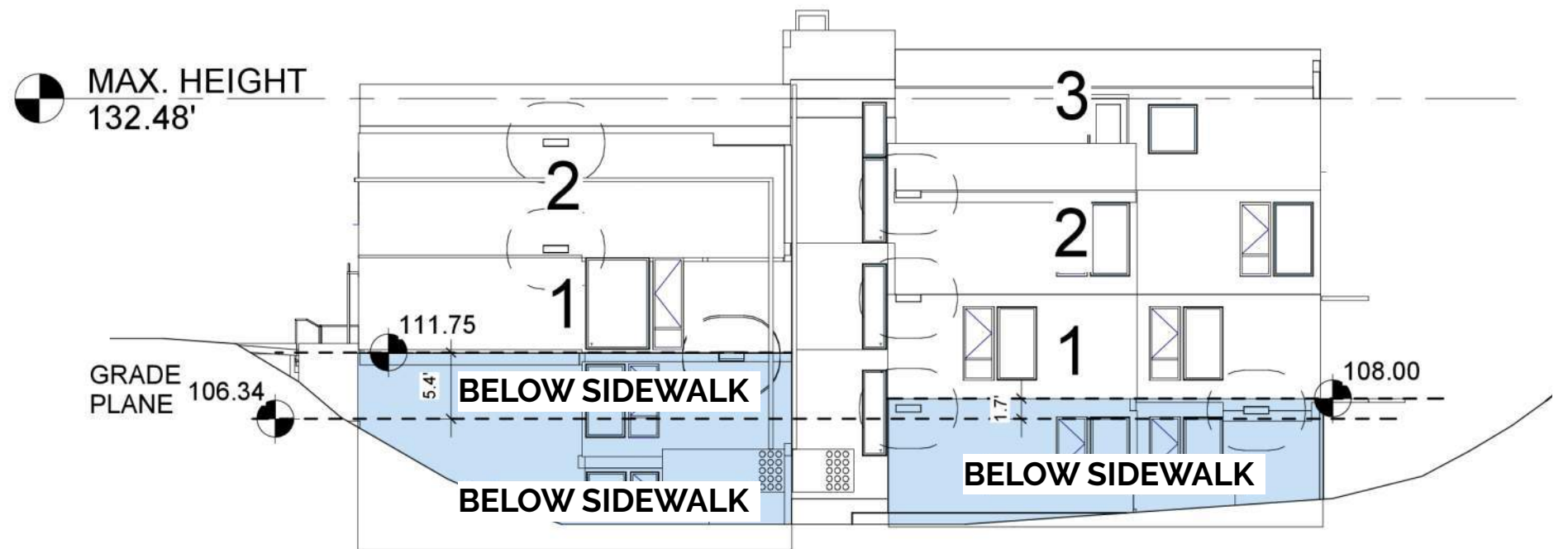
DESIGN CONCEPT

SPLIT LEVEL TO REACH MAXIMUM DEVELOPMENT POTENTIAL

Using a central single-exit stair, the split-level configuration allows the back of the building to step up to meet the maximum height and provide an extra unit with a roof deck. The project would not be able to fit a 12th (level 3) unit without the split level.

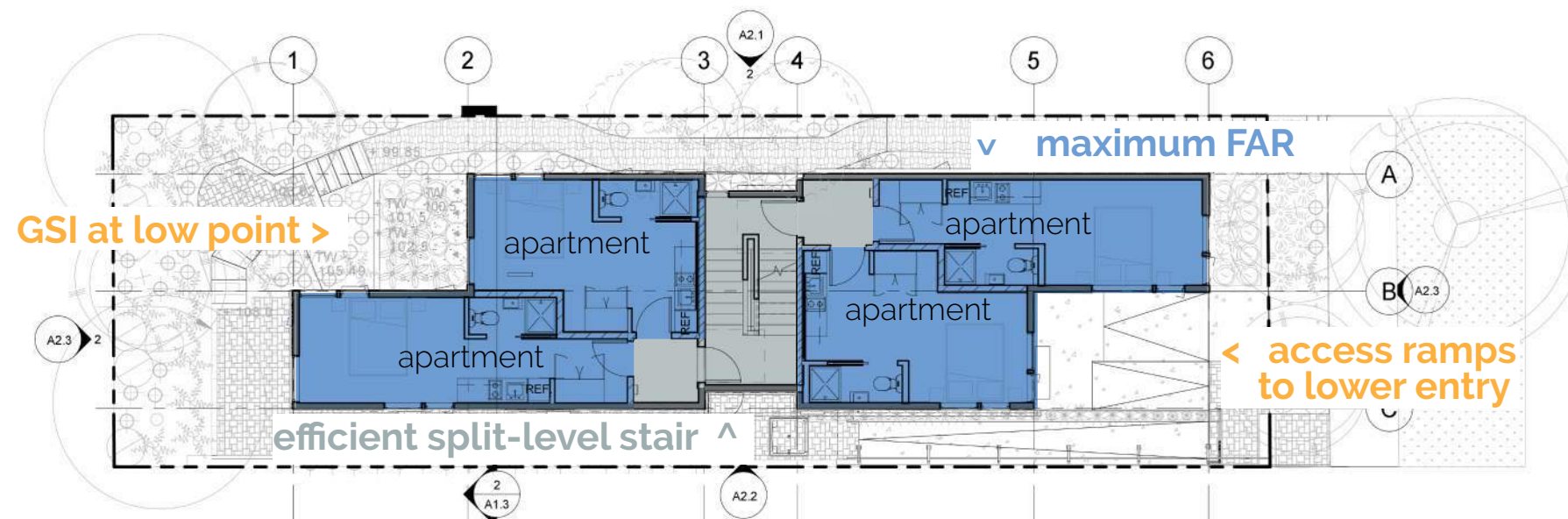
Taking Seattle's Citywide Design Guidelines into consideration informed the decision to keep the building at two stories visible from street level.

Keeping the perceived bulk down and the mass buried into the hillside helps the urban infill project to meet the demand for density while maintaining the small scale character of the neighborhood.



PINWHEEL SCHEME

The split level enables the unit layout to pinwheel about the stair for a standardized unit layout. The pinwheel shape saves room for access at street level along the south side of the lot and logically puts the green stormwater infrastructure in an amenity area on the low side of the lot.



Standardized Floor Plan

Scale $1/16" = 1' - 0"$



DESIGN CONSTRAINTS

1. SETBACKS

LR2 zone has 5 ft min., 7 ft average side yard setback and 15 ft rear setback required. To make room for amenity and access, side setbacks are optimized for access, amenity, and green stormwater infrastructure

2. ACCESSIBILITY

Every unit at entry level needs to be Type B compliant, so exterior ramps make the split-level building accessible.

3. AMENITY AREA

Common amenity area must be accessible to all residents, i.e. at ground level because there no elevator. Only the lowest roof is available for amenity space because only four levels of stairs are allowed in a single exit building.

A.1. Required Amenity: 25% Lot Area

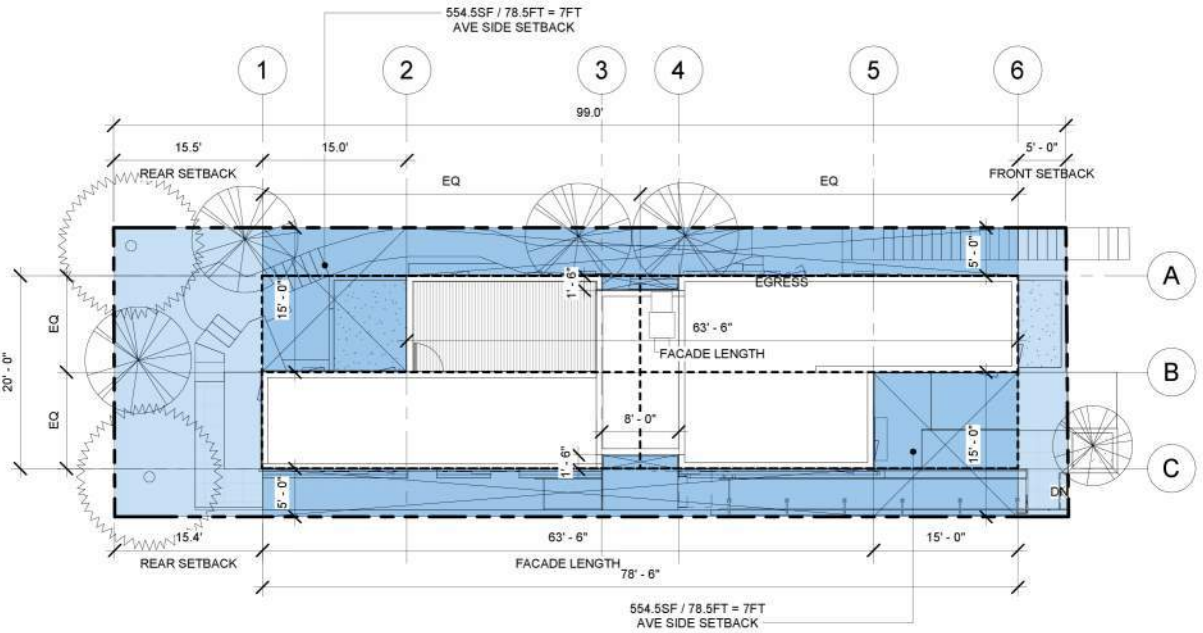
Lot Area: **2,971sf**
25%: **743sf required**

A.3 Common amenity provided at ground level
(see diagram)

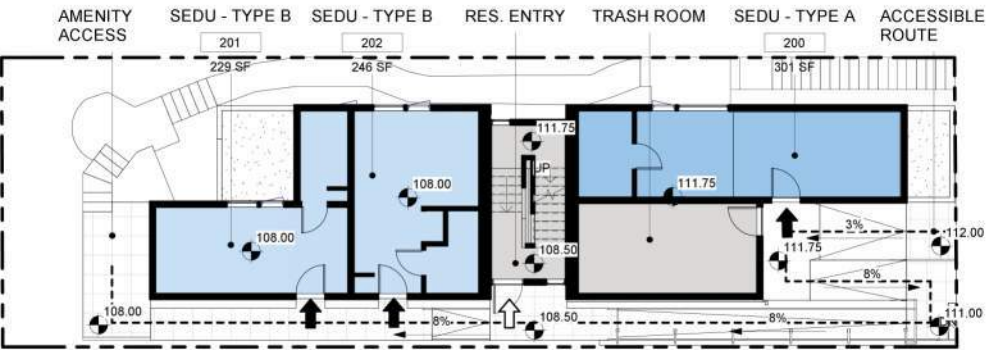
Common amenity: **622.28sf**
Private amenity: **173.98sf**
Total amenity: **796.26sf**

797sf > 743sf
Project complies with minimum requirement

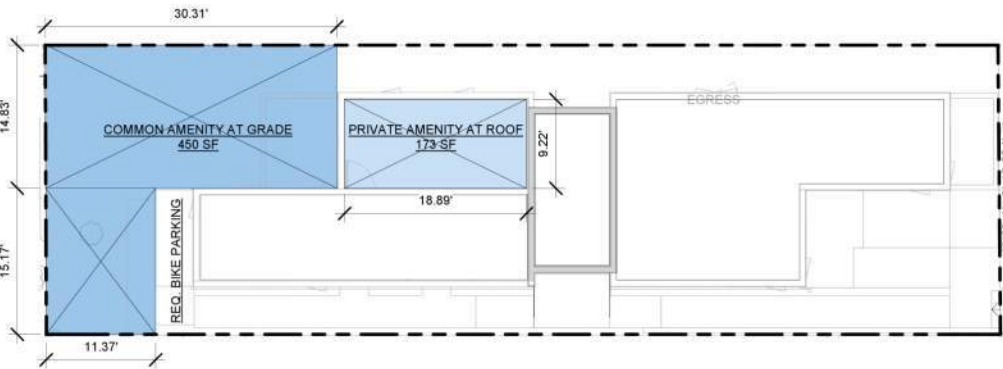
1



2

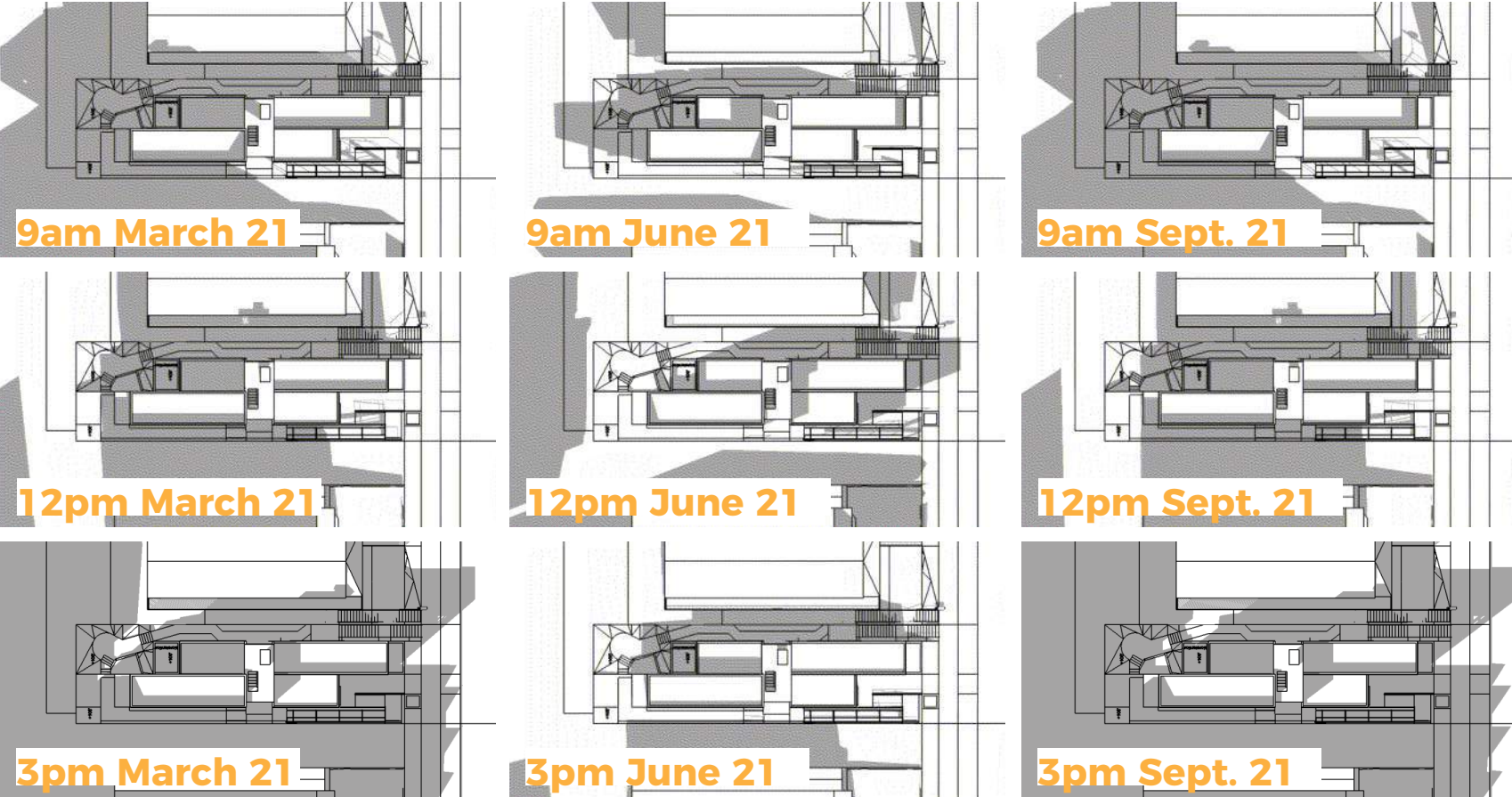


3

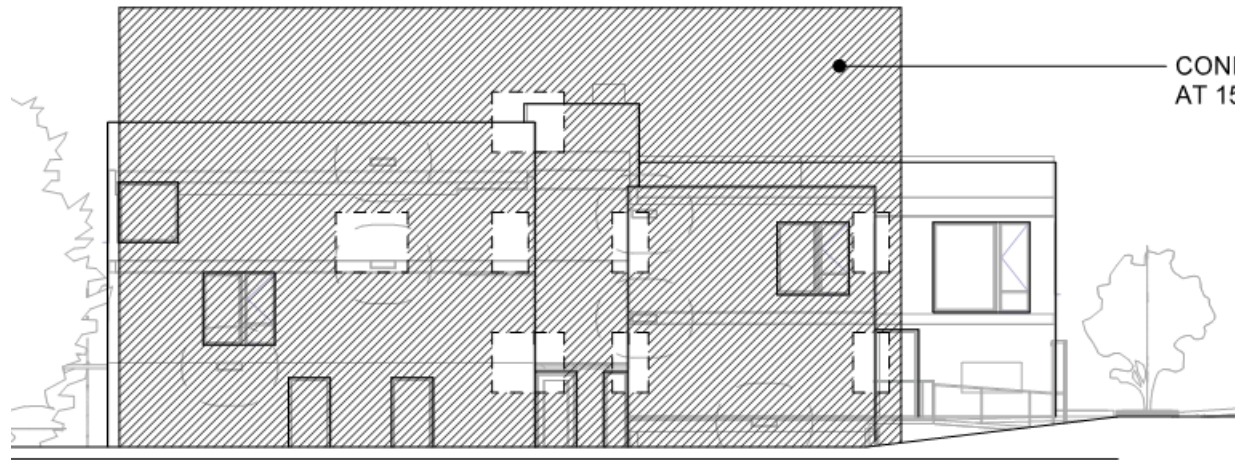


DESIGN CONSIDERATIONS

SOLAR STUDY



PRIVACY STUDY



^South Elevation



^North Elevation

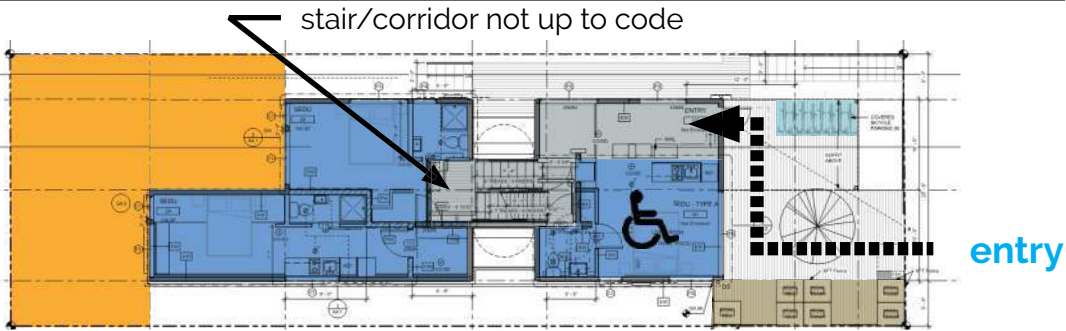
DESIGN EVOLUTION

MASSING DEVELOPMENT

Throughout the early conceptual development, careful consideration was given towards a massing scheme that respected the neighboring properties, reduced bulk and scale and provided for open space, and a pronounced entry sequence into the residential development. Through the course of several building permit review cycles, the design team arrived at a massing scheme that solved the accessibility challenges of the steep slope site.

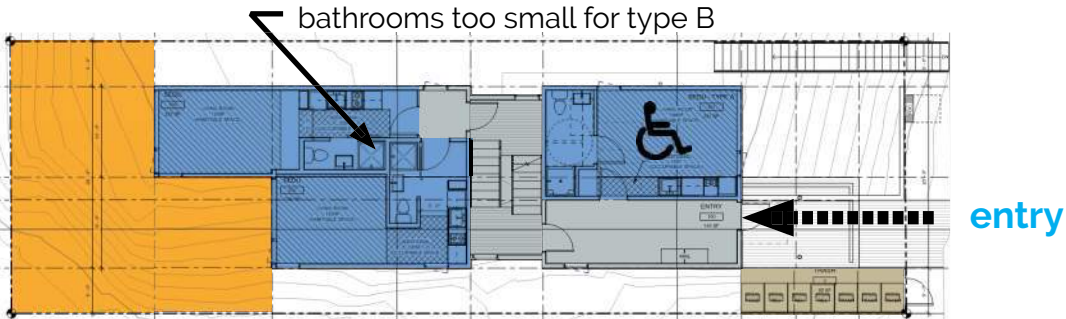
1. EXTERIOR STAIR SCHEME

This initial scheme was designed for fresh air and material efficiency, and dissolved massing, and generated a split-level condition. It was corrected for not having adequate vestibules for accessibility, and the stair would be redesigned for better spacial efficiency.



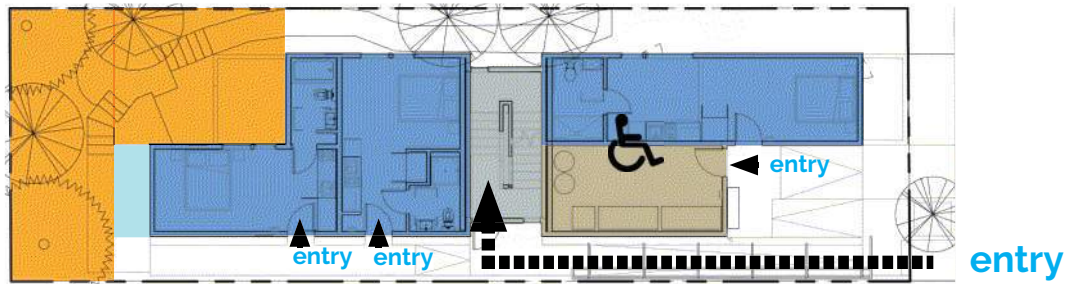
2. FLIP, ADD VESTIBULES

The scheme was flipped and stair rotated to improve accessibility and provide vestibules, but was corrected again because each unit at level 1 needs to be a Type A or Type B unit and the bathrooms were too small for Type B.

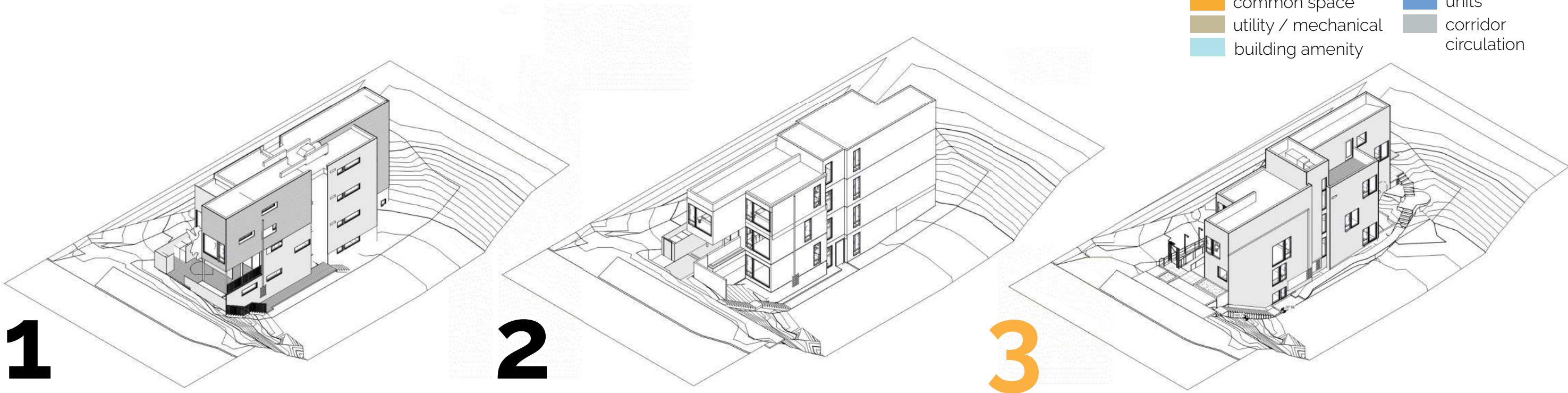


3. MAKE FULLY ACCESIBLE

By giving each unit at level 1 access directly to grade, the Type B units were able to recoup the sq. footage lost to vestibules and grow enough to meet accessibility requirements.



- common space
- utility / mechanical
- building amenity
- units
- corridor circulation



PROPOSED DESIGN

PROJECT RENDERINGS

Areal view of connection to green corridor



PROJECT RENDERINGS



View of proposal from 18th Street

AERIAL VIEWS



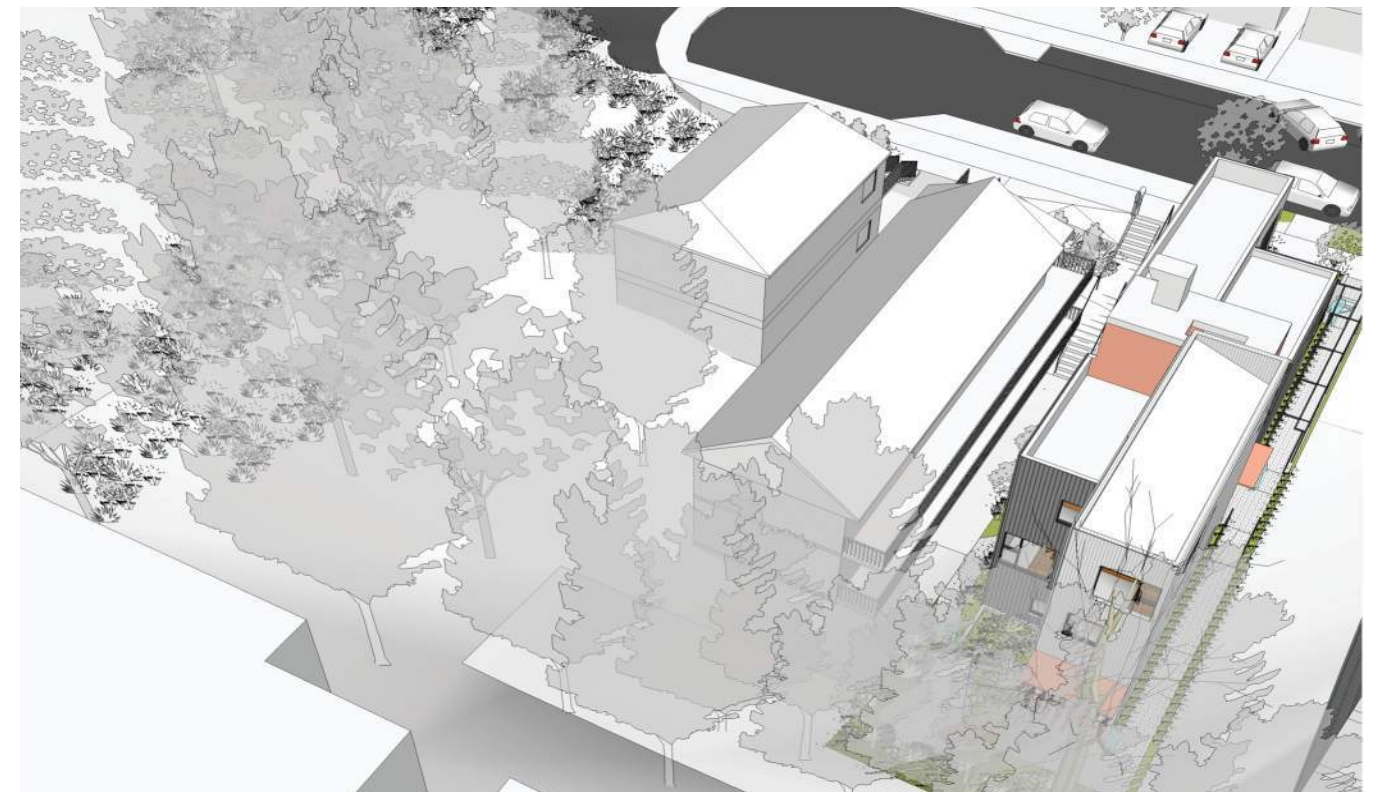
Looking Southwest (east & north facades)



Looking West (east facade)

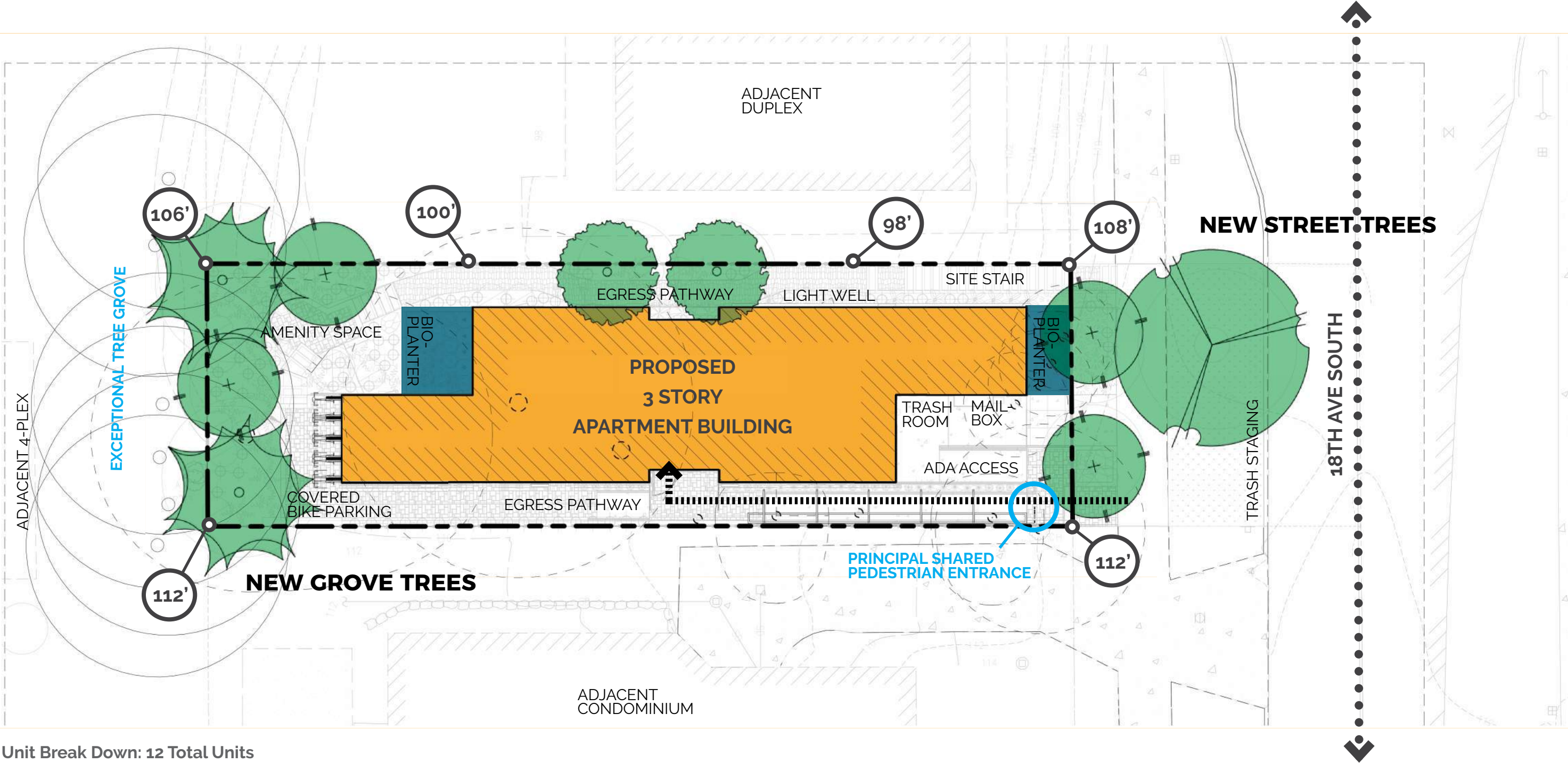


Looking South (east and south facade)



Site connecting into green corridor to the North (west facade)

SITE PLAN



Unit Break Down: 12 Total Units

- 12 sedu units
- 3 Type A units
- 9 covered bicycle stalls
- no vehicular parking

FLOOR PLANS

Use Diagram Legend

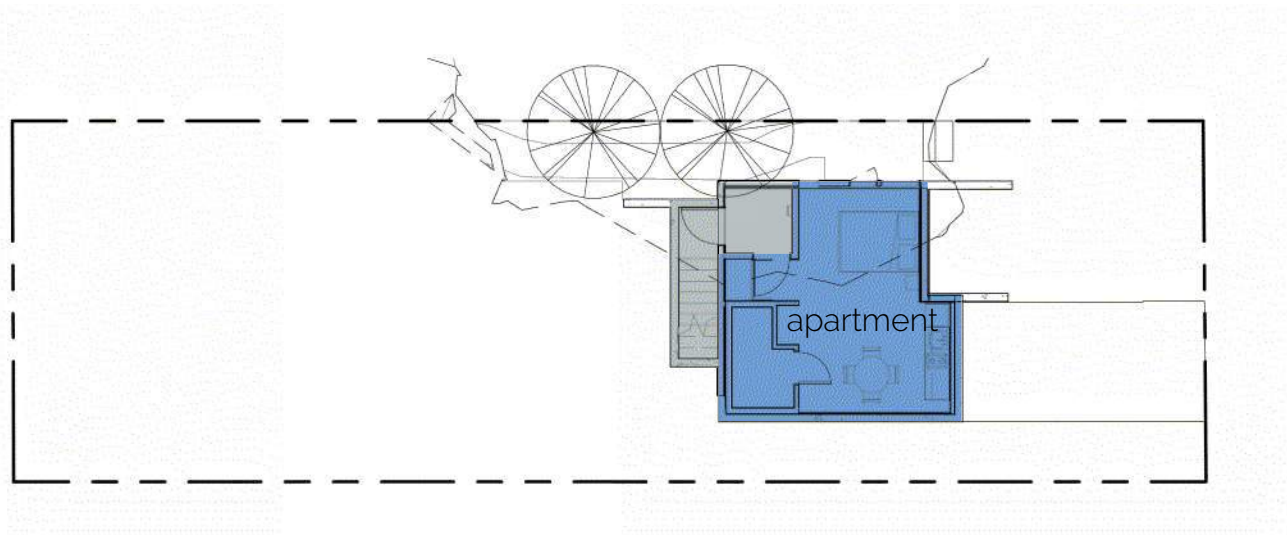
common space

utility / mechanical

building amenity

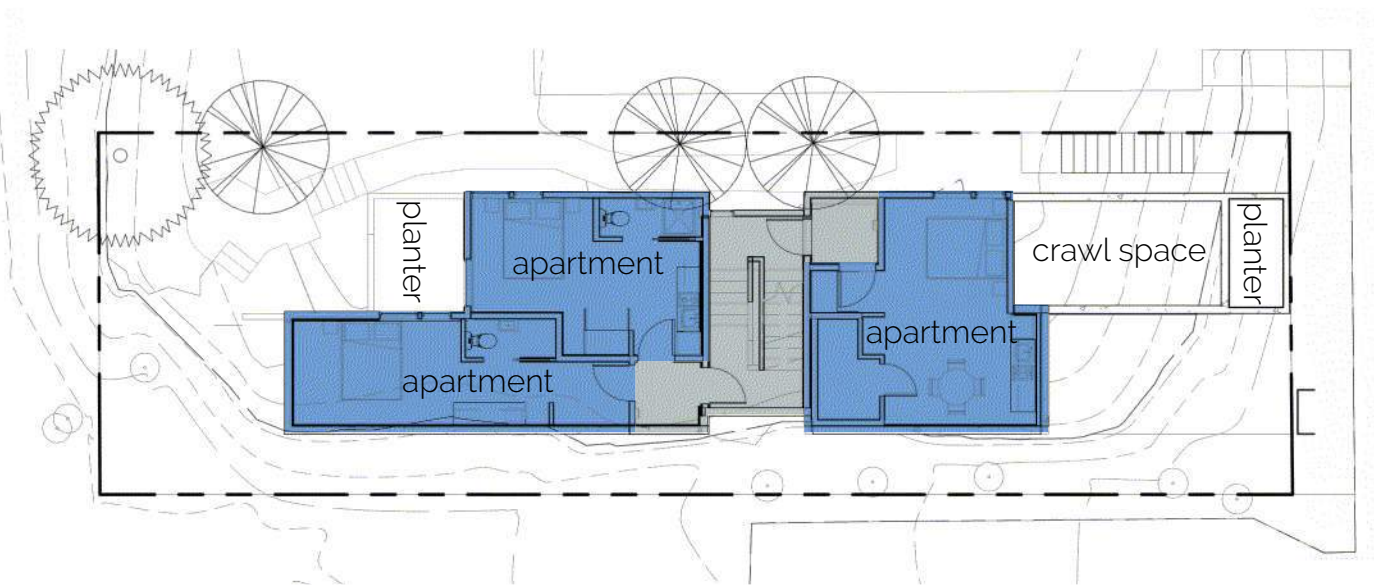
units

corridor circulation



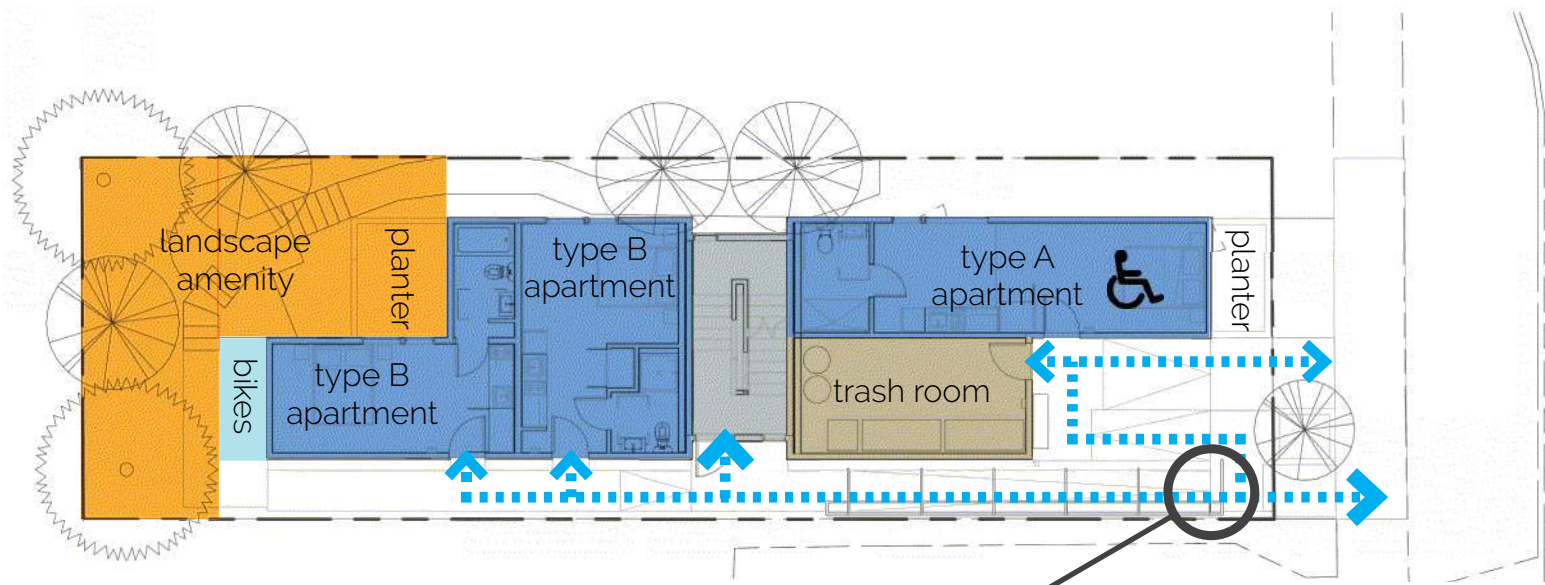
Basement Floor Plan

Scale 1/16" = 1' - 0"



Gound Floor Plan

Scale 1/16" = 1' - 0"



Street Level Floor Plan

Scale 1/16" = 1' - 0"

principal shared pedestrian entrance

FLOOR PLANS

Use Diagram Legend

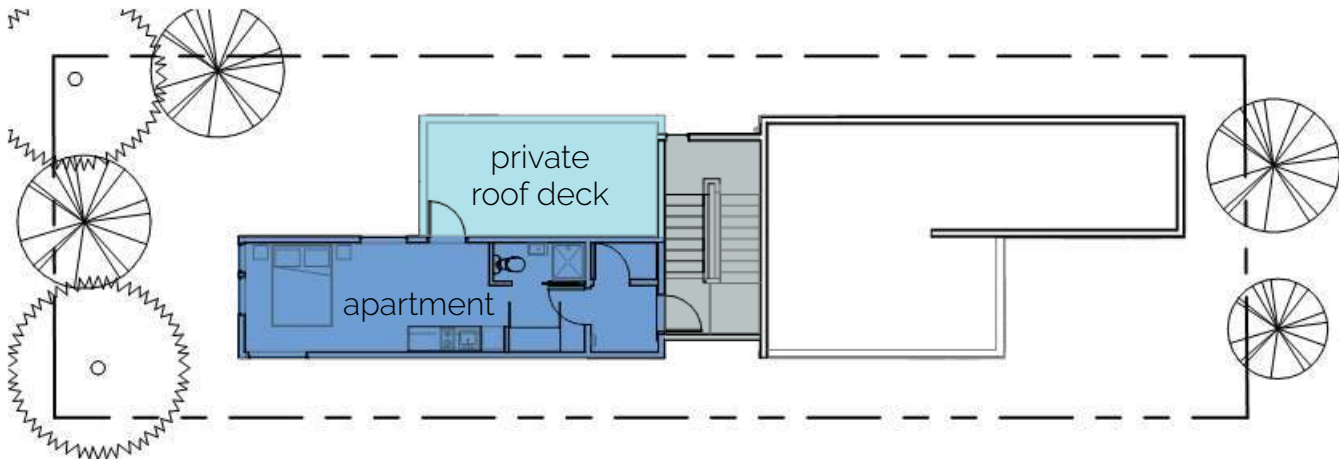
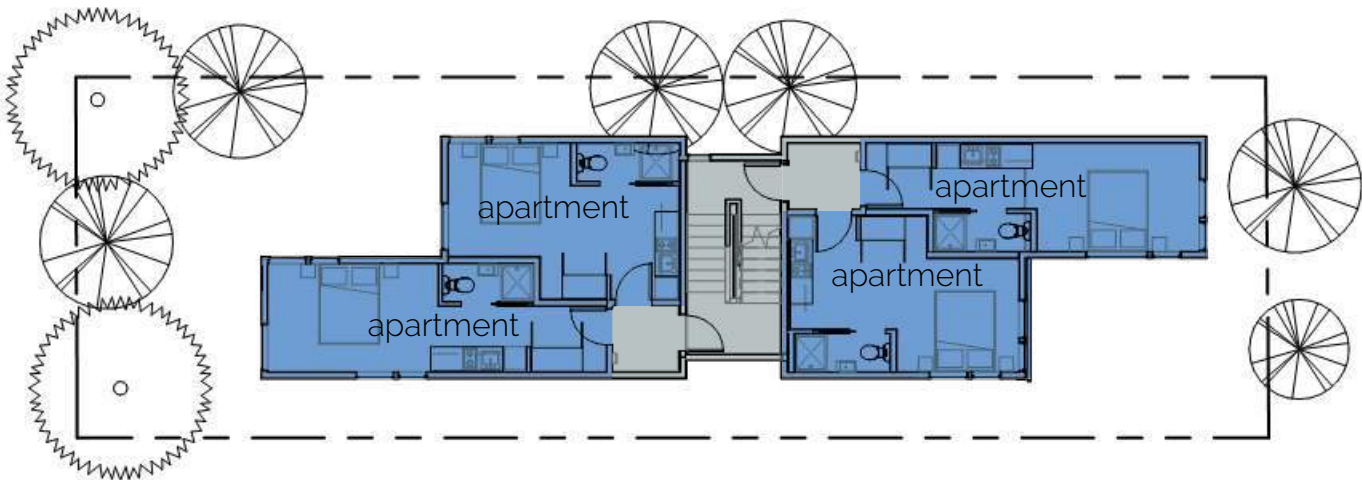
common space

utility / mechanical

building amenity

units

corridor circulation



2nd Floor Plan

Scale 1/16" = 1' - 0"

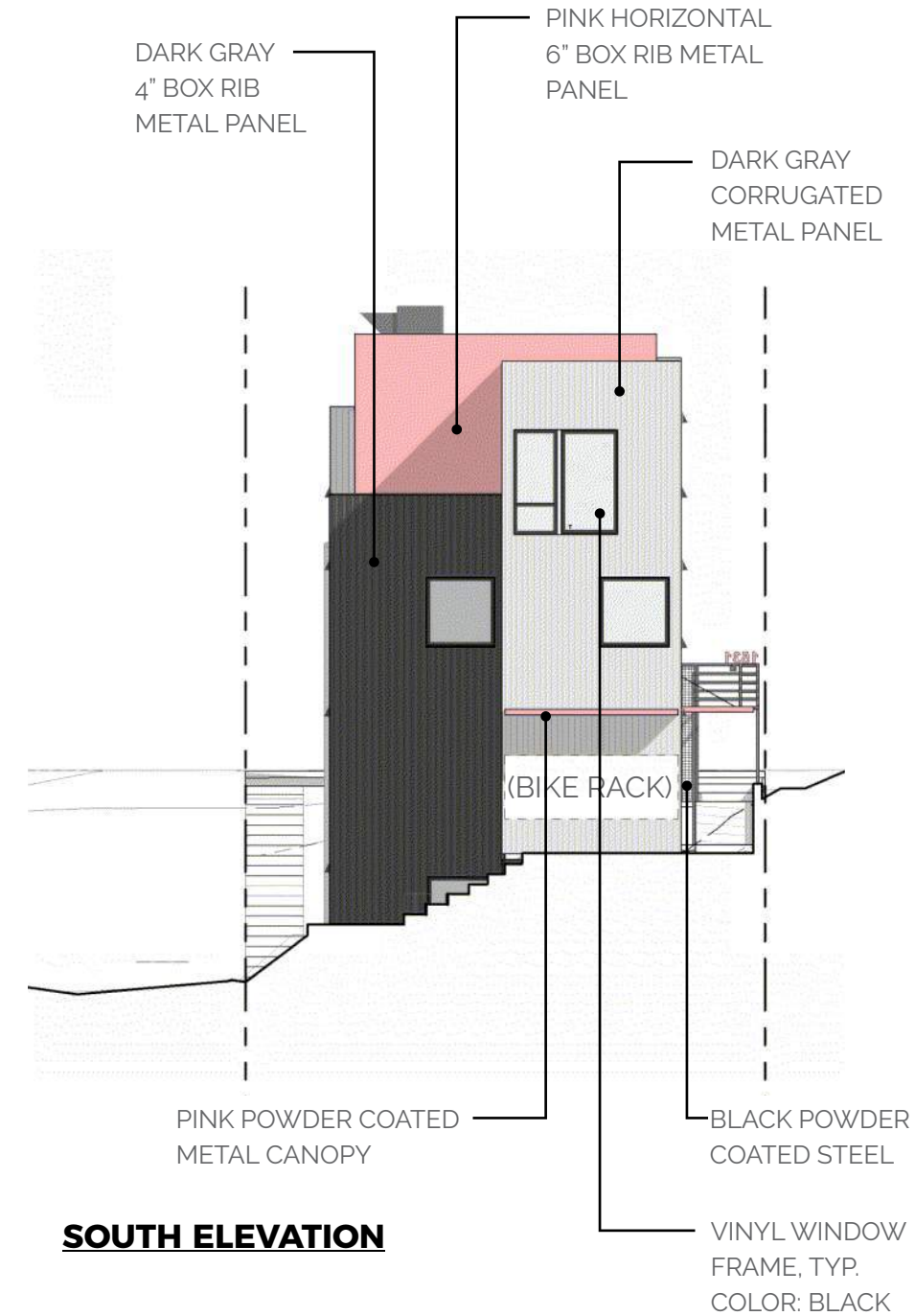
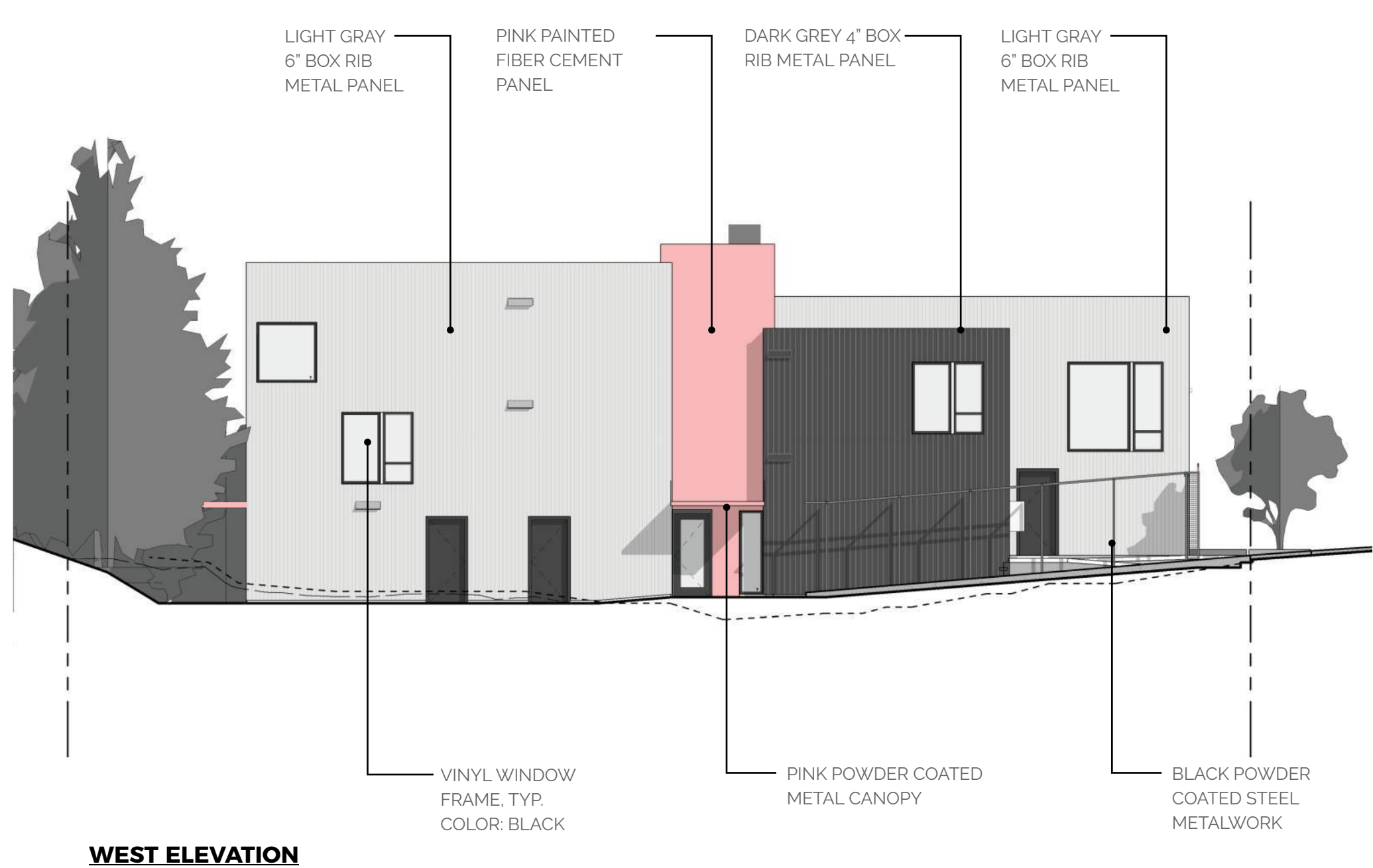


3rd Floor Plan

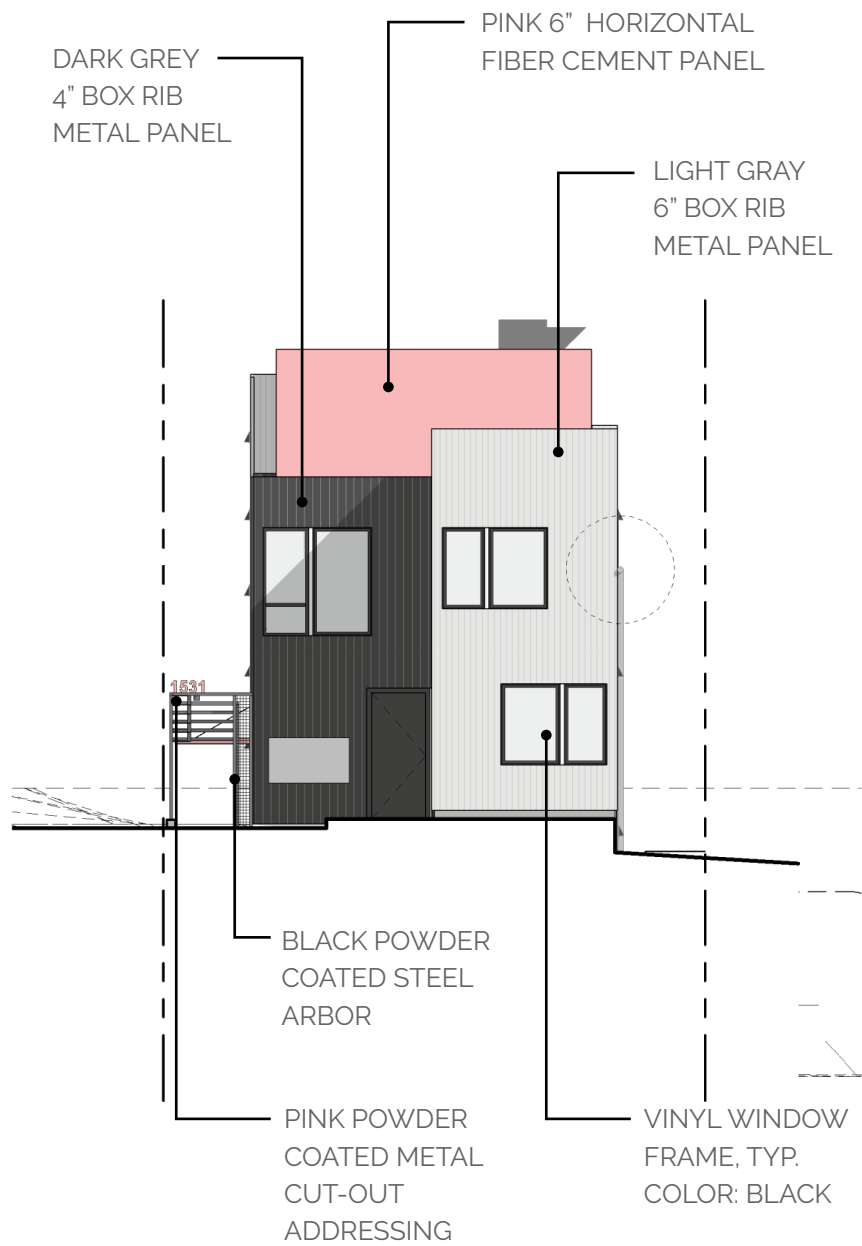
Scale 1/16" = 1' - 0"



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

GROSS FLOOR AREA

For Apartments In LR2 Inside North Rainier Hub Urban Village:

F.A.R. Limit = 1.3
Site Area = 2971 sf
Max Floor Area: 1.3 X 2971sf = 3862 sf

Proposed F.A.R.: 3829sf /2971sf = 1.29
Proposed Floor Area = 3829.27 sf

Area Exempt from F.A.R. Calculation

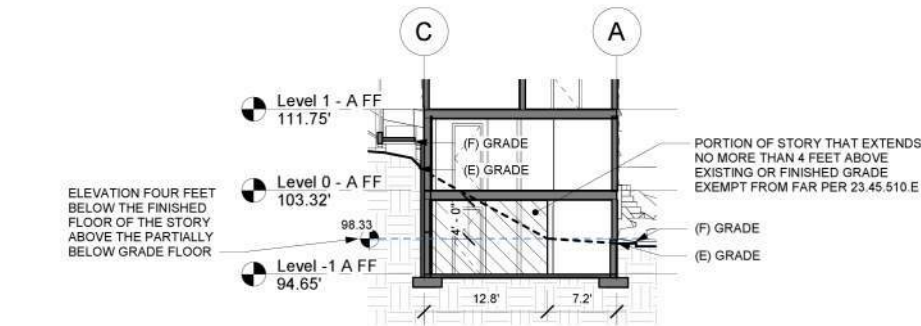
#	-1	-2	-3	-4	-5	-6 (EXEMPT)
LENGTH	3.95	1.20	4.76	8.83	9.25	8.95
WIDTH	20.00	20.00	4.52	5.51	9.97	2.55
AREA (SF)	39.50	24.00	10.76	48.65	92.22	22.82 237.96

#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	TOTAL
LENGTH	2.60	4.10	4.00	8.98	18.98	15.98	8.83	0.79	9.25	9.05	9.49	8.98	18.98	15.98	10.00	8.98	8.98	18.98	15.98	19.98	8.98	8.98	7.48	15.98	
WIDTH	4.00	16.00	20.00	15.00	18.60	9.74	6.07	5.51	10.10	2.42	19.18	15.00	18.60	10.30	15.98	33.57	15.00	19.14	9.21	19.14	15.00	34.14	0.75	7.92	
AREA (SF)	10.40	65.60	40.00	134.70	353.03	155.65	53.60	4.35	93.43	21.90	182.02	134.70	353.03	164.59	159.80	301.46	134.70	363.28	147.18	382.42	134.70	306.58	5.61	126.56	3829.27

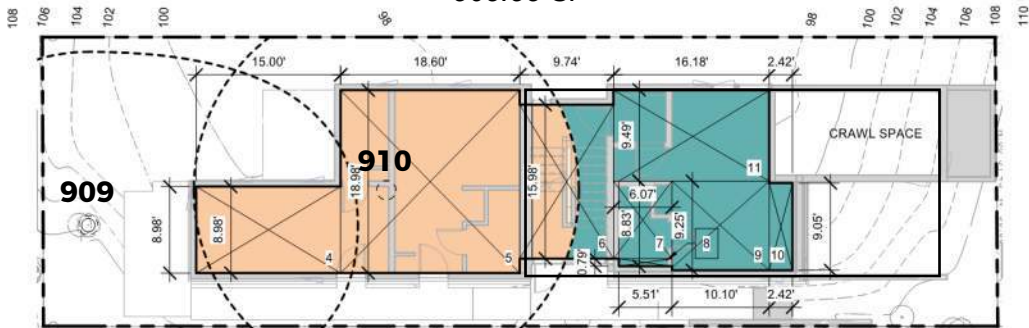
GFA Summary

AREA TOWARD FAR (SF)	3830.02
AREA EXEMPT FROM FAR (SF)	237.96
GROSS FLOOR AREA (SF)	4067.98

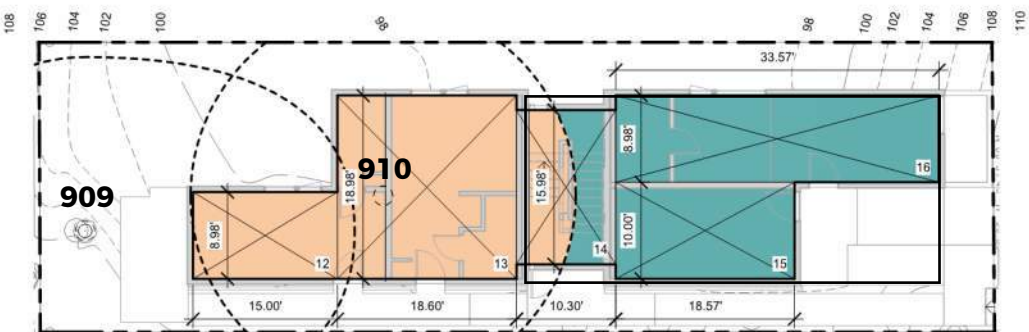
- DRIPLINE OF TREES TO BE REMOVED
- AREA TO F.A.R.
- FLOOR AREA IMPACTING EXCEPTIONAL TREES



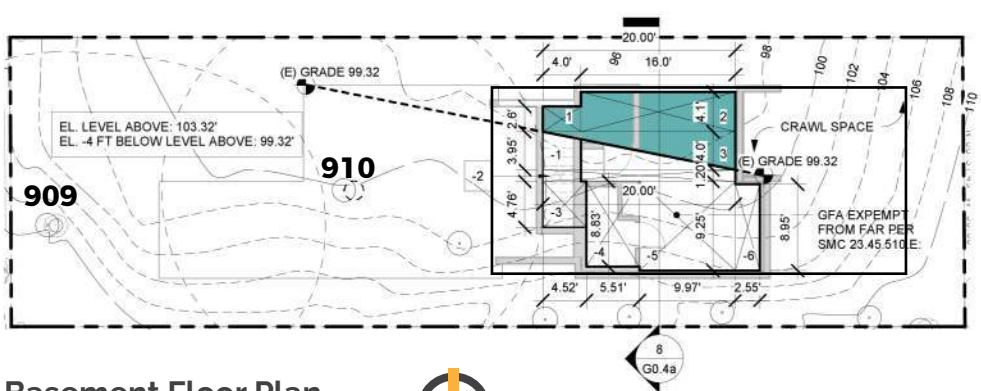
F.A.R. Exempt Area
Scale 1/20" = 1' - 0"
565.55 SF



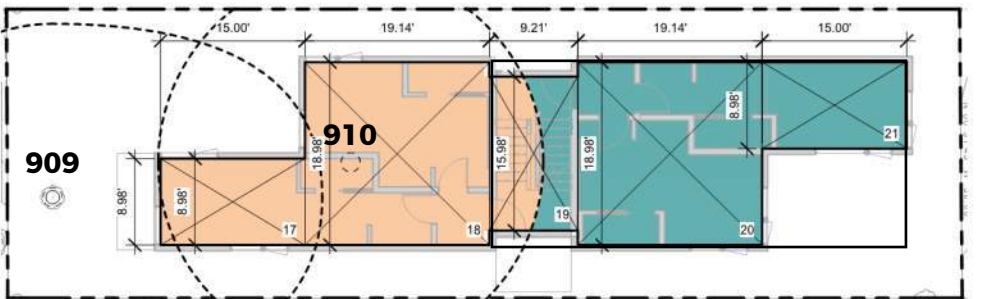
Ground Level Floor Plan
Scale 1/20" = 1' - 0"



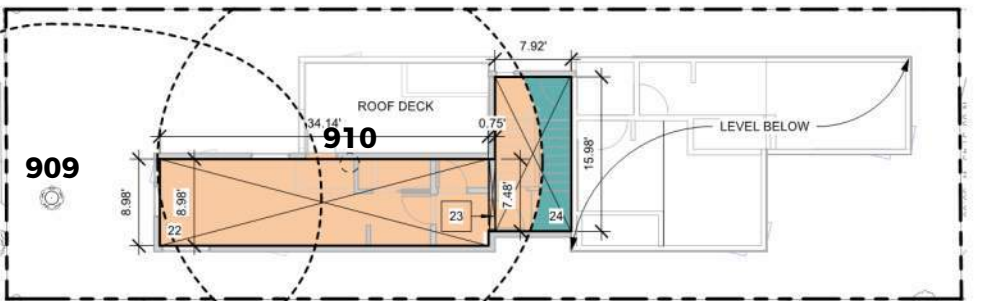
Level 2 Floor Plan
Scale 1/20" = 1' - 0"



Basement Floor Plan
Scale 1/20" = 1' - 0"



Level 1 Floor Plan
Scale 1/20" = 1' - 0"



Level 3 Floor Plan
Scale 1/20" = 1' - 0"

PROJECT IMPACTS OF EXCEPTIONAL TREES

If Exceptional Tree 909 were to be retained, the project would have to forfeit over 759 sq. ft. of floor area - effectively losing 3.5 unit's worth of rentable/ salable floor area (out of the 12 units proposed, that is 25%). The project seeks to claim the full development potential allowed under the site's zoning code.

Proposed floor plan (maxized floor area):

(see previous page for calculation) = **3,829.27 sf**

proposed FAR = **1.29 FAR**

Maximum buildable area if trees were retained:

38.05' x 20.17' = 767.47 sf
767.47 x 4 levels = **3,069.88 sf**
3,069.88 (buildable w/trees) / 2,971 (site area) = **1.03 FAR**

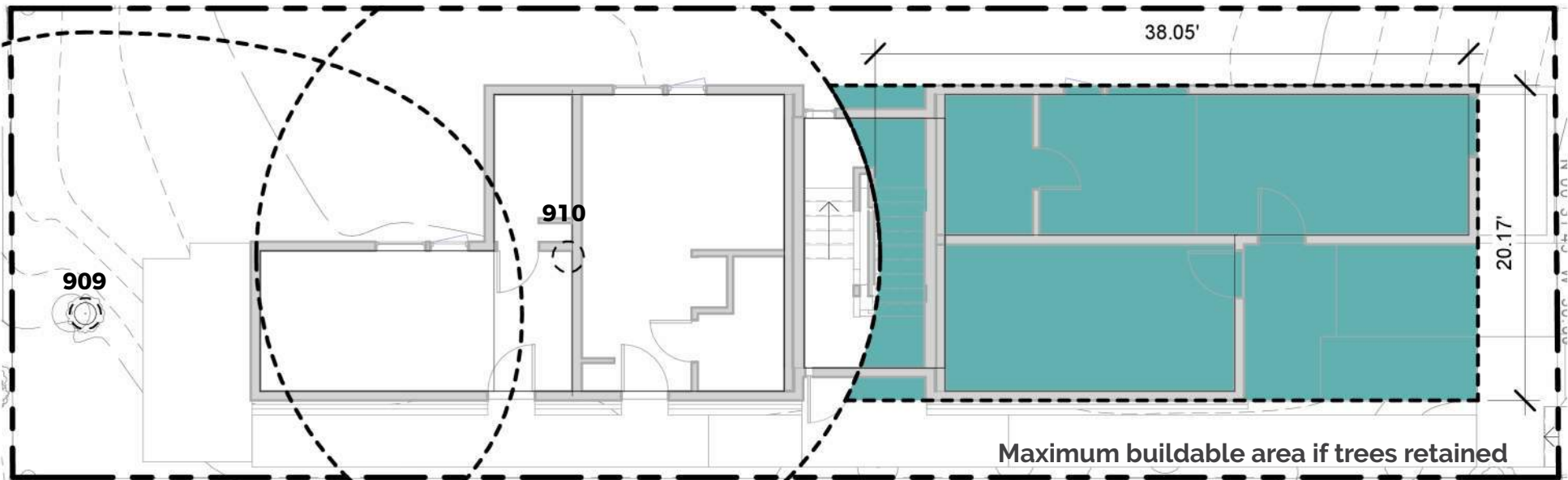
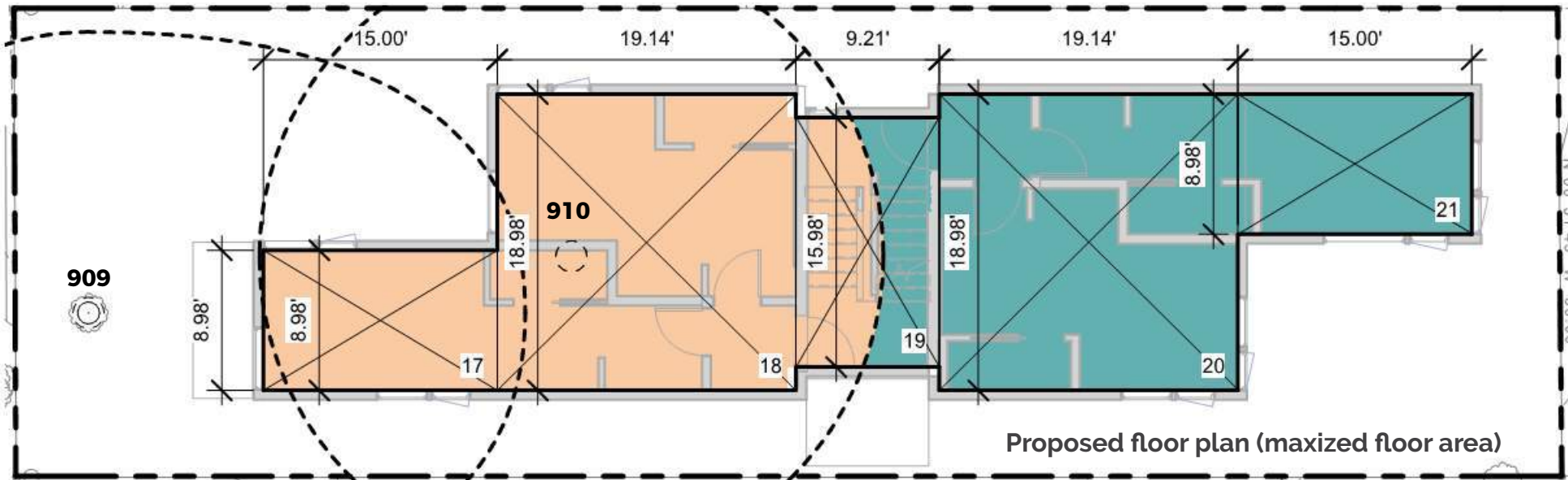
FAR with trees retained = **1.03 FAR**

Zoning potential lost if trees must be retained:

floor area proposed: 3,829.27 sf
max buildable area w/ trees: 3,069.88 sf
3,829.27 - 3,069.88 = **759.39 sf floor area lost**
if trees retained

Conclusion:

Saving Exceptional tree 910 would clearly reduce the building footprint by 50%. See next page for proposed remediation for the exceptional trees lost.



**PROJECT CANNOT MEET MAXIMUM FLOOR AREA RATIO
UNLESS TREES ARE REMOVED.**

Level 1 Floor Plan

Scale 1/10" = 1' - 0"



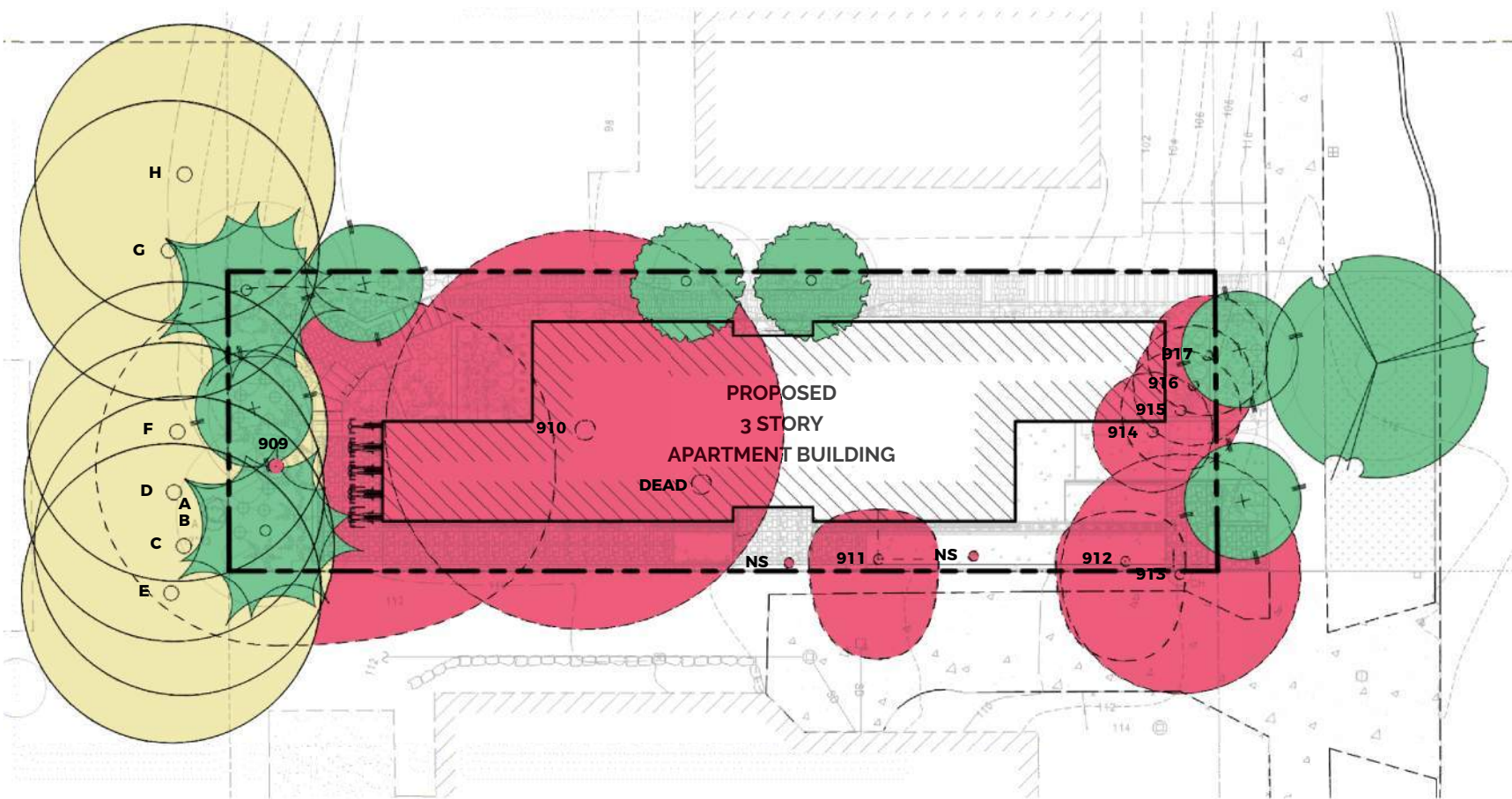
REQUESTED ADJUSTMENTS DIAGRAM / RATIONALE

Removal of Exceptional Trees

Trees 909 and 910 are part of a Grove as defined in Directors Rule 16-2008. and therefore are designated as exceptional. Per SMC 23.11.070, where an exceptional tree is removed, the development shall go through Streamlined Design Review.

Project is seeking approval for the removal of exceptional trees 909 & 910 per arborist's recommendation.

TREE MITIGATION PLAN



ARBORIST'S RECOMMENDATION

Discussion—Construction Impacts

Currently, all but one of the trees would be removed as part of the development within the steep slope erosion hazard area and its buffer. This would require mitigation, maintenance, and a monitoring plan per 25.09.065. One tree is designated for retention, tree 909; however, in my opinion would not be suitable for retention based on the proposed development plans.

According to the ISA Best Management Practices: Managing Tree During Construction red alder has poor to moderate tolerance to root injury. In my opinion this tree should be removed and replaced, as it is relatively short lived and the site is overrun with invasive species. This could be a good opportunity to restore part of the slope area. If removed, tree 909 should be cut to a wildlife snag of 8 to 10 feet.

Tree 910 is within the proposed footprint of the new apartment building, and would have to be removed.

Trees 911 through 913 would have to be removed due to the proposed paving (Photo 3). Tree 913 is a flowering cherry that is shared with the adjacent property. It is in fair health condition and fair structural condition. Based on this plan it would not survive construction in my opinion.

Trees 914 through 917 would have to be removed due to the building footprint and access to the building.

CONSTRUCTION IMPACTS

- TREES TO BE REMOVED
- OFFSITE TREES TO BE PROTECTED
- NEW TREES PROPOSED

Project Response:

After trying to retain the Red Alder (909) in the back yard, the project has decided to follow the arborist's recommendation and cut the tree down to a wildlife snag and remain a landscape feature. Four new trees planted in the grove will replace the two exceptions trees lost, and new trees in the side yard and front right-of-way will replace other trees lost to access and green stormwater infrastructure.

LANDSCAPE IMPROVEMENTS

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
4		Acer c. 'Pacific Fire' / VINE MAPLE (Small Tree)	min. 8'-0" hgt.
1		Betula nigra 'Heritage' / RIVER BIRCH (Large Tree)	min. 2-1/2" cal., street tree form
2		Betula p. 'Fargo' / DAKOTA PINNACLE ASIAN WHITE BIRCH (Medium Small Tree)	min. 1-3/4" cal.
2		Pinus contorta / SHORE PINE (Medium Small Tree)	min. 6'-0" hgt.
SHRUBS / PERENNIALS / GROUNDCOVERS:			
7		Achillea 'Moonshine' / YARROW	1 gal.
7		Blechnum spicant / DEER FERN	1 gal.
15		Carex o. 'Aurea' / BOWLES GOLDEN SEDGE	1 gal.
4		Eleocharis palustris / COMMON SPIKERUSH	1 gal.
8		Equisetum hyemale / HOERSETAIL	1 gal.
13		Hemerocallis 'Hyperion' / HYBRID DAYLILY	1 gal.
1		Itea virginiana 'Henry's Garnet' / VIRGINIA SWEETSPIRE	2 gal.
5		Mahonia a. 'Compacta' / OREGON GRAPE	min. 24" hgt.
90		Mahonia repens / CREEPING MAHONIA	one gal.
14		Nassella tenuissima / MEXICAN FEATHER GRASS	1 gal.
8		Pennisetum 'Hamlyn' / DWARF FOUNTAIN GRASS	1 gal.
21		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
1		Ribes s. 'King Ed. VII' / FLWG. CURRANT	min. 30" hgt.
6		Sarcococca humilis / FRAGRANT SARCOCOCCA	min. 12" spr.
15		Vaccinium ovatum / EVERGREEN HUCKLEBERRY	min. 24" hgt.
330 s.f.		Lawn	No. 1 Sod, non-netted



Shore Pine



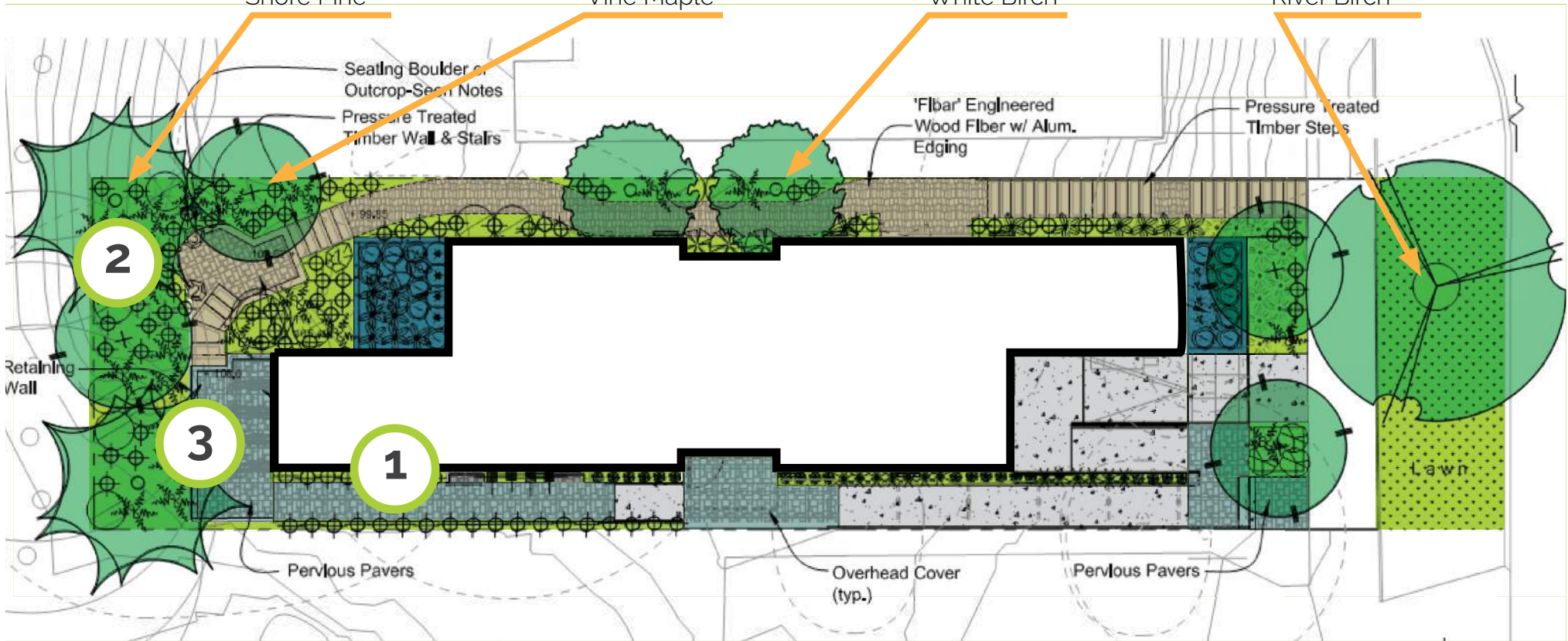
Vine Maple



White Birch



River Birch



ARBORIST RECOMMENDATIONS:

- 1 Remove Invasive Species
- 2 Restore Slope Area
- 3 Cut Tree 90g Down To An 8' - 10' Wildlife Snag

Landscape Design Concept

Due to the challenges presented by the steep slope site, the landscape is primarily designed around circulation needed for egress and access. The prominent feature is the terraced amenity area in the back yard, featuring intimate seating and views into in a lush, naturalistic setting. Four new trees are proposed to fill in the protected Grove where two trees must be removed.

Site Restoration

Every inch of area large enough to accomodate a tree shall be planted with a new one to offset the trees lost during construction. The Western slope will be been covered with dense plantings to improve soil stability and hold ground against invasive species. Project is also proposing three new street trees in the right of way to acheive enough Green Factor credits to mitigatate the impacts of removing site trees.

thank you!

