308 APARTMENTS

DPD PROJECT (2.2)

3036314-EG

MEETING TYPE (2.3)

EARLY DESIGN GUIDANCE (EDG)

PROJECT DATA (2.1)

ADDRESS: 308 N 90th Street, Seattle WA 98103
PARCEL(S): 946520-0181
ZONING: NC2-55(M)
SITE AREA (CURRENT): 5,507 SF
OVERLAY DESIGNATION: Greenwood-Phinney Ridge Residential Urban Village
HISTORIC DISTRICT: No
ECA: Steep Slope
PARKING REQUIREMENT: 23.54.015 Table B subsection M. Residential Use in Urban Village / Parking Flexibility Area / Frequent Transit per Frequent Transit Map
LEGAL DESCRIPTION: The east 55 ft. of lots 11 & 12 of block 2 of Winchester Heights Add.

APPLICANT TEAM (2.4)

ARCHITECT:

DIMENSIONS, INC.
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2820 Northup Way Suite 140
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DEVELOPER/OWNER:

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Jeff Kapsner
PO Box 1585
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LANDSCAPE ARCHITECT:

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Jeff Varley
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Woodinville, WA 98072
425.466.9430

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DEVELOPMENT OBJECTIVES

Project Proposal

The proposed development will create a six-story over basement residential building with up to 40 dwelling units at 308 North 90th Street. Residential storage and bike storage will be provided at the basement or main level.

Amenity space for residents will be provided at an entry level patio, private patios and a roof deck and will be calculated at 5% of proposed FAR per Seattle Municipal Code

The project aims to transition from the commercial uses along Greenwood to the single family zone to the east.

Development Summary (3.1, 3.2, 3.3)

ZONING: NC2-55(M)
BUILDING HEIGHT MAX: 55 FT
LOT SIZE: 5,507 SF

DWELLING UNITS:
OPT A - 40 UNITS
OPT B - 38 UNITS
OPT C - 36 UNITS

PROPOSED BUILDING SIZE:
OPT A - APPROXIMATELY 24,350 SF
OPT B - APPROXIMATELY 22,410 SF
OPT C - APPROXIMATELY 19,890 SF

REQUIRED CAR PARKING: 0
PROPOSED CAR PARKING: 0

REQUIRED BIKE PARKING: 1 PER DWELLING LONG TERM
1 PER 20 DWELLINGS SHORT TERM
PROPOSED BIKE PARKING:
OPT A - 40 LONG TERM, 2 SHORT TERM
OPT B - 38 LONG TERM, 2 SHORT TERM
OPT C - 36 LONG TERM, 2 SHORT TERM

PROPOSED COMMERCIAL SPACE: 0 SF
PROPOSED LIVE/WORK UNITS: 0

Development Objectives (3.4)

The proposed project will address the following development objectives through design, placement & orientation, and construction:

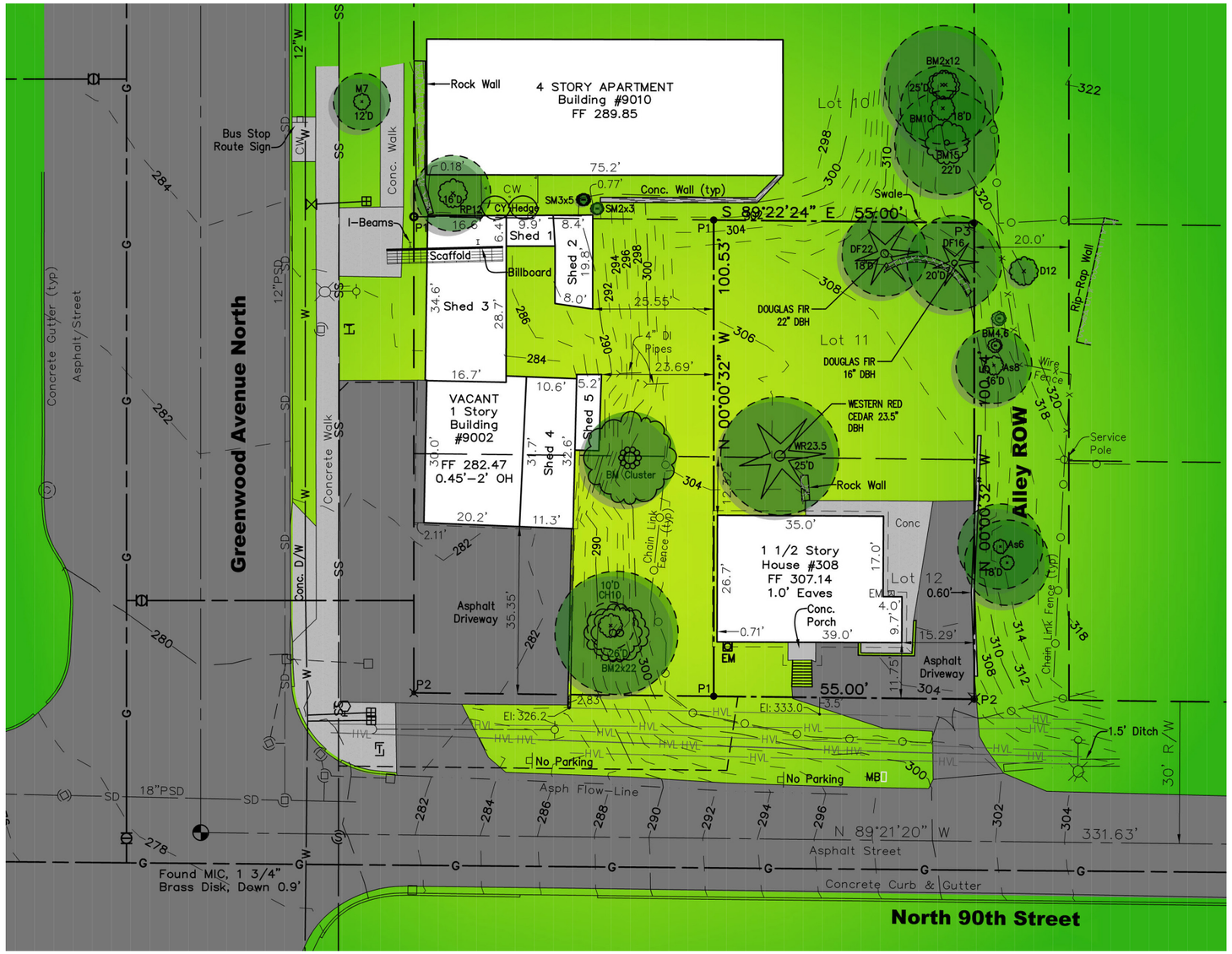
- Use of the existing street grade to provide service points to the building at two different levels as needed
- Use of lot elevation when positioning the building to allow views beyond and to accommodate natural light availability above any future development to the west
- Sloped grade allows for the option to calculate height from west to east in segments to create a stepped building in response to elevation changes
- Use front yard setback and low voltage power line and high voltage power line required clearance to help define and modulate the front facade
- Work with the grade of site to determine floor plate layout and a natural modulation of the structure
- Highlight building entry and enhance its visibility from Greenwood and 90th intersection for pedestrian and vehicle traffic

Public Outreach (3.5)

Public comments on the building design were nonexistent, however, two themes emerged regarding site design:

- Request for no visible garbage containers on street
- The need for additional vehicle parking in the neighborhood

EXISTING SITE CONDITIONS



SITE PLAN

4.1 - ONE EXISTING STRUCTURE LOCATED ON PROPERTY

4.2 - ONE VACANT ONE STORY BUILDING (TO THE EAST) AND ONE FOUR STORY APARTMENT (TO THE NORTH) WITHIN 30'

4.3 - TOPOGRAPHY AS SHOWN

4.4 - OPEN SPACES AND TREES AS SHOWN

4.5 - VEHICULAR AND PEDESTRIAN ACCESS FROM 90TH ONLY, NO EXISTING SIDEWALK

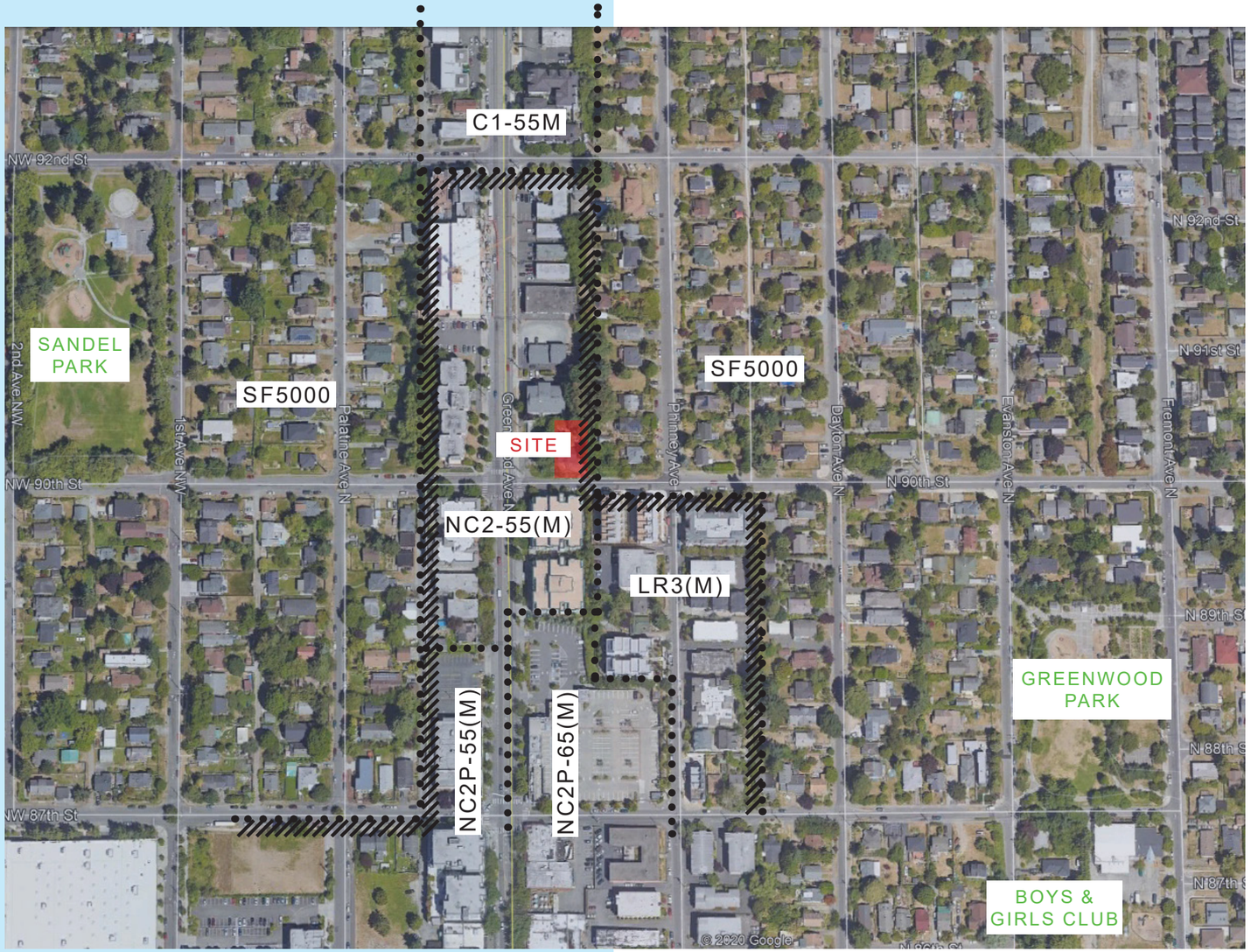
4.6 - THREE EXISTING TREES GREATER THAN 6" AS NOTED

4.7 - ALLEY ROW 20'-0" (10'-0" TO CENTER), 30'-0" TO CENTER OF 90TH ROW

LEGAL DESCRIPTION

4.8 - THE EAST 55 FT. OF LOTS 11 & 12 OF BLOCK 2 OF WINCHESTER HEIGHTS ADD.

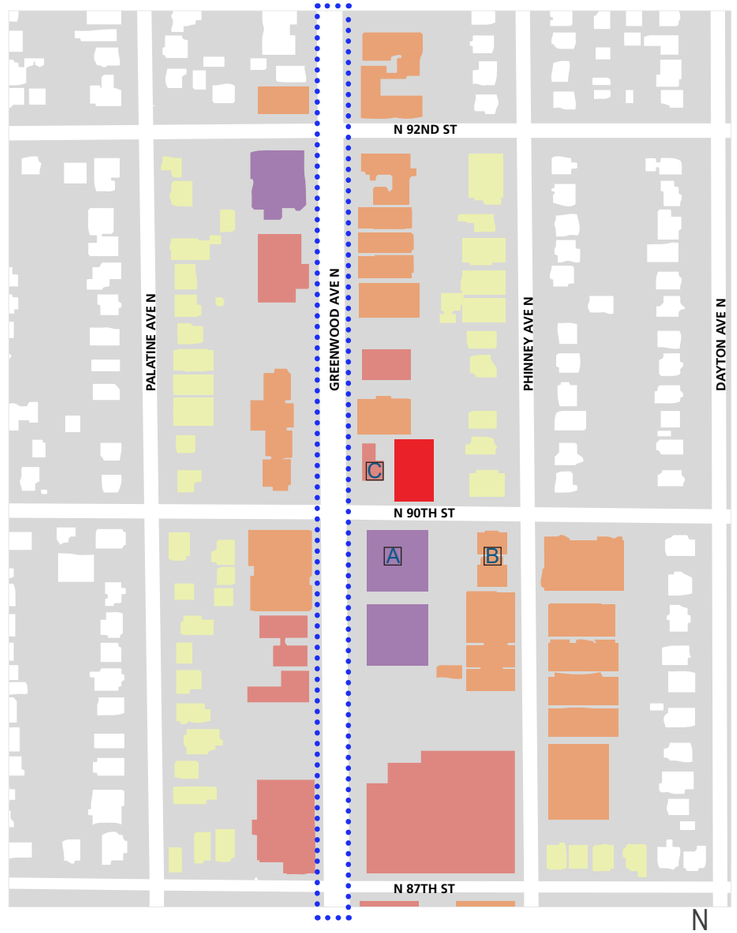
SURROUNDING AREA (5.1)



AREAL 8 BLOCK MAP

N

VICINITY MAP (5.2)



N

USES MAP KEY

- Site
- Mixed-Use
- Commercial
- Single Family (1 to 2 Stories)
- Multi Family
- Frequent Transit Corridor

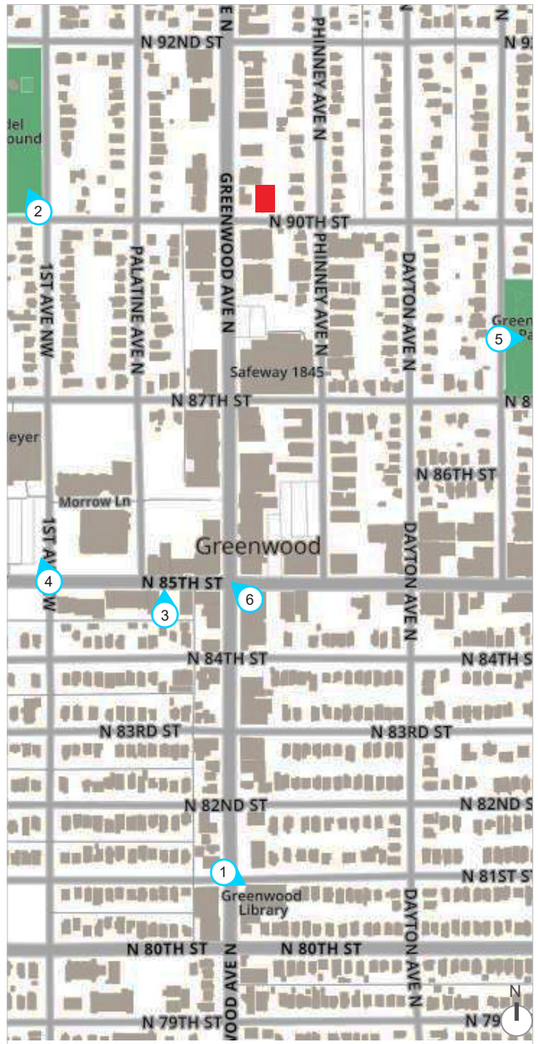
Street Level Use

- A Parking Garage & Residential Units
- B Parking Garage
- C Abandoned Wood One Story Building

Zones

- Greenwood/Phinney Urban Village
- Zoning Boundary

COMMUNITY NODES & LANDMARKS (5.2)



AREA MAP

Site

View



1. GREENWOOD PUBLIC LIBRARY

Biking Distance from Site: 3 min, 0.5 mi.
Walking Distance from Site: 9 min, 0.5 MI.



2. SANDEL PARK

Biking Distance from Site: 1 min, 0.1 mi.
Walking Distance from Site: 2 min, 0.1 MI.



3. TAPROOT THEATER

Biking Distance from Site: 2 min, 0.3 mi.
Walking Distance from Site: 6 min, 0.3 MI.



4. FRED MEYER

Biking Distance from Site: 3 min, 0.5 mi.
Walking Distance from Site: 10 min, 0.5 MI.



5. GREENWOOD PARK

Biking Distance from Site: 4 min, 0.4 mi.
Walking Distance from Site: 7 min, 0.3 MI.



6. HISTORIC SHOPPING CORE

Biking Distance from Site: 2 min, 0.3 mi.
Walking Distance from Site: 6 min, 0.3 MI.

AXONOMETRIC MAP (5.3)





8730 Greenwood Ave N

7 Story Mixed-Use Building
168 Residential units w/ retail
and parking



8704 Greenwood Ave N

6 Story Mixed-Use Building
285 Residential units w/ retail
and parking



8738 Greenwood Ave N

5 Story Multi-Family Building
65 Residential units & Partial
Garage

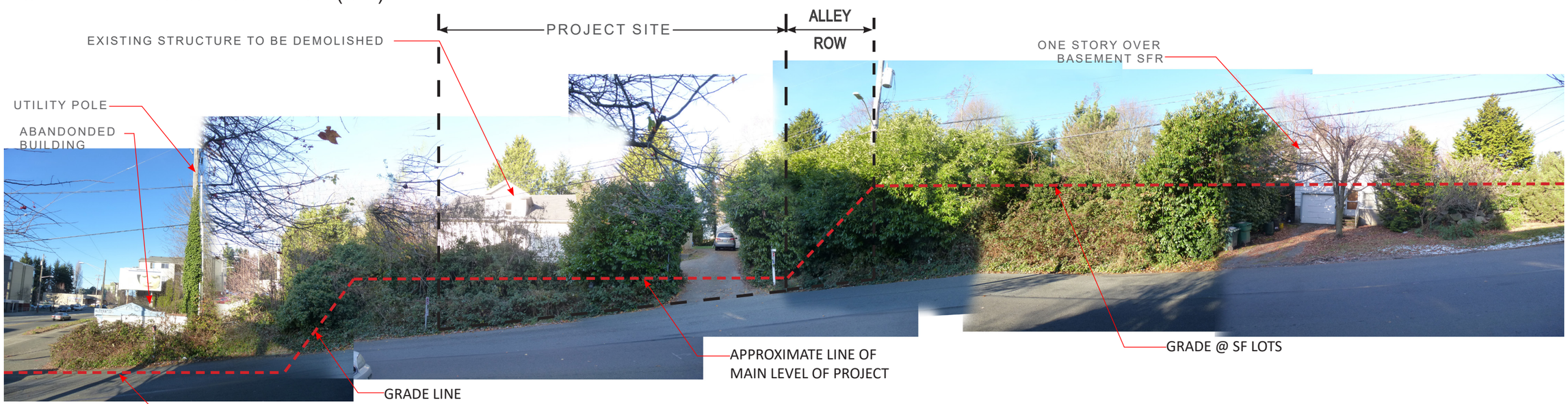


209 N 87th St

6 Story Mixed-Use Building
49 Residential units w/ no
parking

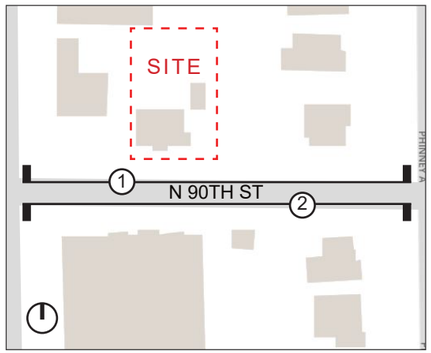
9 BLOCK SURROUNDING AREA

STREET PHOTO MONTAGE (5.4)



STREETSCAPE 2: N 90TH ST., LOOKING SOUTH





NORTH/SOUTH STREETSCAPES

NEIGHBORHOOD DESIGN CUES (5.5)

The Greenwood Design Cues

Having the proposed development located just outside of the Greenwood/Phinney Ridge town center, it becomes important to immerse the design into the styling of the neighborhood; taking from existing, prominent, and reoccurring architectural features. These design cues will provide a groundwork for how the developing design will proceed.



1. MULTI-FAMILY RESIDENCE

- Upper floor setback from Street



2. MULTI-FAMILY RESIDENCE

- Facade modulation and material and color changes to break up long walls
- Responds to sloping grade



3. MULTI-FAMILY RESIDENCE

- Change in materials and colors with minimal depth changes still provides attractive breaks in facade
- Roof top amenity space



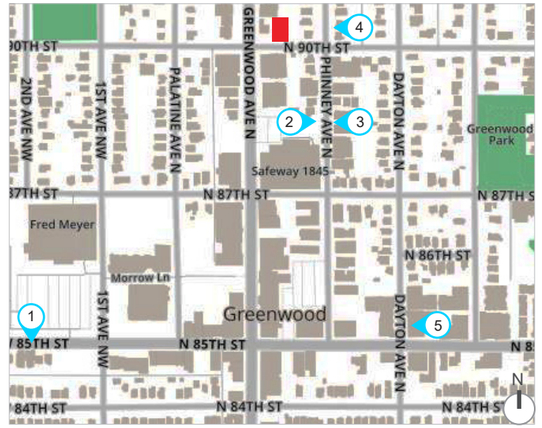
4. MULTI-FAMILY RESIDENTIAL

- Use of modern exterior fenestration and finishes
- Sloped roof line when in proximity to single family zone



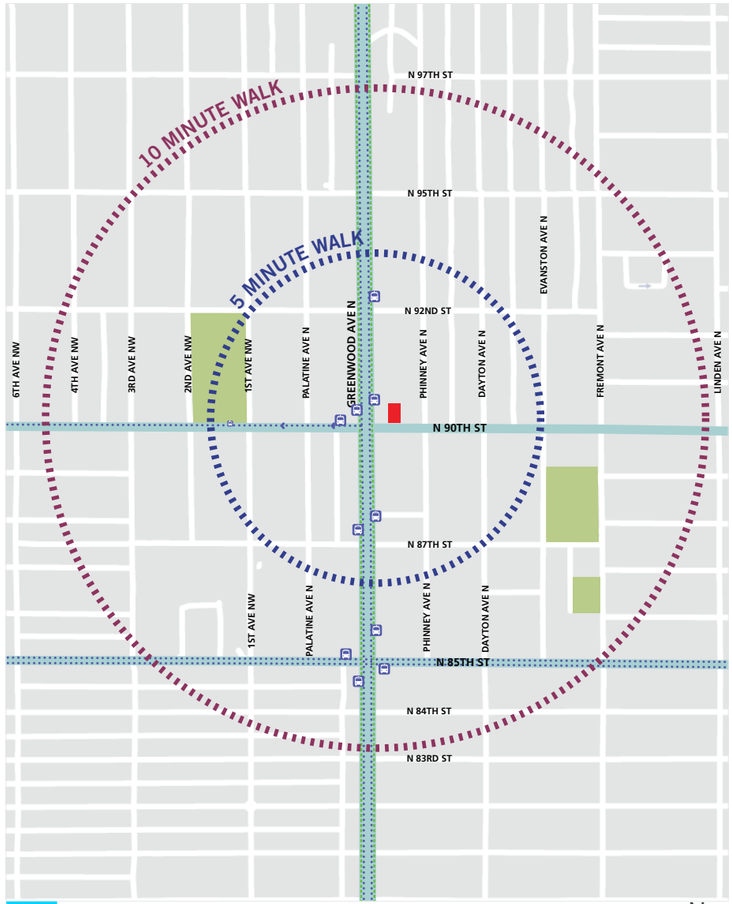
5. SAPPHIRE CONDOMINIUM

- Facade modulation and color changes provide visual interest



AREA MAP

TRANSPORTATION (5.6)



EXISTING SITE TRANSPORTATION ANALYSIS

- Site
- Parks
- Bus Stop
- Bus Line
- Bike Lane
- Arterial Road

Greenwood Ave is a major transit street and Frequent Transit Corridor with heavy traffic in both directions. Metro bus stops are located immediately north of the site and directly across the street along Greenwood. Designated bike lanes run in both directions along Greenwood Ave. as well. There is a wide planting strip between the sidewalk and the street along Greenwood. N. 90th Street is a residential street that is used primarily by drivers trying to avoid traffic along N. 85th Street. N. 90th street is substandard in width and street improvements. A sidewalk will need to be installed and will make the street more accessible for pedestrians. The slope of the street at approximately 16% makes accessibility challenging especially for those of limited mobility.

CURRENT CONDITIONS (5.7)

Existing Site Conditions

The site presents a number of opportunities and constraints, which revolve around the topography of the site and adjacent sites as well as being situated at the northeast intersection corner of Greenwood Ave and N. 90th St.



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2.



3.



4.



5.



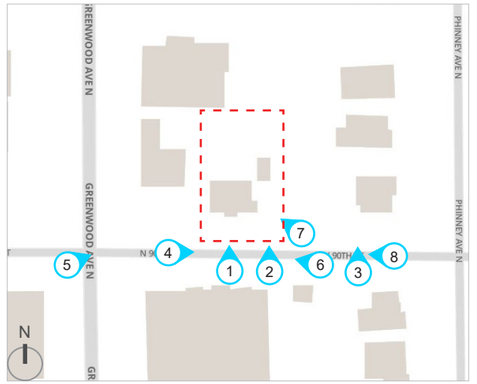
6.



7.



8.



COMPARATIVE CODE COMPLIANCE (6.1)

APPLICABLE ZONING	MAIN SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	OPTION A PREFERRED	OPTION B	OPTION C
Street-level Uses	23.47A.005	C	Residential Uses may occupy, in aggregate, no more than 20 percent of street-level, street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.	Parcel does not front on a pedestrian-designated zone. Residential use may occupy greater than 20% street-level street-facing facade.	✓	✓	✓
Street-level Development Standards	23.47A.008	A.2.b	Blank facades – between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width	Any blank portion of the facade between 2 and 8 feet above the side-walk will not exceed 20'-0"	✓	✓	✓
		A.2.c	Blank facades may not exceed 40% of the width of facade of along the street	Windows, doorway, & patios will sufficiently break up the facade to meet this restriction	✓	✓	✓
		A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other open spaces are provided.	Patio & landscaping are provided where facade is greater than 10 feet from the street lot line	✓	✓	✓
		D.1	Where residential uses are located at street-level street-facing facades at least one street-level, street facing facade shall have a visually prominent entry	The building only faces one street and has a dominate entry at the mid point of the facade	✓	✓	✓
		D.2	Residential use at street-level street-facing facade – floor of dwelling unit shall min. 4 feet above or 4 feet below sidewalk grade or set back 10 feet from the sidewalk.	Street facing residential uses are 48" above average sidewalk grade	✓	✓	✓
Rooftop Features		C.2	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and fire-walls may extend as high as the highest ridge of a pitched roof or 4 feet above the other-wise applicable height limit, whichever is higher.	Parapets and other rooftop additions are not anticipated to rise above the allowed 4 extra feet.	✓	✓	✓
		C.4.f	As long as the combined total coverage of all features gaining additional height listed in this subsection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses, than stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Rooftop structures are not anticipated to exceed 20% of rooftop area. Stair and elevator penthouses will remain within 16' of height limit.	✓	✓	✓
FAR (Floor Area Ratio) MAX	23.47A.013	Table A	Total FAR permitted in a NC-55 zone is 3.75	Structure is solely residential use and is under allowed square footage for FAR.	✓	✓	✓
Setbacks	23.47A.014	A.1	Open railings may extend up to 4 feet above the height at which the setbacks begins.	Where provided open railing will extend no more than allowed 4'	✓	✓	✓
		A.2	Parapets may extend up to 2 feet above the height at which the setback begins.	Where provided parapet will extend no more than allowed 2'	✓	✓	✓
		B.3	An upper-level setback is required along any rear or side lot line that abuts a single-family zone, that is across an alley from a single-family zone. a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet b. For each portion of a structure above 40 feet, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet	Building facade will be modulated or located to comply with setback along single-family zone	✗	✗	✓
Landscaping & Screening	23.47A.016	A.2	Landscaping shall achieve a Green Factor score of 0.30 or greater	The project is committed to achieving the required Green Factor score	✓	✓	✓
Amenity Area	23.47A.024	A	Amenity Areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	Amenity area totals will meet the 5% rule.	✓	✓	✓
		B	Required amenity areas shall meet the following standards: all residents shall have access to at least one common or private amenity area; the amenity area shall not be enclosed; parking areas do not count as amenity areas; common amenity areas shall have a mini-mum horizontal dimension of 10 feet and shall not be less than 250 square feet in area; private amenity areas shall have no horizontal dimension less than 6 feet and a minimum area of 60 SF.	Amenity area totals will meet the 250sf rule. Amenity area will have no horizontal dimension less than 10'.	✓	✓	✓
Solid Waste Storage Area	23.54.040	Table A	26-50 dwelling units - 575 SF of storage	Design responds to Seattle Public Utilities guidance on total provided trash and recycling containers, locations and handling	✓	✓	✓

DESIGN GUIDELINES (7.0 & 7.2)

CS1 NATURAL SYSTEMS & SITE FEATURES

Citywide Guideline: Use natural systems and features of the site and its surroundings as a starting point for project design.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Responding to Site Characteristics - Take advantage of/enhance on scenic views from the building and public right-of-way.

RESPONSE TO I:

The site is moderately sloped across a terrace of land flanked on the east and west by steep slopes that rise to the east and drop to the west about 20 feet. Our elevated mid-block location allows most west facing units to have territorial views of the Olympic Mountains to the west and down the Greenwood corridor. The entry patios in option A are equal to the higher, eastern edge of the frontage giving a better vantage point to view down 90th to Greenwood Ave and allow for at grade access to the front doors. Option B uses an offset exterior design to step the building up the hill with the east half higher than the west half but the entry is at the lower corner of the site to decrease the walk up the hill from Greenwood and option C is a hybrid.

CS2 URBAN PATTERN & FORM

Citywide Guideline: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Streetscape Compatibility - Treatment of side streets

II Hight, Bulk, and Scale Compatibility - Respect for adjacent sites

RESPONSE TO I:

The transition between commercial and residential will be helped by front yard landscaping, the design of the entry patio between entry door and street, and improved landscaping in alley ROW if allowed.

RESPONSE TO II:

Use of the alley ROW as a buffer in addition to the drop in topography provides less impact to the nearby SFR, allows for the relaxation of setback requirements per II, ii, b and assists in creating adequate setbacks for west facing units and allowing larger glazing areas. The scale is complementary for developments to the north, south & west.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

Citywide Guideline: Contribute to the architectural character of the neighborhood.

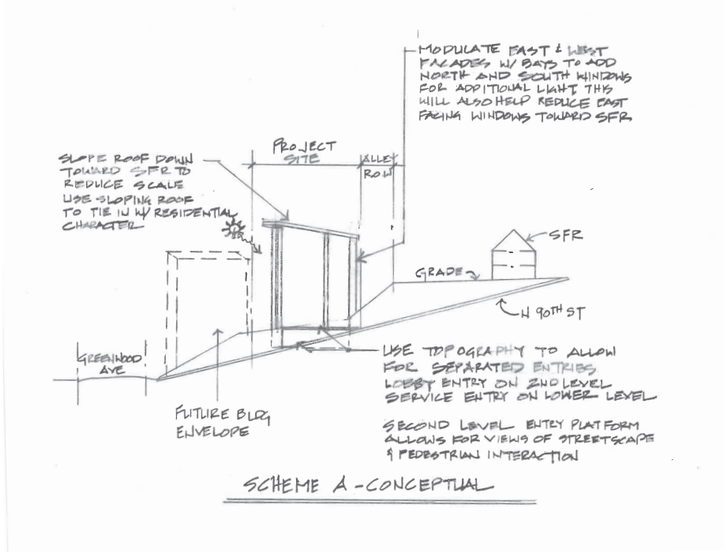
GREENWOOD/PHINNEY DESIGN GUIDELINES:

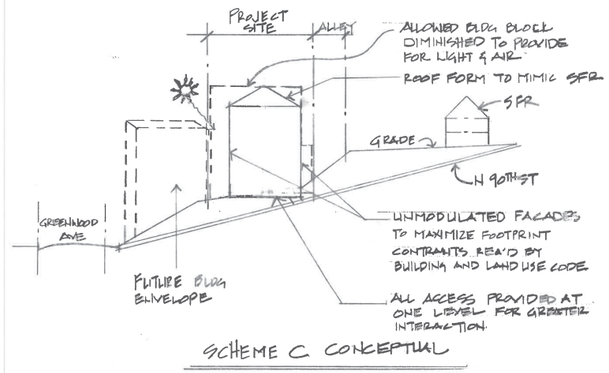
I Architectural Concept and Consistency - The Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles (except for churches). Some important points to consider in making new development consistent and compatible with existing development

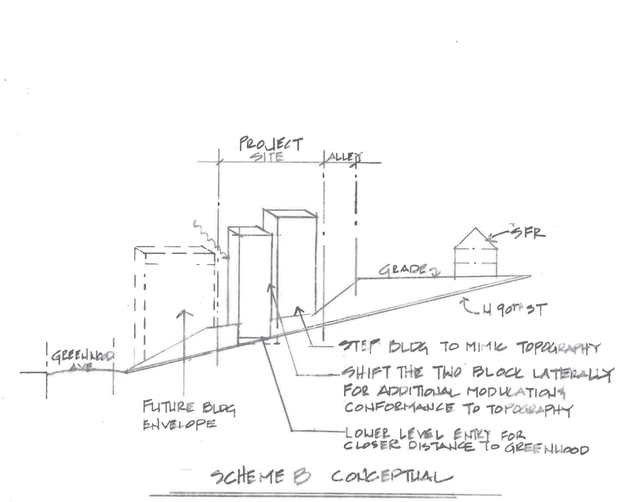
RESPONSE TO I:

The all residential use will implement residential punched openings for window, use of neutral colors, accept as entry accents and identifiers. Landscape along front an side yards will help soften the structure and blend into neighboring single family uses.

CONCEPTUAL RESPONSE (7.3)







DESIGN GUIDELINES (CONT...)

PL1 OPEN SPACE CONNECTIVITY

Citywide Guideline: Complement and contribute to the network of open spaces around the site and the connections among them.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Pedestrian Open Spaces and Entrances - Incorporate small, usable open spaces

RESPONSE TO I:
The southern facing patio at the entrance of the building will provide an open space for residents as well as allow them to observe neighborhood activities, interact with passing pedestrians, and greet other residents. We propose to clean up the alley ROW to allow a better landscape feature for both residents, passerby's, and neighbors.

PL2 WALKABILITY

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Pedestrian Open Spaces and Entrances - Pedestrian-oriented features

RESPONSE TO I:
The main entrance to the building faces N. 90th St. and will be slightly above street grade. As part of the entry experience, we plan to incorporate a patio/terrace area to promote tenant interaction and interaction with pedestrians. The portion of the patio and entry will be covered but is facing south so will benefit from maximum light and sun exposure. Street trees will be placed along N. 90th St. and other landscaping to screen any blank walls and provide a "front" yard to the building.

DC1 PROJECT USES & ACTIVITIES

Citywide Guideline: Optimize the arrangement of uses and activities on site.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Blank Walls - Minimize blank walls

RESPONSE TO I:
This building is a residential use so it will have a large number of punched openings especially in the south facade. The entry level will have varying depths and any blank walls will be set well back. The entry lobby will have a full-height glass door and window system to be more inviting and transparent. Landscaping along N. 90th Street will be planted to screen and soften any exposed foundation/retaining walls as the grade falls away to the west.

DC2 ARCHITECTURAL CONCEPT

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Architectural Context - Facade Articulation and Modulation
II Human Scale - Level composition
III Mass & Scale - Reduction of perceived mass

RESPONSE TO I:
This residential building will provide a partially covered patio at the entry area, a stepping back of the facade as it rises due to the high voltage lines that run along N. 90th St., as well as an offset in the east half versus west half of the south facade. The roof line will be pitched in various forms depending on the scheme to transition between the Greenwood corridor and the single family homes to the east.

RESPONSE TO II:
The south facade fronting on N. 90th St. will have a one or two story presence while the upper floors step back to accommodate the power line clearances. This allows a more pedestrian friendly scale and provides opportunity for changes in materials and/or colors at the break in the planes of the facade.

RESPONSE TO III:
The planned modulation of the south (front), east and west facades as well as stepping back of the upper south facade will help reduce the verticality of the narrower front elevation and break up the depth of the side facades. The grade difference from the east to the west will also dynamically change the perception of the building.

DC4 EXTERIOR ELEMENTS & FINISHES

Citywide Guideline: Use appropriate and high quality elements and finishes for the building and its open spaces.

GREENWOOD/PHINNEY DESIGN GUIDELINES:

I Architectural Context - Visual character of signage
II Exterior Finish Materials - Feature durable, attractive and well-detailed materials

RESPONSE TO I:
Signage for the building will be understated to scale with the main entry and not internally illuminated.

RESPONSE TO II:
Materials will be chosen for durability and to accent the buildings relationship to adjacent structures and uses.

PROJECT SITE LOOKING WEST

OPTION COMPARISON (8.3)

PREFERRED

	OPTION A	OPTION B	OPTION C
# UNITS:	40	38	36
RESIDENTIAL AMENITY SF:	1,150 SF (1024 required)	1,086 SF (934 required)	1,635 SF (955 required)
PARKING STALLS:	0	0	0
BIKE STALLS:	40+2	38+2	36+2
BLDG SF:	24,350 SF	22,410 SF	19,890 SF
OPPORTUNITIES:	- West, main floor units have patio - West facade has bay to allow lower units to have “corner” windows and gives building vertical modulation - East facade has vertical modulation to break up long facade - Front facade has both vertical and horizontal modulation - Has large amenity roof deck - Lobby overlooks 90th down to Greenwood - Majority of non-living spaces confined to basement level - Roof slopes up and away from single-family zone	- North end of building shifts west allowing lower retaining at NE corner and further distance from single family residential - All facades broken by modulation in depth - Allowance for front patio amenity area, roof deck amenity area, and landscape amenity on the south east corner - Roof line is broken into two planes creating visual interest & following grade	- Additional amenity area provided by private decks - Large lobby/interior gathering space - Uppermost units have better territorial views - Additional amenity area provided by roof deck
CONSTRAINTS:	- NE corner main floor unit is partially buried due to grades - Lower east units look out at hill side - Structurally difficult because units don’t align between upper and lower floors - Lower bays are closer to neighboring building and property line - Refuse access required to be at main entry level per City of Seattle Public Utilities	- Entry lobby is at lower level & somewhat hidden - Two northern units are closer to property line and any future buildings to the west - Roof line is higher at east side toward single family zone - Refuse room is on level with living units	- Places all services/utilities on entry level - Roof form is dated and not in keeping with current development - Does not meet Seattle utilities trash removal requirements - Lower units are buried in grade - Roof top amenity space is mostly shaded during the day - Lower units are in a basement - Does not meet refuse requirements
CODE COMPLIANT:	NON COMPLIANT - DEPARTURE REQUESTED	NON COMPLIANT - DEPARTURE REQUESTED	COMPLIANT
MASSING:			

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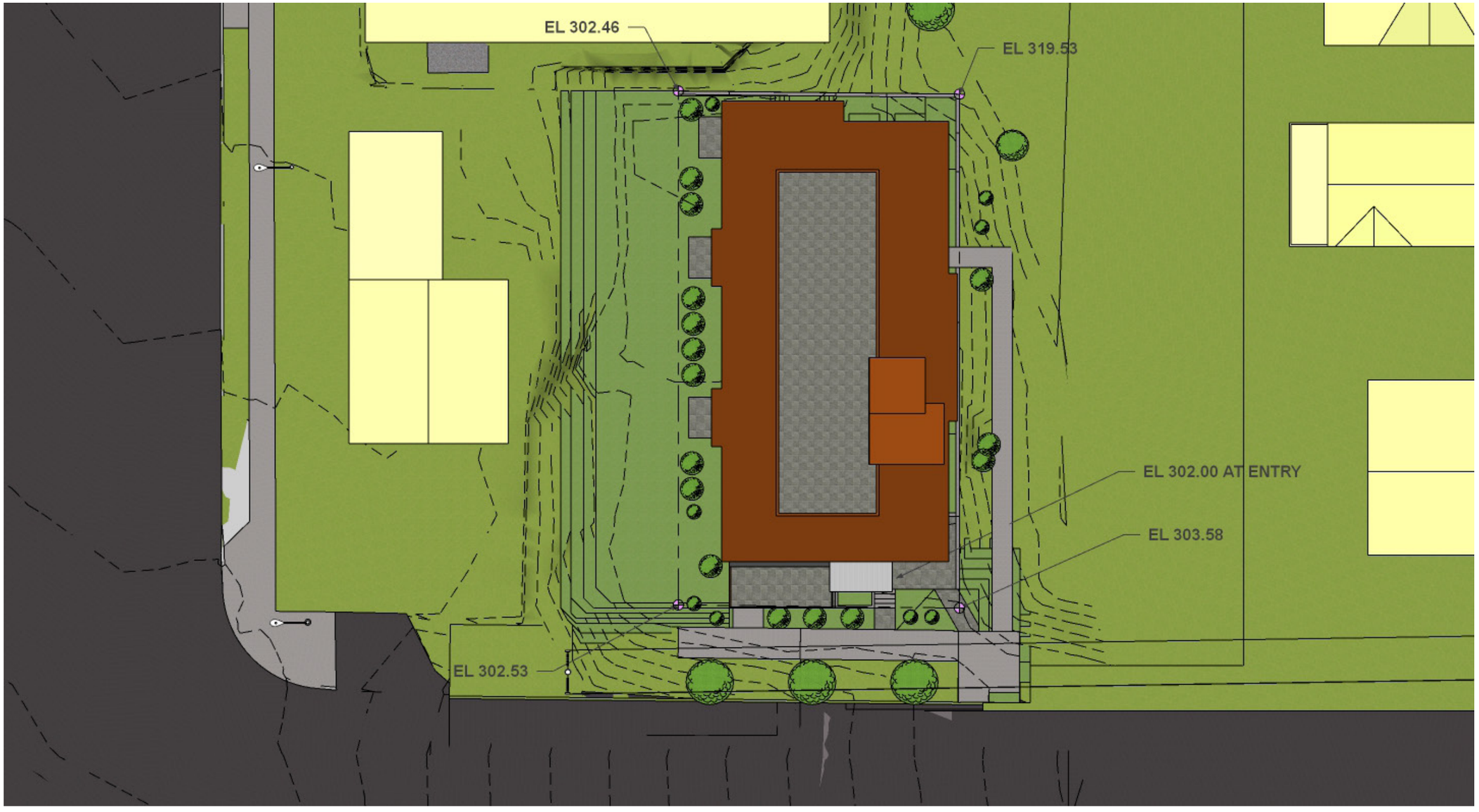
OPTION A DESIGN OPTION ANALYSIS
(PREFERRED)

# UNITS:	40
RESIDENTIAL AMENITY SF:	1,150 SF
PARKING STALLS:	0
BIKE STALLS:	40 LT + 2 ST
BLDG SF:	24,350 SF
OPPORTUNITIES:	- West, main floor units have patio - West facade has bay to allow lower units to have “corner” windows and gives building vertical modulation - East facade has vertical modulation to break up long facade - Front facade has both vertical and horizontal modulation - Has large amenity roof deck - Lobby overlooks 90th down to Greenwood - Majority of non-living spaces confined to basement level - Roof slopes up and away from single-family zone
CONSTRAINTS:	- NE corner main floor unit is partially buried due to grades - Lower east units look out at hill side - Structurally difficult because units don’t align between upper and lower floors - Lower bays are closer to neighboring building and property line - Refuse access required to be at main entry level per City of Seattle Public Utilities
CODE COMPLIANT:	NOT COMPLIANT - DEPARTURE REQUESTED
AMENITIES:	- Public outdoor space - Rooftop Deck

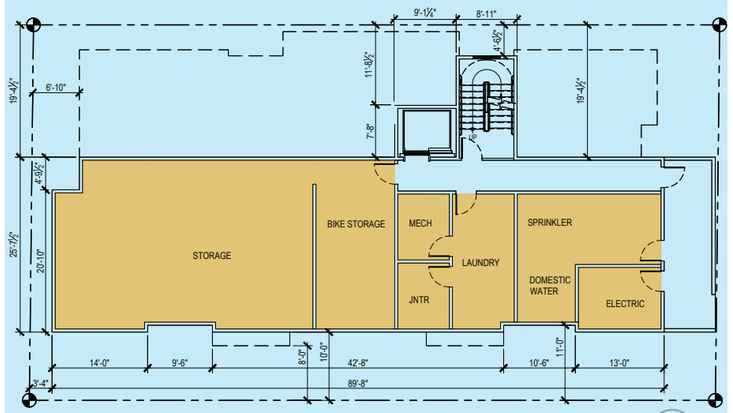


PERSPECTIVE VIEW LOOKING NORTHWEST

OPTION A SITE PLAN

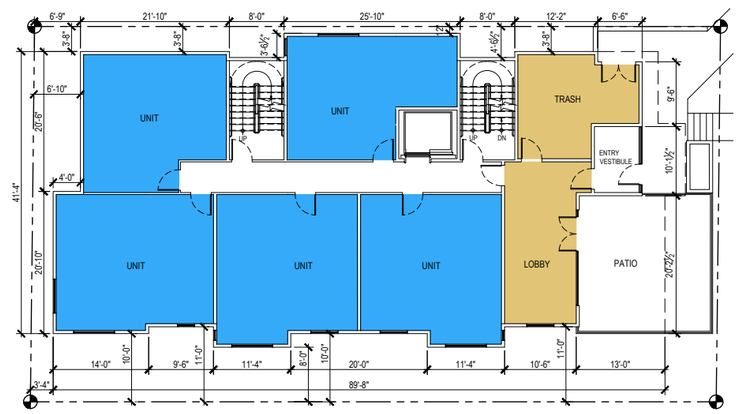


OPTION A FLOOR PLANS



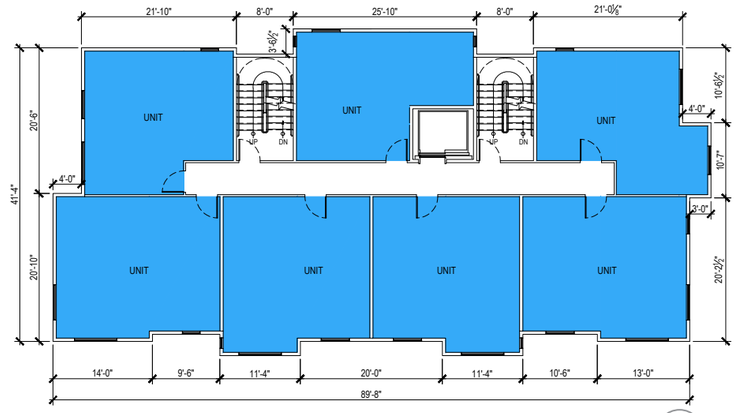
LEVEL 00 (BASEMENT)

N



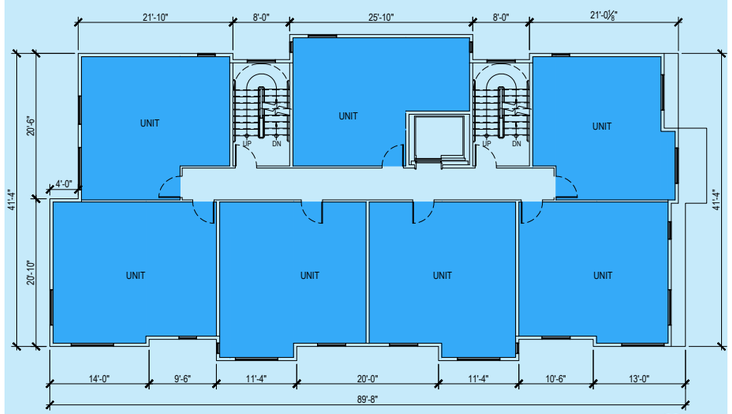
LEVEL 01 (ENTRY)

N



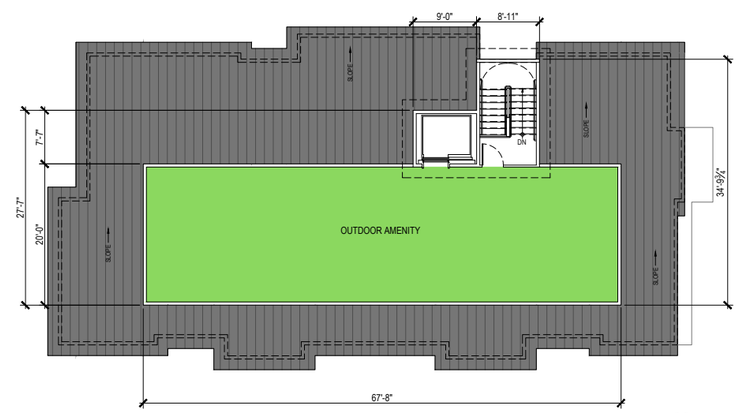
LEVEL 02

N



LEVEL 03 - 06

N



ROOF PLAN / AMENITY SPACE

N

KEY

- Units
- Utility / Mechanical
- Amenity

OPTION A UNIT COUNT

FLOOR 00:	0
FLOOR 01:	5
FLOOR 02:	7
FLOOR 03:	7
FLOOR 04:	7
FLOOR 05:	7
FLOOR 06:	7
TOTAL UNITS:	40

GROSS FLOOR AREA (FAR)

FLOOR 00:	N/A
FLOOR 01:	3500 SF
FLOOR 02:	3600 SF
FLOOR 03:	3500 SF
FLOOR 04:	3500 SF
FLOOR 05:	3500 SF
FLOOR 06:	3500 SF
TOTAL UNITS:	20,650 SF

OPTION A PERSPECTIVES

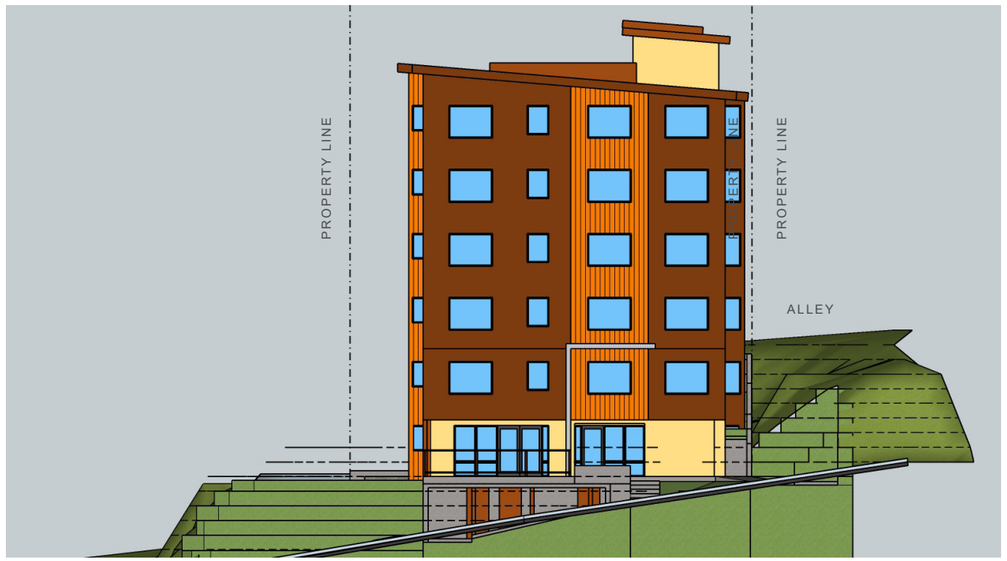


VIEWING NORTHEAST

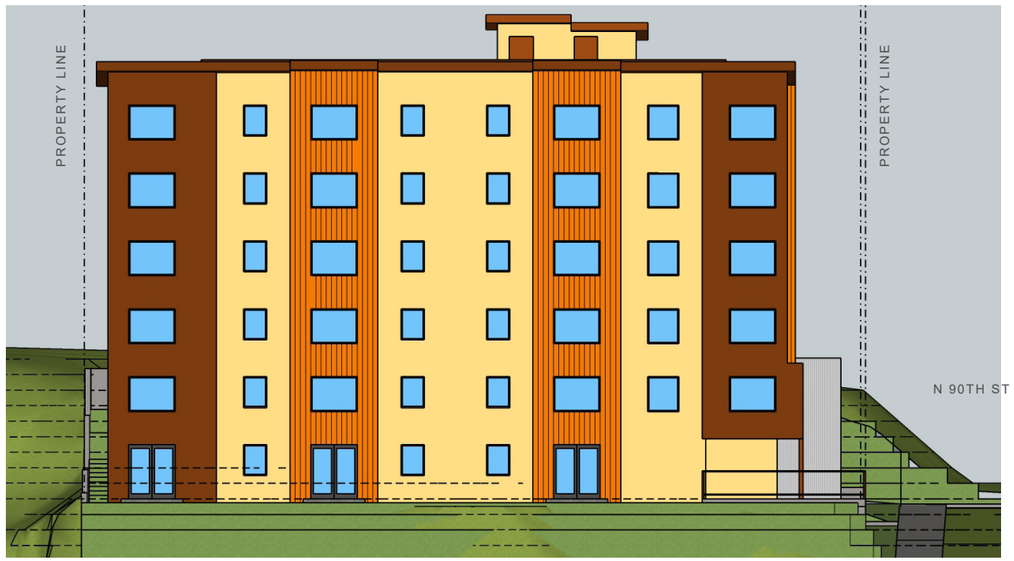


VIEWING NORTHWEST

OPTION A ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

OPTION A SHADOW STUDY



MARCH 21 - 9 AM



JUNE 21 - 9 AM



DECEMBER 21 - 9 AM



MARCH 21 - 12 PM



JUNE 21 - 12 PM



DECEMBER 21 - 12 PM



MARCH 21 - 3 PM

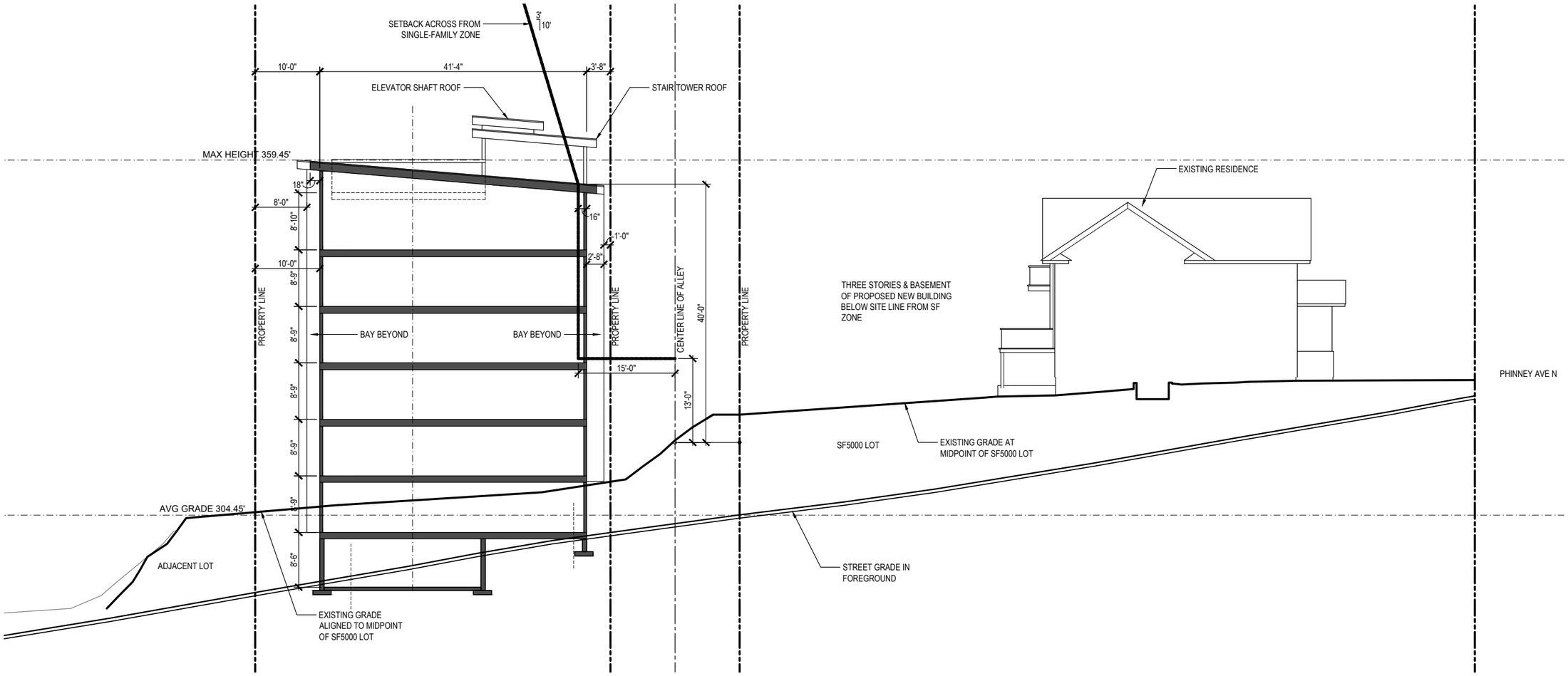


JUNE 21 - 3 PM



DECEMBER 21 - 3 PM

OPTION A BUILDING & LOT SECTION



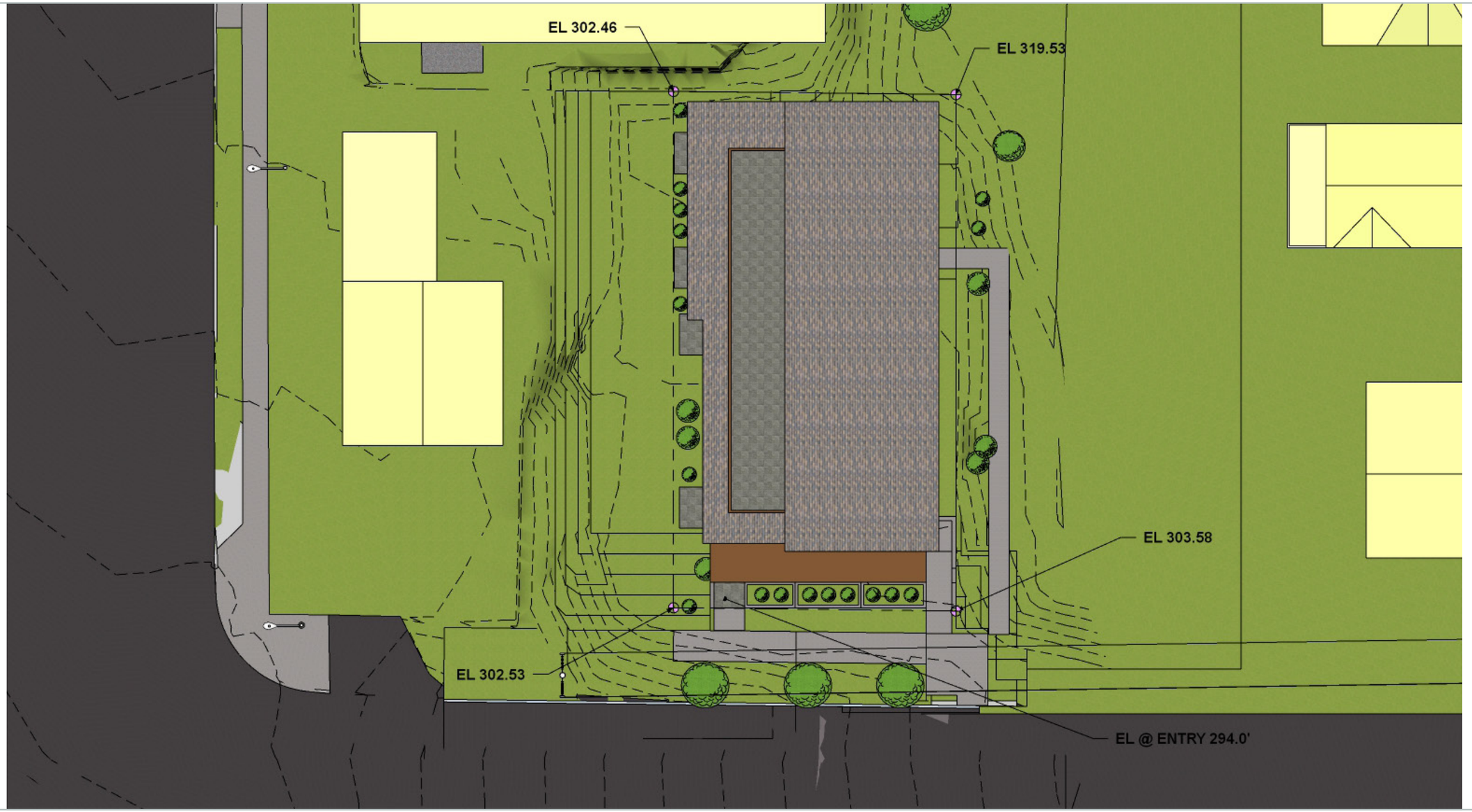
OPTION B DESIGN OPTION ANALYSIS

# UNITS:	38
RESIDENTIAL AMENITY SF:	1086 SF
PARKING STALLS:	0
BIKE STALLS:	38 LT + 2 ST
BLDG SF:	22,410 SF
OPPORTUNITIES:	- North end of building shifts west allowing lower retaining at NE corner and further distance from single family residential - All facades broken by modulation in depth - Allowance for front patio amenity area, roof deck amenity area, and landscape amenity on the south east corner - Roof line is broken into two planes creating visual interest & following grade
CONSTRAINTS:	- Entry lobby is at lower level & somewhat hidden - Two northern units are closer to property line and any future buildings to the west - Roof line is higher at east side toward single family zone - Refuse room is on level with living units
CODE COMPLIANT:	NOT COMPLIANT - DEPARTURE REQUESTED
AMENITIES:	- Public Outdoor Space - Rooftop Deck

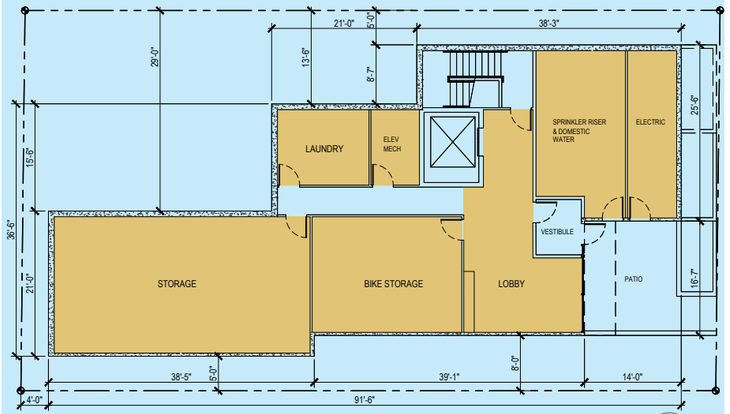


STREET VIEW LOOKING NORTHWEST

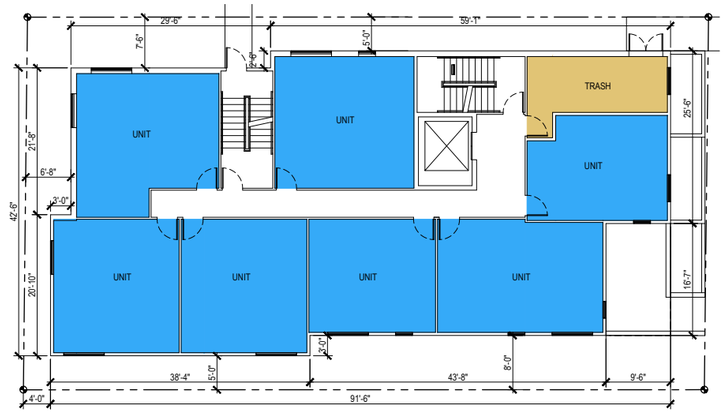
OPTION B SITE PLAN



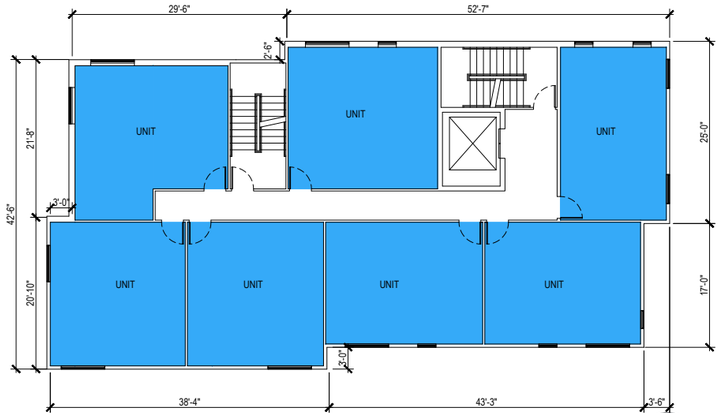
OPTION B FLOOR PLANS



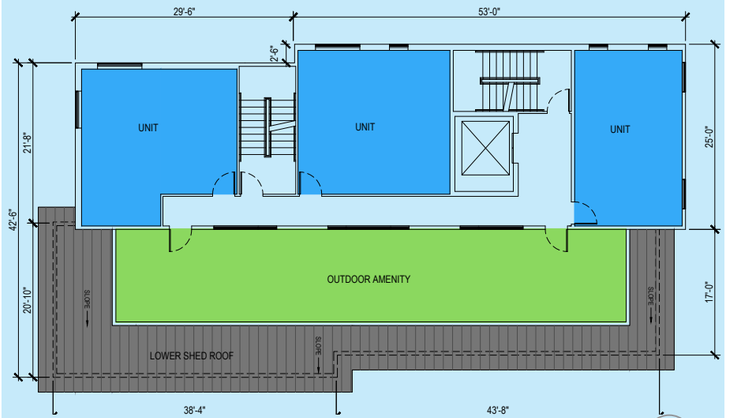
LEVEL 00



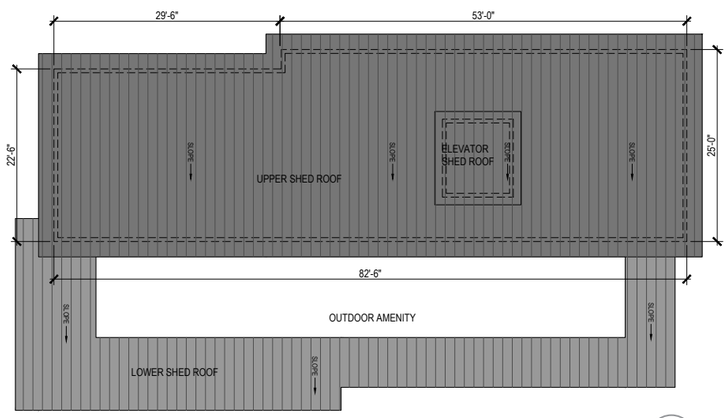
LEVEL 01



LEVEL 02 - 05



LEVEL 06



ROOF PLAN

KEY

- Units
- Utility / Mechanical
- Amenity

OPTION B UNIT COUNT

FLOOR 00:	0
FLOOR 01:	7
FLOOR 02:	7
FLOOR 03:	7
FLOOR 04:	7
FLOOR 05:	7
FLOOR 06:	3
TOTAL UNITS:	38

GROSS FLOOR AREA (FAR)

FLOOR 00:	N/A
FLOOR 01:	3518 SF
FLOOR 02:	3336 SF
FLOOR 03:	3336 SF
FLOOR 04:	3336 SF
FLOOR 05:	3336 SF
FLOOR 06:	1856 SF
TOTAL UNITS:	18,718 SF

OPTION B PERSPECTIVES



VIEWING NORTHEAST



VIEWING NORTHWEST

OPTION B ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

OPTION B SHADOW STUDY



MARCH 21 - 9 AM



JUNE 21 - 9 AM



DECEMBER 21 - 9 AM



MARCH 21 - 12 PM



JUNE 21 - 12 PM



DECEMBER 21 - 12 PM



MARCH 21 - 3 PM

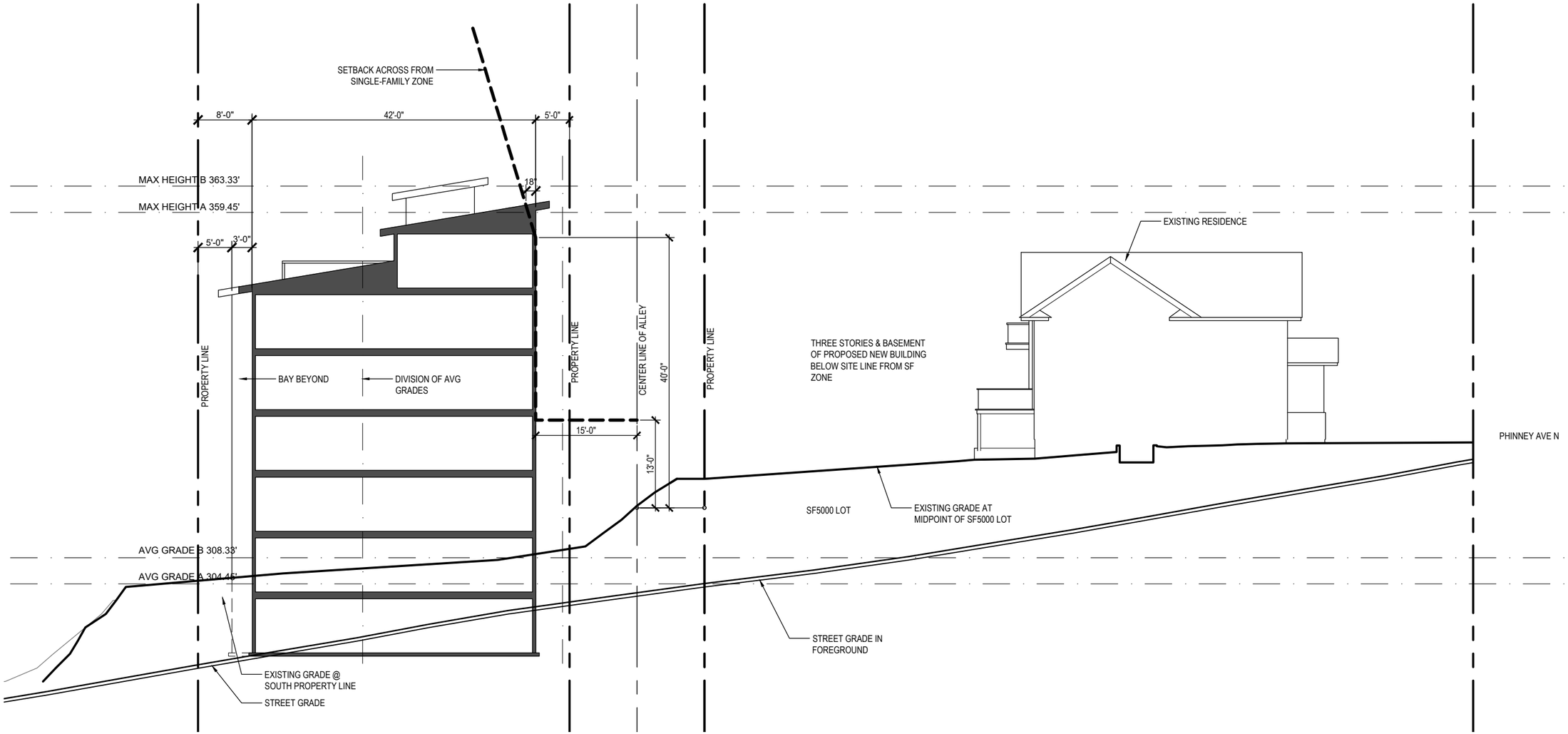


JUNE 21 - 3 PM



DECEMBER 21 - 3 PM

OPTION B BUILDING & LOT SECTION



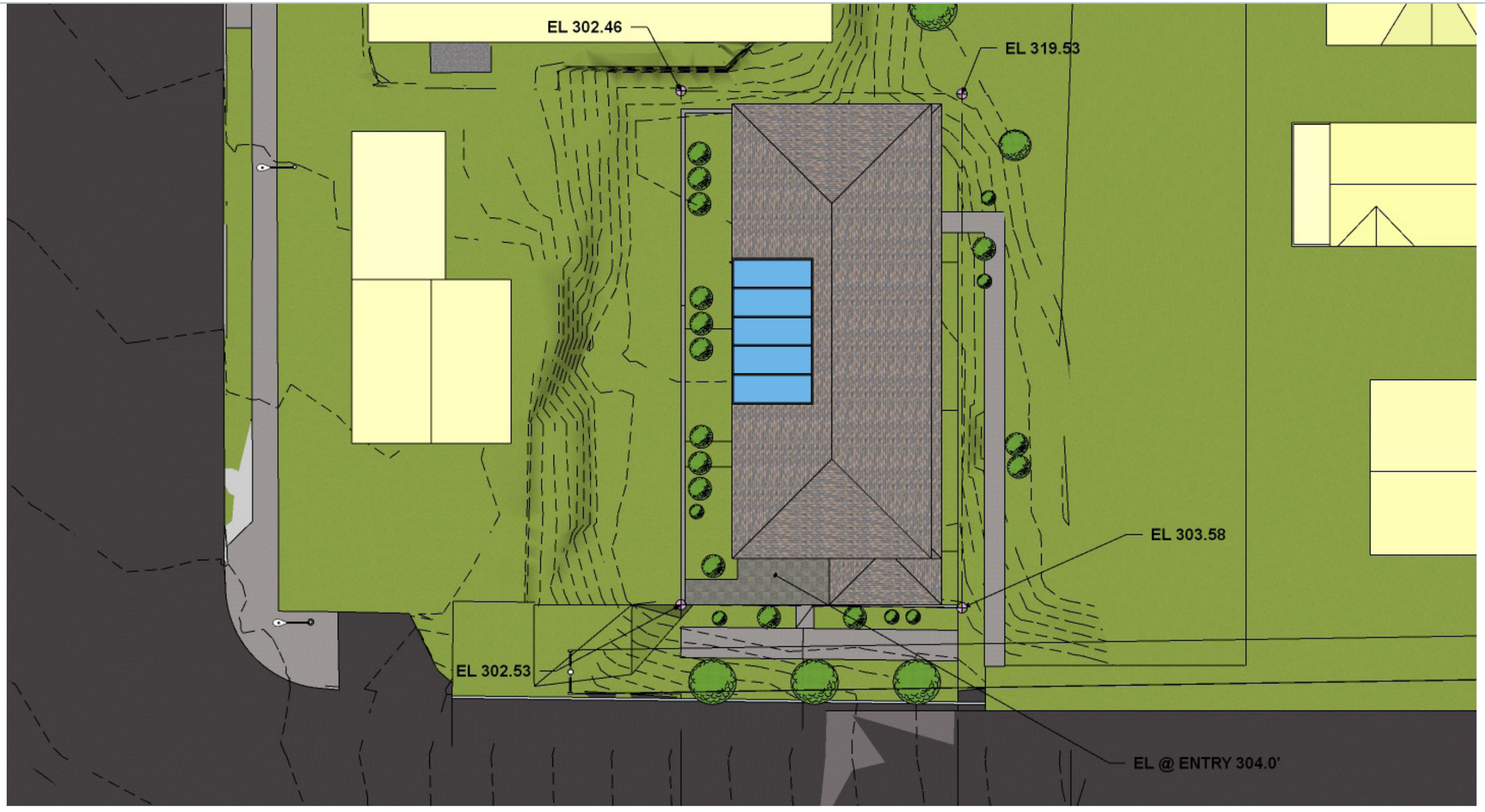
OPTION C DESIGN OPTION ANALYSIS

# UNITS:	36
RESIDENTIAL AMENITY SF:	1,635 SF
PARKING STALLS:	0
BIKE STALLS:	36 Long + 2 Short
BLDG SF:	19,890 SF
OPPORTUNITIES:	- Additional amenity area provided by private decks - Large lobby/interior gathering space - Uppermost units have better territorial views - Additional amenity area provided by roof deck
CONSTRAINTS:	- Places all services/utilities on entry level - Roof form is dated and not in keeping with current development - Does not meet Seattle utilities trash removal requirements - Lower units are buried in grade - Roof top amenity space is mostly shaded during the day - Lower units are in a basement - Does not meet refuse requirements
CODE COMPLIANT:	COMPLIANT
AMENITIES:	- Public outdoor space - Rooftop Deck

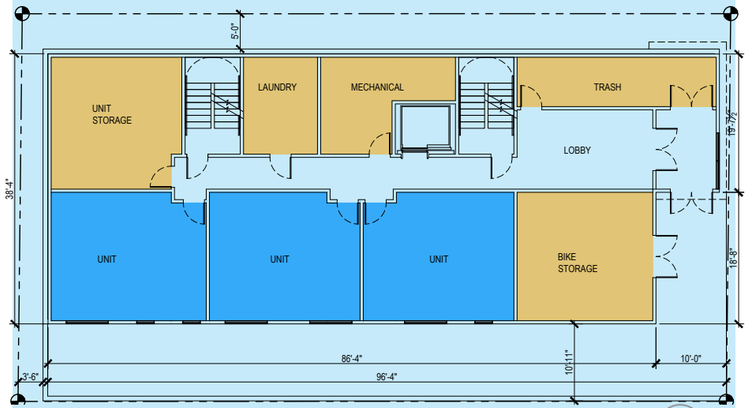


STREET VIEW LOOKING NORTHWEST

OPTION C SITE PLAN

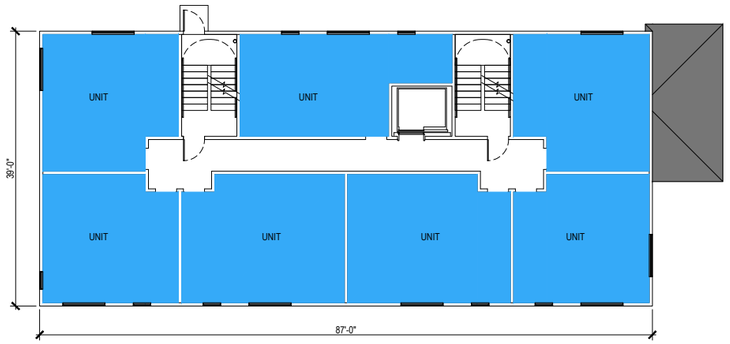


OPTION C FLOOR PLANS



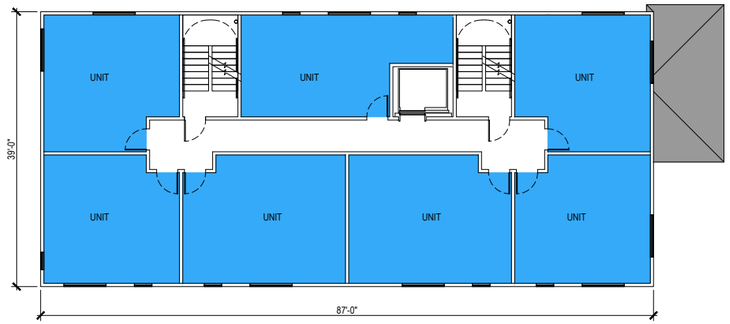
LEVEL 01 (ENTRY)

N



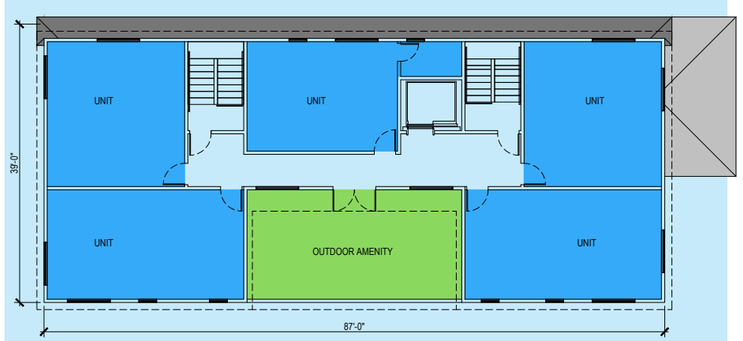
LEVEL 02

N



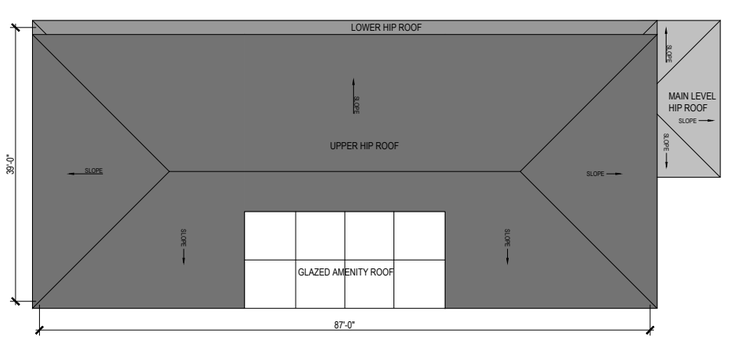
LEVEL 03 - 05

N



LEVEL 06

N



ROOF PLAN

N

KEY

- Units
- Utility / Mechanical
- Amenity

OPTION C UNIT COUNT

FLOOR 01:	3
FLOOR 02:	7
FLOOR 03:	7
FLOOR 04:	7
FLOOR 05:	7
FLOOR 06:	5
TOTAL UNITS:	36

GROSS FLOOR AREA (FAR)

FLOOR 01:	3559 SF
FLOOR 02:	3278 SF
FLOOR 03:	3278 SF
FLOOR 04:	3278 SF
FLOOR 05:	3278 SF
FLOOR 06:	2617 SF
TOTAL UNITS:	19,088 SF

OPTION C PERSPECTIVES



VIEWING NORTHEAST



VIEWING NORTHWEST

OPTION C ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

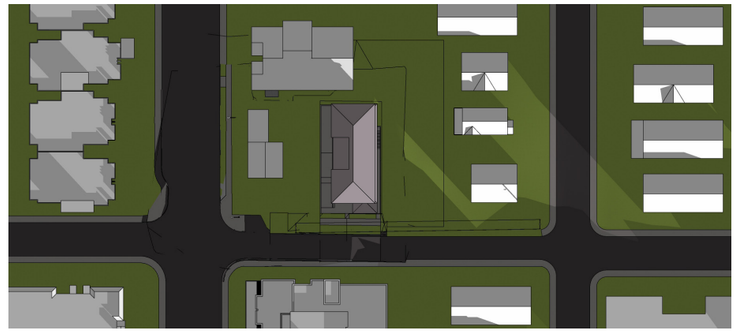
OPTION C SHADOW STUDY



MARCH 21 - 9 AM



JUNE 21 - 9 AM



DECEMBER 21 - 9 AM



MARCH 21 - 12 PM



JUNE 21 - 12 PM



DECEMBER 21 - 12 PM



MARCH 21 - 3 PM

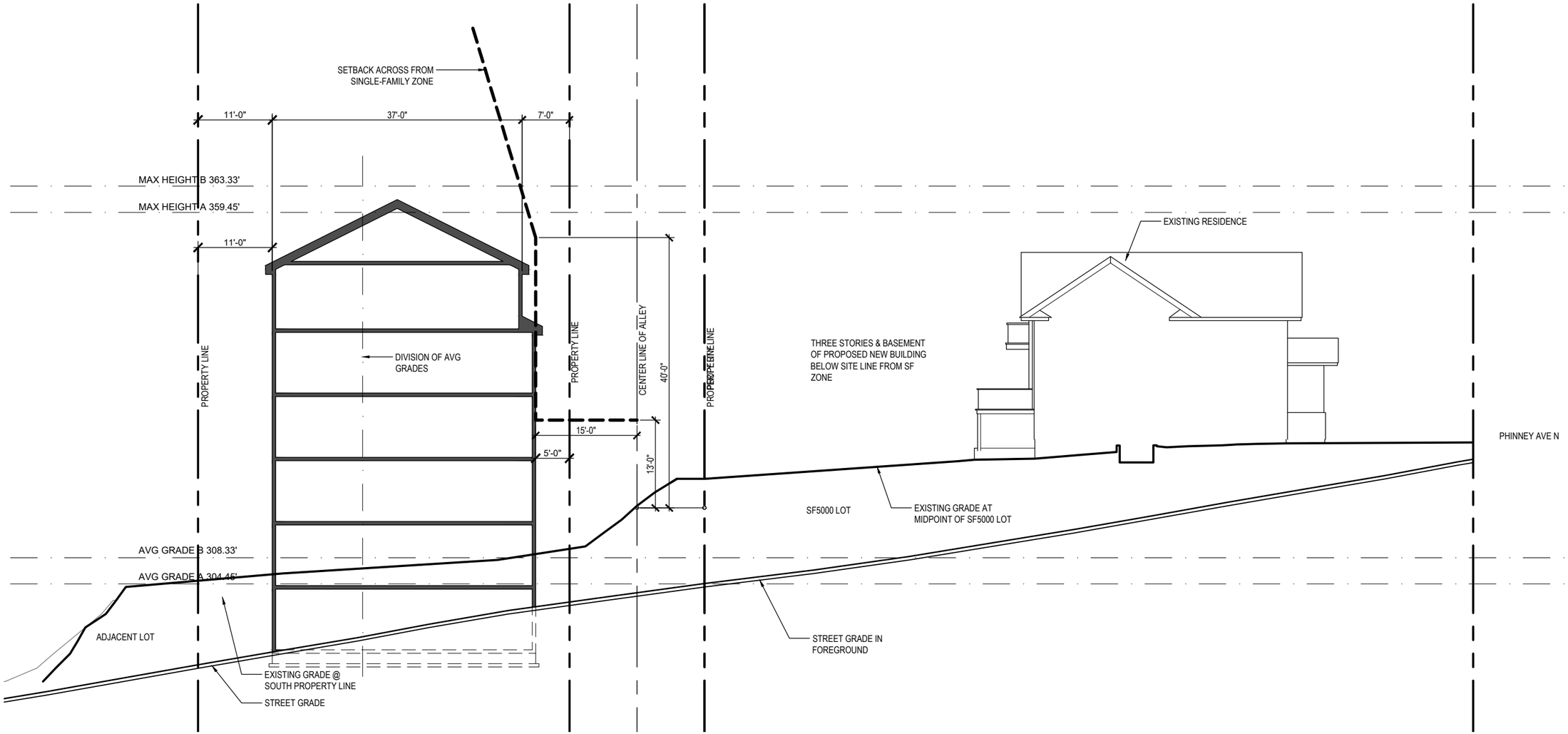


JUNE 21 - 3 PM

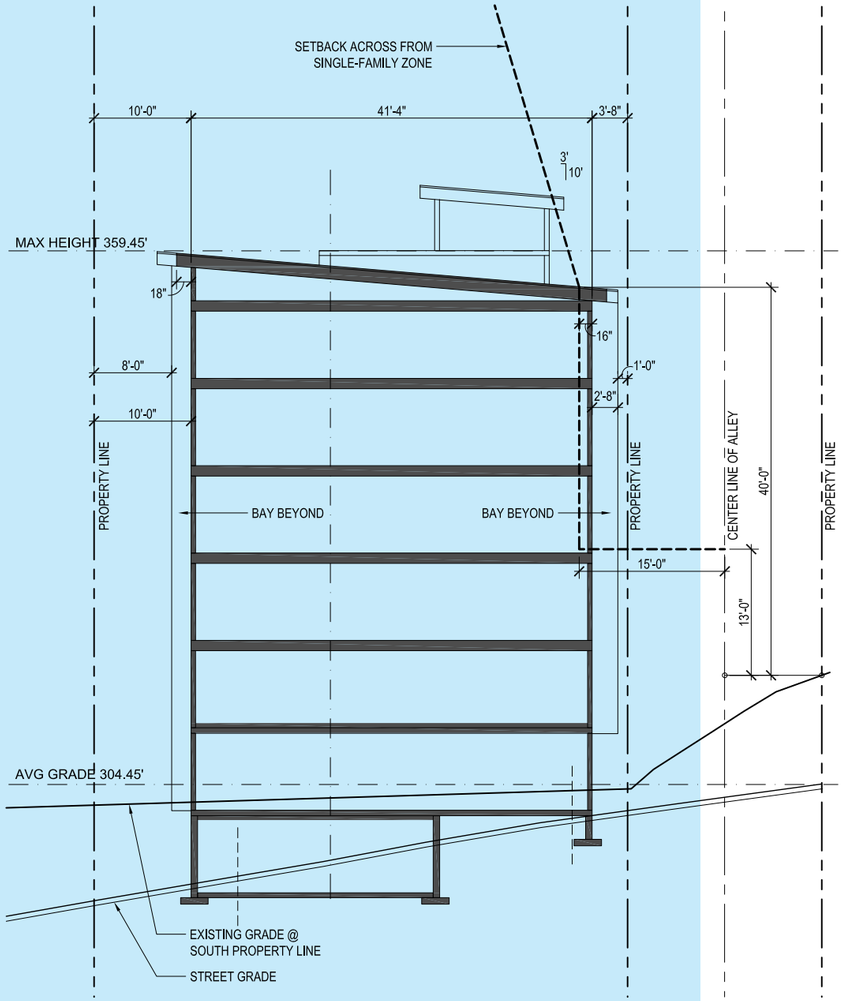


DECEMBER 21 - 3 PM

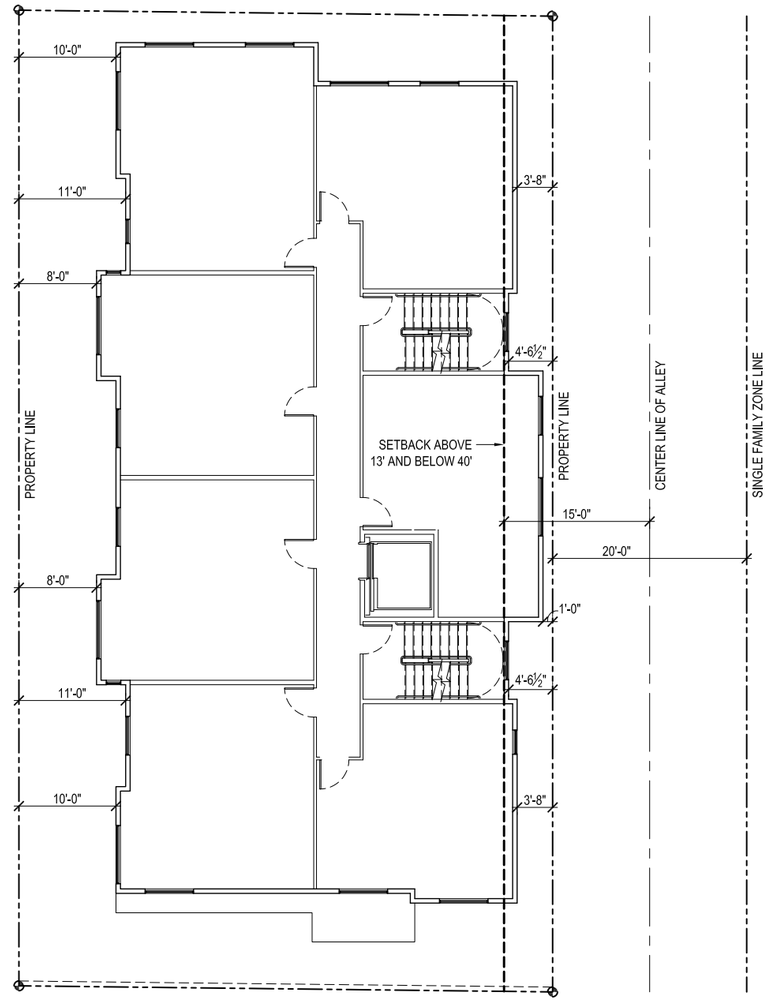
OPTION C BUILDING & LOT SECTION



DEPARTURE REQUESTED - OPTION A



SECTION



FLOOR PLAN

SETBACK STANDARDS - 23.47A.014.B.3

An upper-level setback is required along any rear or side lot line that abuts a lot in a single-family zone, that is across an alley from a lot in a single-family zone.

a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

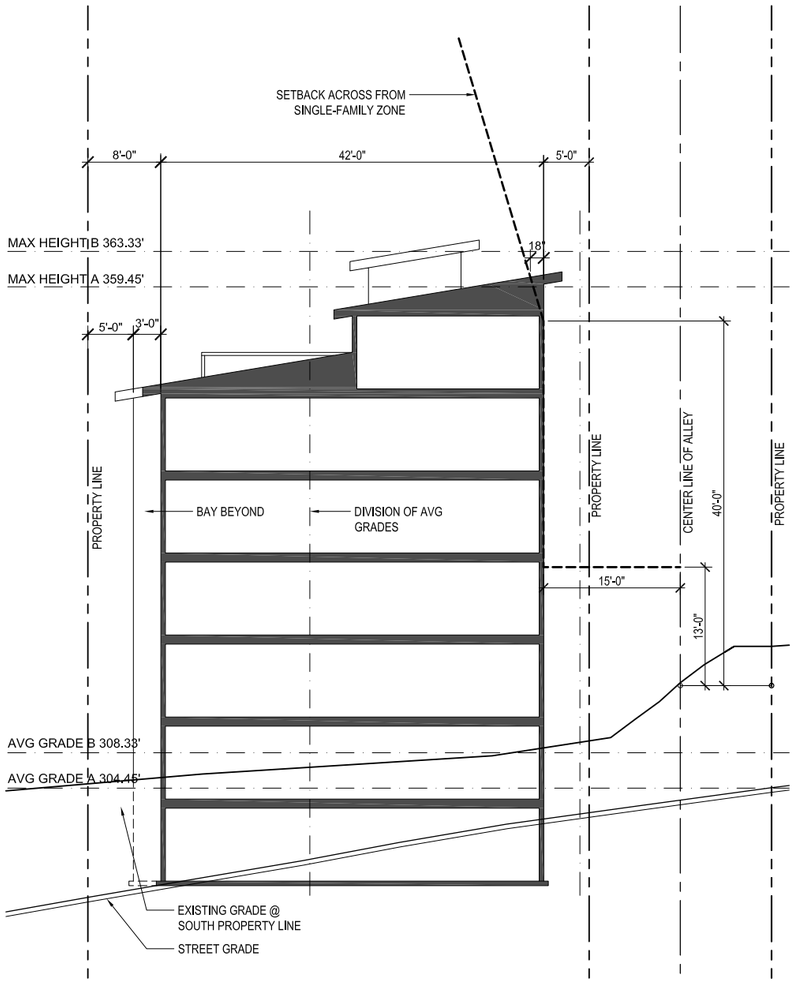
DEPARTURE REQUESTED:

Setback reduction on east side of 6”, 1’-4”, & 4’-0” along rear facade above the 13’-0” mark.

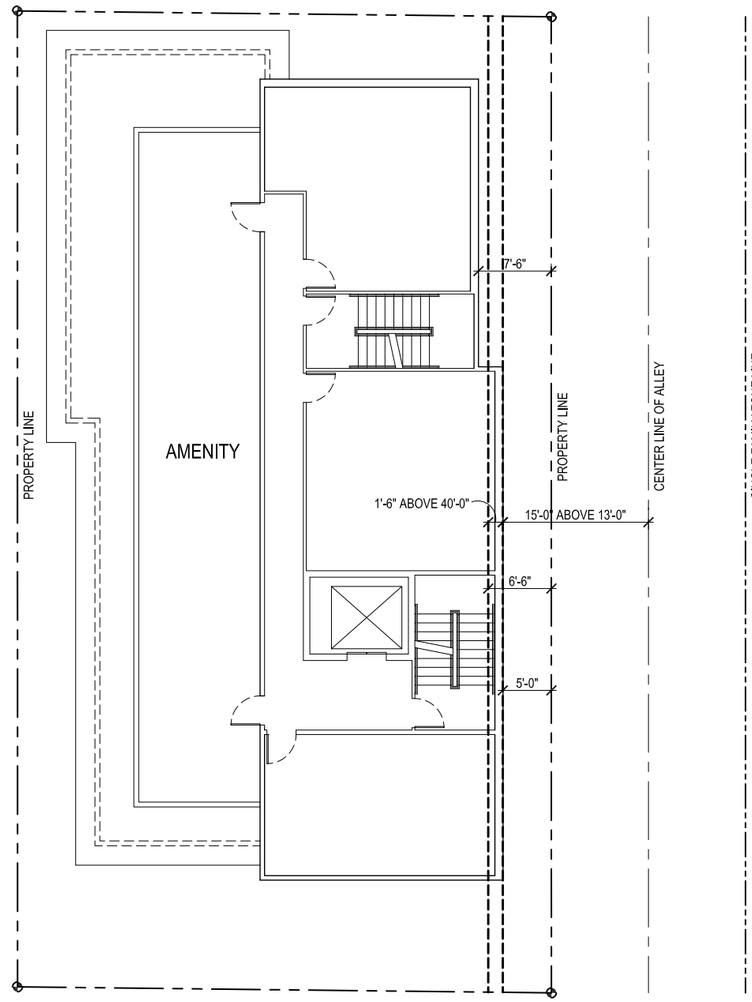
DEPARTURE JUSTIFICATION:

Per Edgewood/Phinney Guidelines, Section CS2, II, ii Zone Edges - Because the site does have an alley ROW the design guideline allows for the relaxing of the setback requirements, which plays into off setting loss of development on the west edge to allow for a visual and actual open space for views and out door living per section III. The alley width & grade deferential mitigate the departure in regard to the single family zone to the east. By modulating the east facade deeper shade & shadow lines are present, bays and insets allow for defined change of materials and the placement of fenestration looking north or south to reduce views toward the single family zone.

DEPARTURE REQUESTED - OPTION B



SECTION



FLOOR PLAN

SETBACK STANDARDS - 23.47A.014.B.3

An upper-level setback is required along any rear or side lot line that abuts a lot in a single-family zone, that is across an alley from a lot in a single-family zone.

a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

DEPARTURE REQUESTED:

Setback reduction on the east facade of 1'-6" above the 40' mark for roof structure and roof overhang & load.

DEPARTURE JUSTIFICATION:

Per Edgewood/Phinney Guidelines, Section CS2, II, ii Zone Edges - Because the site does have an alley ROW the design guideline allows for the relaxing of the setback requirements, which plays into off setting loss of development on the west edge to allow for a visual and actual open space for views and out door living per section III. The alley width & grade deferential mitigate the departure in regard to the single family zone to the east.

This minor encroachment allows the upper sloping roof to terminate and protect the upper units and maintain design consistency.

EDG RESPONSE - PRIOR PROJECTS



SHIN APARTMENTS / MULTI-FAMILY



AUBREY APARTMENTS / MULTI-FAMILY



JUNO APARTMENTS / MULTI-FAMILY



CANTOR APARTMENTS / MULTI-FAMILY



U20 APARTMENTS / MULTI-FAMILY