PROJECT TEAM

Owner:

Chainqui Development Harborview, LLC.
2401 3rd Avenue, Suite 1212
Seatte, WA 98121
Contact: Jenny Tsen
jenny.tsen@chainqui.com
206.660.4300

Owner's Rep:

OAC Services, Inc.
2200 1st Avenue, Suite 200
Seatte, WA 98134
Contact: Taryn Rehn
trehn@oacsvcs.com
206.413.7317

Architect:

Jensen Design Architects
7730 Leary Way NE
Redmond, WA 98052
Contact: Kurt Jensen
kurtj@jd-arch.com
206.660.2528

Civil Engineer:

The BlueLine Group
25 Central Way, Suite 400
Kirkland, WA 98033
Contact: Kimberly McNabb
kmcnabb@thebluelinegroup.com
425.216.4051

Structural Engineer:

Swenson Say Faget
2124 Third Avenue, Suite 100
Seattle, WA 98121
Contact: Blaze Bresko
bbresko@ssfengineers.com
206.956.3735

Landscape Architect:

Root of Design
P.O.Box #232
Stanwood, WA 98292
Contact: Devin Peterson
devin@rootofdesign.com
206.491.9545

Surveyer:

Bush, Roed & Hitchings, Inc.
Land Surveyers & Civil Engineers
2009 Minor Avenue East
Seattle, WA 98102
206.323.4144

Interior Designer:

MZA
600 108th Ave NE, Suite 108
Bellevue, WA 98004
425.559.7888

Chainqui Development Harborview, LLC
2401 3rd. Ave. #1101
Seattle Wa. 98121

OAC

Root of Design

JDA

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HARBOR AVENUE CONDOMINIUMS

1123 Harbor Ave. SW Seattle, WA 98116

w/ Chainqui Development Harborview, LLC.

Project #: 3035991-EDG

ADMINISTRATIVE DESIGN REVIEW

11.10.2020

AERIAL VIEW

Site Address: 1123 Harbor Avenue SW
Seattle, WA 98116

Zoning Designation: MR- MID RISE

Lot Size: 7,502 SF

Parcel Numbers/ Legal Descriptions:
927220-2395
W S L & I COS 1ST PLAT OF PLAT BLOCK: 18 PLAT LOT: 8
927220-2400
W S L & I COS 1ST PLAT OF PLAT BLOCK: 18 PLAT LOT: 9
927220-2410
W S L & I COS 1ST PLAT OF E 1/2 PLAT BLOCK: 18 PLAT LOT: 10
927220-2405
W S L & I COS 1ST PLAT OF W 1/2 PLAT BLOCK: 18 PLAT LOT:10

FAR (SMC 23.45.510): 4.50 x 7,502 = 33,759 SF

Allowable FAR: 33,759 SF

Proposed Units: 18

Proposed Parking 27

Number of Residential Units: 18 CONDO UNITS in 6 stories of residential over / 2 levels of parking

Square Footage: 33,718 SF RESIDENTIAL with PARKING

Parking Stalls: 27 Total
16 in Basement Level off Harbor Avenue SW
11 on Floor 1 off Elm Place SW

Parking Calculations: To develop high quality condominium units to compliment and enhance the neighborhood fabric of older multi-family buildings along Harbor Avenue SW. We strive to be sensitive to nearby residences with widened view corridors toward the east, increased building setbacks and significant building articulation to reduce the building's massing.

The condo will be built to an elevated Green Building Standard to help minimize impacts on the environment. In concert with that goal, we intentionally selected a high-density, infill lot which has strong transit infrastructure (bus, ferry and bike lanes).

Development Objectives: Though the small site has limited width on Harbor Ave SW, a significant portion of the street level façade will be the glass enclosed building entry located directly on the corner of the site. This feature lends visual interest between the two story volume of the space and the street.

Through the use of high quality siding materials, significant massing breaks, wall plane offsets and balconies, the building bulk and scale is greatly reduced. Additionally, we have held back the northeast corner of the building in order to increase sightlines and solar access to our northern neighbor.

3.0 DEVELOPMENT OBJECTIVES

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jd-arch.com

COMMUNITY OUTREACH

Overview

Summary of design related comments received from community members during the on site meeting 2/05/2020, and collected through an online survey on 2/26/2020.

DESIGN RELATED

Views / Connections

The location should establish an architectural style for the neighborhood. However, other neighbors expressed privacy concerns with the number of decks, balconies and possible terraces on the project and expressed a desire for some sort of buffer between the building and SW Maryland Place.

Materials / Design

The neighbors voiced a strong preference for the proposed project to have character, suggesting a unique and interesting look.

Street Improvements

The neighbors requested well-lit pedestrian paths.

TARGET MARKET / PROJECT TYPE

Views / Connections

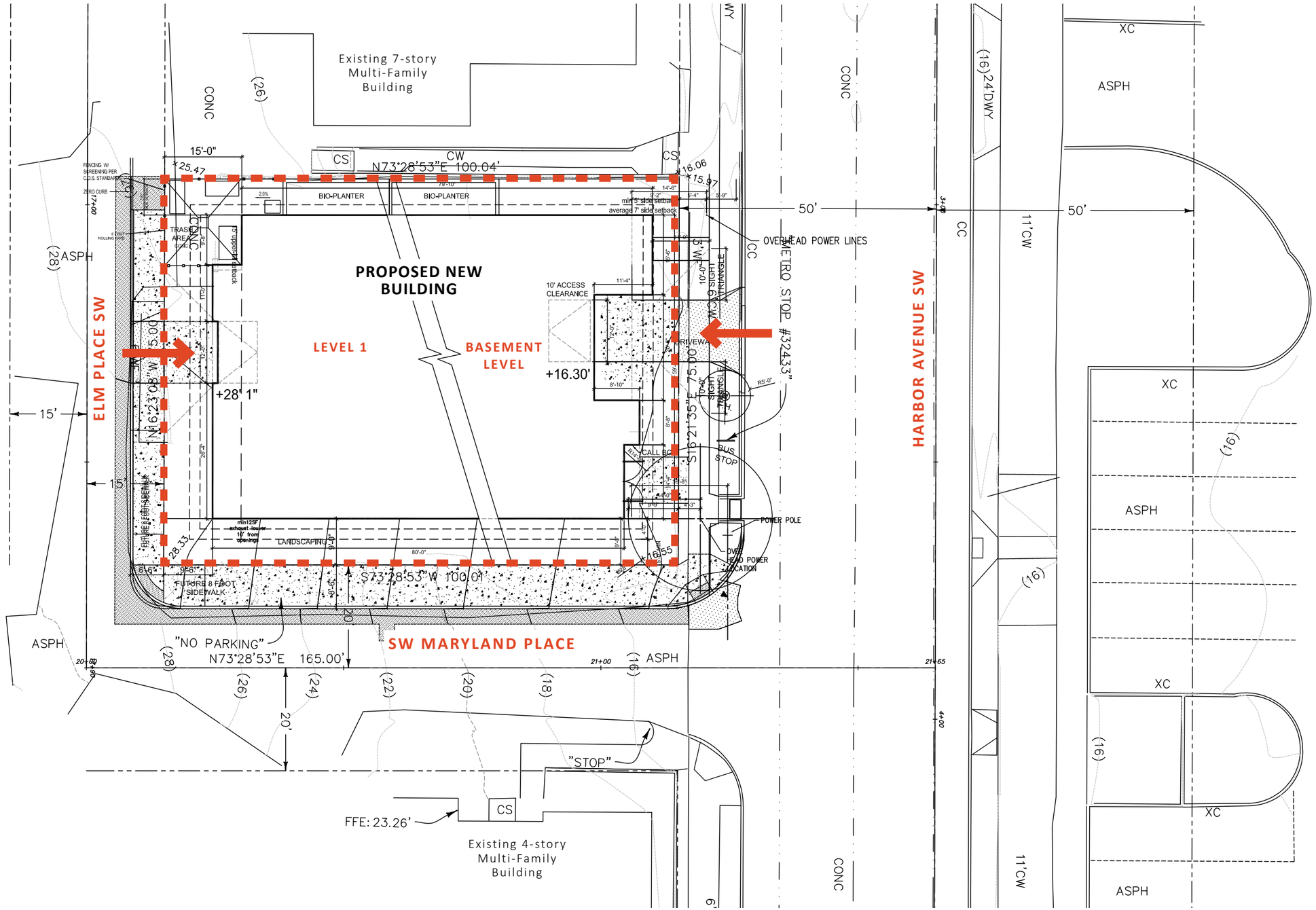
The neighbors would like the developer to entertain building luxury condominiums or townhouses instead, expressing concern that low /medium income apartments are not appropriate for the neighborhood, as the site serves as a gateway to the more affluent Alki neighborhood.

Project Improvements

- The neighbors expressed a common desire to have the powerlines relocated underground along Harbor Ave SW and SW Maryland Place.
- Pedestrian lighting along Harbor Ave SW and SW Maryland.
- Protect the nearby bus stop.
- Greenery and landscape at street level. Additionally, landscaping should not block site views or overhang sidewalk.
- Parking! Many in the community were concerned about the project's parking impacts.
- Attractive finishes and building materials.

Construction

The neighbors expressed concern about how to keep access and roads open to the neighborhood during construction and concerns regarding construction noise.



* SEE LANDSCAPE PLANS ON FOLLOWING SHEETS

Legal Description:

DESCRIPTION:
LOT 8, BLOCK 18, FIRST PLAT OF WEST SEATTLE, BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 2, RECORDS OF KING COUNTY WASHINGTON;

PARCEL A:
LOT 9, BLOCK 18, FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:
THE EAST ONE-HALF OF LOT 10, BLOCK 18, FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL C:
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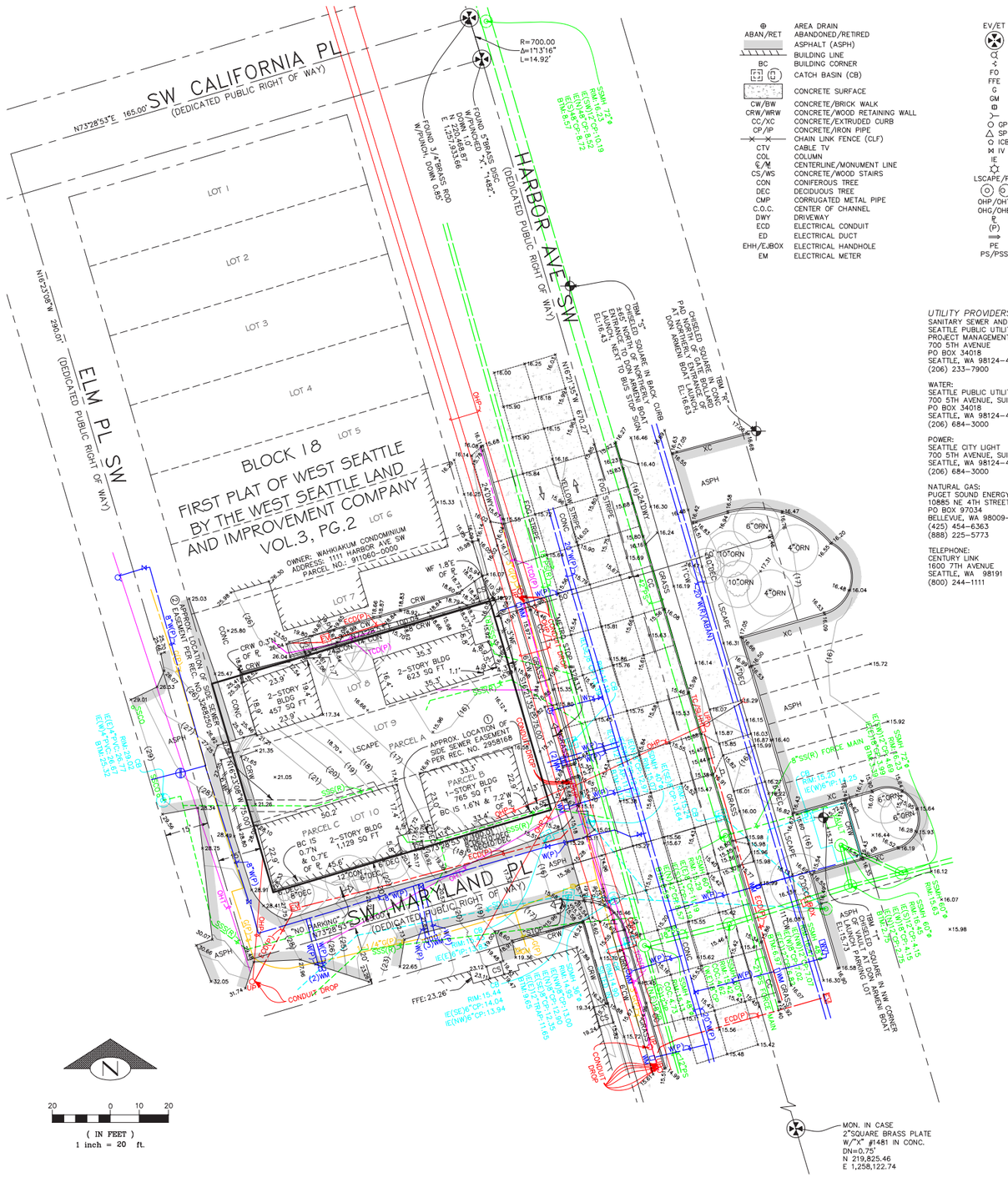
4.0 SITE PLAN

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
w w w . j d - a r c h . c o m
CHAINQUI DEVELOPMENT HARBORVIEW, LLC.



LEGEND

⊕	AREA DRAIN
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
CTV	CABLE TV
COL	COLUMN
C/M	CENTERLINE/MONUMENT LINE
CS/WS	CONCRETE/WOOD STAIRS
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE
C.O.C.	CENTER OF CHANNEL
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH/EJBOX	ELECTRICAL HANDHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE HYDRANT
FD	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FFE	FINISH FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
GV	GAS VALVE
	GUY ANCHOR
GP	GUY POLE
SP	STRAIN POLE
ICB	IRRIGATION CONTROL BOX
IV	IRRIGATION VALVE
IE	INVERT ELEVATION
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
OHP/OHT	OVERHEAD POWER/TELEPHONE
OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PE	POLYETHYLENE
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
RE	IAS
SCL/CLHH	SEATTLE CITY LIGHT HANDHOLE
SD	SERVICE DRAIN (STORM)
CO	CLEANOUT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
UP	UTILITY POLE (WOOD)
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
	WATER VALVE
	WATER GATE VALVE/CHAMBER
VO/CO	VACATION/CONDEMNATION ORDINANCE
	WOOD FENCE (WF)

UTILITY PROVIDERS:
SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 684-3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 684-3000

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

SITE NOTES

SITE ADDRESS:
1119 HARBOR AVENUE SW
1121 HARBOR AVENUE SW
1123 HARBOR AVENUE SW
4006 SW MARYLAND PLACE
SEATTLE, WA

TAX ACCOUNT NO.:
9272023950 7
9272024000
9272024100 8
9272024050 5

ZONING:
MR – MIDRISE

ZONING AGENCY:
CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995 COMMUNITY PANEL NO. 530330C0610F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 2011 EPOCH 2010.00

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 7,502 SQUARE FEET OR 0.1722 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 0 INCLUDING 0 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:
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TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 611193350, DATED NOVEMBER 19, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF FIRST PLAT OF WEST SEATTLEBY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY:
RECORDING NO.: 23486

SURVEYOR'S NOTE: NO PLOTTABLE ITEMS

VERTICAL BENCHMARKS:

OWNER.....CITY OF SEATTLE
IDENTIFIER.....SNV–5196
DESCRIPTION.....BRASS CAP STAMPED 5196
LOCATION.....0.3' W. OF BACK WALK AT E. SIDE HARBOR AVE. S.W. AT THE PROJECTED CL OF S.W. MARYLAND PL.
ELEVATION.....16.216

OWNER.....CITY OF SEATTLE
IDENTIFIER.....SNV–5197
DESCRIPTION.....BRASS CAP STAMPED 5197
LOCATION.....INT. BACK WALK & CONC. PAD FOR PARK BENCH ON N. SIDE ALKI AVE. S.W. NEAR ADDRESS 1161
ELEVATION.....17.352

HORIZONTAL BENCHMARKS:

OWNER.....CITY OF SEATTLE
DESCRIPTION.....MON. IN CASE, 2"SQUARE BRASS PLATE W/"X" #1481 IN CONC., DN=0.75'
LOCATION.....HARBOR AVE. S.W. BETWEEN S.W. ATLANTIC ST. & S.W. MARYLAND PL.
NORTHING.....N 219,825.46
EASTING.....E 1,258,122.74

OWNER.....CITY OF SEATTLE
DESCRIPTION.....MON. IN CASE, 5" BRASS DISC W/PUNCH "X" #1482 IN CONC., DN=1.00'
LOCATION.....HARBOR AVE. S.W. 15'± S. OF S.W. CALIFORNIA PL.
NORTHING.....N 220,468.87
EASTING.....E 1,257,933.66

DESCRIPTION:
PARCEL A:
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NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

① SIDE SEWER EASEMENT
RECORDING DATE: AUGUST 2, 1937
RECORDING NO.: 2958168
WIDTH: 6 FEET
AFFECTS: PARCEL B & C

SAID EASEMENT CONTAINS A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID EASEMENT BY THE COMMON USERS.

② SIDE SEWER EASEMENT
RECORDING DATE: OCTOBER 1, 1942
RECORDING NO.: 3268250
WIDTH: 4 FEET
AFFECTS: AN UNDISCLOSED PORTION OF SAID LAND ALONG THE LINE AS CONSTRUCTED

SAID EASEMENT CONTAINS A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID BY THE COMMON USERS.

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF FIRST PLAT OF WEST SEATTLE BY THE WEST SEATTLE LAND AND IMPROVEMENT COMPANY:
RECORDING NO: 23486

SURVEYOR'S NOTE: NO PLOTTABLE ITEMS

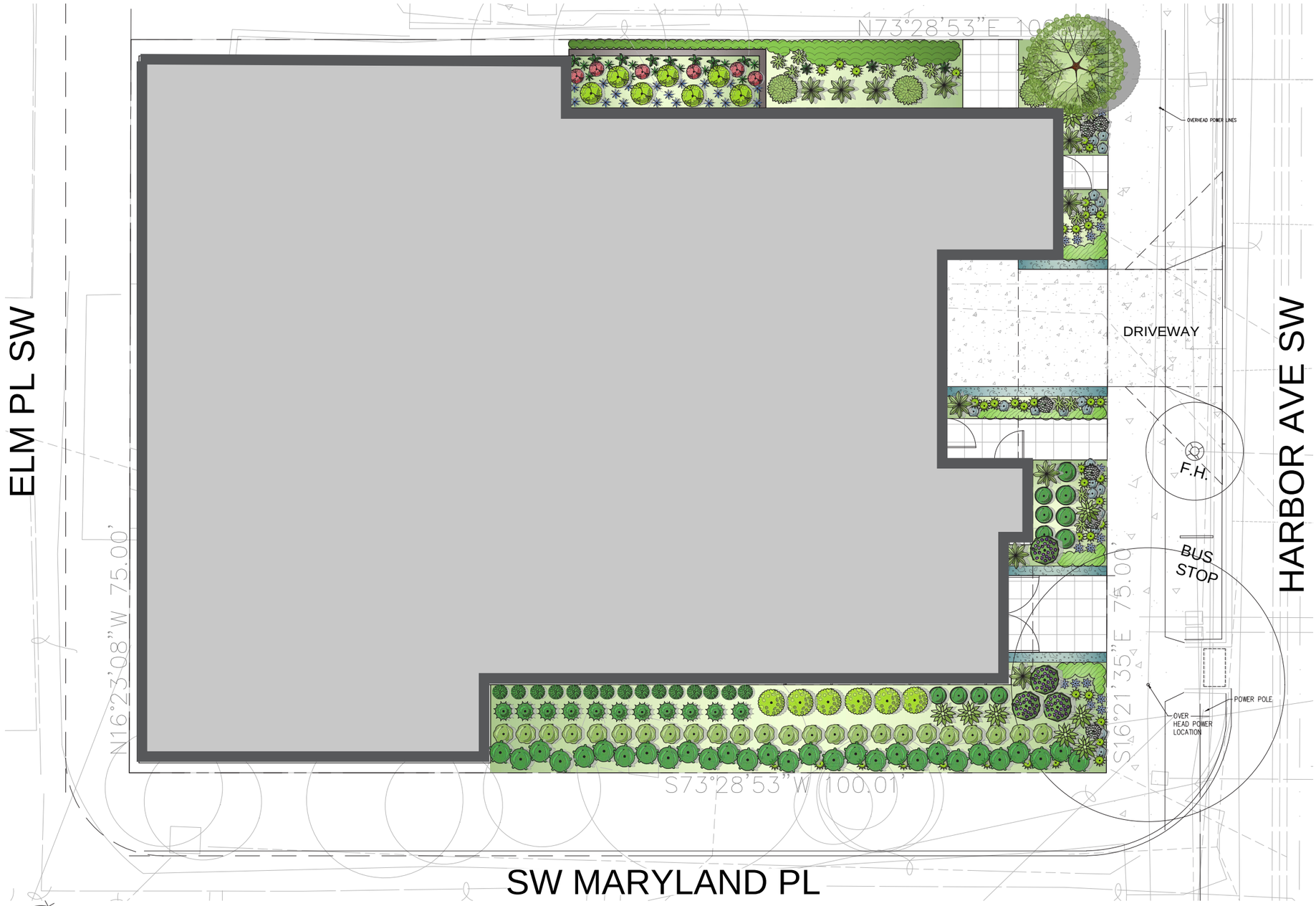
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE EAST
SEATTLE, Washington
98102-4513
(206) 323-4144
1-800-935-0598
FAX# (206) 323-7135

10/17/19

NO	REVISION	DATE

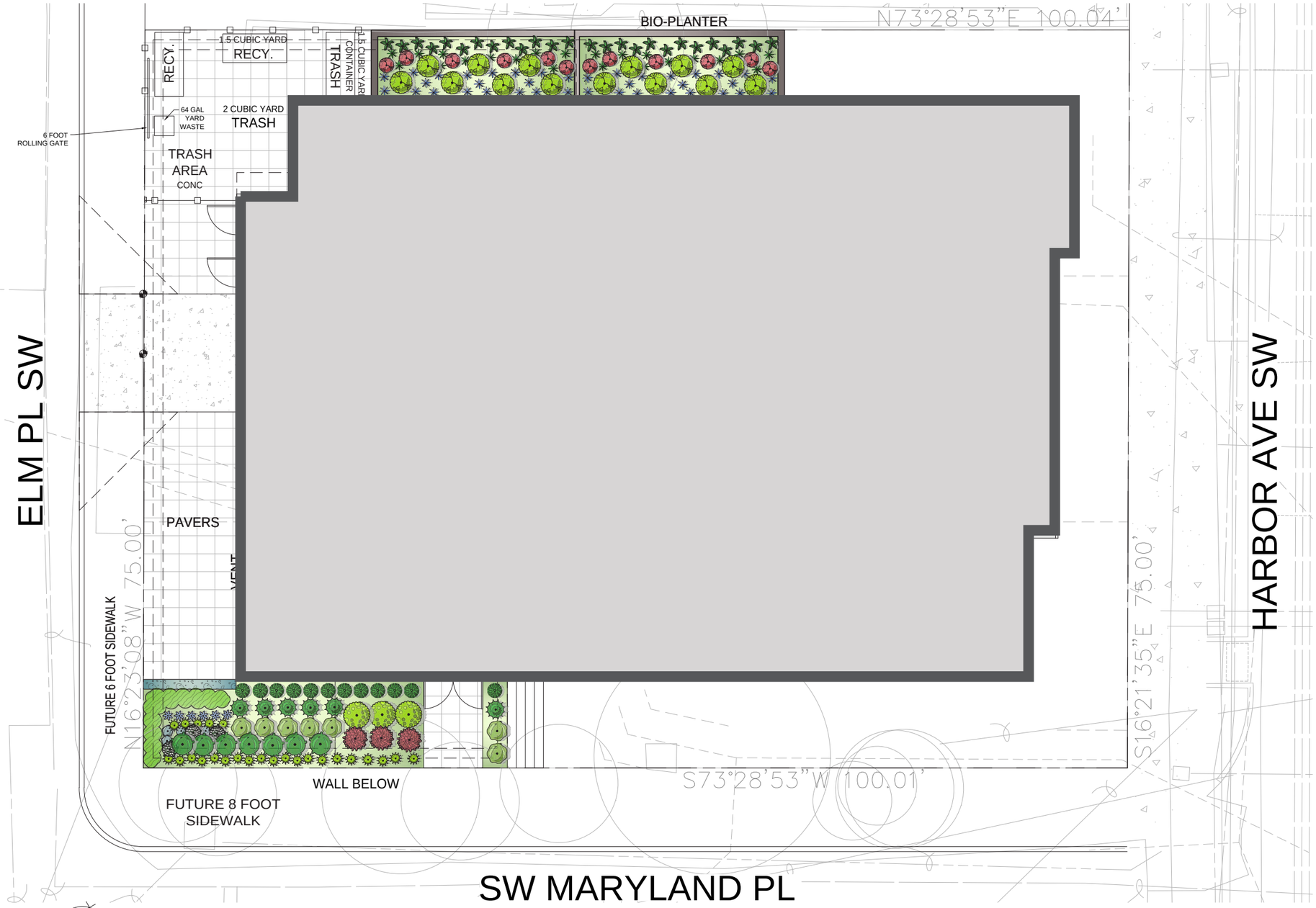
BOUNDARY AND TOPOGRAPHIC SURVEY
CONFLUX ARCHITECTURE
HARBOR AVE SW & SW MARYLAND PL
SEATTLE KING COUNTY WASHINGTON

drawn by	checked by
HAK	TRS
scale	date
1" = 20'	10/17/19
job no.	
2019178.00	
sheet 1 of 1	

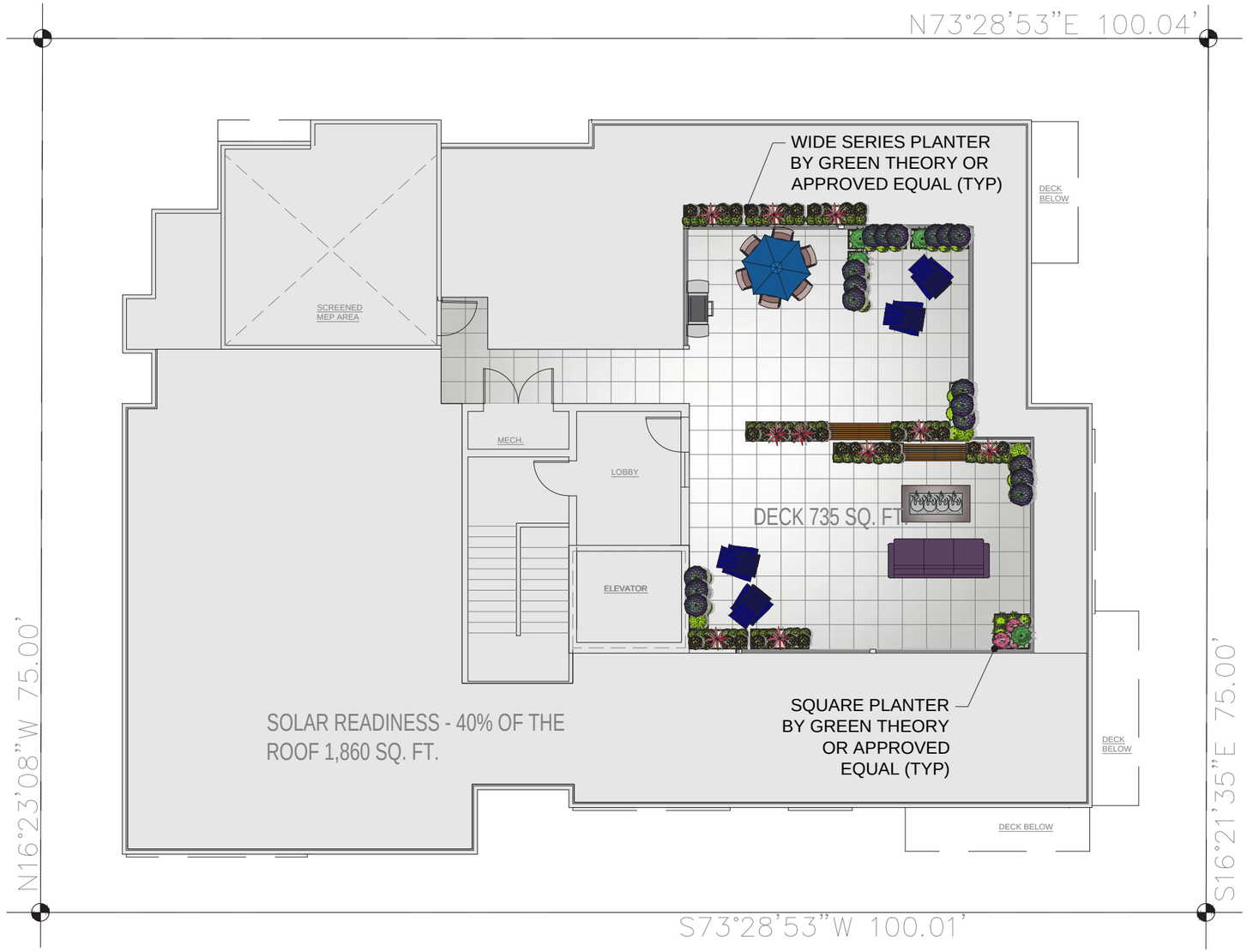


BASEMENT FLOOR RENDERED LANDSCAPE PLAN
NTS

NORTH



FLOOR 1 RENDERED LANDSCAPE PLAN
NTS



NORTH

ROOF DECK RENDERED LANDSCAPE PLAN
NTS

4.6 LANDSCAPE / HARDSCAPE PLAN - ROOF LEVEL

Calamagrostis x 'Karl Foerster'

Nandina d. 'Gulf Stream'

Lonicera p. 'Moss Green'

Hydrangea p. 'Limelight'

Heuchera x 'Obsidian'

Liriope muscari 'Big Blue'

Carex oshimensis 'Everillo'

Ophiopogon p. 'Nigrescens'

Helleborus n. 'HGC Jacob'

Polystichum polyblepharum

Ilex crenata 'Sky Pencil'

Pieris japonica 'Cavatine'

Rhododendron x 'Ramapo'

Mahonia e. 'Soft Caress'

Calluna vulgaris 'Firefly'

PLANT_SCHEDULE

BOTANICAL / COMMON NAME
Stewartia pseudocamellia / Japanese Stewartia

BOTANICAL / COMMON NAME
Acorus gramineus `Ogon` / Golden Variegated Sweetflag
Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
Calluna vulgaris `Firefly` / Heather
Carex oshimensis `Everillo` / Everillo Japanese Sedge
Ceanothus thyrsiflorus `Diamond Heights` / Diamond Heights Ceanothus
Choisya ternata `Sundance` / Golden Mexican Mock Orange
Cordyline australis `Salsa` / Salsa Dracaena
Cupressus macrocarpa `Wilma Goldcrest` / Wilma Goldcrest Cypress
Euonymus japonicus `Microphyllus` / Boxleaf Eunonymus
Euphorbia x `Ascot Rainbow` / Ascot Rainbow Euphorbia
Helleborus niger `HGC Jacob` / Christmas Rose
Heuchera x `Obsidian` / Coral Bells
Hydrangea paniculata `Limelight` / Limelight Hydrangea
Ilex crenata `Sky Pencil` / Sky Pencil Japanese Holly
Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender
Liriope muscari `Big Blue` / Big Blue Lilyturf
Lonicera pileata `Moss Green` / Moss Green Honeysuckle
Mahonia eurybracteata `Soft Caress` / Mahonia Soft Caress
Nandina domestica `Gulf Stream` TM / Heavenly Bamboo
Ophiopogon planiscapus `Nigrescens` / Black Mondo Grass
Pieris japonica `Cavatine` / Lily of the Valley Bush
Polystichum polyblepharum / Japanese Tassel Fern
Prunus laurocerasus `Mount Vernon` / Mount Vernon Laurel
Rhododendron x `Ramapo` / Ramapo Rhododendron
Sarcococca ruscifolia / Fragrant Sarcococca
Sedum x `Angelina` / Angelina Sedum

PLANT_SCHEDULE

BIORETENTION	BOTANICAL / COMMON NAME
	Cornus alba `Gouchaultii` / Goldenleaf Dogwood
	Cornus sericea `Kelseyi` / Kelseyi Dogwood
	Juncus effusus / Soft Rush
	Juncus inflexus `Blue Arrow` / Blue Arrow Juncus
	Polygonatum odoratum / Solomon`s Seal

GROUND COVERS	BOTANICAL / COMMON NAME
	Pachysandra terminalis `Silver Edge` / Japanese Spurge
	Sagina subulata `Aurea` / Scotch Moss

SITE	BOTANICAL / COMMON NAME
	2-3" Black Mexican Beach Pebbles

Category – Indicates if tree is significant or exception based on SDCI code.

Exceptional size/grove – indicates if tree meets exceptional definition based on size or grove status.

Tree number as shown on tag in the field, and on attached exhibit.

DBH Stem diameter in inches measured 4.5 feet from the ground.

QMD Multiple-stemmed trees are reported as a single integer, using quadratic mean based on Director's Rule.

Tree Species common name and latin binomial

Exceptional Threshold size threshold for exceptional status based on DBH.

Dripline average branch extension from the trunk as radius in feet.

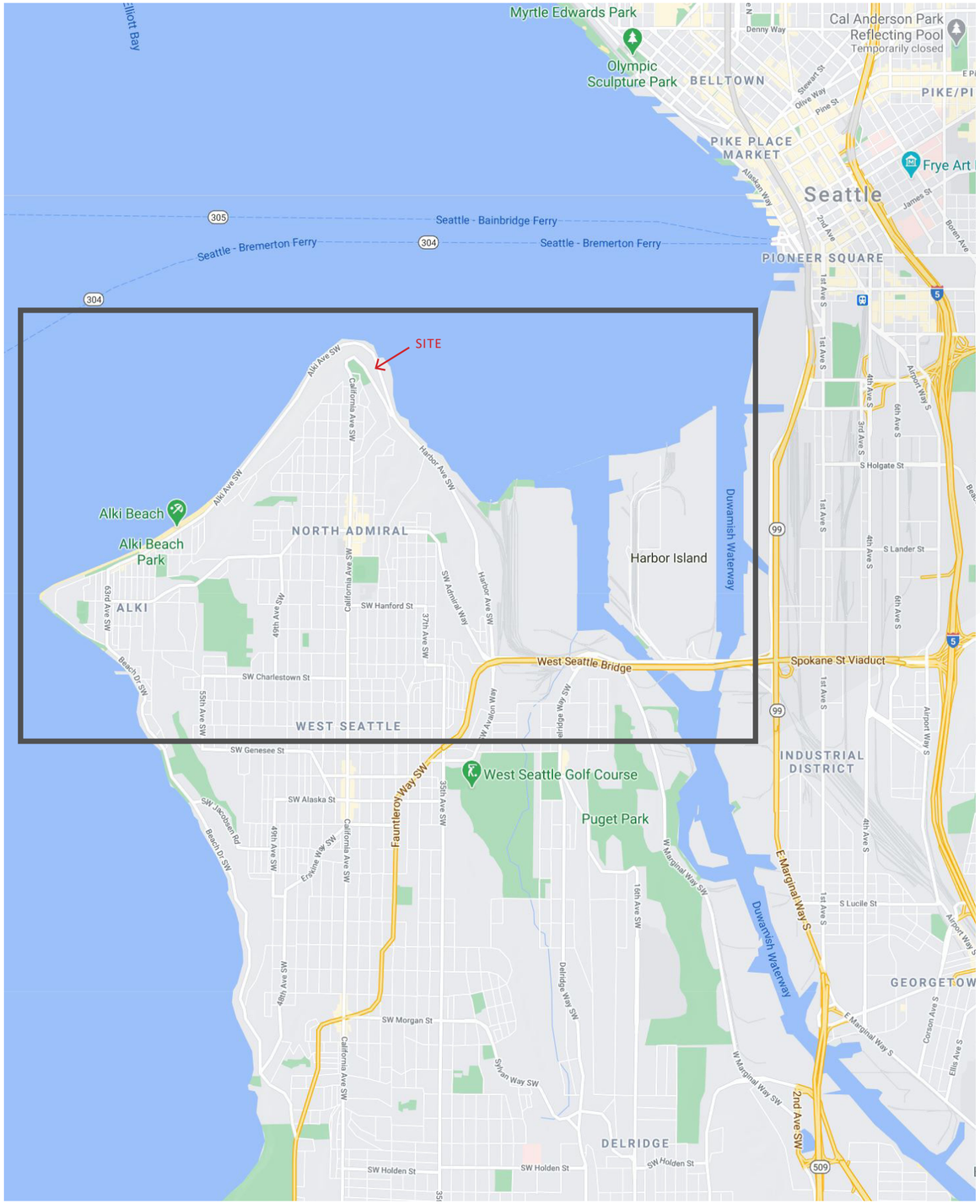
Health and Structure ratings '1' indicates good to excellent condition; no visible health-related problems or structural defects, '2' indicates fair condition; minor visible problems or defects that may require attention if the tree is retained, and '3' indicates poor condition; significant visible problems or defects and tree removal is recommended.

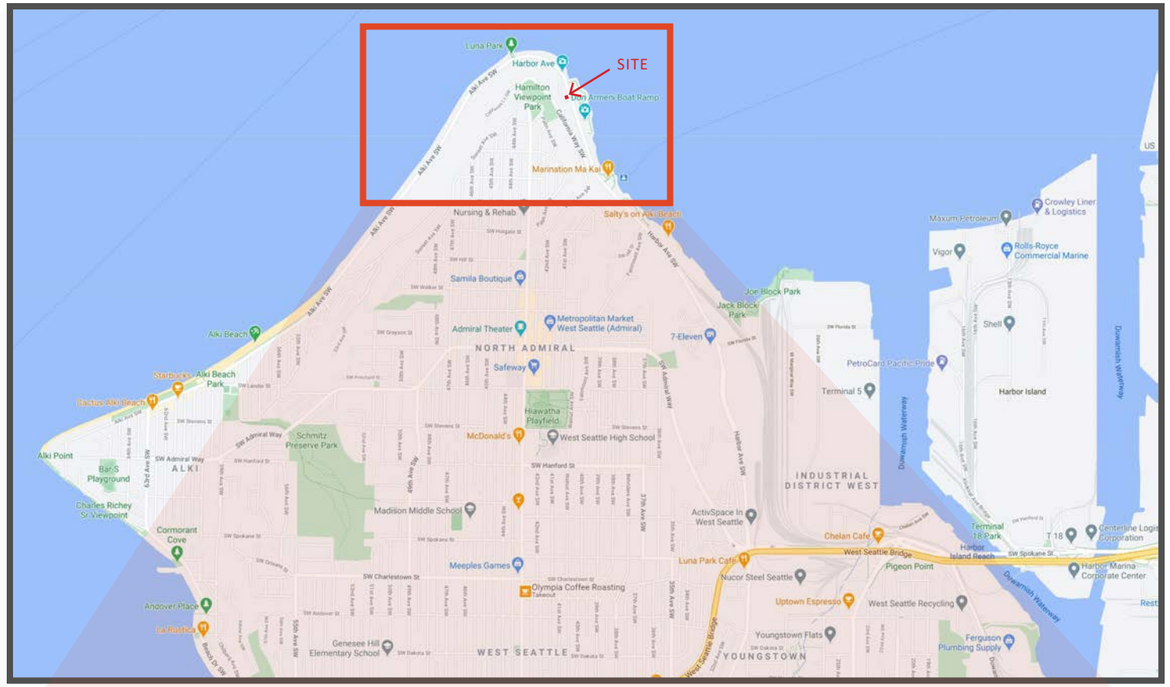
Comments on condition Obvious structural defects or diseases visible at time of inspection.

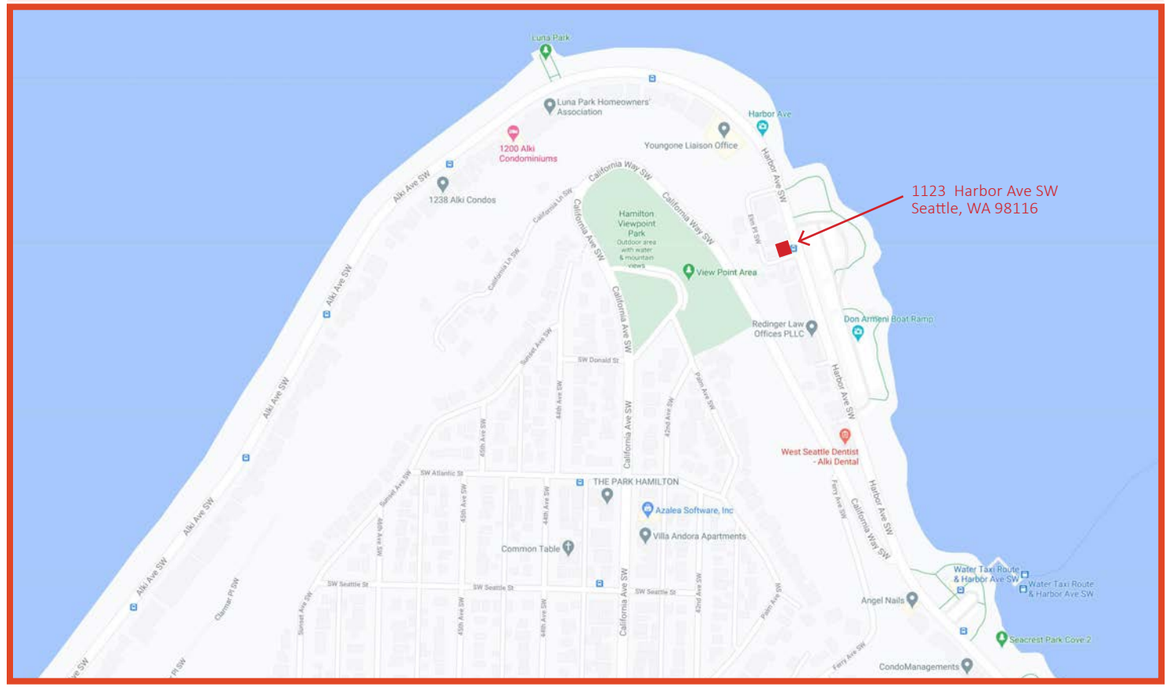
Viability - a determination by the arborist whether the tree is viable for retention.

Category	Exceptional Size	Exceptional Grove	Tree No.	DBH (in)	QMD	Species	Exceptional Threshold	DL (ft radius)	Health	Structure	Comments on Condition	Viable Tree?
Significant	No	No	1	13.1"		Western red-cedar, Thuja plicata	30"	15'	1	1	Growth obstruction - retaining wall at property line	Yes
Significant	No	No	2	25"		Western red-cedar, Thuja plicata	30"	16'	1	1	Growth obstruction - retaining wall at property line	Yes
Significant	No	No	3	8.1,8.8"	12"	Fruiting cherry, Prunus avium	30"	8'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No
Significant	No	No	4	8.5,5.2,6.8	12"	Fruiting cherry, Prunus avium	30"	8'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No
Significant	No	No	5	15.7"		Fruiting cherry, Prunus avium	30"	16'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No
Significant	No	No	6	11.9"		Austrian black pine, Pinus nigra	24"	13'	1	3	Asymmetric canopoy - pruned from house, growth obstruction - house foundation	No
Significant	No	No	7	6.5"		Fruiting cherry, Prunus avium	30"	10'	3	3	Topped, CBT infestation, growth obstruction - house foundation	No

GREENFOREST, Inc.
Favero Greenforest
Consulting Arborist





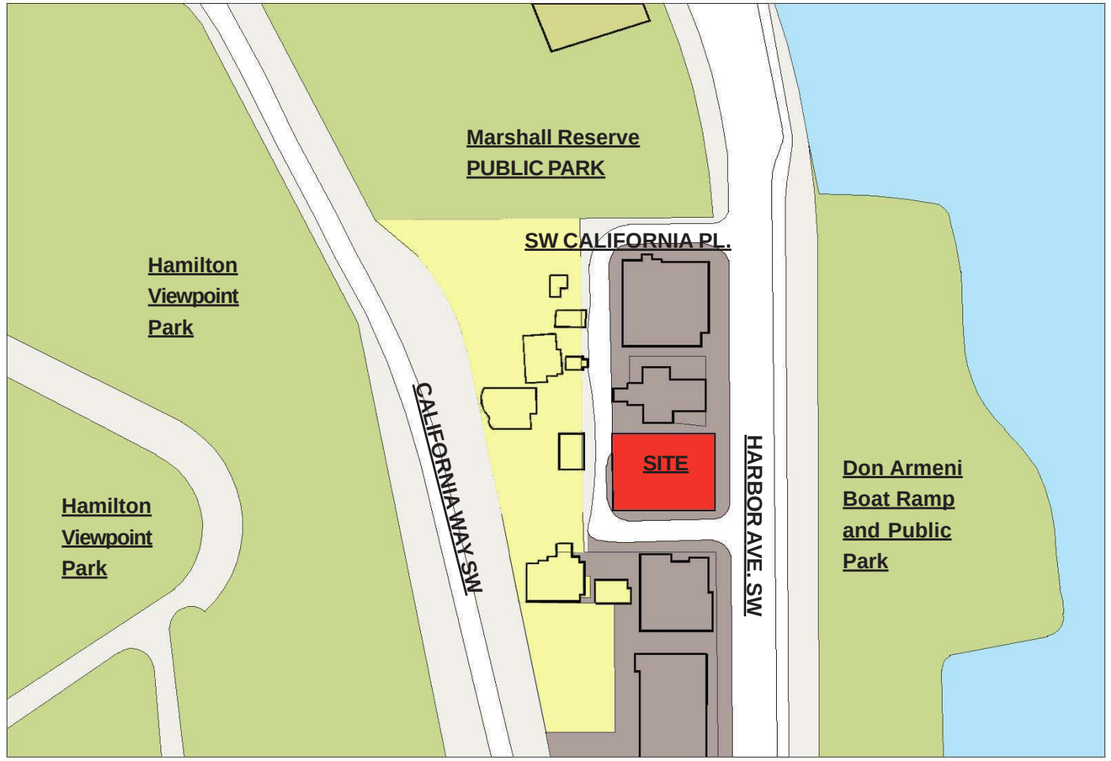


5.1 VICINITY MAP

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
w w w . j d - a r c h . c o m

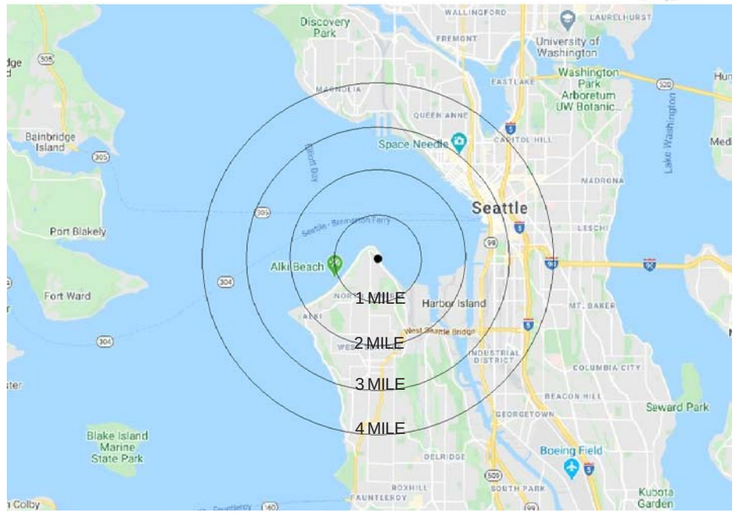
5.2 AERIAL MAP

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jd-arch.com



ZONING MAP

- PROJECT SITE
- PUBLIC PARK
- MULTI-FAMILY
- SINGLE FAMILY
- MIXED USE



VICINITY MAP

EXISTING BUILDINGS / STREETSCAPE IN THIS AREA

The 9-block neighborhood is comprised of multi-family structures of various vintages along Harbor Avenue SW with a pocket of single family residences scattered along the Elm Place SW and SW Maryland Place. The structures in the area appear to be exclusively residential. The entirety of the neighborhood is wrapped by park area on the West, North and East sides.

TRAFFIC IN THIS AREA

Harbor Ave SW is a minor arterial so it has the occasional heavy traffic primarily during rush hour, or when Alki Beach traffic is heavy during nice weather.

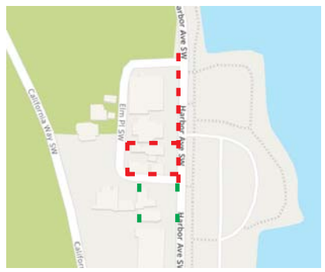
PARKING

There is street parking along both sides of Harbor Ave SW and there is additional parking in the park areas to the East of the project. Nearly all of the multi-family buildings fronting Harbor Ave SW have vehicular access off of Harbor (as many as four (4) curb cuts on one project). All of the buildings on the immediate block face have vehicular access off of both Harbor Ave SW and Elm Place SW.

HARBOR AVENUE SW FACING WEST

SW MARYLAND PLACE LOOKING NORTH

Location Key:



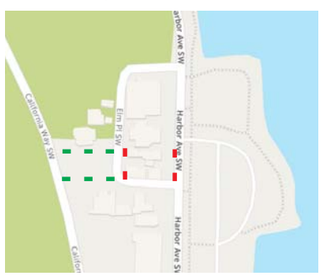
SW MARYLAND PLACE LOOKING SOUTH

5.4 EXISTING STREETSCAPE 1

ELM PLACE SW FACING WEST

ELM PLACE SW FACING EAST

Location Key:



TRANSPORTATION MAP

BIKE ROUTE

METRO LOCAL ALKI CIRCULATOR

WATER TAXI TO DOWNTOWN

METRO BUS SERVICE

TRANSPORTATION

The site is served by three bus lines, the 773, 775 and 37, running EAST and WEST along Alki Ave SW and Harbor Ave SW. Additionally, the Water Taxi from the Seacrest Ferry Dock provides quick access to and from Downtown Seattle. The Alki Water Taxi circulator provides local area service and connection with the greater Metro bus service. The dedicated bike and pedestrian lanes along Alki Ave SW and Harbor Ave SW allow for alternative access to surrounding areas on Alki Point.

1 Existing Buildings On Site

2 Existing Buildings to the North of Site

3 Existing Buildings to the South of Site

4 View from Park across the Street

5 Marination - Restaurant

6 Salty's on Alki Beach - Restaurant

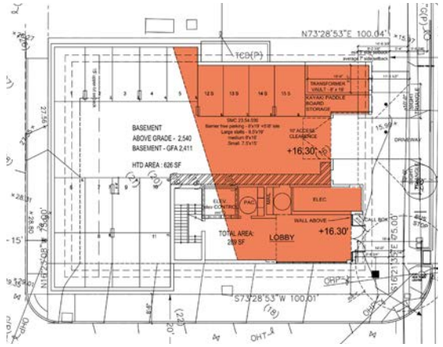
7 Don Armeni Boat Ramp

8 Water Taxi

9 Seacrest Park Cove 1

5.7 SITE PHOTOS

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jd-arch.com

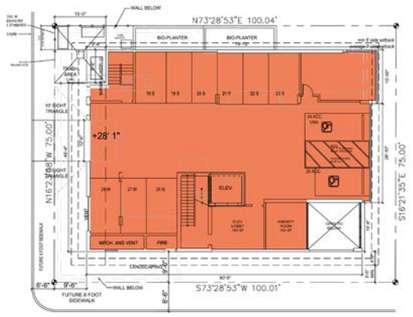


B

2,399 SF

3,5,7

4,415 SF

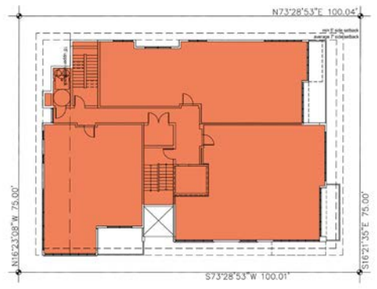


1

4,414 SF

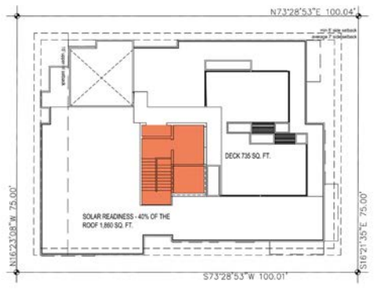
4,6

4,446 SF



2

4,376 SF



R

392 SF

DECK: 735 SF

FAR CALCULATIONS:

Basement	2,399 SF
Floor 1	4,414 SF
Floor 2	4,376 SF
Floor 3	4,415 SF
Floor 4	4,446 SF
Floor 5	4,415 SF
Floor 6	4,446 SF
Floor 7	4,415 SF
Roof	392 SF
TOTAL	33,718 SF < **33,759 ALLOWABLE**

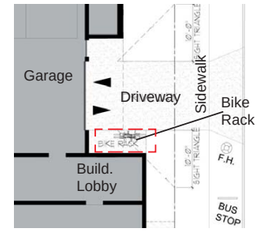
ZONING STANDARDS

ZONING: **MID-RISE (M)**

SMC	REQUIREMENT	PROPOSED
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright
23.45.510.C	Floor Area Ratio (FAR) Limits	FAR = 4.5 (4.5 x 7,502 = 33,759 GFA allowed) FAR proposed = 33,718 SF
23.45.512	Density Limits No density limits for MR zones	Density Limits No density limits for MR zones
23.45.514	Structure Height diagram Maximum 80' height limit, with exceptions for sloped roof, overhangs and parapets	Compliant: see elevations with height
23.45.518	Setbacks and Separations Front and Sides: 5' min, Sides: 7' avg. Int. side > 42' Ht. 7' min. and 10' avg.	Compliant: see for site plan and building location.
23.45.522.C	Amenity Area 5% of GFA in residential use; no more than 50% of amenity area may be enclosed	5% of GFA (residential) = 5% x 32,186 SF = 1,609 SF A minimum of 1,609 SF of amenity area will be provided in combination of indoor lobby lounge spaces / meeting room and outdoor roof deck and private resident decks (1,609 / 2 = 804.5 SF required outdoor amenity space).
23.45.522.B.4.c	Minimum 10' dimension common amenity area	9' minimum dimension public amenity area at ground floor / Departure requested / see page 35.
23.45.524	Landscaping: Min. 0.5 Green Factor	TBD / Will comply with minimum Green Factor
23.45.528	Structure Width and Facade Length Limits Max. Width: 120 ' Max Facade Length:	Max Structure Width: 75'-0" proposed Max Facade Length: 94'-0" proposed
23.54.015	Required Parking: 1.5 / Unit (Alki Overlay)	Compliant: 27 parking stalls on site / see Basement Plan and Floor 1 Plan.
23.54.040	Solid Waste Storage and Access 18 units 225 SF required	Departure Requested / see page 36.

6.1 FAR CALCULATION / ZONING DATA

CHAPTER		GUIDELINE	GUIDELINE RESPONSE	
CS2	B.2	**B. ADJACENT SITES, STREETS AND OPEN SPACES** 2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.	Though the small site has limited width on Harbor Ave SW, a significant portion of the street level façade will be the glass enclosed building entry located directly on the corner of the site. This feature lends visual interest between the two story volume of the space and the street.	
CS2	C.1	**C. RELATIONSHIP TO THE BLOCK** 1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	This corner site with three street frontages presents a unique opportunity to provide three facades that are designed to be visually interesting. On the corner is a 2-story glass enclosed building lobby designed to be a warm and welcoming feature. This feature will allow visual access into the structure while adding visual depth to the façade experience. High quality finish materials and fixtures will be visible in this space.	
CS2	D.4	**D. HEIGHT, BULK, AND SCALE** 4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.	Through the use of high quality siding materials, significant massing breaks, wall plane offsets and balconies, the building bulk and scale is greatly reduced. Additionally, we have held back the northeast corner of the building in order to increase sightlines and solar access to our northern neighbor.	
CS2	B.3	**B. SAFETY AND SECURITY** 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as non-residential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.	Directly on the corner is a 2-story glass enclosed building lobby designed to be a warm and welcoming feature. This feature will allow visual access and will put “eyes on the street”. Without being obtrusive, directed exterior lighting will act to convey security for pedestrians and residents alike.	
PL3	A.1.c	**A. ENTRIES** 1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	The corner located entry feature is a 2-story glass enclosed building lobby that is a warm and welcoming feature. This architectural element will allow visual access into the structure while adding visual depth to the façade experience. High quality finish materials and fixtures will be visible in this space.	

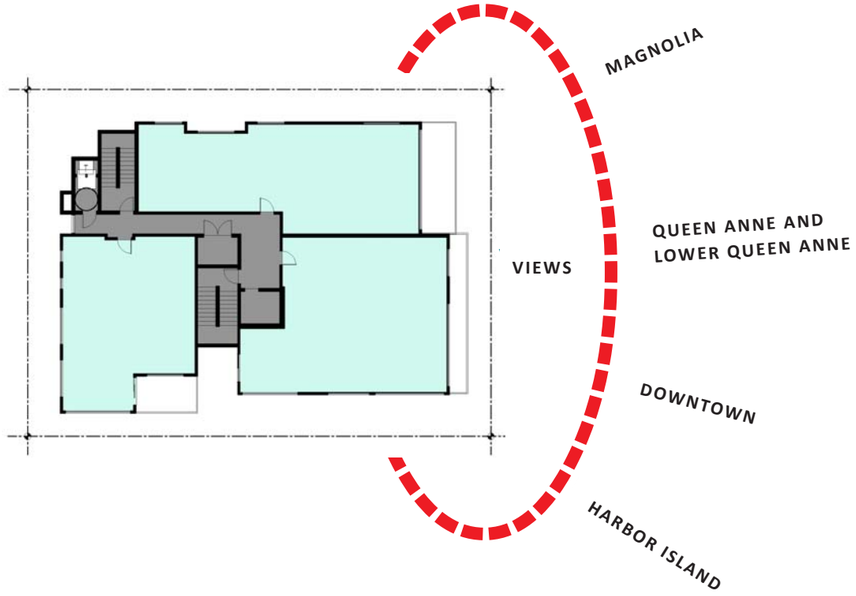
CHAPTER		GUIDELINE	GUIDELINE RESPONSE	
PL3 (continued)	**A.1.c**	c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.		
PL4	**B.3**	**B. PLANNING AHEAD FOR BICYCLISTS** 3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.	As this building is very close to the official bike lane which serves Alki and downtown, we intend to take advantage of the perfect opportunity to encourage the use of bicycles for the residents and visitors alike. We have ample bike storage in the building for residents and a rack near the entry for visitors.	
PL4	**C.1**	**C. PLANNING AHEAD FOR TRANSIT** 1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for place-making, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.	Since buses also carry bicycles, they are a great complement to the bike infrastructure. There are several bus lines that access Alki, the Admiral District and Downtown. Additionally, the West Seattle Water Taxi is about 1/4 of a mile away! So we will have plenty of ways to take car trips off of the road.	
DC1	**A.4**	**A. ARRANGEMENT OF INTERIOR USES** 4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.	The building layout is designed to take advantage of the views. This results in glass and exterior spaces on several of the building's facades.	
CDC2	**A.2**	**A. MASSING** 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	Through the use of high quality siding materials, significant massing breaks, wall plane offsets and balconies, the building bulk and scale is greatly reduced.	
DC2	**B.1**	**B. ARCHITECTURAL AND FAÇADE COMPOSITION** 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	Though there are a few modern buildings along Harbor Ave. SW, the primary street context is one of older condominium projects. We are striving for a style that work with the more modern architectural vocabulary to enhance and update the existing neighborhood context. Since our building is located on a prominent corner with three street frontages, the structure is highly articulated on 3 sides with plane offsets, cantilevers and deck areas- all of which will soften the overall massing of the structure. Metal siding and glass are the primary exterior materials which contribute to the high quality exterior palette.	

SITE CONSIDERATIONS

The existing site conditions present a few challenges that must be considered by any design scheme and inform the massing of all.

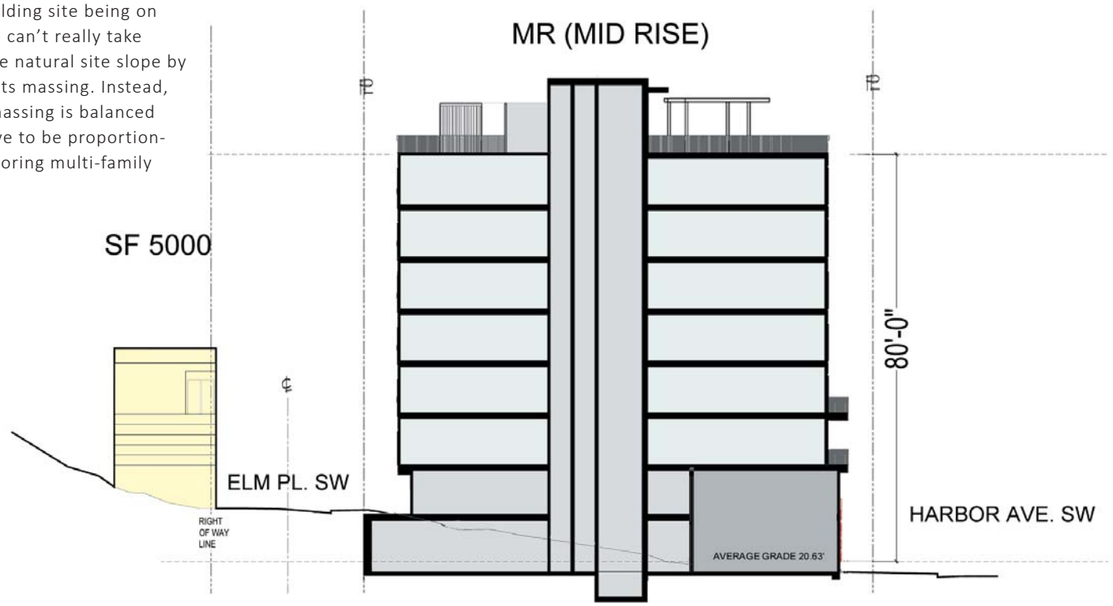
POTENTIAL VIEWS

To the west of the site are single family homes. The building site being oriented along its narrow side can't really take advantage of the natural site slope by stepping down its massing towards Harbor Ave and the water and City views. Instead, the building's massing is weighted along Harbor Ave in an effort to be proportional with its neighboring multi-family housing along Harbor Ave.



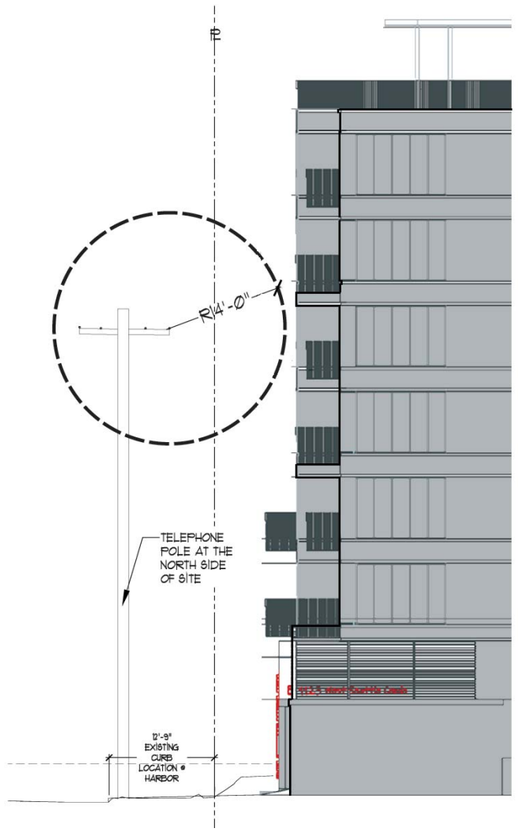
ZONE TRANSITION

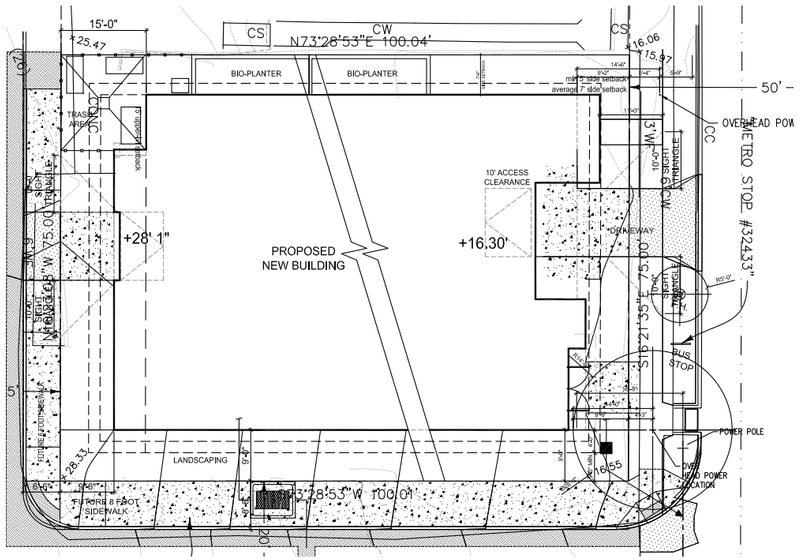
To the west of the site are single family homes built into and on the hillside. The building site being on the smaller side can't really take advantage of the natural site slope by stepping down its massing. Instead, the building's massing is balanced along Harbor Ave to be proportional to the neighboring multi-family housing

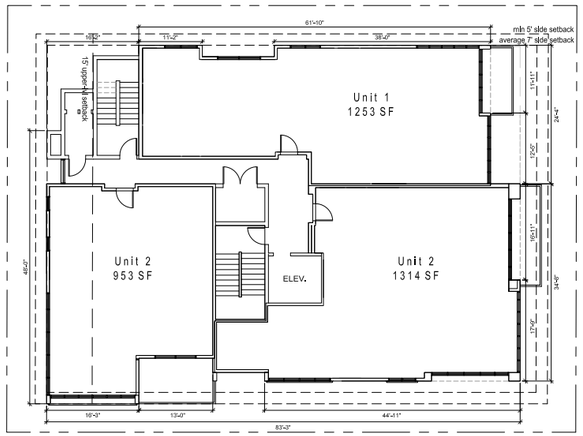


POWERLINES

The high-voltage power lines running along Harbor Ave require a 14' offset from any proposed structure.







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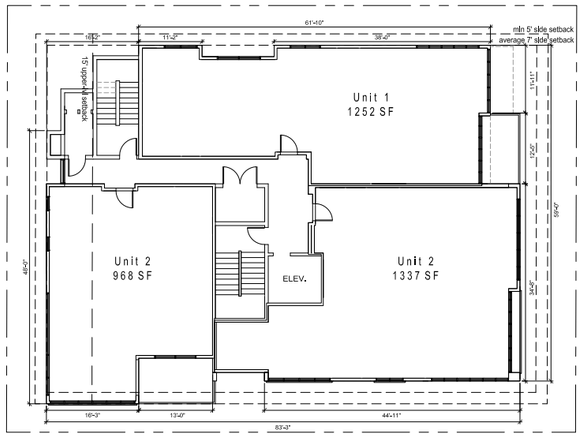

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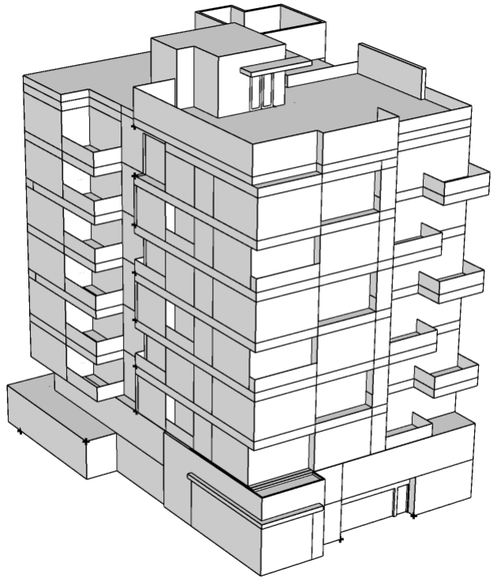
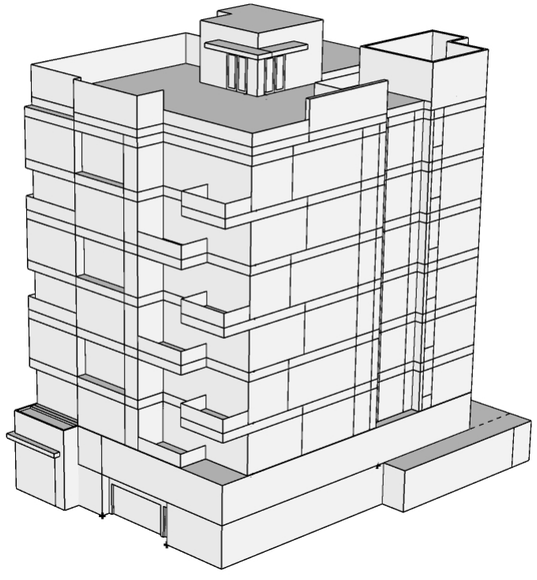
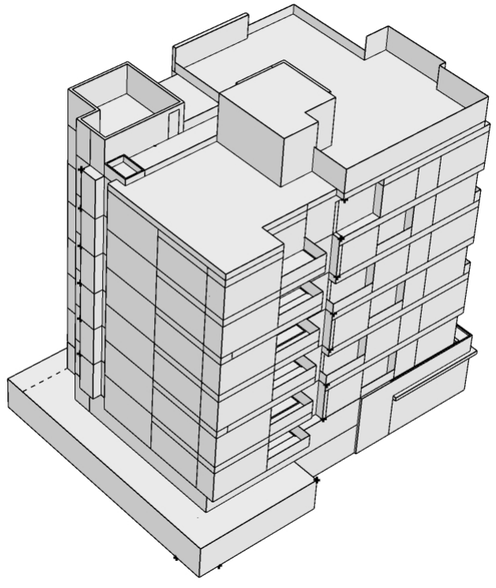






OPTION 1 (Preferred)

PROS:

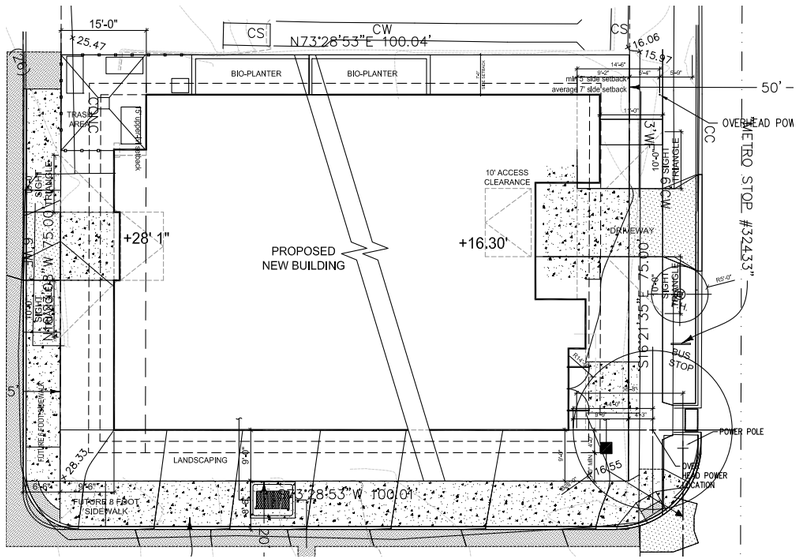
- Street-level corner is visually accessible / welcoming to the neighborhood.
- Highly active wall plane variation along primary street fronts.
- Greatest level of glass creates greatest interaction between the building and the neighborhood.
- 9’ setback at the south side yard of the SE unit and the entire eastern setback increase the eastern view angles adjacent buildings and public areas.

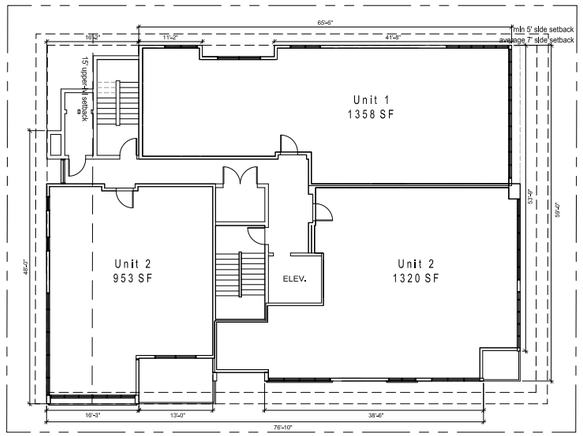
CONS:

- To increase the eastern view angles the building massing of the south elevation is reduced.

POTENTIAL DEPARTURES:

See pages 35 and 36.





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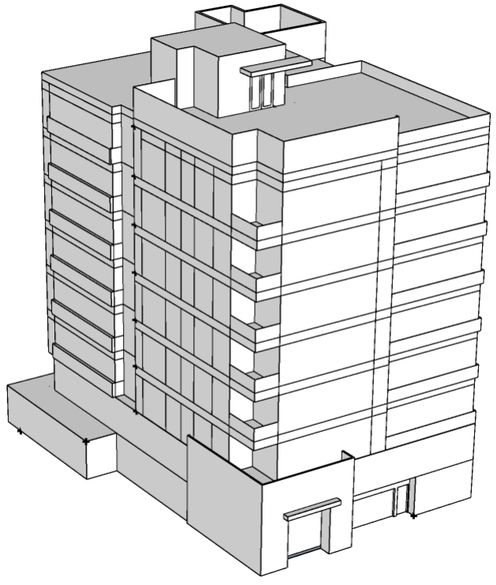
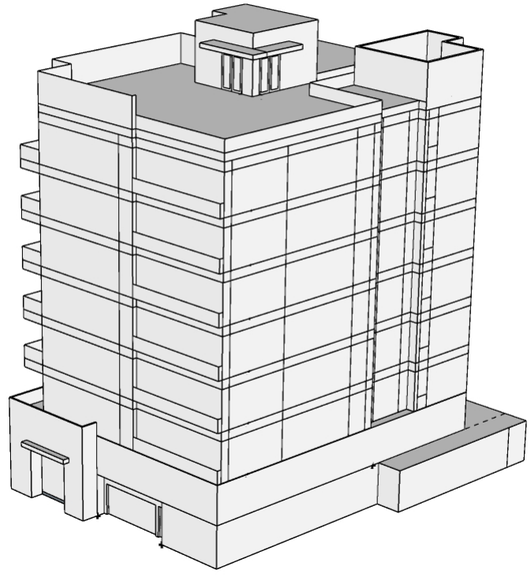
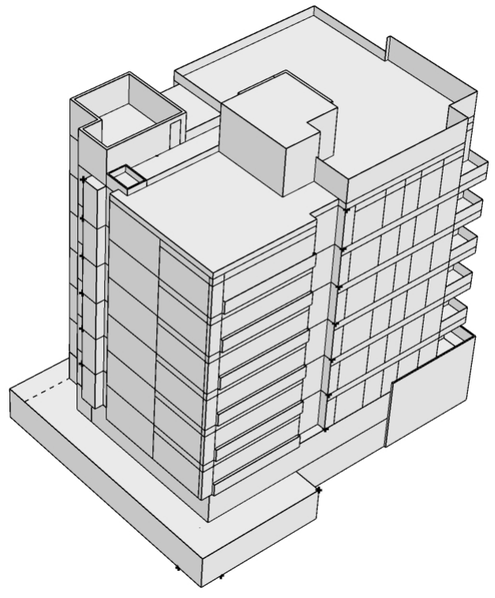






OPTION 2

PROS:

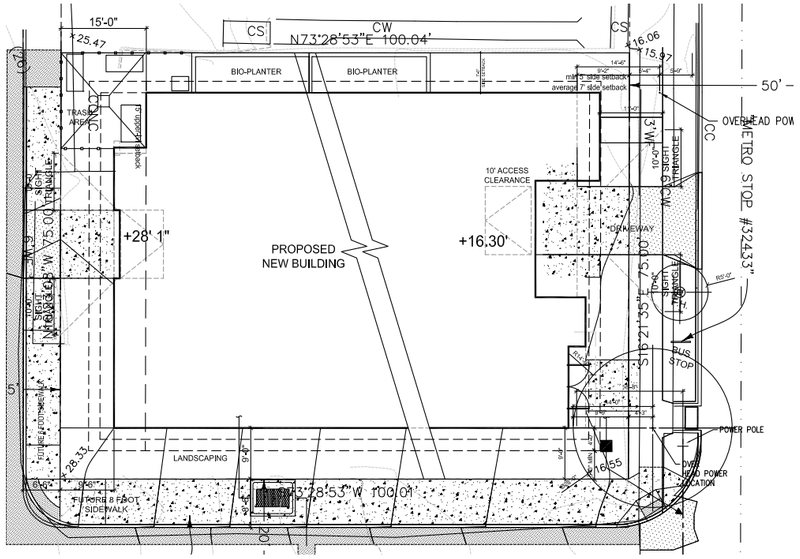
- Street-level corner is visually accessible / welcoming to the neighborhood.
- Largest Façade length along Harbor Ave increases-views from the units.
- Large Decks at the NE corner foster outdoor interaction with street activities.

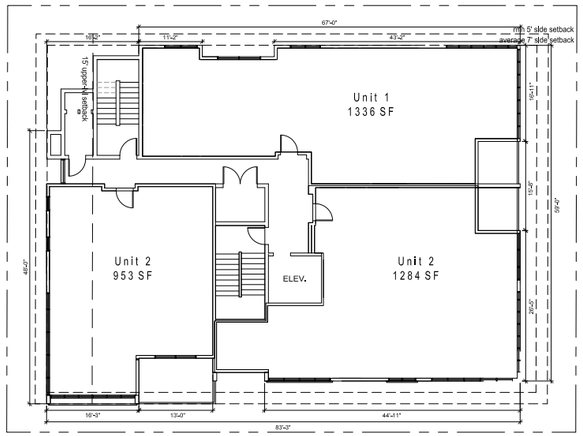
CONS:

- The increased width of the eastern reduces view corridors from adjacent buildings
- Each floor is repetitive and lacking in visual interest and massing variation.

POTENTIAL DEPARTURES:

See pages 35 and 36.





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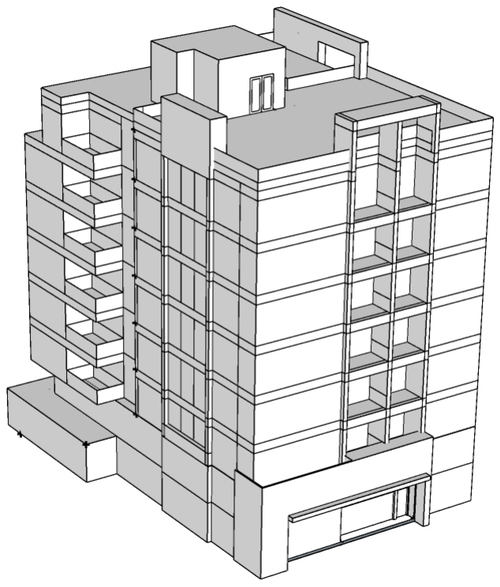
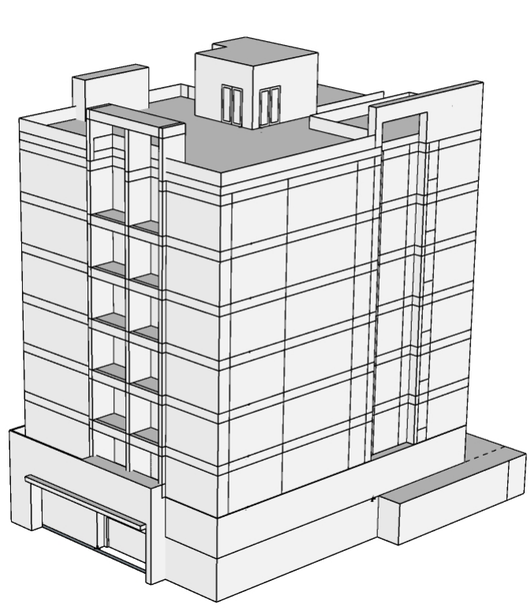
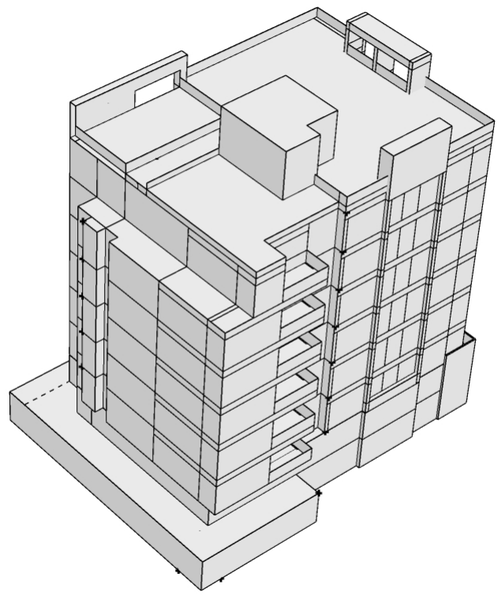






OPTION 3

PROS:

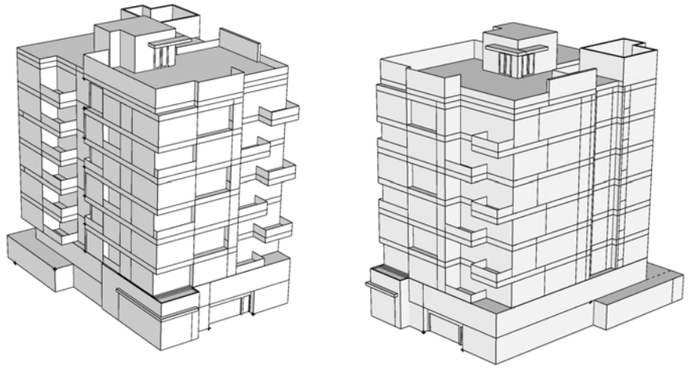
- Strong presence along Harbor Avenue with a sense of symmetry with a tower-like articulation.

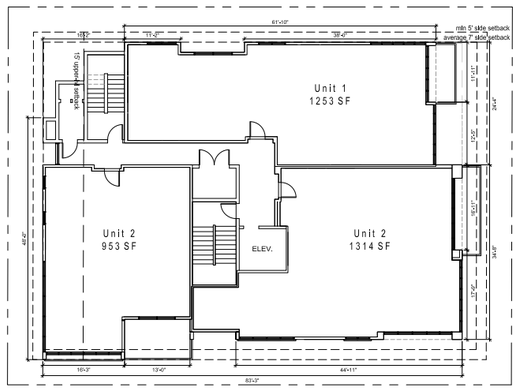
CONS:

- Top Floor setback at top floor west pushes more GFA into the main building mass.
- Due to top floor setback, top floor residents will have to access the trash chute at lower level - which will be a direct conflict to the luxury and convenience the residents will expect from the penthouse level of such a building.
- Least façade variation.

POTENTIAL DEPARTURES:

None required.





OPTION 1 (Preferred)

PROS:

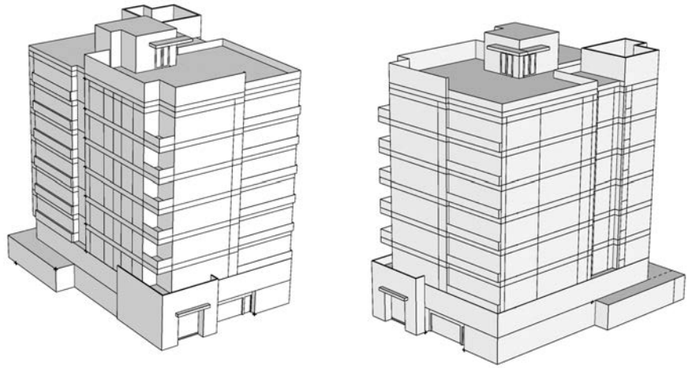
- Street-level corner is visually accessible / welcoming to the neighborhood.
- Highly active wall plane variation along primary street fronts.
- Greatest level of glass creates greatest interaction between the building and the neighborhood.
- 9’ setback at the south side yard of the SE unit and the entire eastern setback increase the eastern view angles adjacent buildings and public areas.

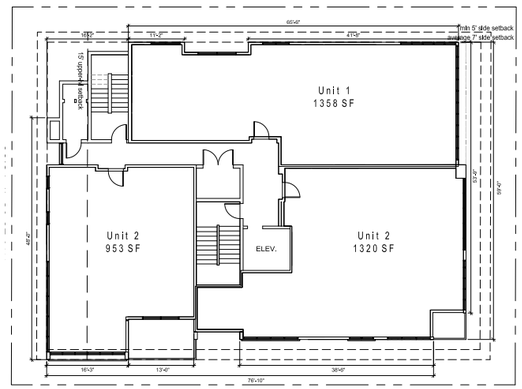
CONS:

- To increase the eastern view angles the building massing of the south elevation is reduced.

POTENTIAL DEPARTURES:

See pages 35 and 36.





OPTION 2

PROS:

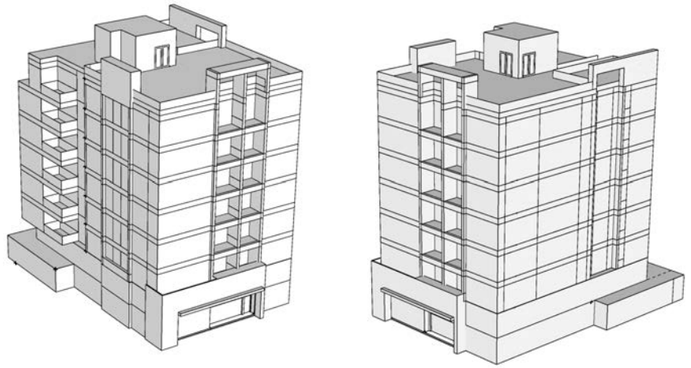
- Street-level corner is visually accessible / welcoming to the neighborhood.
- Largest Façade length along Harbor Ave increasesviews from the units.
- Large Decks at the NE corner foster outdoor interaction with street activities.

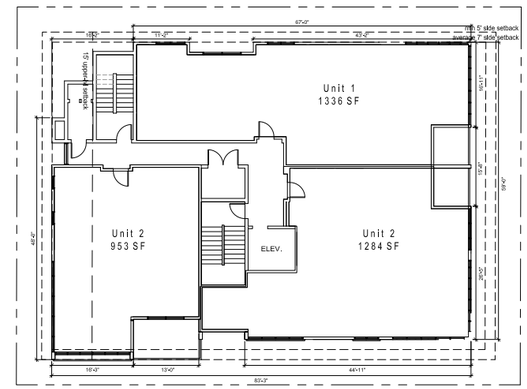
CONS:

- The increased width of the eastern reduces view corridors from adjacent buildings
- Each floor is repetitive and lacking in visual interest and massing variation.

POTENTIAL DEPARTURES:

See pages 35 and 36.





OPTION 3

PROS:

- Strong presence along Harbor Avenue with a sense of symmetry with a tower-like articulation.

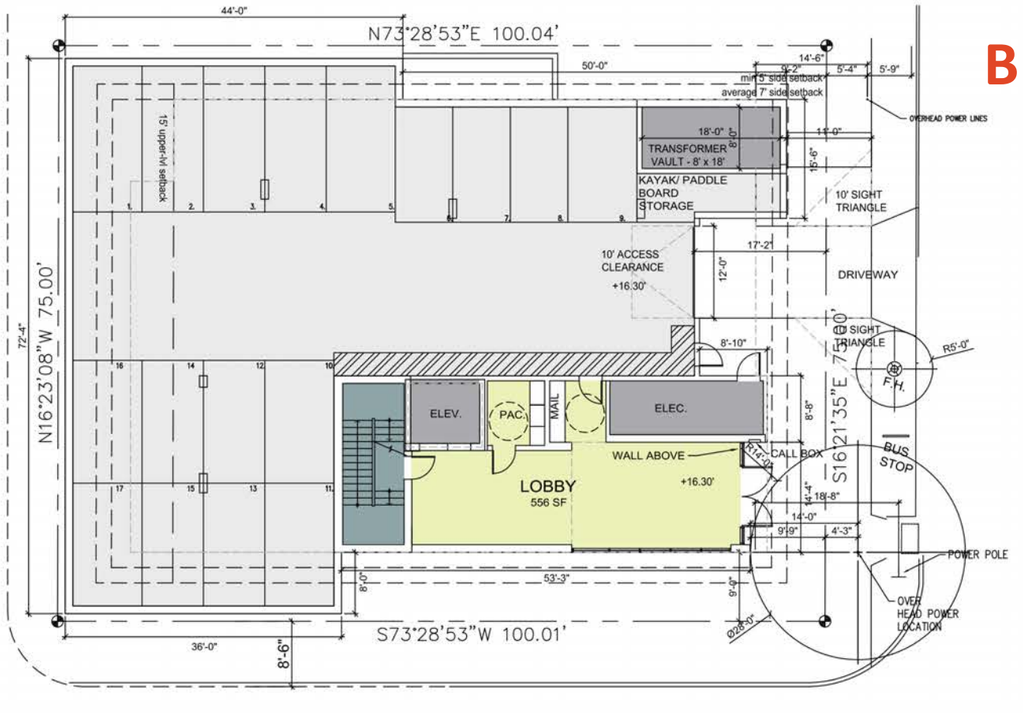
CONS:

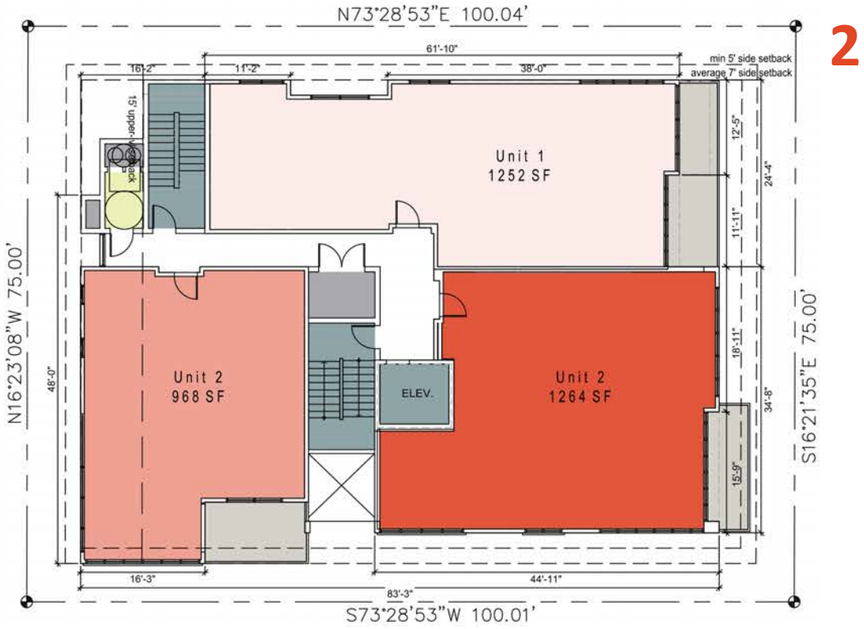
- Top Floor setback at top floor west pushes more GFA into the main building mass.
- Due to top floor setback, top floor residents will have to access the trash chute at lower level- which will be a direct conflict to the luxury and convenience the residents will expect from the penthouse level of such a building.
- Least façade variation.

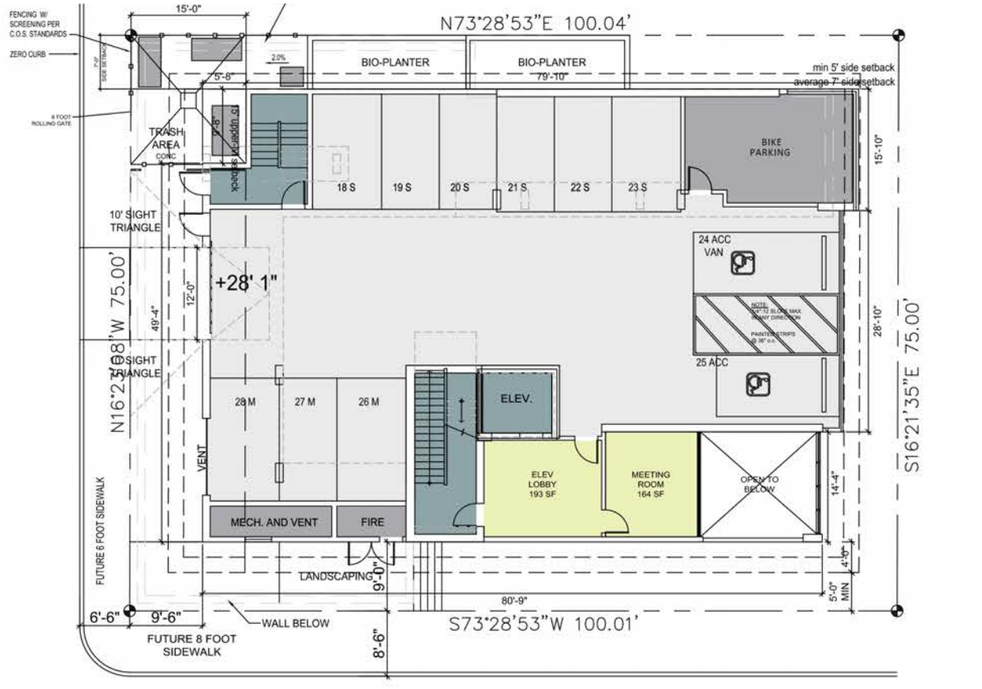
POTENTIAL DEPARTURES:

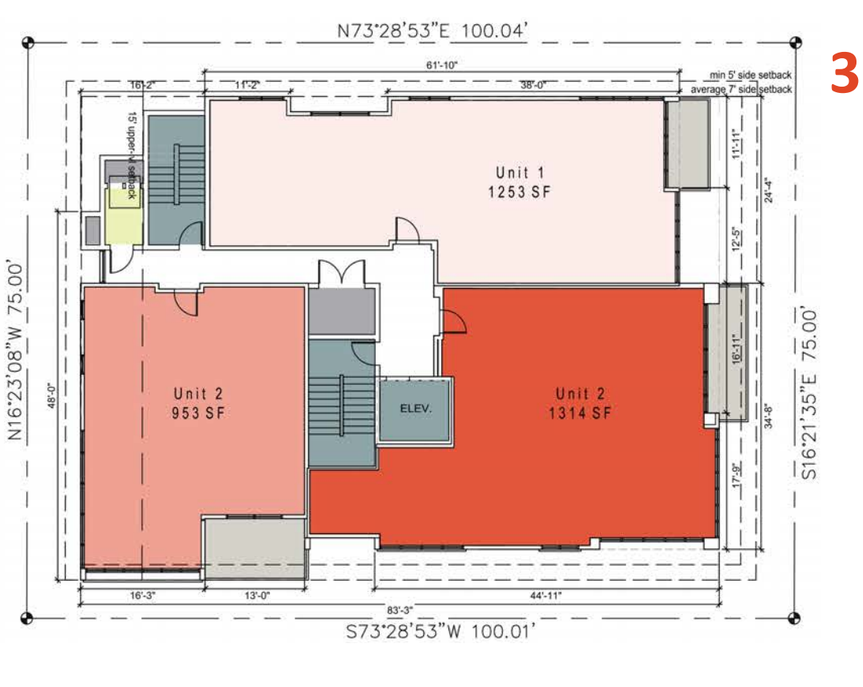
None required.

8.3 MASSING COMPARISON



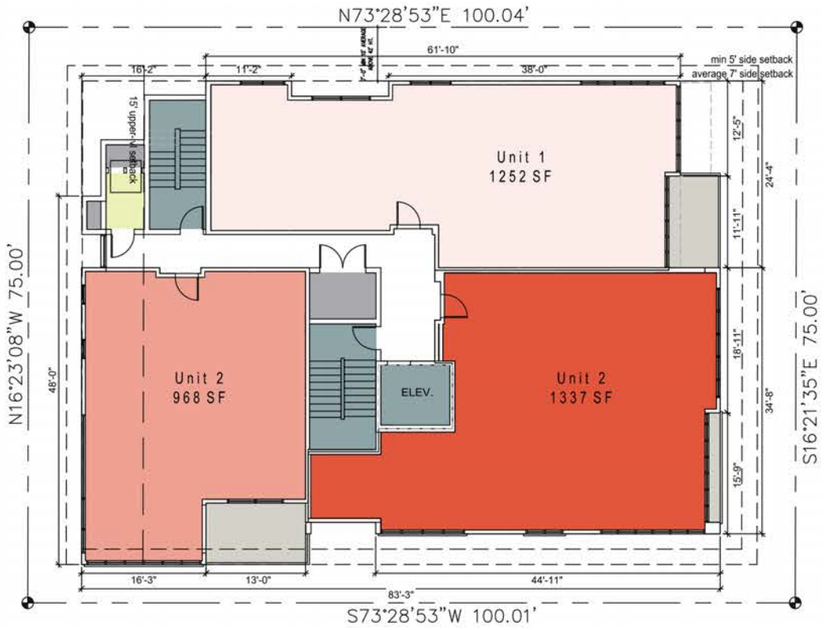




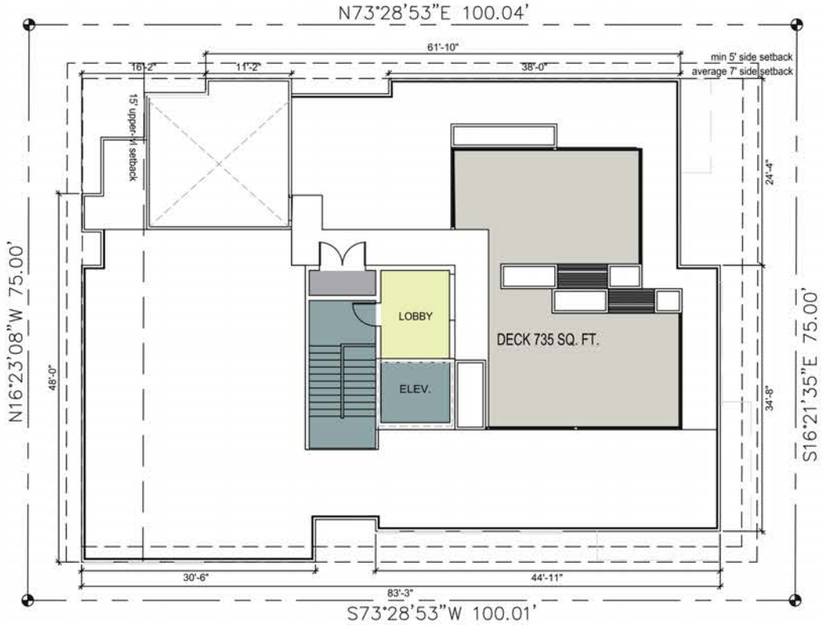


8.4 **OPTION 1** - FLOOR PLANS

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
w w w . j d - a r c h . c o m
CHAINQUI DEVELOPMENT HARBORVIEW, LLC.



4,6



R

LEGEND

- Public Space
- Back of House
- Vertical Circulation
- Parking

8.4 **OPTION 1** - FLOOR PLANS

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
w w w . j d - a r c h . c o m

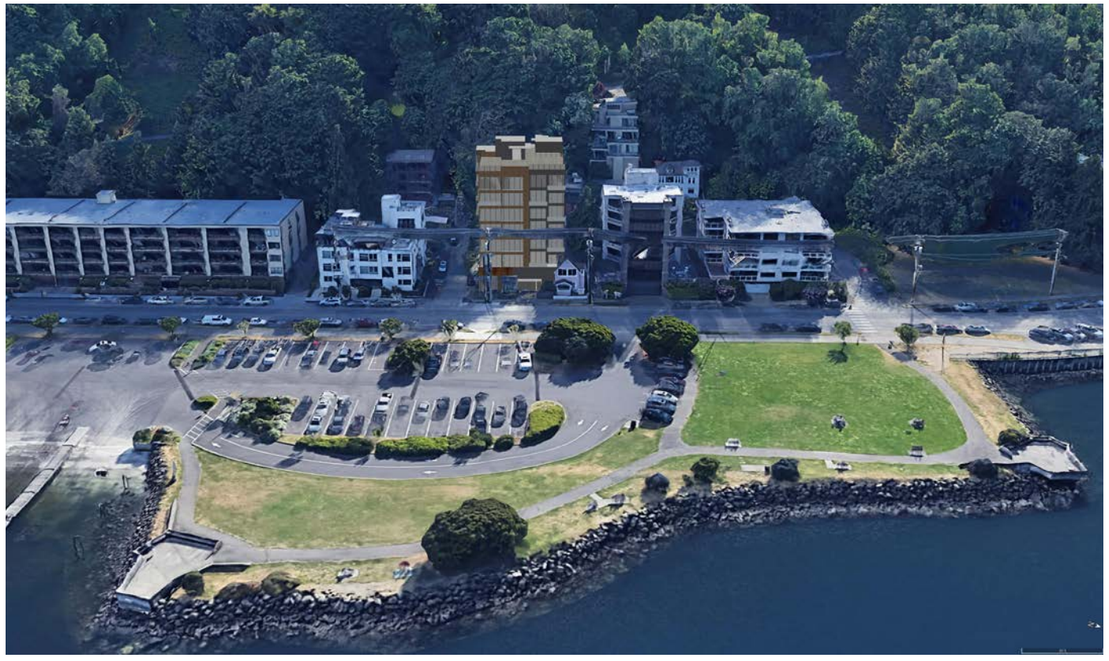
SOUTHEAST VIEW - AERIAL

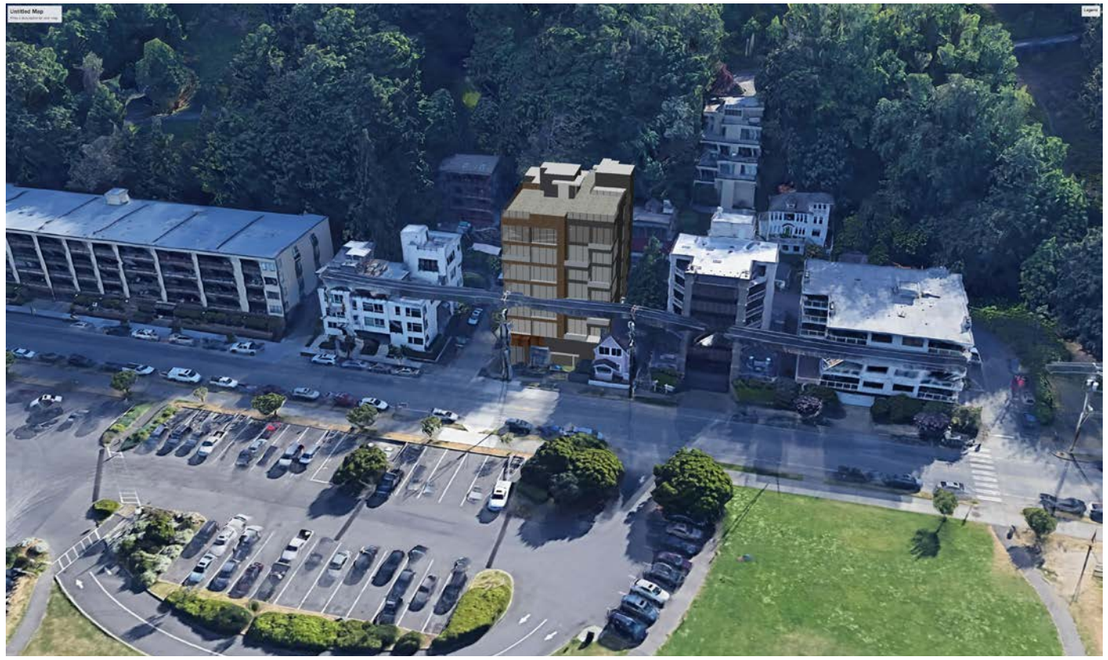
NORTHEAST VIEW - ALONG HARBOR AVENUE SW

SOUTHEAST VIEW - HARBOR AVENUE SW

NORTHEAST VIEW - STREET LEVEL

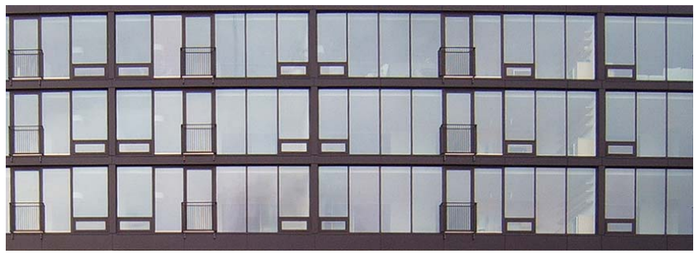
8.6 **OPTION 1** - COLOR RENDERINGS





8.7 **OPTION 1** - MASSING WITHIN CONTEXT

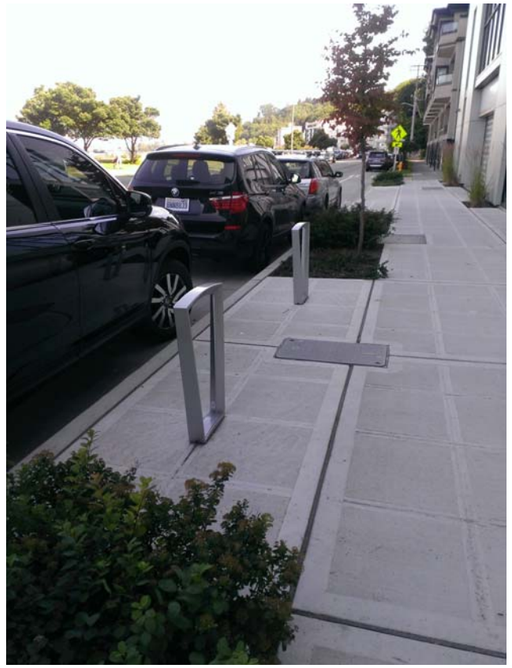
BREAK UP BUILDING MASSING



WINDOW WALL

CLADDING PATTERN CONTRAST

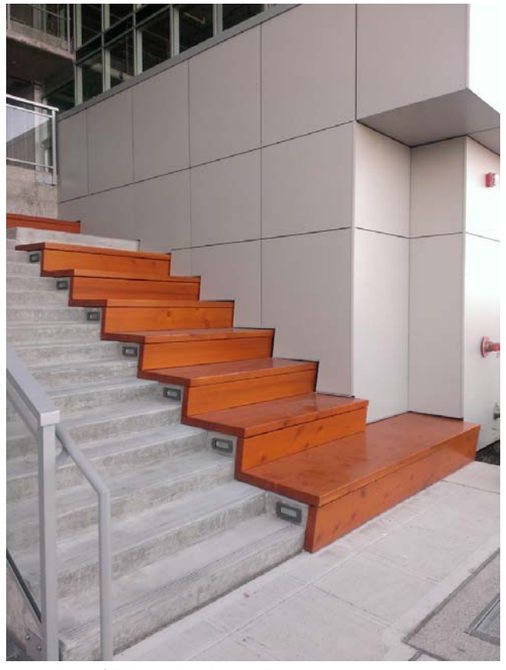
VARIATION IN MATERIAL SCALE



STREET FURNISHINGS

BREAK UP BUILDING MATERIALS

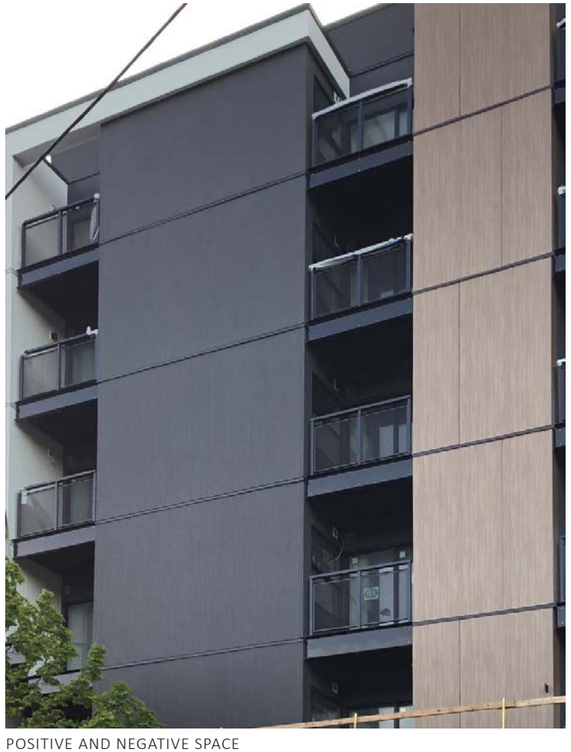
INTRODUCTION OF MATERIAL DETAILS IN LANDSCAPE



LANDSCAPE / ARCHITECTURE INTEGRATION

8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION

JENSEN DESIGN ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
w w w . j d - a r c h . c o m

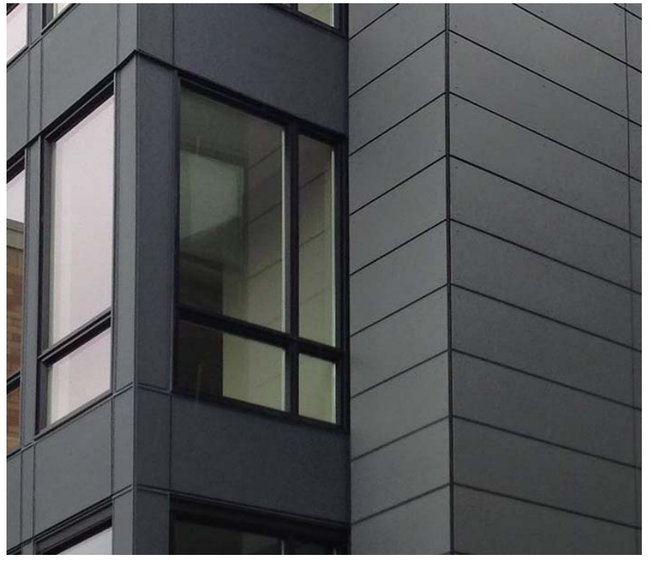


POSITIVE AND NEGATIVE SPACE

CLEAN LINES / CAREFUL DETAILING

WOOD ACCENTS

DIFFERENT CLADDING TEXTURES

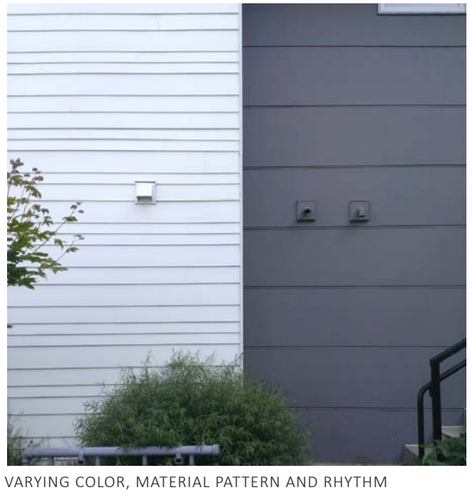


HARDI-PANEL AND METAL DETAIL

8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION

NATURAL COLOR INSPIRATION

BREAK UP MONOLITHIC PLANES

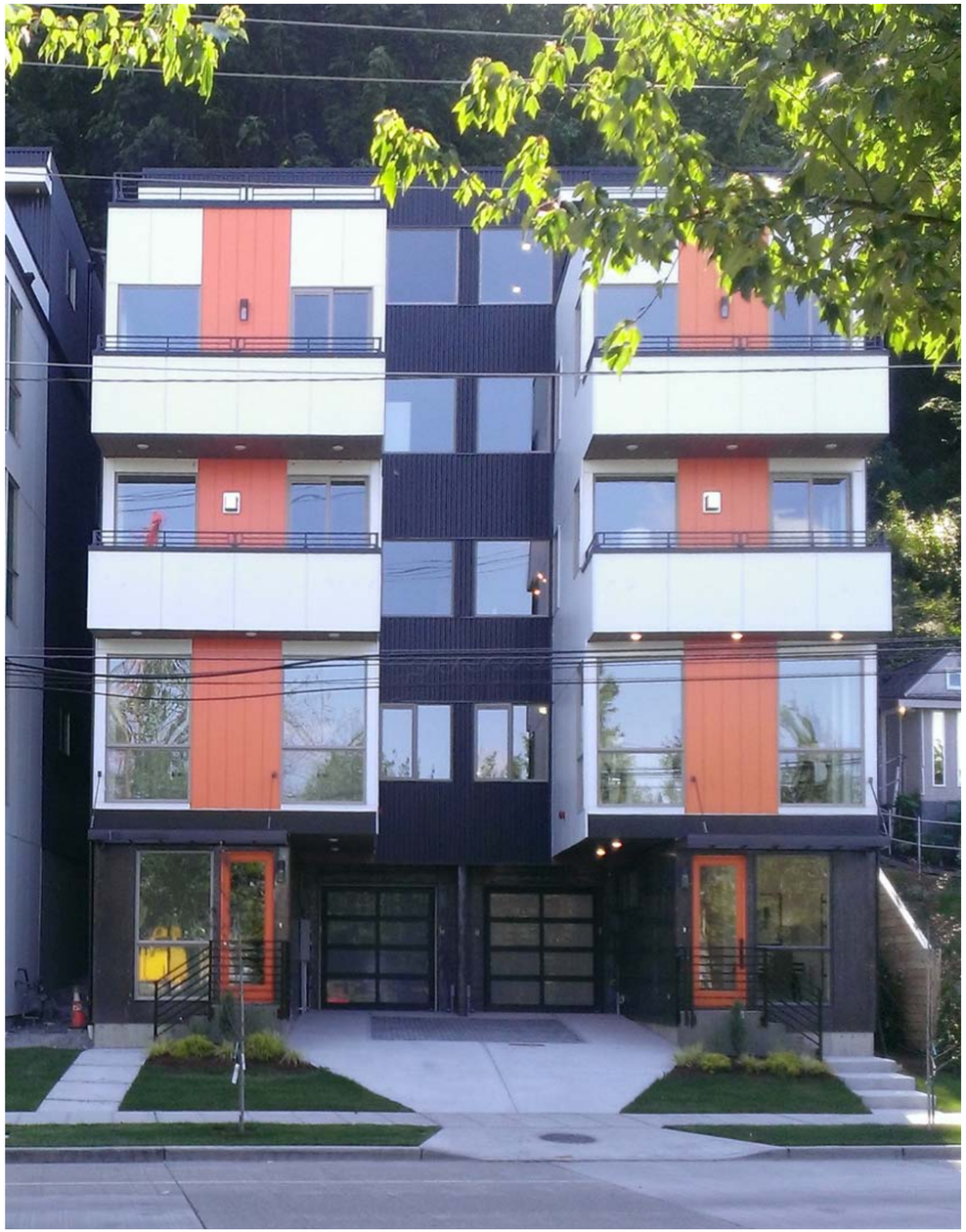


VARYING COLOR, MATERIAL PATTERN AND RHYTHM

8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION

RESIDENTIAL SCALE DESIGN

INDUSTRIAL MATERIALS



INDUSTRIAL MATERIALS

RESIDENTIAL SCALE

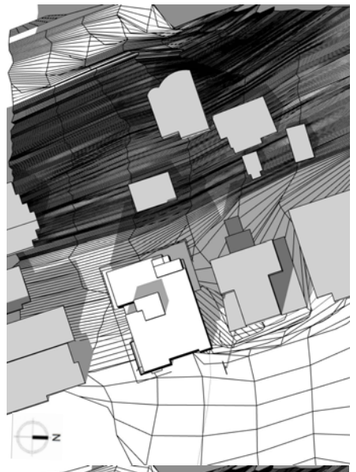
8.8 URBAN DESIGN ANALYSIS - BUILDING DESIGN INSPIRATION

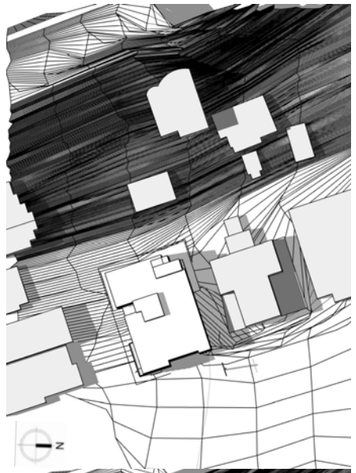
9 AM

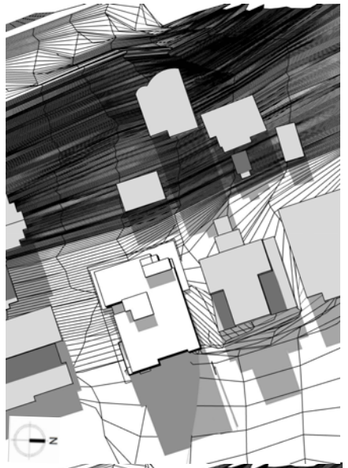
12 PM

3 PM

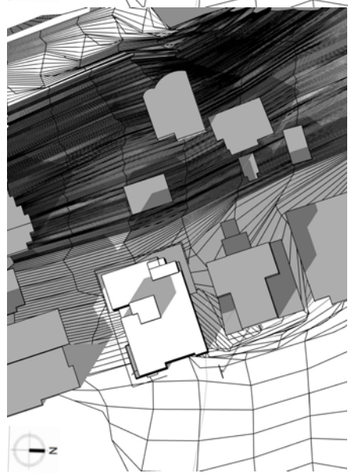
JUNE 21

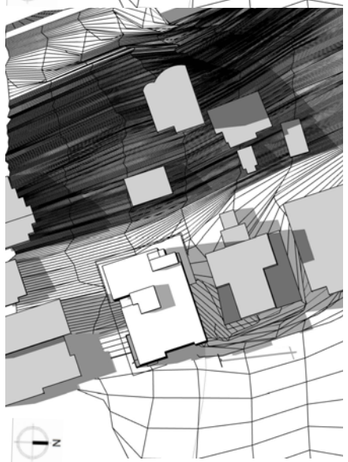


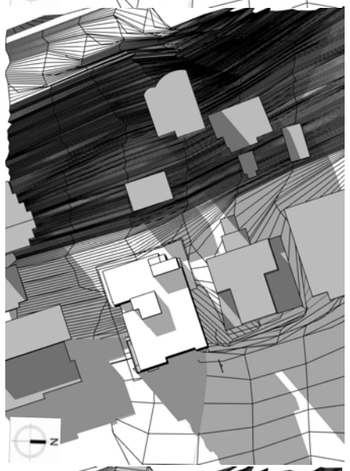




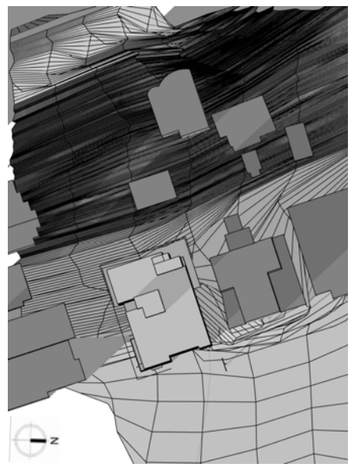
MARCH / SEPTEMBER 21

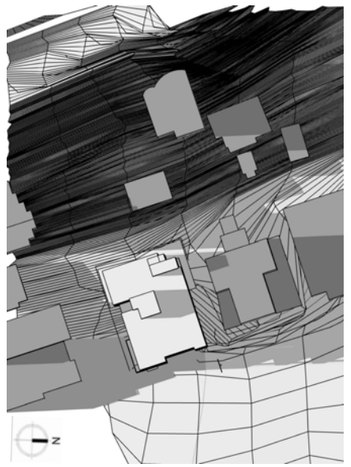


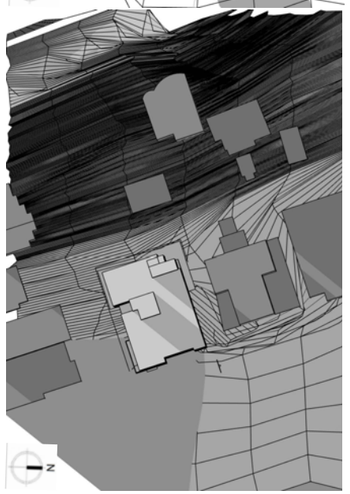




DECEMBER 21

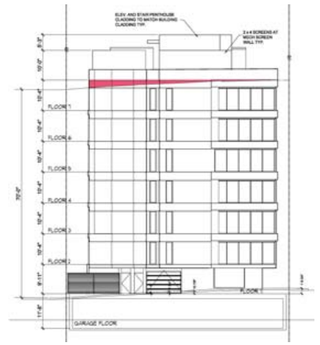






8.9 BASIC SUN / SHADOW ANALYSIS

DEPARTURE #	CODE SECTION	CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
1	**23.45.518.I.10 & 11** **Setbacks and separations**	10. Above-grade green stormwater infrastructure (GSI) features are allowed without setback or separation restrictions if: a. Each above-grade GSI feature is less than 4.5 feet tall, excluding piping; b. Each above-grade GSI feature is less than 4 feet wide; and c. The total storage capacity of all above-grade GSI features is no greater than 600 gallons. 11. Above-grade GSI features larger than what is allowed in subsection 23.45.518.I.10 are allowed within a required setback or separation if: a. Above-grade GSI features do not exceed ten percent coverage of any one setback or separation area; b. No portion of an above-grade GSI feature is located closer than 2.5 feet from a side lot line; and c. No portion of an above-grade GSI feature projects more than 5 feet into a front or rear setback area.	**REQUESTED DEPARTURE:** We request that we be allowed to place Stormwater features in the north setback which would extend to the property line and may be larger than 600 gallons and/or be up to 20% of the side yard setback area.	**DEPARTURE IMPACT:** Though the stormwater system is still under design, it seems that there is an opportunity to integrate Bio Planters into the 7 foot north setback. The neighboring property has an elevated concrete walkway / stairs above the adjacent site grade at this property line. Appropriately planted and sited features in this area should be an enhancement to the side yard, even if the stormwater features are slightly larger or have a smaller setback than listed in the code.
2	**23.45.522.D.5.a** **Amenity Area**	a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.	**REQUESTED DEPARTURE:** The ground level Amenity Areas that we propose has a 9’ dimension (structure to property line).We would like to have the option to include this area with a 9’ minimum dimension in our Amenity Area calculations.	**DEPARTURE IMPACT:** As we would still meet a 250 sf minimum, it seems to meet the intent of the Amenity Area.
3	**23.45.536** **Parking location, access and screening**	E. Other provisions. Garage doors in LR zones and MR zones facing the street shall be set back at least 18 feet from the street lot line, and shall be no closer to the street lot line than the street-facing facade of the structure.	**REQUESTED DEPARTURE:** We request a departure which would allow the garage door to be as close as 15’ to the east property line and 9’ to the west property line.	**DEPARTURE IMPACT:** The garage doors to each of the two parking areas are set back significantly from the adjacent building façade, greatly lessening the visual impact of the doors. Also of note, the parking areas served by the garage doors are relatively small (16 stalls and 11 stalls), so we do not anticipate heavy traffic at the garage doors.

DEPARTURE #	CODE SECTION	CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
4	**23.45.518.B.2.a** **Setbacks and separations**	2. Upper-level setbacks in MR zones a. For lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that right-of-way d. Rooftop features are not allowed in upper-level setback except as follows: 1) Open railings may extend up to 4 feet above the height at which the setback begins. 2) Parapets may extend up to 2 feet above the height at which the setback begins.	**REQUESTED DEPARTURE:** A departure from the 15' setback standard for a small portion of the roof at Elm Place SW. 	**DEPARTURE IMPACT:** This site is technically a through lot, but due to its size, Elm Pl SW functions more like an alley. On previous projects where there is a clear front yard along a street, upper level street setbacks have been measured from the adjacent sidewalk (even when the walk is significantly below average grade). Sidewalk grade is still being determined through a SIP, but it appears that a 70' height limit above the anticipated sidewalk would require a sloped roof over the northern extent of the roof. As this would be the only sloped roof area, we believe the continuity of the roofline would outweigh a strict interpretation of the 15' setback. Please note that the stair penthouse on this façade is set back 15' from the property line.
5	**23.54.040** **Solid waste and recyclable materials storage and access**	E. The location of all storage spaces shall meet the following requirements: 1. The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street;	**REQUESTED DEPARTURE:** To allow for an enclosed outdoor trash area between the building and a front property line.	**DESIGN RATIONALE:** Though Elm Pl SW is technically the secondary "front" yard of a through lot, it effectively functions as an alley for the through lots along Elm Pl SW. 23.54.040.I states that the Director, in consultation with the Director of Seattle Public Utilities, has the discretion to modify the requirements of this Section 23.54.040 as a Type I decision, if the applicant proposes alternative, workable measures that meet the intent of this Section 23.54.040 and if either: 1. The applicant can demonstrate difficulty in meeting any of the requirements of this Section 23.54.040; or • the project has three street facing lot lines, and it is difficult to provide storage access not facing a street as required in 23.54.040.E.1. Elm is a non-arterial street and service access from there will provide min impact. 2. The applicant proposes to construct or expand a structure, and the requirements of this Section 23.54.040 conflict with opportunities to increase residential densities and/or retain ground-level retail uses. • if we are required to provide enclosed trash room within the building outline, we will eliminate min of 3 parking stalls and the project won't be able to meet the zoning parking requirements, 2 of the units will be without parking stalls, and in addition the project will need to apply for parking departure. We contend that both of these exceptions apply.