# 908 15th Ave

SDCI Project: #3039791-EG

08/11/2022

Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: BLACKWOOD ACQUISITIONS LLC
5620 HWY 99, SUITE 11
LYNWOOD, WA, 98087



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## Project Data

**Address:** 908 15TH AVE
SEATTLE, WA, 98122

**Tax ID Number:** 723460-0010

**SDCI Project Number:** 3039791-EG

**Lot Size:** 7,200 SF

**Proposal:** (5) Single Family Residential

**Vehicle Parking:** 5 Open Stalls

**Bike Parking:** 5 Long-term
1 Short-term

**FAR:** 7,200 SF x 1.3 = 9,360 SF allowed
(4 start BuiltGreen)

**GFA:** 9,593 SF > 5,000 SF SDR Threshold

**FAR**

SFR1

| | |
|---|---|
| SFR1 - LEVEL 1 | 610 SF |
| SFR1 - LEVEL 2 | 626 SF |
| SFR1 - LEVEL 3 | 626 SF |
| SFR1 - Penthouse | 28 SF |
| | 1,889 SF |

SFR2

| | |
|---|---|
| SFR2 - LEVEL 1 | 611 SF |
| SFR2 - LEVEL 2 | 631 SF |
| SFR2 - LEVEL 3 | 631 SF |
| SFR2 - Penthouse | 28 SF |
| | 1,901 SF |

SFR3

| | |
|---|---|
| SFR3 - LEVEL 1 | 488 SF |
| SFR3 - LEVEL 2 | 543 SF |
| SFR3 - LEVEL 3 | 543 SF |
| SFR3 - Penthouse | 107 SF |
| | 1,680 SF |

SFR4

| | |
|---|---|
| SFR4 - LEVEL 1 | 600 SF |
| SFR4 - LEVEL 2 | 624 SF |
| SFR4 - LEVEL 3 | 624 SF |
| SFR4 - Penthouse | 29 SF |
| | 1,875 SF |

SFR5

| | |
|---|---|
| SFR5 - LEVEL 1 | 584 SF |
| SFR5 - LEVEL 2 | 613 SF |
| SFR5 - LEVEL 3 | 613 SF |
| SFR5 - Penthouse | 120 SF |
| | 1,929 SF |
| TOTAL | 9,275 SF |

**FAR SUMMARY**

| LOT AREA | Base F.A.R. | ALLOWED | PROPOSED |
|---|---|---|---|
| 7,200.00 SF | 1.3 | 9,360.00 SF | 9,275 SF |

# Project Info & Area Summaries

| Key Metrics | Current |
|---|---|
| Zone: | LR1 (M) |
| MHA: | M2 (High) |
| Urban Village: | No |
| Parking Flexibility: | Yes |

| | Required/Allowed per SMC 23.45 | Proposed |
|---|---|---|
| Vehicle Parking: | (2) Spaces | (5) Spaces |
| Bike Parking: | (6)Spaces Required<br><br>Long-term:<br>(1) Space per Dwelling Unit<br>Short-term:<br>(1) Space per 20 dwelling units | (6) Spaces Provided<br><br>(5) Long-term Bike Parking<br><br>(1) Short-term Bike Parking |
| Amenity Area: | 7,200 x 25% = 1,800 Amenity Required<br>50% Ground Related = 900 SF | 993.25 SF Ground Related Amenity<br>3,617.34 SF Total Amenity |
| Structure Height: | 30’ + 4’ parapet allowance & 10’ penthouse allowance | 28’ Building Height + 4 Parapet + 4’ Penthouse complient |
| Front Setback (East): | 7’ Average, 5’ Minimum | 7.73’ AVG, 6’ MIN |
| Rear Setback (West): | 7’ Average, 5’ Minimum | 20.38’ AVG, 9’ MIN |
| Side Setback (North): | 5’ Minimum,<br>Facade Length < 40’ | 5’ Setback |
| Side Setback (South): | 5’ Minimum<br>Facade Length < 40’ | 5’ Setback |
| Separation: | 10’ | 10’ |
| Facade Length: | 120’ x .65 = 78’ Allowed | 78’ Northern Facade Length<br>78’ Southern Facade Length |

# Development Standards



1110 14th Ave



920 15th Ave



1100 14th Ave

## Grade, Massing, Circulation

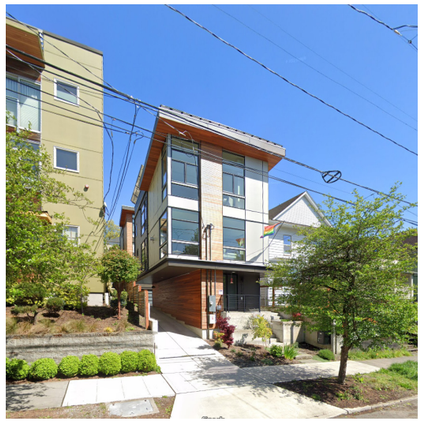
The surrounding neighborhood homes are on sloping sites similar to our site. Like the homes in the area we plan to use it as a opportunity to inform our design. Using the elevation change to step our building we will be providing a clear view of the city skyline for each individual unit. We will also be using the grade as a natural shift from public to private property. These variations in level creates pocket of private spaces that connect back to the central circulation spine that occupants can use for gathering and spontaneous interactions.



808 16th Ave



1114 16th Ave



914 14th Ave

## Modulation, Materials, Amenity

Many homes in the neighborhood use modulation and simple shifts in massing to create visual interest and further define spaces within the unit. These modulations often create covered entry stoop conditions. Many entries are highlighted by raised stoops and porches that lift the entry several steps above the street. This creates a clear entry sequence and elevates the private space. These moves are not only pragmatic but also result in visual variations reducing the buildings sense of scale.

# Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.




English Flyer

Early Community Outreach was realized during July and Approved by the Department of Neighborhoods on 08/03/2022

QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.





OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on July 4th and ran until July 26st. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept online for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability, concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

# Public Outreach Summary

# Survey Results from Early Community Outreach

## What is your connection to this development project?

| | |
|---|---|
| I live very close to the project | 6 |
| I live very close to the project , I live in the general area | 1 |
| I visit the area often for work or leisure | 1 |

## What is most important to you about a new building on this property?

| | |
|---|---|
| That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind | 1 |
| | 1 |
| That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind | 1 |
| That it fits into neighborhood look, That it is designed to be family-friendly, That it is designed with environmental sustainability in mind | 1 |
| That it fits into neighborhood look, That is affordable for residents and/or businesses, That it is designed to be family-friendly, That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [People in the area like houses NOT big apartment buildings] | 1 |
| That it fits into neighborhood look, That it is designed to be family-friendly | 1 |
| That it fits into neighborhood look | 2 |

## We will be improving the sidewalk and landscaping at street-level. What design features do you prefer?

| | |
|---|---|
| Seating/places to congregate (sidewalk cafes, benches, etc), Pet friendly areas | 1 |
| Lots of plants/greenery, Pet friendly areas | 2 |
| Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc) | 1 |
| Lots of plants/greenery, Seating/places to congregate (sidewalk cafes, benches, etc) | 1 |
| Quality building materials at street-level (brick, large windows, etc), Seating/places to congregate (sidewalk cafes, benches, etc) | 1 |
| | 1 |
| Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc) | 1 |

## What are some landmarks/spaces that help to identify your neighborhood

| | |
|---|---|
| (fill in blank, 300 characters max.): [18th Ave ] | 1 |
| (fill in blank, 300 characters max.): [Catholic Church, former Jewish temple, providence hospital ] | 1 |
| (fill in blank, 300 characters max.): [Cherry trees] | 1 |
| | 4 |
| (fill in blank, 300 characters max.): [Beautiful old houses] | 1 |

## What concerns do you have about the project?

| | |
|---|---|
| Construction noise/impacts, That it will not be affordable, That it may feel out of scale with other buildings nearby | 1 |
| Construction noise/impacts | 1 |
| That I will not like the way it looks, That it may feel out of scale with other buildings nearby | 1 |
| Construction noise/impacts, That it may feel out of scale with other buildings nearby | 1 |
| That it will not be affordable | 3 |
| Construction noise/impacts, That I will not like the way it looks, That it may feel out of scale with other buildings nearby, I don't really have any specific concerns | 1 |

## What do you like most about living or working in your neighborhood?

| | |
|---|---|
| (fill in blank, 300 characters max.): [This street is in the middle of the city but still manages to remain quiet and have beautiful large trees / greenery that make it feel really comfortable. Please try to keep that.] | 1 |
| (fill in blank, 300 characters max.): [Centrally located and close to everything.] | 1 |
| (fill in blank, 300 characters max.): [Different Building forms] | 1 |
| (fill in blank, 300 characters max.): [The neighborhood and cute houses] | 1 |
| (fill in blank, 300 characters max.): [It's a very walkable neighborhood] | 1 |
| (fill in blank, 300 characters max.): [The landscaping and cherry trees. ] | 1 |
| (fill in blank, 300 characters max.): [Greenery, walkability] | 1 |
| | 1 |

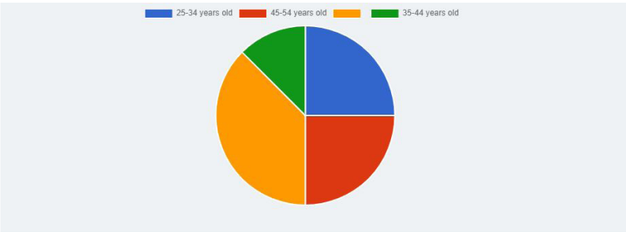
## Is there anything specific about this property or neighborhood that would be important for us to know

| | |
|---|---|
| | 4 |
| (fill in blank, 300 characters max.): [Not enough street parking. 5 parking spaces for 5 "family" homes will only bring more street congestion to an already maxed out neighborhood. ] | 1 |
| (fill in blank, 300 characters max.): [Diversity of form ] | 1 |
| (fill in blank, 300 characters max.): [Keep as many of the street level trees as possible, please] | 1 |
| (fill in blank, 300 characters max.): [Strong desire for the space to have new restaurants] | 1 |

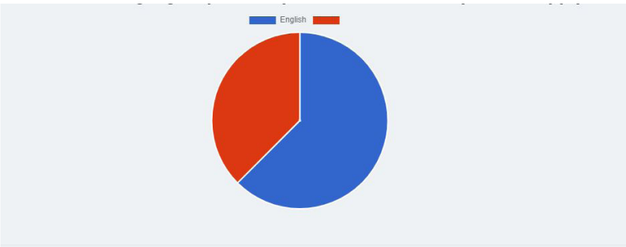
## What do you like least about living/working in your neighborhood

| | |
|---|---|
| (fill in blank, 300 characters max.): [New boxes] | 1 |
| | 3 |
| (fill in blank, 300 characters max.): [I used to like living here when we had affordable housing, a neighborhood where people looked out for each other, ample parking for guests, and friendly neighbors. Packing people into tight spaces doesn't bring community. The people don't care for maintaining their yard scape,(parking strips) there is no sense of ownership. ] | 1 |
| (fill in blank, 300 characters max.): [Vandalism crime. Keyed cars / spray paint] | 1 |
| (fill in blank, 300 characters max.): [Homeless camping and lack of street lights] | 1 |
| (fill in blank, 300 characters max.): [Ugly big box homes ] | 1 |

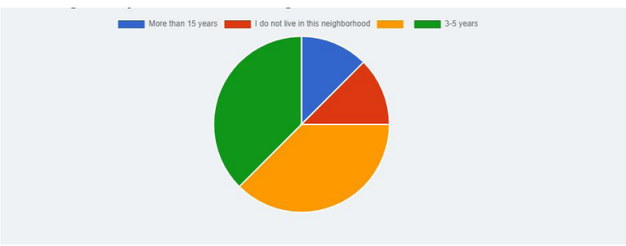
## What is your age? (8 Responses)



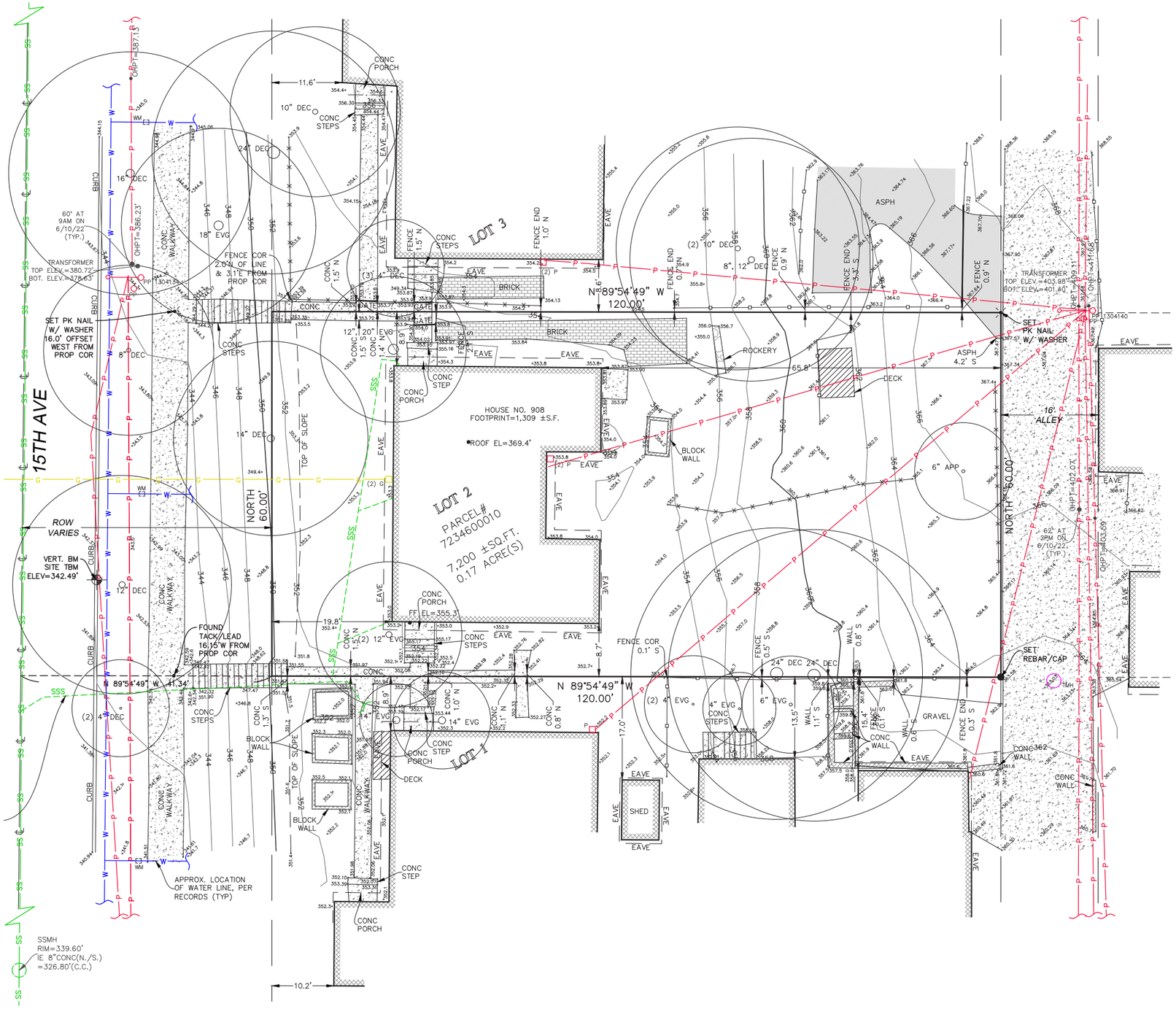

## What are the languages spoken in your home? (8 Responses)




## How long have you lived in the neighborhood? (8 Responses)




*yellow indicates no response




## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #20210322002147)

LOT 2, BLOCK 1, RENTON'S ADDITION TO THE CITY OF SEATTLE. ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 118, IN KING COUNTY, WASHINGTON

# Project Site & Survey

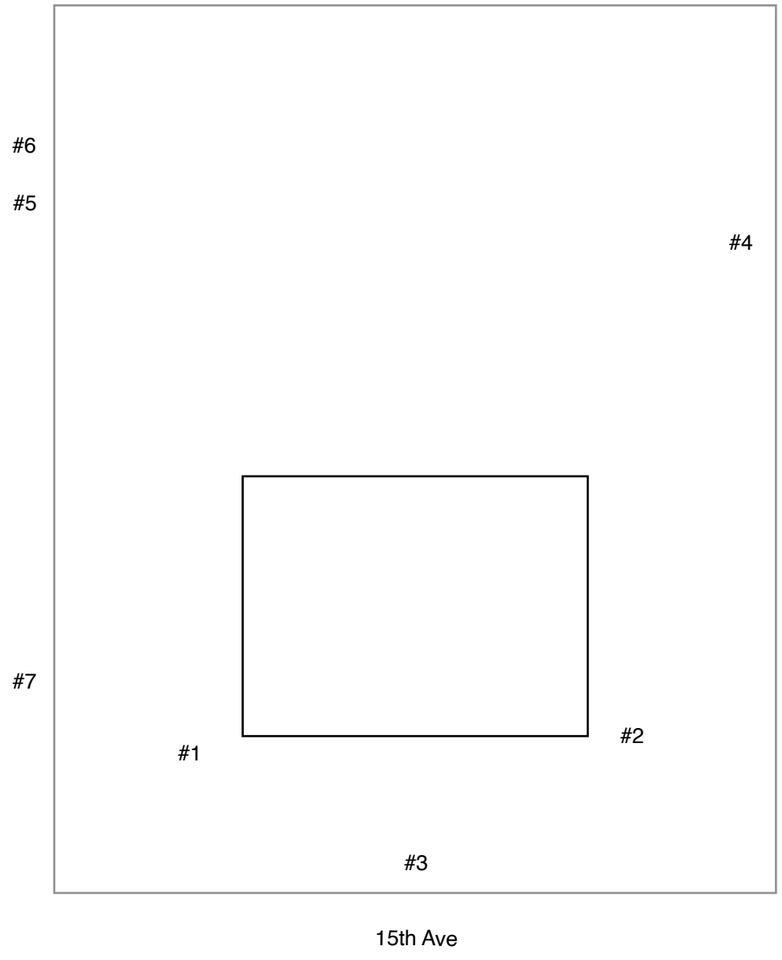
| # | Species | Dbh | CSD | Condition and Status |
|---|---|---|---|---|
| 1 | Arborvitae (Thuja occidentalis) | 6” | 5’ | Good condition and health. Does not meet the the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 2 | Arborvitae (Thuja occidentalis) | 8” | 6’ | Good condition and health. Does not meet the the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 3 | Paper birch (Betula papyrifera) | 12” | 20’ | Good condition and health. Does not meet the the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 4 | Black locust (Robinia pseudoacacia) | 20” | 44’ | Good condition and health. Does not meet the the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 5 | Bittercherry (Prunus emarginata) | 6” | 18’ | Located off-site to the north. Never classified as exceptional. |
| 6 | Bittercherry (Prunus emarginata) | 6” | 18’ | Located off-site to the north. Never classified as exceptional. |
| 7 | Western hemlock (Tsuga heterophylla) | 18” | 26’ | Located off-site to the north. Does not meet the threshold diameter to be classified as exceptional. |

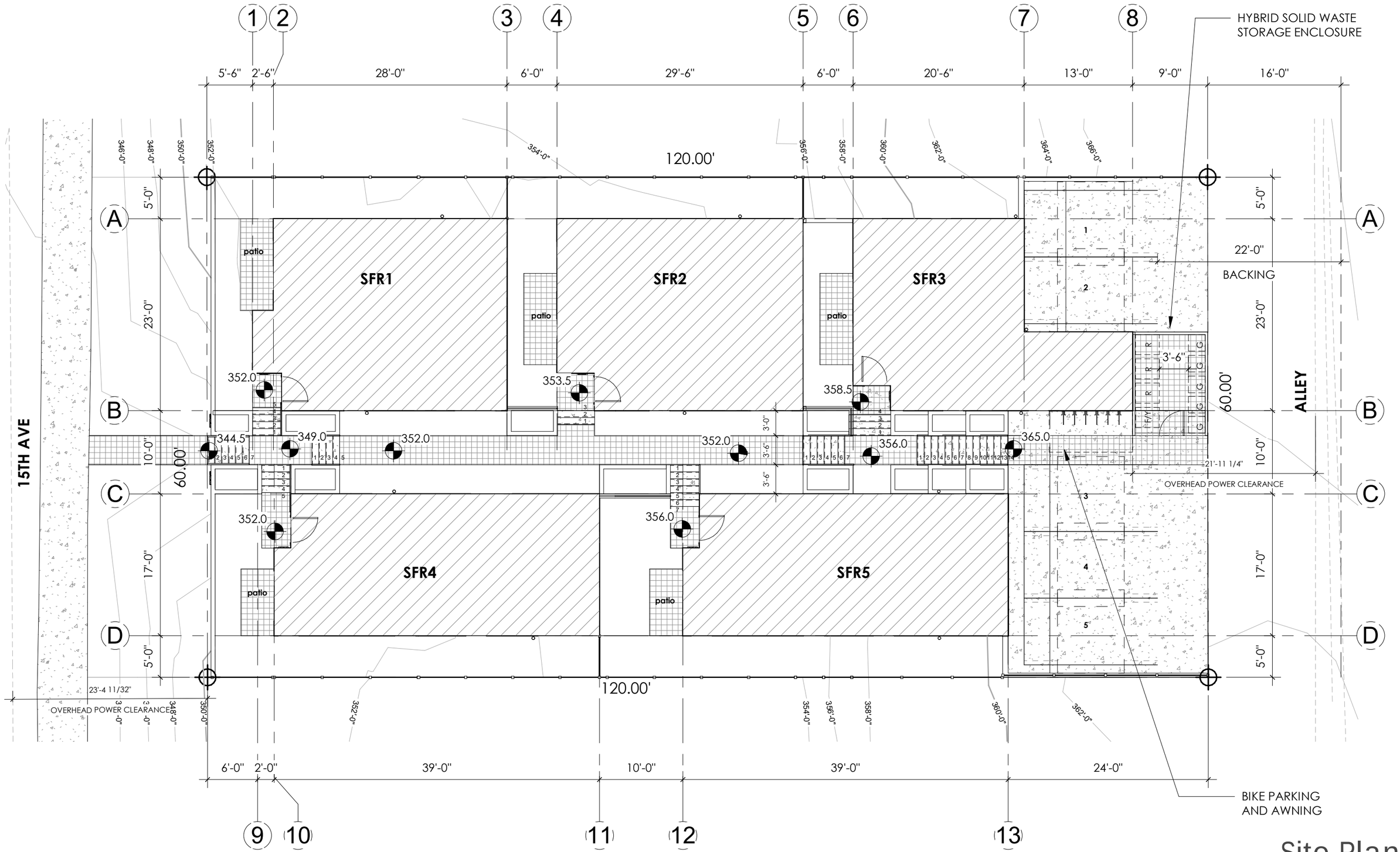
No trees on site were deemed exceptional.

TREE INVENTORY MAP
908 15th Ave. Seattle, WA
Blackwood Builders Group

N

NTS
Locations are approximate

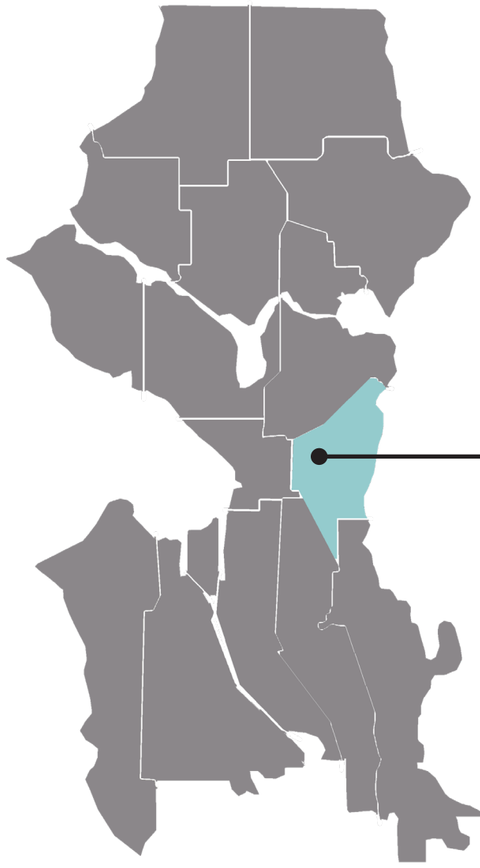





SITE PLAN

SCALE: 3/32" = 1' 0"

# Site Plan

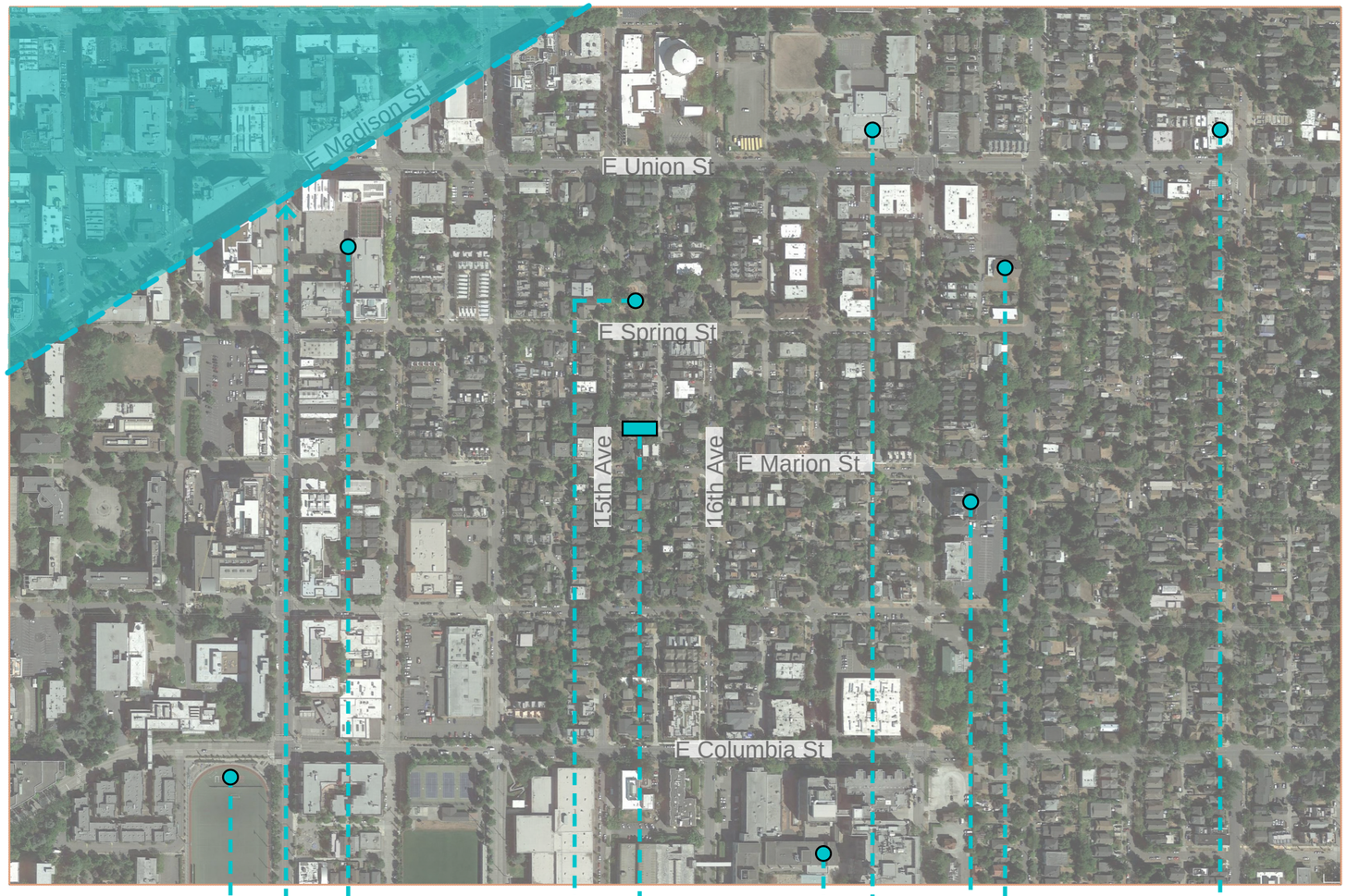


Site:
Central Area
Neighborhood



EXISTING SITE

Scale: NTS




Seattle University Park

Seattle Academy

Capitol Hill Commercial/Restaurant District

Swedish Medical Center

Seattle World School

Spring Street Mini Park

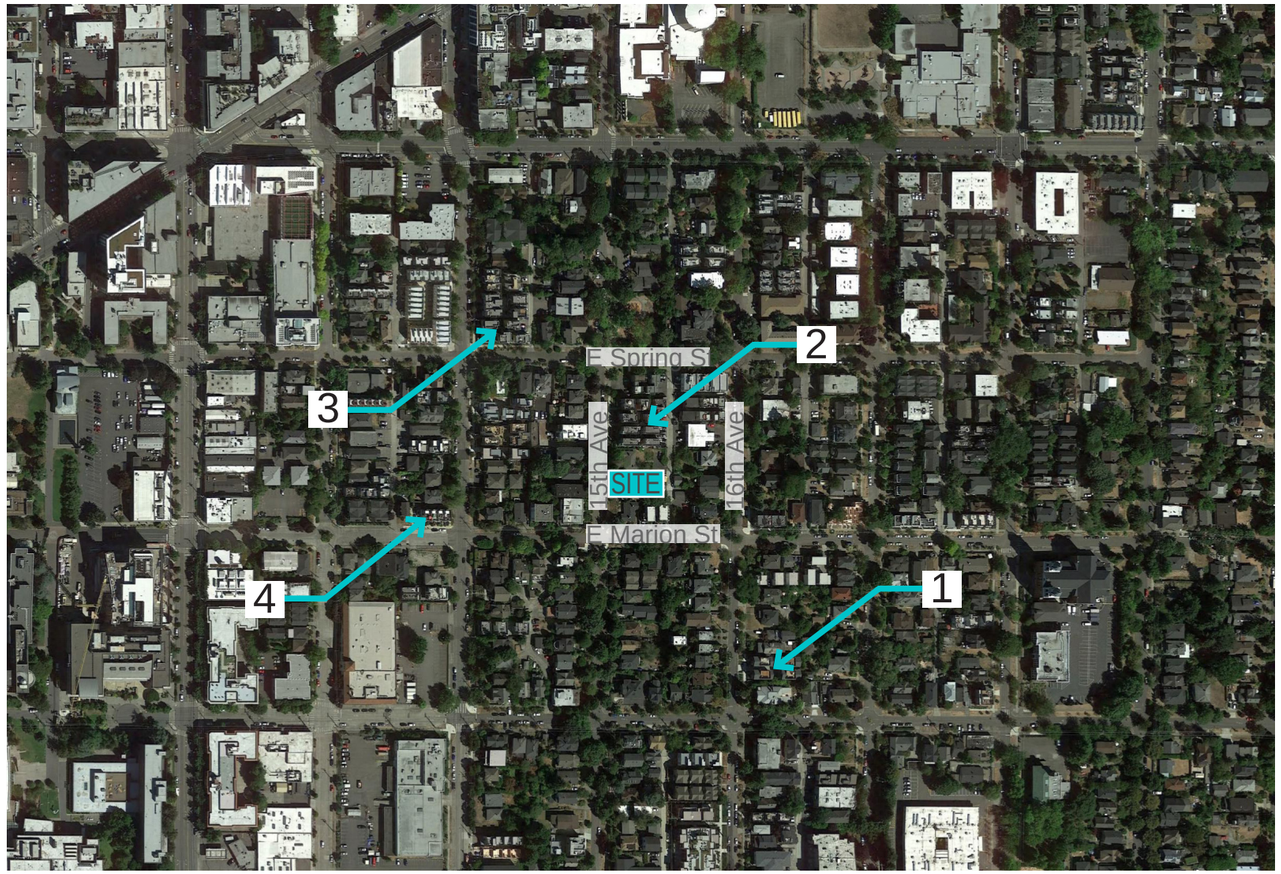
Immaculate Conception Catholic Church

Madison Park Church of Christ

Central Cinema

SITE: 908 15th Ave

# Context






1. Single Family Residential
808 16th Ave



2. Single Family Residential
920 15th Ave



3. Multifamily Townhouses
1100 14th Ave



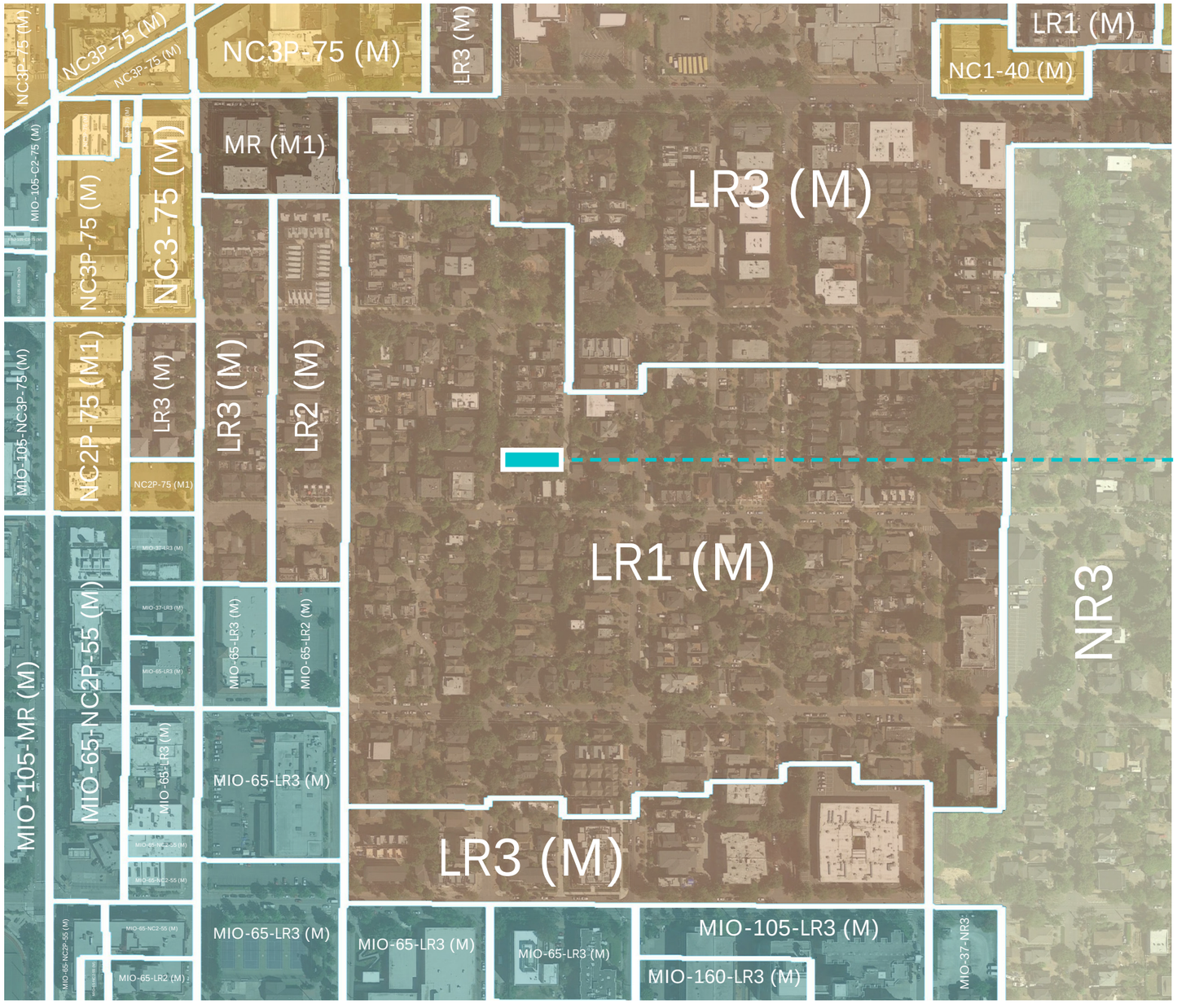

4. Multifamily Townhouses
1326 E Marion St

Neighborhood

The proposed development at 908 15th Ave is located in a LR1 zone. The project sits not from Seattle University and downtown Capitol Hill. Our project designs for the future of the community, a high density urban neighborhood with access to frequent transit and a plethora of neighborhood amenities.

Scale: NTS

# Context Analysis




Project Site Zoning: LR1 (M)

*DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.

Adjacent Zoning: NR3, LR3 (M), LR2 (M), MR (M1), MIO-65-LR2 (M), MIO-65-LR3 (M)

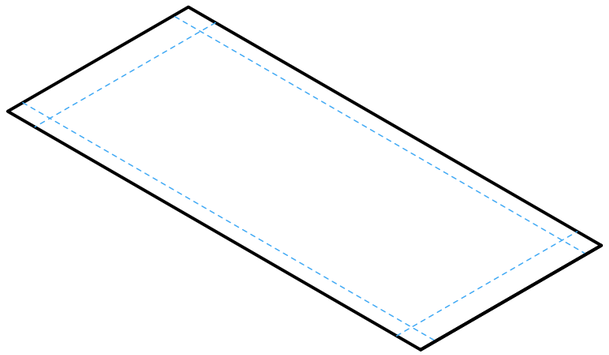
Key:

- Neighborhood Commercial
- High-Density Multi-Family
- Lowrise Multi-Family
- Residential Small Lot
- Neighborhood Residential
- Major Institutions

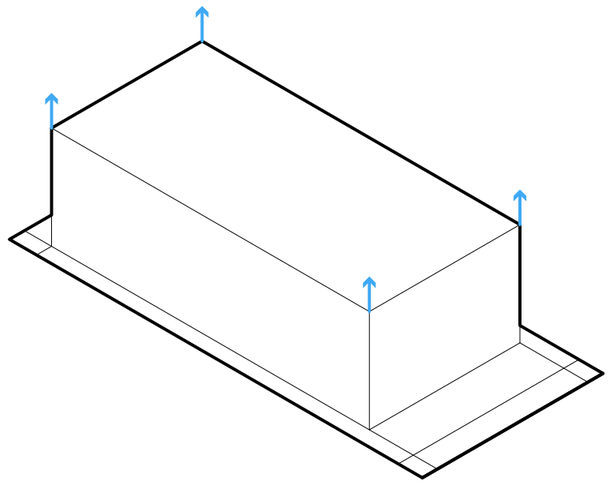
Scale: NTS

# Zoning Analysis

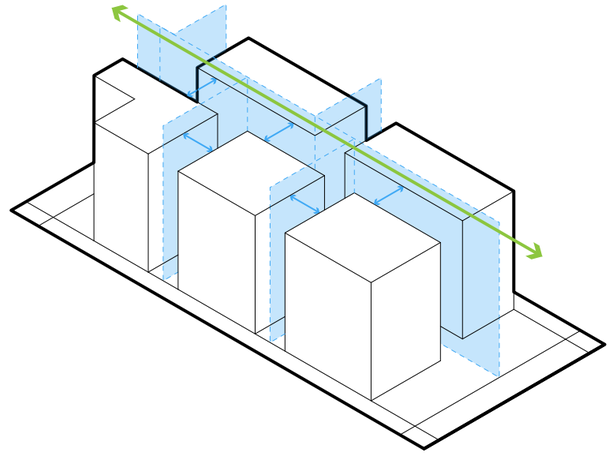
| SEATTLE & CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES | | DESIGN RESPONSE |
|---|---|---|
| CS1 Natural Systems and Site Features | **B. Sunlight and Natural Ventilation** | The project maximizes natural light and ventilation in each unit by avoiding party walls. Each SFR stands alone which allows for openings on every exterior wall and open space between each unit. Windows were strategically placed to optimize daylighting according to the internal program while maintaining privacy between units. To promote natural ventilation, operable windows were placed in strategic locations through out the design to allow for passive ventilation. The broken down massing creates open spaces throughout the site that allows wind and air to pass through the site. |
| | **C. Topography**<br>**1. Local Topography** | The proposed project will integrate the grade and vegetation currently fronting 15th Ave S with raised stoops looking over the street. T The central walkway steps up from 15th Ave S to the alley, following the existing topography closely. The building elevations also follow the site topography stepping up from west to east. Each SFR and their respective entry and yard space are set at a different elevation. Not only does this follow the natural contours of the site, it also provides opportunities to create vertical separation and define the transition from the walkway to the entries and the private outdoor spaces. |
| CS2 Urban Pattern and Form | **C. Relationship to the Block**<br>**1. Transition and Delineation of Zones** | The design will hold a scale similar to the surrounding buildings. In order to reduce the overall massing impact, the buildings have been separated into 5 smaller masses rather than one or two large masses. It will provide a more density without the bulk, providing visual connections and open space through the site. |
| | **D. Height, Bulk, and Scale** | The design will be of a similar height to the existing buildings directly adjacent to the site. The buildings are set at different levels stepping up from the street to the alley with the topography and minimizing the bulk and height at the street level. It will utilize material such as wood and board&batten siding to scale down its exterior, as well as modulation to help delineate these changes and break down the overall mass. Entries are highlighted by massing moves and porches are clearly identified throughout the project. |
| PL1. Open Space Connectivity | **A. Network of open spaces**<br>**1. Accessible Open Space** | Outdoor spaces are provided to the west of each unit. These outdoor courtyards fill in the spaces between the buildings. They are located a couple of steps above the central walkway for privacy and to encourage residents to cultivate their own outdoor identity, but remain visually connected to the walkway to encourage social interaction among residents and increase safety along the site circulation path. |
| | **B. Walkways and Connections** | The main site circulation is a central walkway that runs through the middle of the site from 15th Ave to the Alley. The unit entries and private amenity areas are located off of the walkway. The amenity areas visually connect to the shared circulation path, allowing that space to feel large and welcoming. This connection between common path and private units also allowed for spontaneous interactions and encourages a strong community. |
| PL3 Stree-Level Interaction | **B. Residential edges** | The public/private threshold is enhanced by the vertical separation of the central walkway to the recessed entryways. Landscape along the building edges and the walkway provide additional separation and privacy. There is still a visual connection from the raised entries to the primary circulation, but it maintains privacy through the raised stoop condition. |
| | **1. Frontages** | Frequent stoops along the central walkaway to residential entrances provide residents with a place for social interactions. Landscaping provides visual interest and greenery to the paths. |
| DC2 Architectural Concept | **A. Massing**<br>**1.Building Layout and Massing** | This projects massing was dictated by the need for many amenities and improvements on the site. The buildings were pushed back on the eastern edge of the site to provide parking, disposal services, and bike parking. The center of the site was dedicated to the site circulation that connects all the units, exterior spaces, and site amenities. Separating the units into 5 distinct SFRs allowed for open space to be staggered and connected across the entire project, while the massing steps to follow the existing grade. |
| | **B. Architectural and Facade composition** | Each unit has its own rooftop deck space. To define and highlight the entries for each unit, the entires are recessed and clad in cedar siding. Furthermore, a range of exterior finishes emphasize vertical modulation to define entries and the units' vertical circulation. |
| DC3 Open Space Concept | **1. Common Open Spaces** | The open spaces in this project are layered, connecting from the public street to the private units. The central circulation path connecting from 15th Ave to the alley is shared by all residents and lined by landscape planters and vegetation. This space encourages resident interaction in this common space. The private amenity areas are raised slightly above the circulation path to provide private outdoor space that can be claimed by each resident. However, these spaces are still visually connected to the shared walkways, allowing for casual interactions and serving as an extension of the open space. |



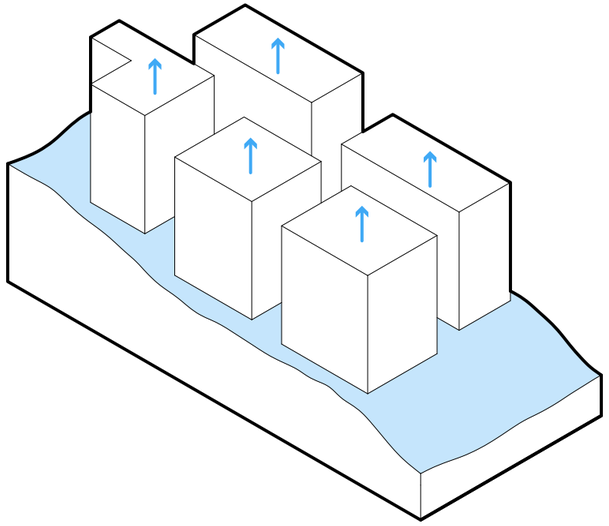
1. Define site setbacks dictated by zone



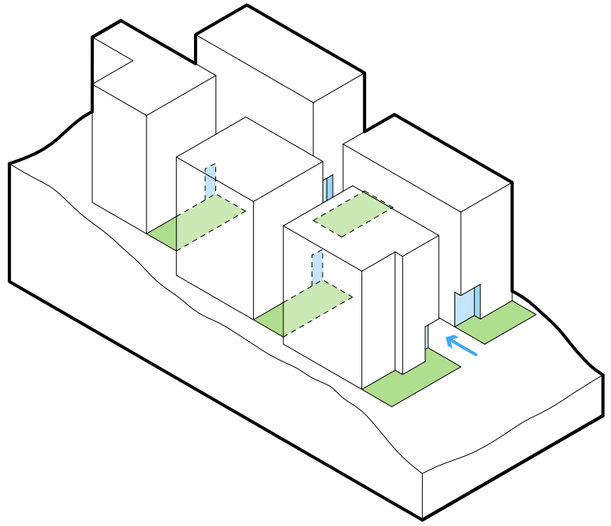
2. Extrude mass to stay below the height limit



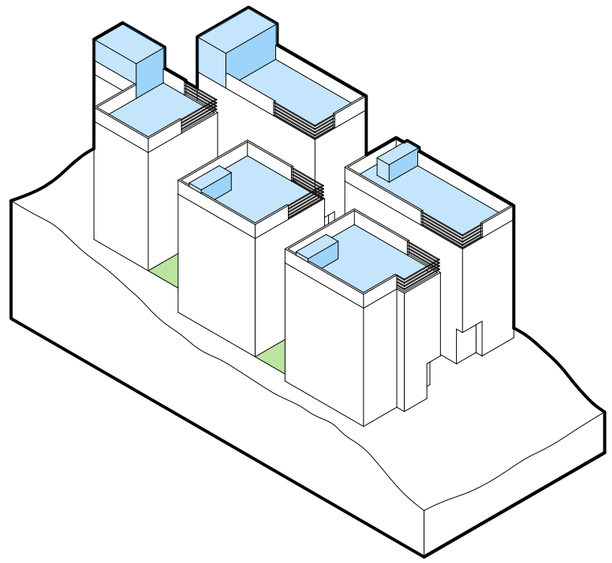
3. Split and shift building mass to create defined units with a central circulation path



4. Adjust building mass to follow grade

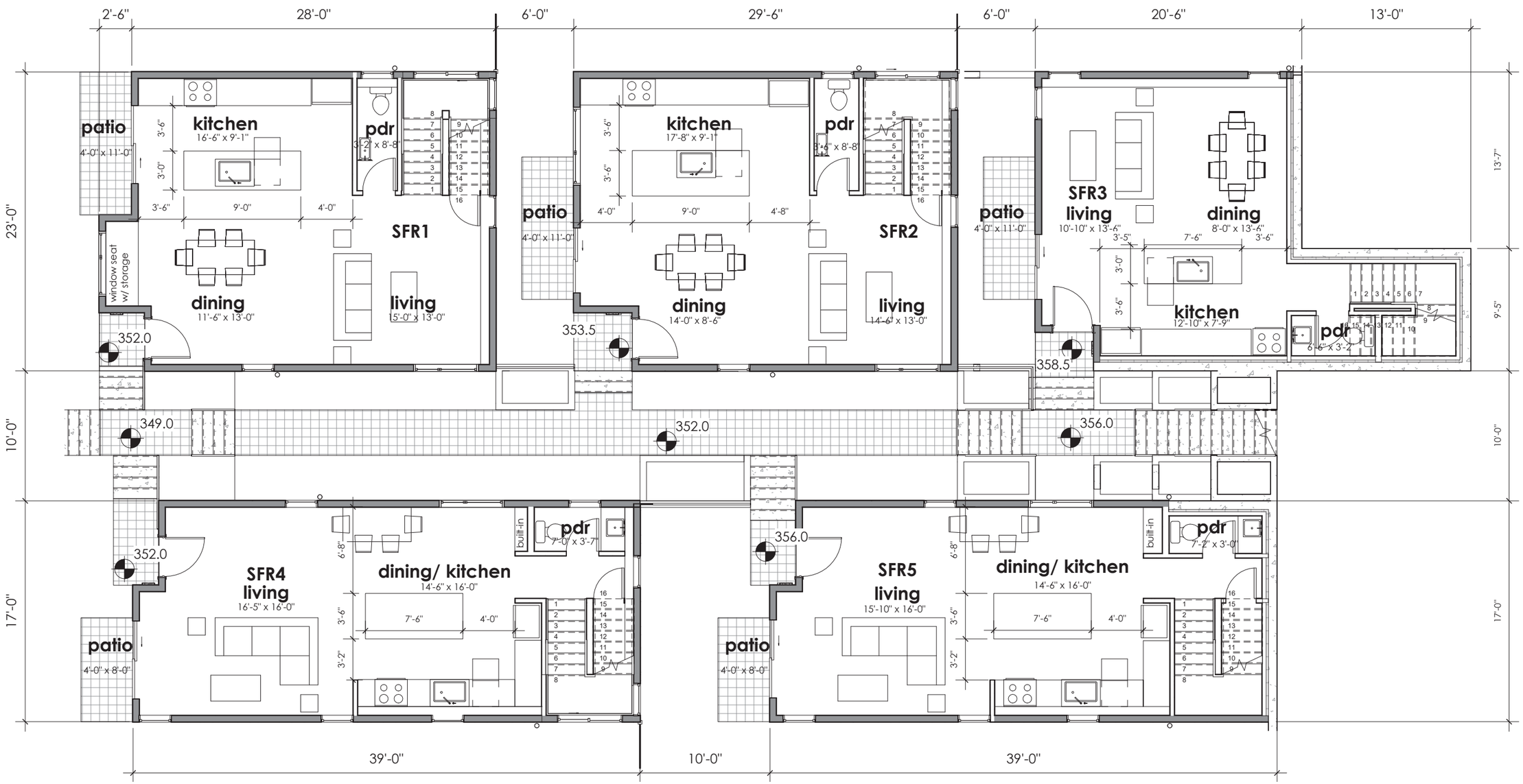


5. Push and pull facade to highlight building entries,Utilize space between buildings for private outdoor patios



6. Utilize rooftop decks as private amenity space with views to the west.

# Design Concept




LEVEL 1

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

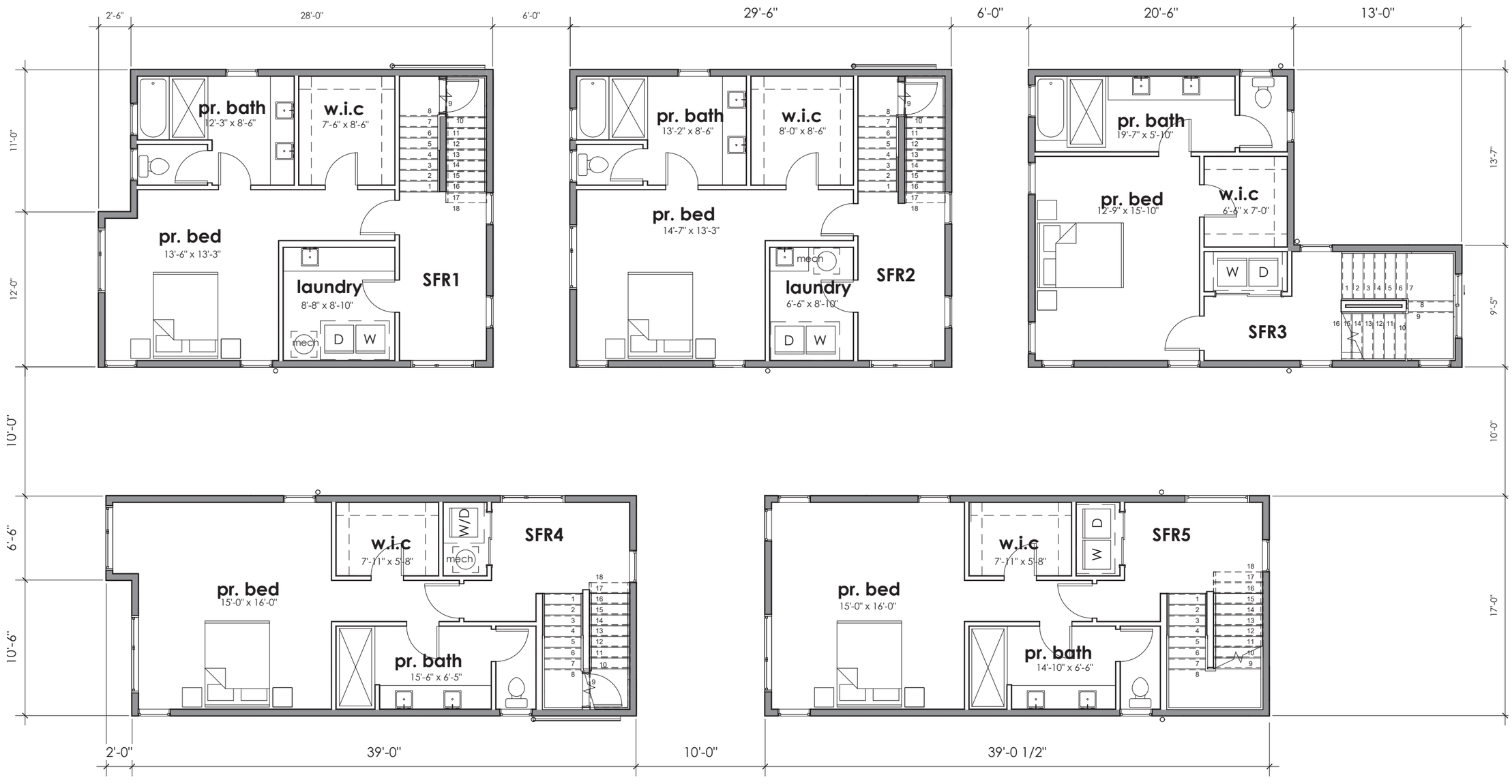
# Floor Plans




LEVEL 2

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

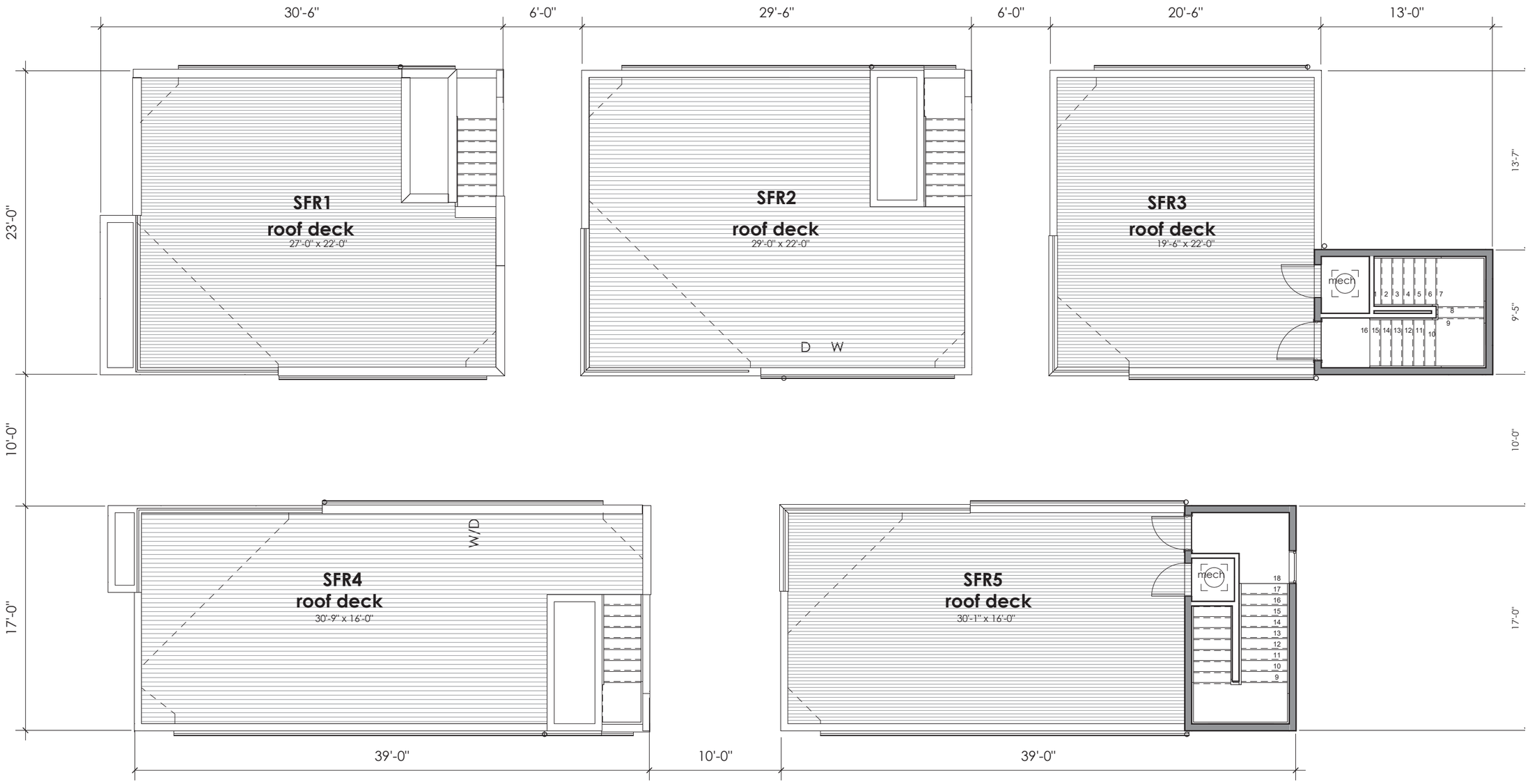
# Floor Plans




LEVEL 3

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

# Floor Plans




Roof Level

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

# Floor Plans

1. Light Gray Board & Batten

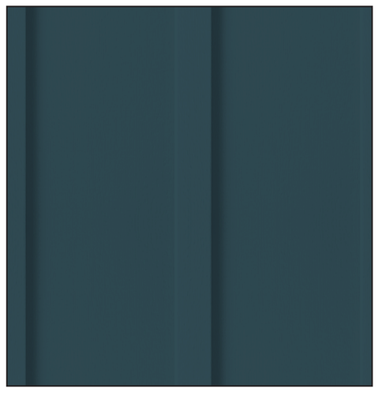


4’x8’ Cementitious Panel w/ 1x2 Cedar Batts at 12”o.c

Sherwin Williams #7653 Silverpointe

Utilized at stair cores

2. Dark Blue Board & Batten

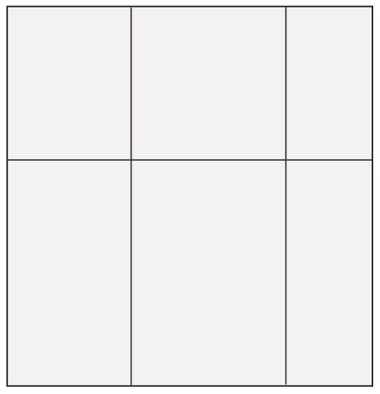


4’x8’ Cementitious Panel w/ 1x2 Cedar Batts at 12”o.c

Sherwin Williams #9675 Westhaven

Utilized on majority of facade

3. White Panel

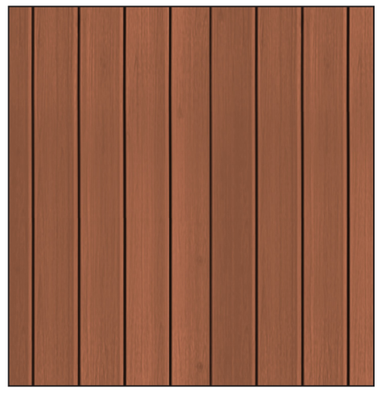


4’x8’ Cementitious Panel

Sherwin Williams #7004 Snowbound

Utilized as accent material at entries

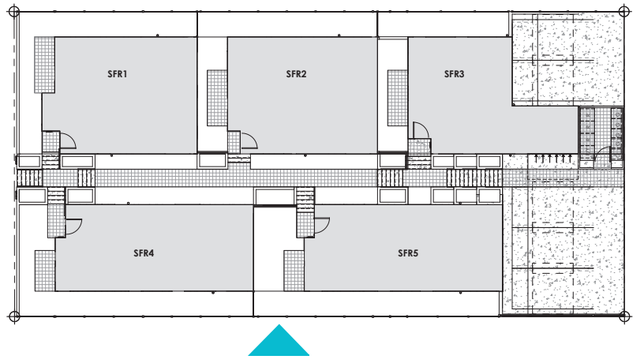
4. Cedar



1”x4” T&G Cedar Siding

Utilized as accent material at entries and fences

# Material Palette



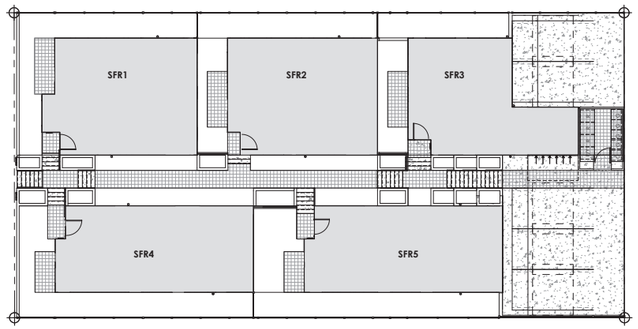




SOUTH ELEVATION SFR 4 & 5

SCALE: 3/32" = 1' 0"

# Building Elevations



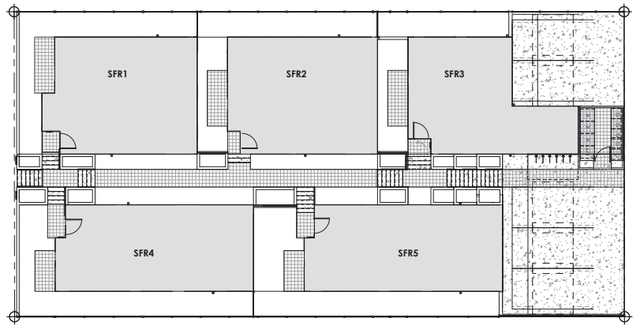


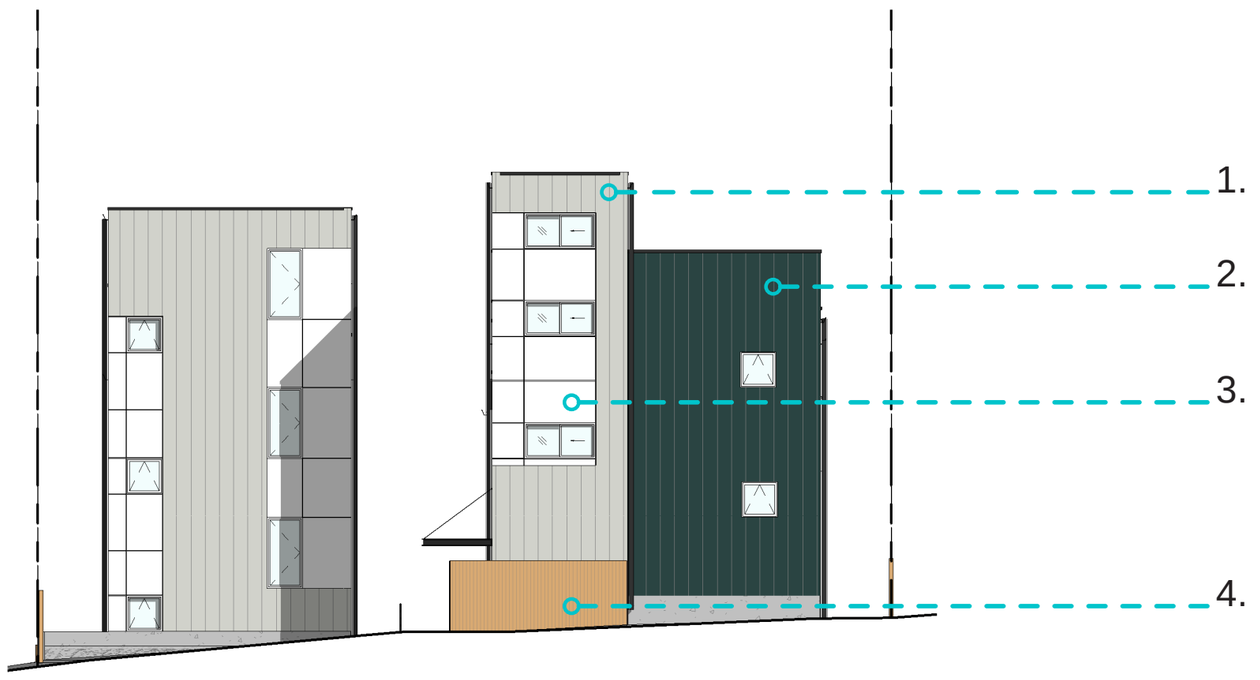


NORTH ELEVATION SFR 1-3

SCALE: 3/32" = 1' 0"

# Building Elevations

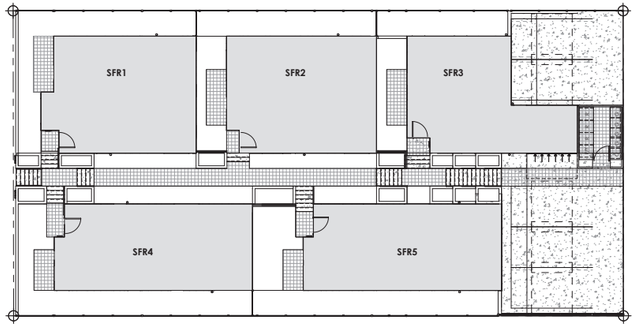



EAST ELEVATION (ALLEY)

SCALE: 3/32” = 1’ 0”

# Building Elevations



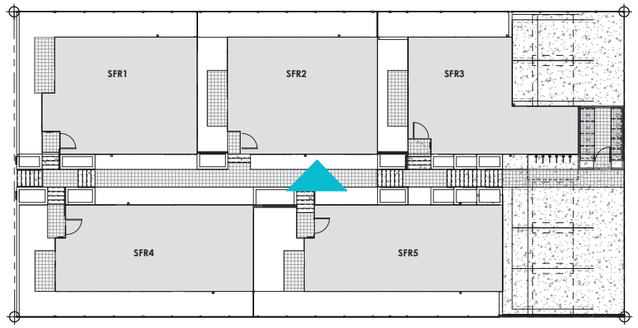




WEST ELEVATION (15TH AVE)

SCALE: 3/32” = 1’ 0”

# Building Elevations



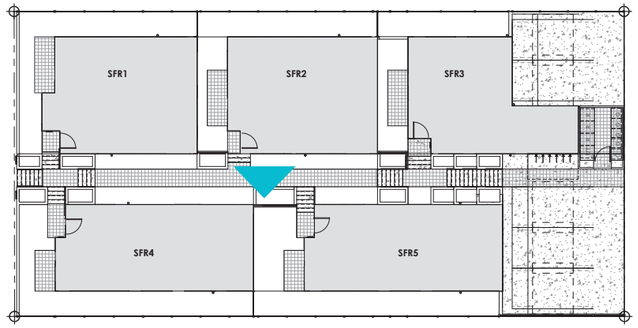




SOUTH ELEVATION SFR 1-3

SCALE: 3/32” = 1’ 0”

# Building Elevations



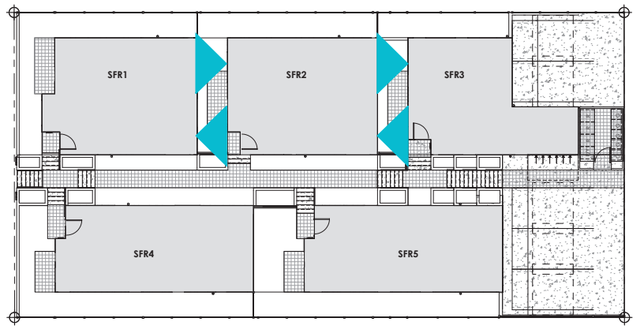


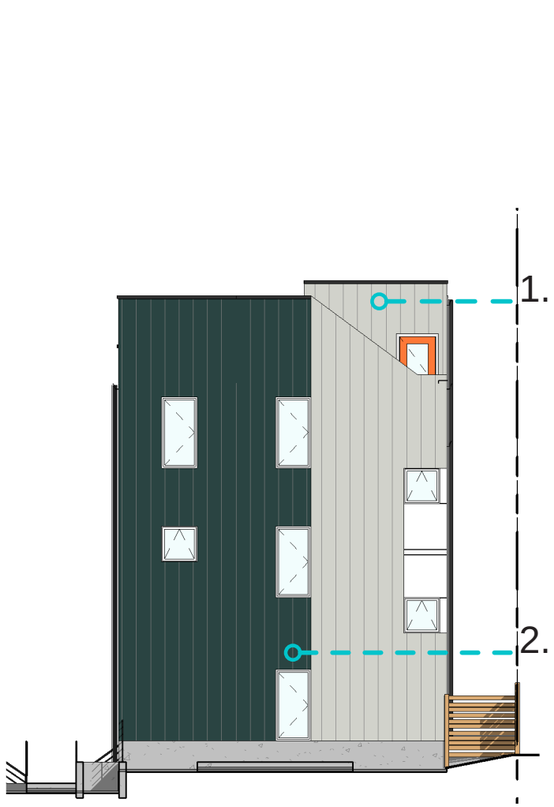


NORTH ELEVATION SFR 4 & 5

SCALE: 3/32” = 1’ 0”

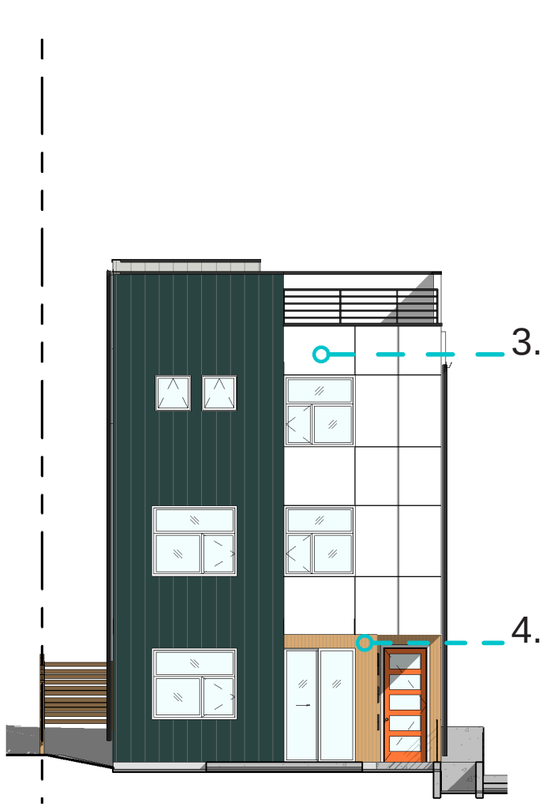
# Building Elevations



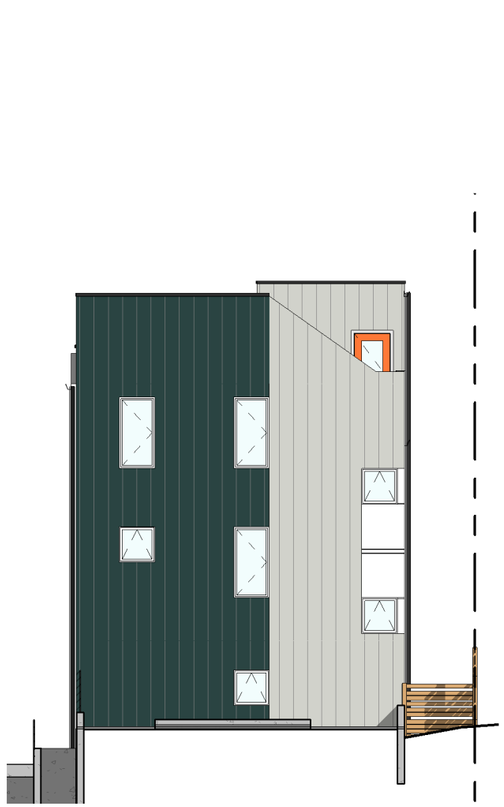

EAST ELEVATION SFR1

SCALE: 3/32” = 1’ 0”



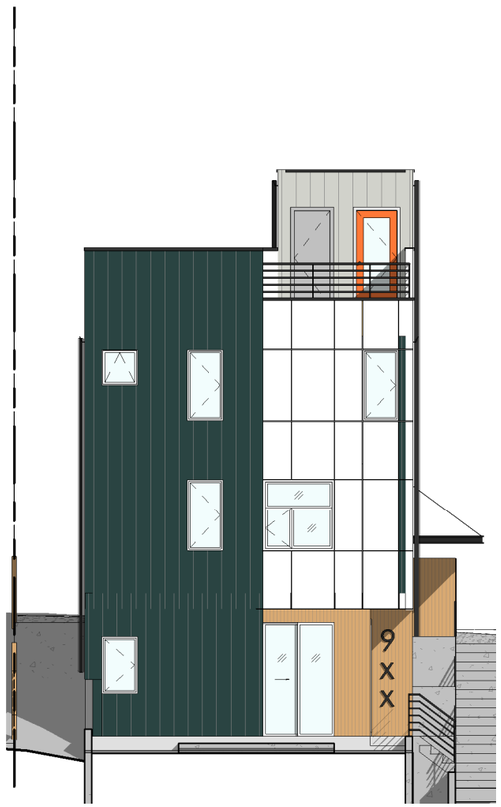

WEST ELEVATION SFR2

SCALE: 3/32” = 1’ 0”



EAST ELEVATION SFR2

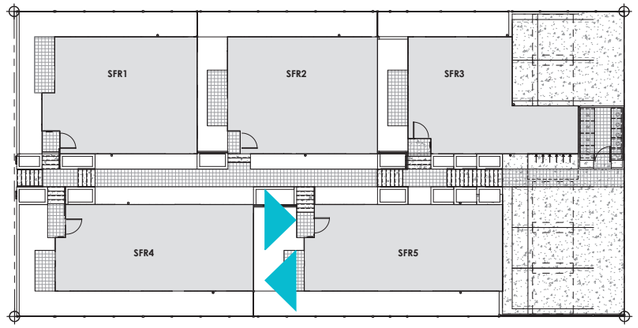
SCALE: 3/32” = 1’ 0”

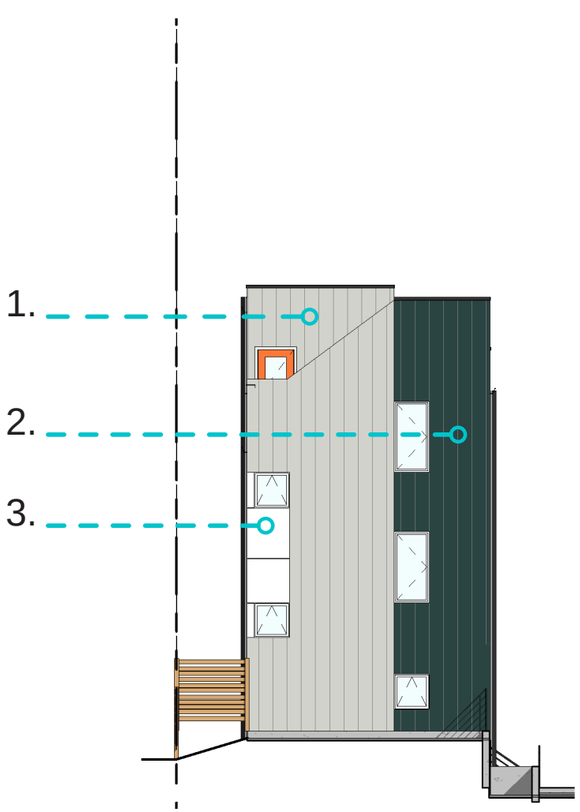



WEST ELEVATION SFR3

SCALE: 3/32” = 1’ 0”

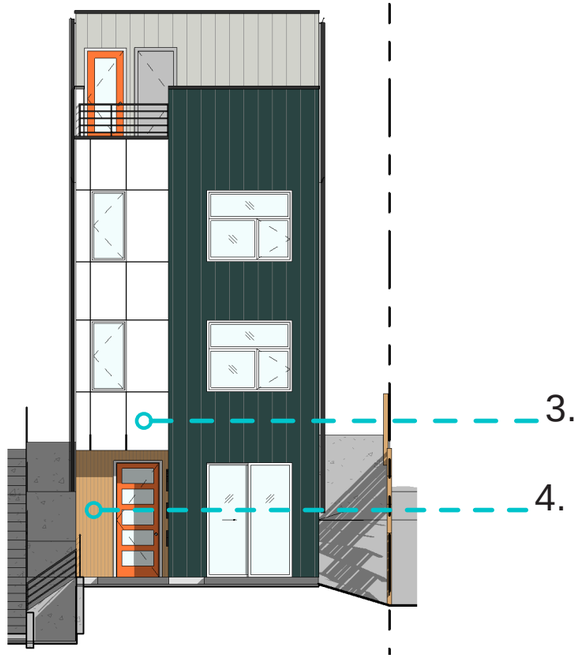
# Building Elevations




EAST ELEVATION SFR4

SCALE: 3/32" = 1' 0"




WEST ELEVATION SFR5

SCALE: 3/32" = 1' 0"

# Building Elevations



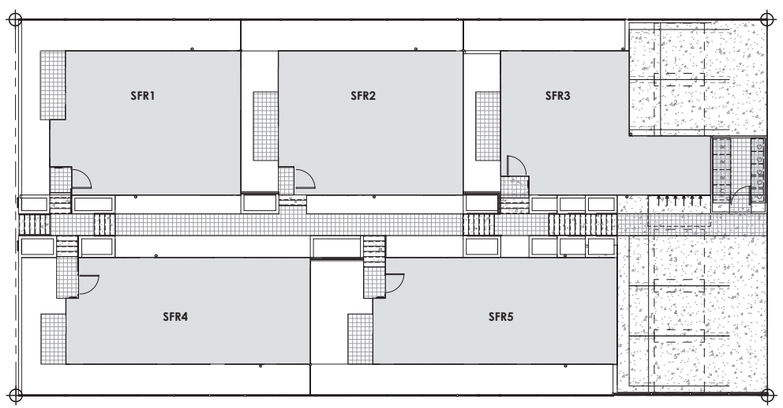

1. STREET VIEW | 15TH AVE, LOOKING NORTH EAST




2. STREET VIEW | 15TH AVE, LOOKING EAST

2.

1.



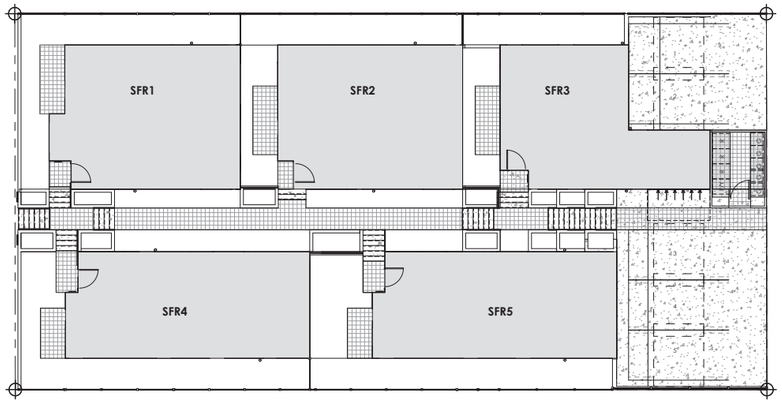

# Renderings



3. AERIAL VIEW | LOOKING SOUTH WEST AT SEATTLE SKYLINE



4. ALLEY VIEW | LOOKING NORTHWEST



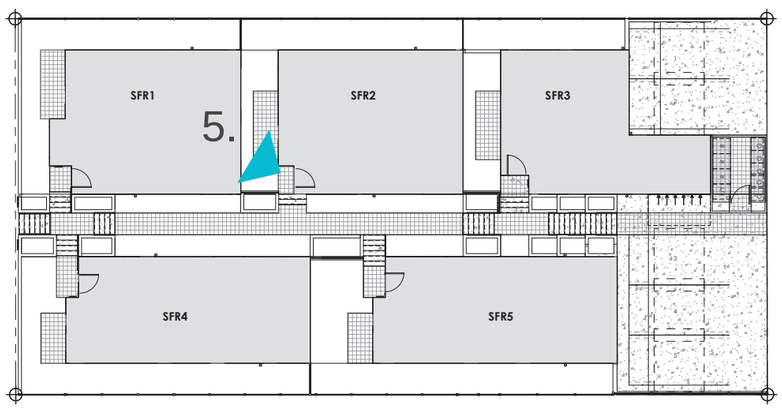

3.

4.

# Renderings



5. COURTYARD VIEW | FROM SFR?






NORTH

# RENDERED LANDSCAPE PLAN

SCALE: NTS

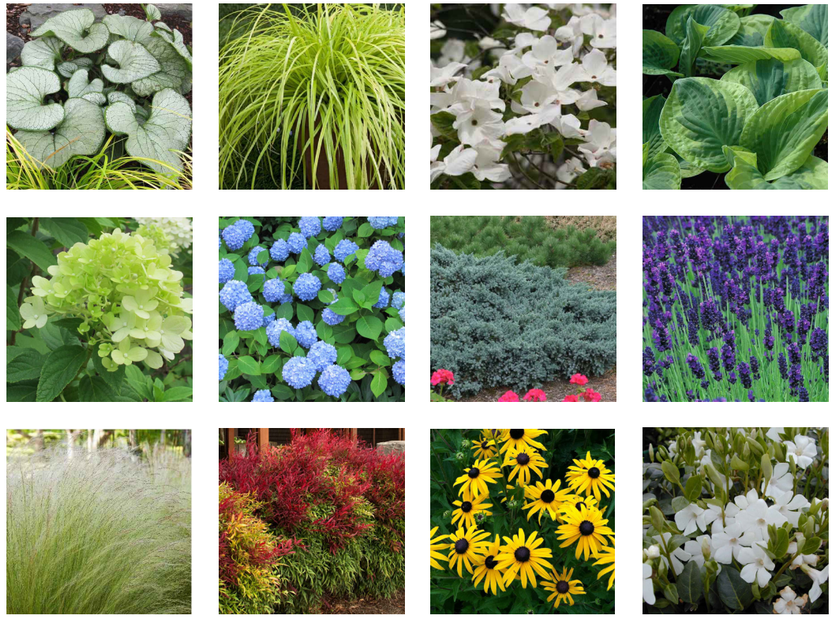
## PLANT SCHEDULE

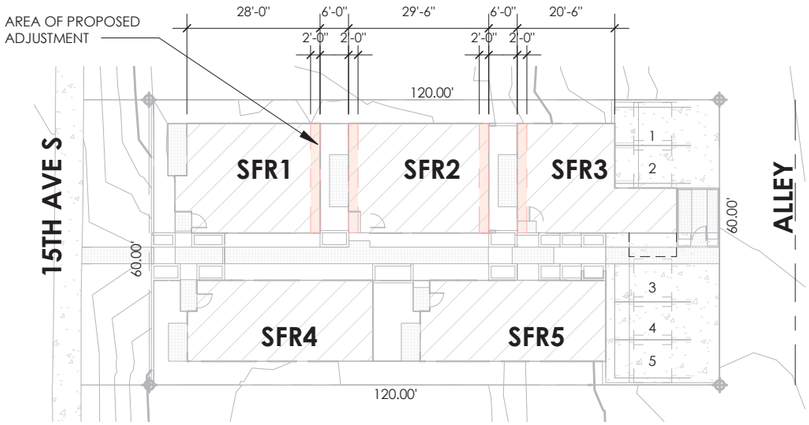
| TREES | BOTANICAL / COMMON NAME |
|---|---|
| | Acer circinatum / Vine Maple |
| | Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| | Brunnera macrophylla 'Silver Heart' / Siberian Bugloss |
| | Carex oshimensis 'Everillo' / Everillo Japanese Sedge |
| | Euonymus japonicus 'Greenspire' / Greenspire Upright Evonymus |
| | Hosta x 'Brim Cup' / Brim Cup Hosta |
| | Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea |
| | Hydrangea paniculata 'Limelight' / Limelight Hydrangea |
| | Juniperus squamata 'Blue Star' / Blue Star Juniper |
| | Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender |
| | Liriope muscari 'Big Blue' / Big Blue Lilyturf |
| | Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo |
| | Nassella tenuissima / Mexican Feather Grass |
| | Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush |
| | Polystichum munitum / Western Sword Fern |
| | Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel |
| | Rudbeckia fulgida 'Goldstrum' / Goldstrum Coneflower |
| | Sarcococca ruscifolia / Fragrant Sarcococca |

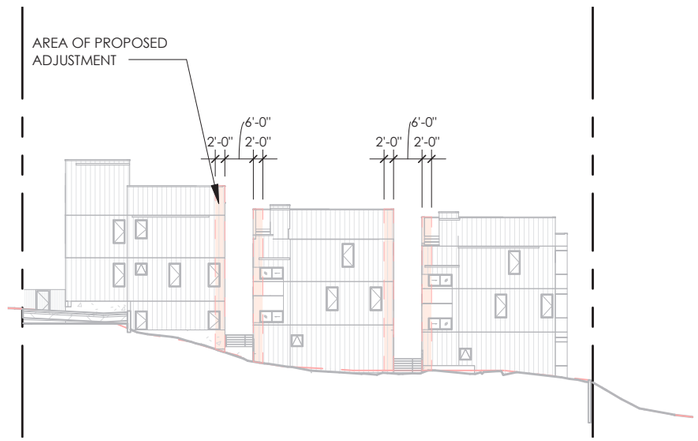
| BIORETENTION | BOTANICAL / COMMON NAME |
|---|---|
| | Acorus gramineus 'Ogon' / Golden Variegated Sweetflag |
| | Cornus sericea 'Kelseyi' / Kelseyi Dogwood |
| | Juncus effusus / Soft Rush |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | Epimedium grandiflorum 'Lilafee' / Longspur Barrenwort |
| | Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry |
| | Vinca minor 'Alba' / White Dwarf Periwinkle |
| | Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle |

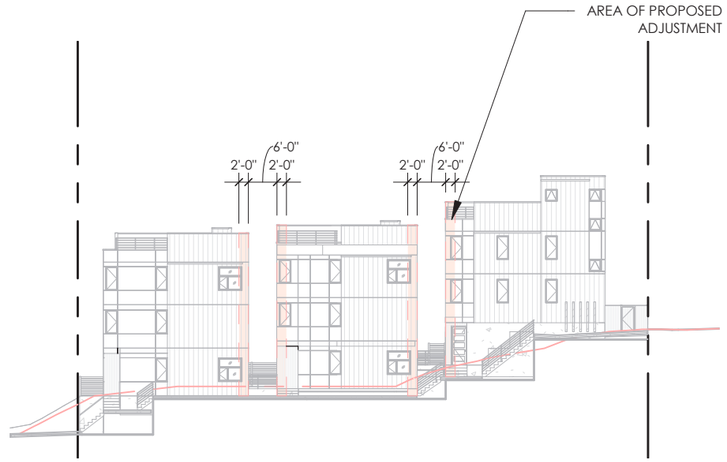




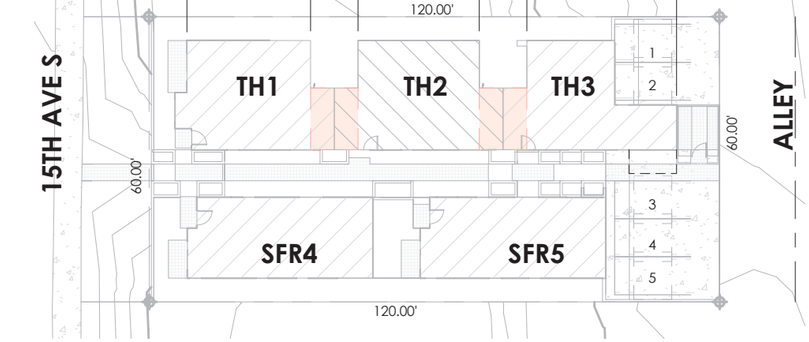

1 ADJUSTMENT REQUEST SITE DIAGRAM
1/32" = 1'-0"



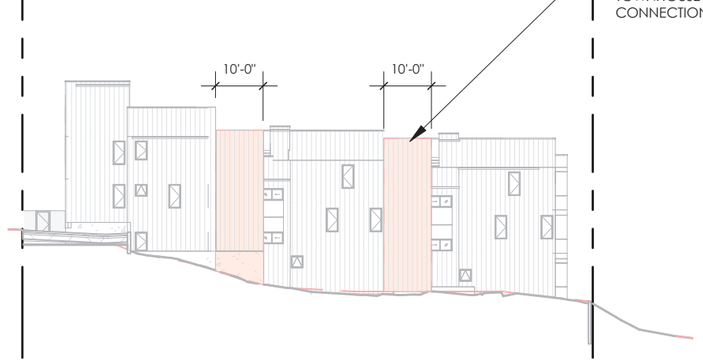

2 ELEVATION SFR1-3 NORTH
1/32" = 1'-0"



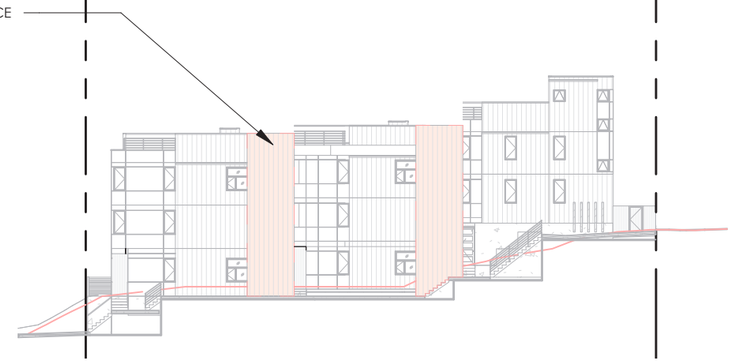

3 ELEVATION SFR1-3 SOUTH
1/32" = 1'-0"




4 CODE COMPLIANT SITE DIAGRAM
1/32" = 1'-0"




5 CODE COMPLIANT ELEV SFR1-3 NORTH
1/32" = 1'-0"



6 CODE COMPLIANT ELEV SFR1-3 SOUTH
1/32" = 1'-0"

SMC 23.41.018.D.3 -If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:
a. Setbacks and separation requirements may be reduced by a maximum of 50 percent
SMC 23.45.518.F.1 - In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.

ALLOWED SEPARATION = 10' X 50% = 5' MINIMUM SEPARATION
PROPOSED SEPARATION = 6' MINIMUM SEPARATION, COMPLIES

PROPOSED ADJUSTMENT:
We propose to reduce the building separation from 10' to 6'.

RATIONALE:
This will allow us to create yards between the northern units. This helps to break the building mass down into 3 distinct units and minimizes the overall bulk of the project. This better fits within the scale of the neighborhood. The open spaces and broken down massing provides for a better pedestrian experience along the central circulation core, as well as a better experience for the neighboring property. The central circulation core will feel much more open and will encourage spontaneous gathering between yards, entries, and the central path. This massing allows for improved light and air access, while still allowing the units to reach the development potential. The grade of the site additionally supports separating the mass into separate buildings that can step up along with the existing grade.
This is supported by Central Area Design guidelines CS1.2, DC2.1, and DC3.1.