EARLY DESIGN GUIDANCE

102 21ST AVE E
SEATTLE, WA

3036778-EG

TAXUS HOUSE APARTMENTS

ADMINISTRATIVE DESIGN REVIEW

HYBRID

1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

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LET US INTRODUCE OURSELVES

Our Story

Hybrid was founded in 2003 as a collaboration of top Seattle professionals in the fields of art, landscape architecture, urban ecology, master planning, and history. With humble beginnings as a competition team, Hybrid has since evolved into an accomplished architecture team, recognized as leaders in high density design, prefabrication, social engagement, & urban redevelopment.

We've grown with our city. As the needs of our city change, we've adapted to the needs of our shifting city. Originally founded by Robert Humble & Joel Egan, our nimble competition team has grown into a robust team of multi-disciplinary designers. With over 14 years of dedicated service to Idea-centered design, we have dedicated our craft to building the livable city.

'Livability' is the Urbanist Attitude of investing in Architecture that can evolve with the city.

MEET THE TEAM

Rob Humble
Architect
Design Principal

Barrett Eastwood
Project Architect
Partner

Scott Goodner
Design Project
Manager

Gina Gage
Project Architect
Project Manager

Bill Nicholson
Architectural
Designer

Alyssa DeLaFrance
Project Support +
Drafting

OUR HYBRID LIVABILITY MANIFESTO

We believe many factors impact the livability of architecture – from economical, social, environmental, & cultural. Our Hybrid 'Livability' Manifesto is a series of concepts we apply to Hybrid Designs. It constantly improves as our understanding of modern living evolves through Research, Competition Work, & Professional Experience gained from the front lines of Building the Livable City.

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102 21ST AVENUE E, SEATTLE WA 98112

PROJECT TEAM

ARCHITECT

Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
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PROJECT OWNER

Taxus House, LLC
1112 Federal Ave E
Seattle, WA 98102
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PROJECT EXPERIENCE

Previous Projects Designed by Hybrid Architecture

Clover Lofts

Belmont Commons

The Gibson

The Uptown in Queen Anne

Killebrew Apartments

Betula Apartments

Bellevue Avenue Midrise

Aurora Avenue Apartments

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THANK YOU

PROJECT INFO

Address: 102 21ST AVE E, Seattle, WA 98102

Owner: Taxus House, LLC

SDCI #: 3036778-EG

Parcels: 9497700140

Site Area: 7,881 SF

Zoning: LR3 (M)

Overlays: Madison-Miller (residential Urban Village)
Parking Flexibility Area

Legal Description:
WITTS ADD
PLat Block: 3, Plat Lot: 14-15

Building Type: Multi-Family Apartment Building

Parking: No Parking Proposed

Date of Presub Conference: July 30TH, 2020

Gross SqFt: 22,350 gsf

PROJECT DESCRIPTION

Proposed project to construct a new 4-story multifamily residential building with basement containing a mix of 47 residential dwelling units. Existing structure on site to be demolished. No parking proposed.

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TAXUS HOUSE APARTMENTS

Development Objectives

Provide urban apartment dwelling units for residents to live in an efficient but communal setting within an active community. The thoughtfully planned environment will emphasize functionality and user comfort through access to light, air and a proposed green courtyard, acting as the heart of the project.

47 dwelling units (mix unit types)
50 bicycle parking stalls (as req)
0 vehicular parking stalls (none are req)

Neighborhood Objectives

The site is along a more pedestrian oriented residential street (21st Avenue E) one block north of E Madison Street with a dense, multi-family network of neighbors comprised mostly of townhouses, apartment buildings and condominiums.

The site is located less than a block from community amenities which will provide future residents of this building with a variety of civic, commercial and recreational activities. The site is also relatively close to several neighborhood parks including Cal Anderson Park to the west, Miller Playfield on the north and the Seattle Japanese Garden to the northeast.

This project will activate a site that is currently occupied by one outdated office building and provide additional density desired in the Madison-Miller residential urban village.

Design Objectives

1. Create welcoming a welcoming entry sequence and front porch
   - a place for residents and guests to have maximize access to light and air
2. Provide efficient / functional units
   - maximize height and light / warm materials and tall ceilings
3. Design a mid-block building that successfully turns the corner
4. Provide Ecological & Sustainable Architecture
   - passive cooling and courtyard design, harness rainwater in bio-planters, use efficient and durable materials that relate to the culture of the neighborhood, drought resistance landscape design

URBAN CONTEXT ANALYSIS

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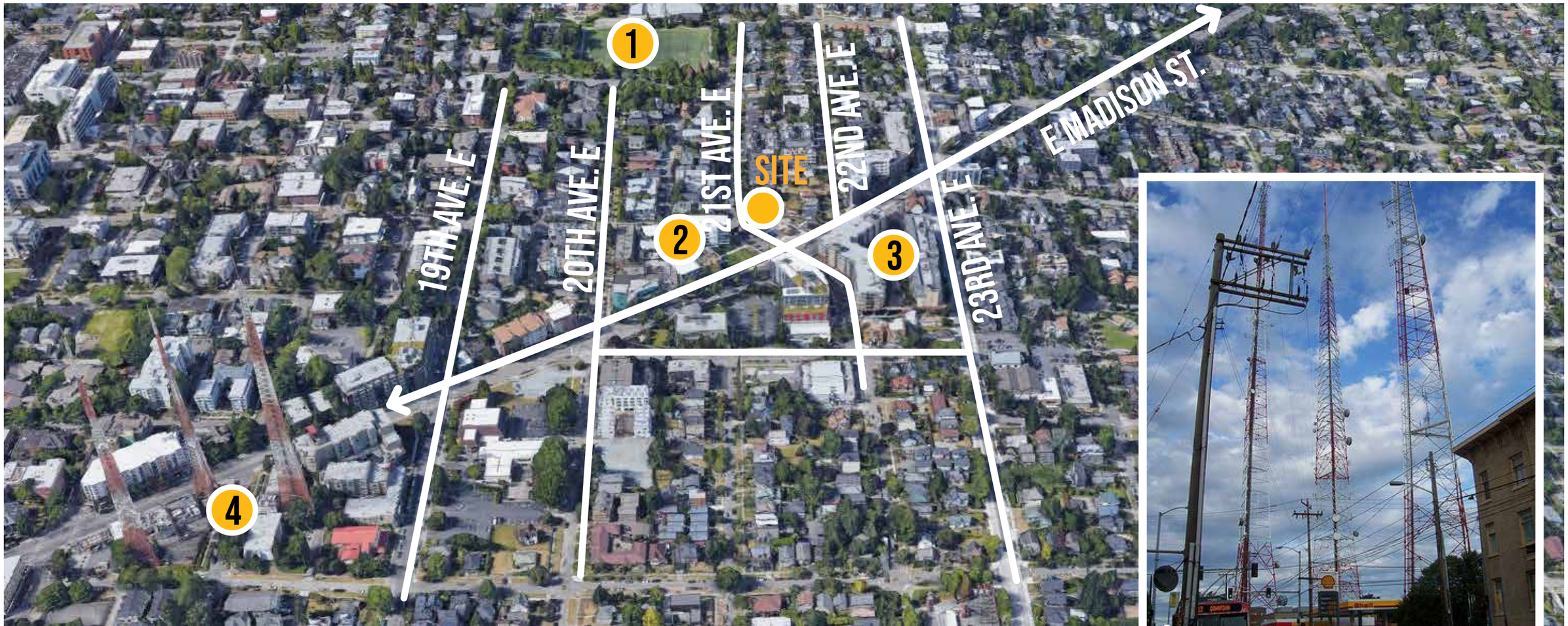
GREATER CONTEXT AND NEIGHBORHOOD LANDMARKS

Aerial Map

Miller Play Field

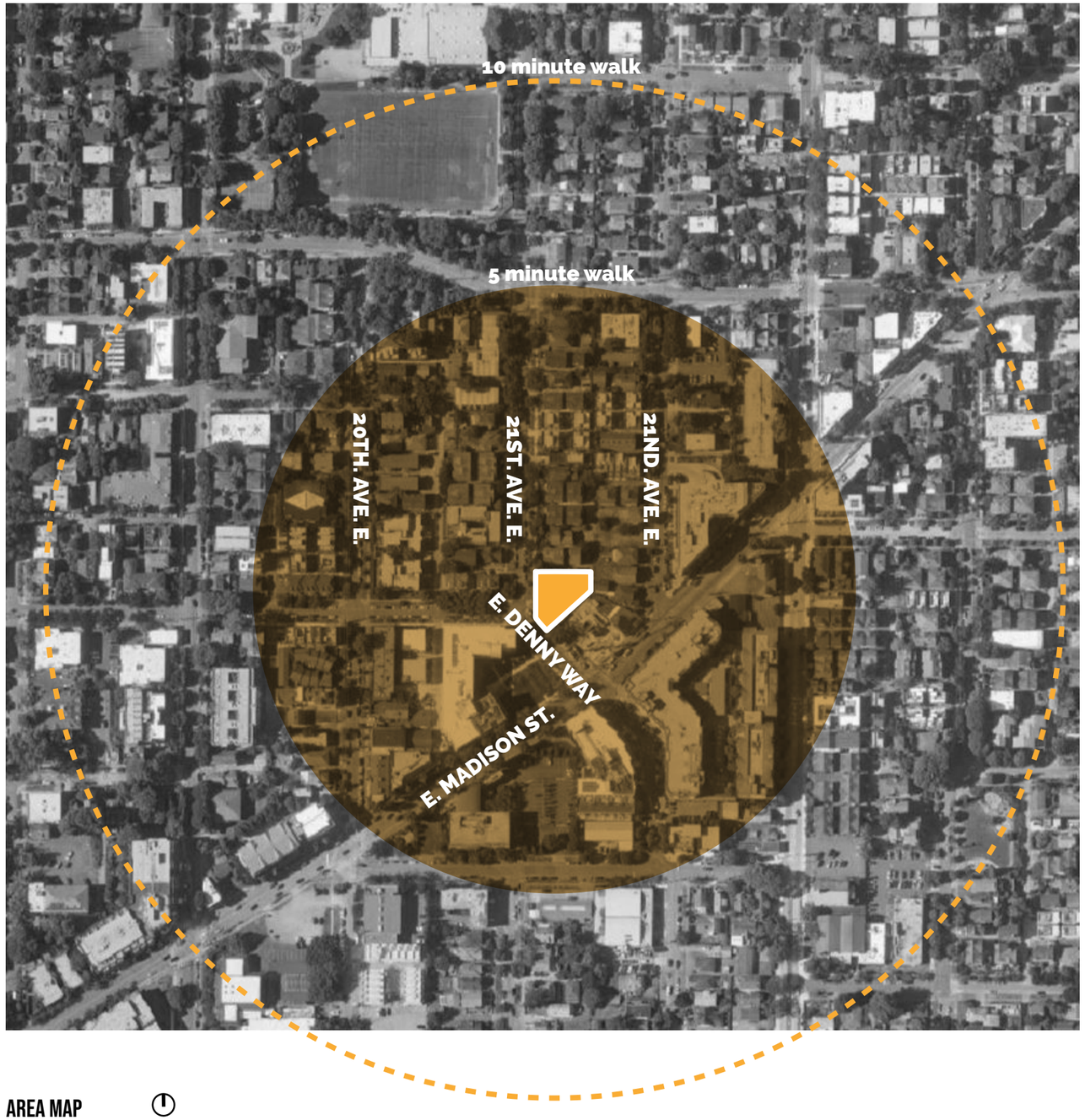
Twenty20 Mad Apartments

The Summit in Madison Park & Safeway



Radio Towers

SITE AND PROJECT OVERVIEW



AREA MAP

PROJECT DESCRIPTION

PROPOSED PROJECT TO CONSTRUCT A NEW 4-STORY MULTIFAMILY RESIDENTIAL BUILDING WITH BASEMENT CONTAINING A MIX OF 47 RESIDENTIAL DWELLING UNITS. EXISTING STRUCTURE ON SITE TO BE DEMOLISHED. NO PARKING PROPOSED.

ZONING AND PROJECT INFORMATION

SITE LOCATION:	102 21ST AVE E, Seattle, WA 98102
OWNER:	Taxus House, LLC
LEGAL PARCEL #	9497700140
LOT SQ FT:	7,881 SF
LEGAL DESCRIPTION:	WITTS ADD PLat Block: 3, Plat Lot: 14-15
SITE ZONING:	LR3 (M) - MHA APPLIES
OVERLAY:	Madison-Miller (residential Urban Village) Parking Flexibility Area
ECA:	NONE
EXISTING SITE USE:	Rehabilitation Center
BUILDING TYPE PROPOSED:	Multifamily Apartment Building
PARKING:	No Parking Proposed (Project is within Urban Village and within a Parking Flexibility area)
GROSS SQ FT PROPOSED:	22,350 gsf

EARLY DESIGN GUIDANCE MEETINGS

DATE OF PRESUB CONFERENCE: JULY 30TH, 2020

DATE OF APPROVED MEETING MINUTES: AUGUST 10TH, 2020

PLANNER: ABBY WEBER

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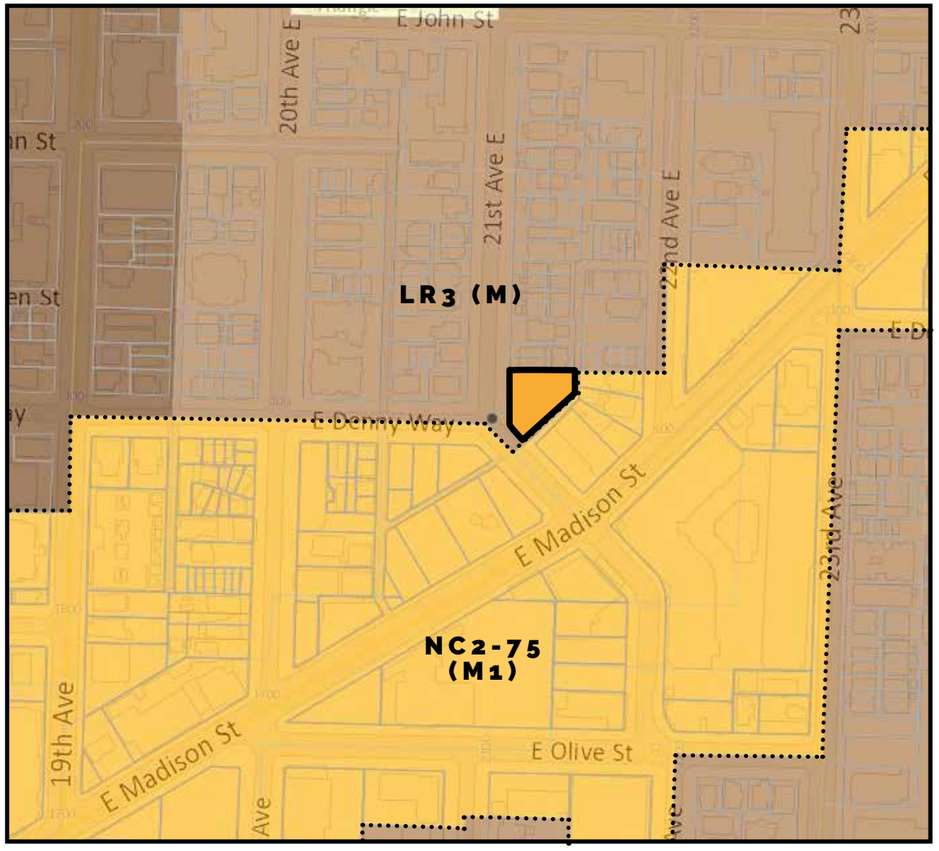
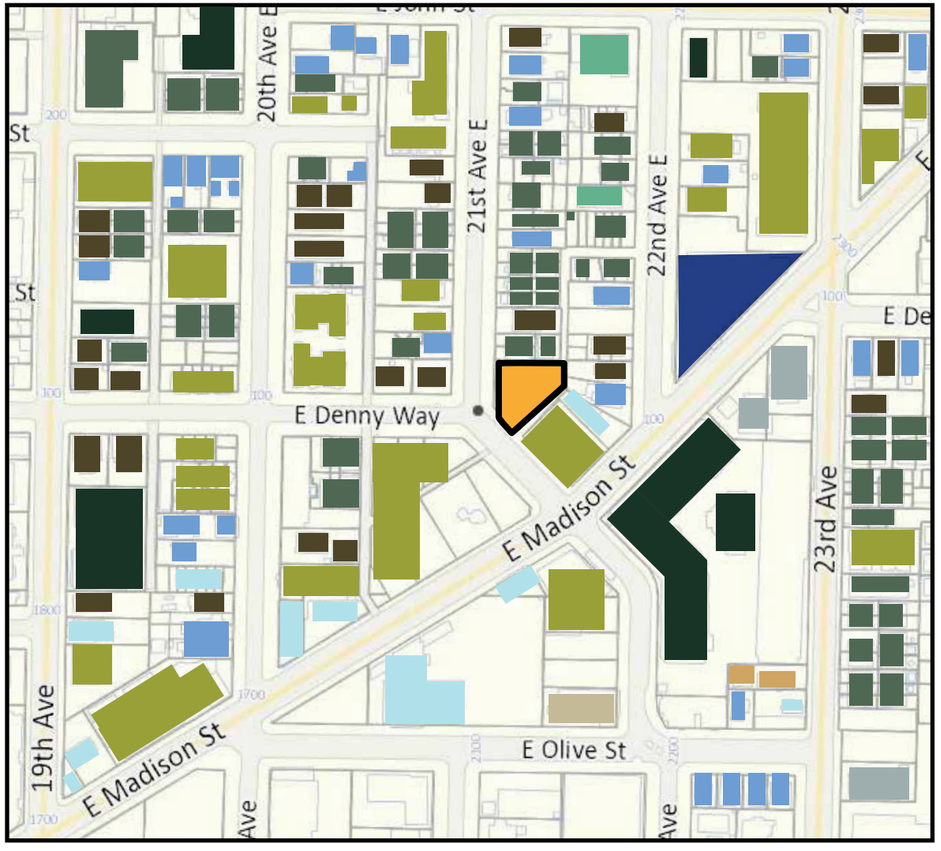
ZONING AND USE



ZONING MAP

The proposed project is comprised of one parcel zoned LR3 (M) within a mostly multi-family oriented neighborhood. Immediately adjacent and across E Denny Way and the alley surrounding the project on the east, is a NC2-75 (M) zone with larger, multi-family apartment buildings up to 75 feet in height. Parcels to the west and north remain predominately LR3(M) zones, marking our parcel as a transition building from the taller NC2-75 zone on the south and the more residential and lower scale LR3 zone on the north.



USE LEGEND

- Industrial
- School/Education
- Apartment
- Fourplex / Triplex / Duplex
- Condominium
- TownHouse / Rowhouse
- Church / Religious Service
- Single Family
- Commercial / Mixed Use / Office
- Community
- Green Space
- Retirement Facility
- Site

TYPOLOGIES / USAGES

The neighborhood surrounding the site is predominately comprised of residential uses, including mostly apartments, condominiums and townhouse multifamily projects. To the south, the mixed use and commercial uses are along E Madison St.

NEIGHBORHOOD ARCHITECTURAL CHARACTER

This neighborhood of the Madison-Miller neighborhood hosts a variety of architectural styles and mix of older commercial and residential buildings along with newer Mixed Use developments clad in cement board, metal, wood and other contemporary materials. Pictures below are from the neighborhood area and share qualities the project desires to achieve.

Avant Apartment- Adjacent Apartment Building (Covered Balconies)

Hamilton Apartment - Playful Angle Form Shaped by the Site

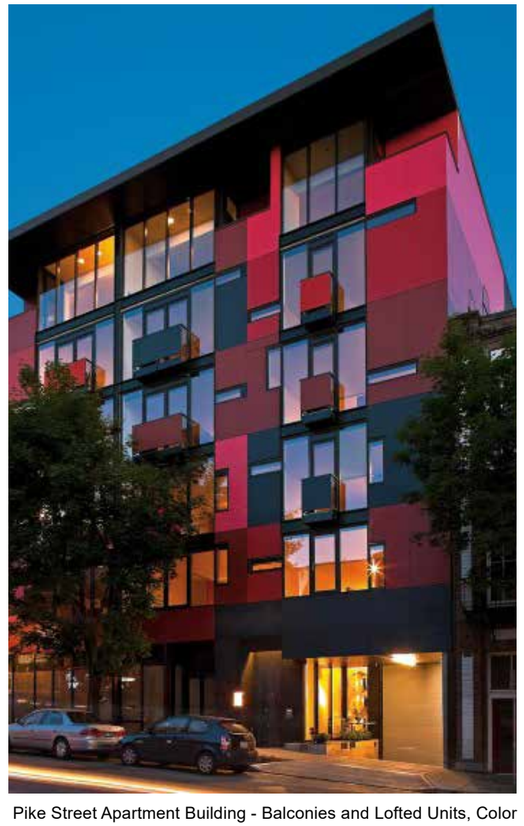
Hazel Apartment - Use of Colors

Redwood Apartment - Entrance and Front Porch

Cedar Speedster - Green Space, Street Activation, Eyes on Street

Views at Madision Apartment Homes - Massing Modulation, Materials

Chophouse Row - Life in Between Buildings (Small out door space)



Pike Street Apartment Building - Balconies and Lofted Units, Color

Redwood Apartment - Courtyard Circulation

The Central - Simple Massing Split into Two and the Emphasis on the Balconies, Modulated Facade

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SITE PANORAMAS 21ST AVE E (EAST)

TOWNHOUSE COMPLEXS:
The east side of 21st avenue E is lined with several 2-3 story townhouse buildings.

NORTH NEIGHBOR:
A three-story townhouse building resides directly to the north of the project site. Careful consideration will be given to the light, air and privacy impacts imposed by the development.

SUBJECT PROPERTY:
An existing rehabilitation center building currently occupy the site where the proposed development will occupy. The structures will be demolished in order to develop the site.

SECTION A-A'

SITE PANORAMAS 21ST AVE E (WEST)

SECTION B-B'

REDWOOD APARTMENT:
A three-story apartment building resides West of the project site. The similar architectural language, such as double volume entrance and the middle courtyard circulation, is applied to the project development.

HAZEL PLAZA :
A two-story apartment complex created a sense of community to the neighborhood.

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SITE PANORAMAS E DENNY WAY (EAST)

SUBJECT PROPERTY:
An existing rehabilitation center building currently occupy the site where the proposed development will occupy. The structures will be demolished in order to develop the site.

Adjacent Apartment Building:
A large scale multi-family apartment building at the South East corner. The emphasis of the balconies breaks up the massing visually and erodes the bulk and scale of the building.

SECTION C-C'

SITE PANORAMAS E DENNY WAY (WEST)

SECTION D-D'

TWENTY20 MAD APARTMENT:
An existing six-story across from the site opens up the intersection corner with land-scaping.

E Madison St | Open Space & Apartment Building | Apartment Building | E Denny Way

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SITE AND ZONING ANALYSIS

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SURVEY + SITE ANALYSIS

ADDRESS:
102 21ST AVE E
SEATTLE, WA 98103

PARCEL NO:
9497700140

DESCRIPTION:
WITTS ADD
PLat Block: 3, Plat Lot: 14-15

SITE AREA:
7,881 SF

ZONING:
LR3 (M)

STREET:
PHINNEY AVE N
SLOPES DOWNHILL FROM NORTH TO SOUTH
33'-0" TO C/L OF STREET FROM PL
6" CONC. CURB
CONC. SIDEWALK

ALLEY:
YES

UTILITIES:
E DENNY WAY / 21ST AVE E - SS, WATER, ELECTRICAL

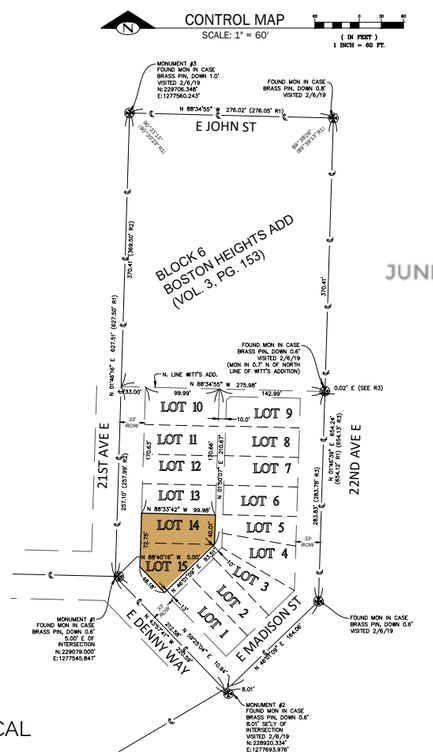
ADJACENT BUILDINGS:
NORTH- 108A 21ST AVE E
3-STORY, WD FRAMED TOWNHOUSE BLDG

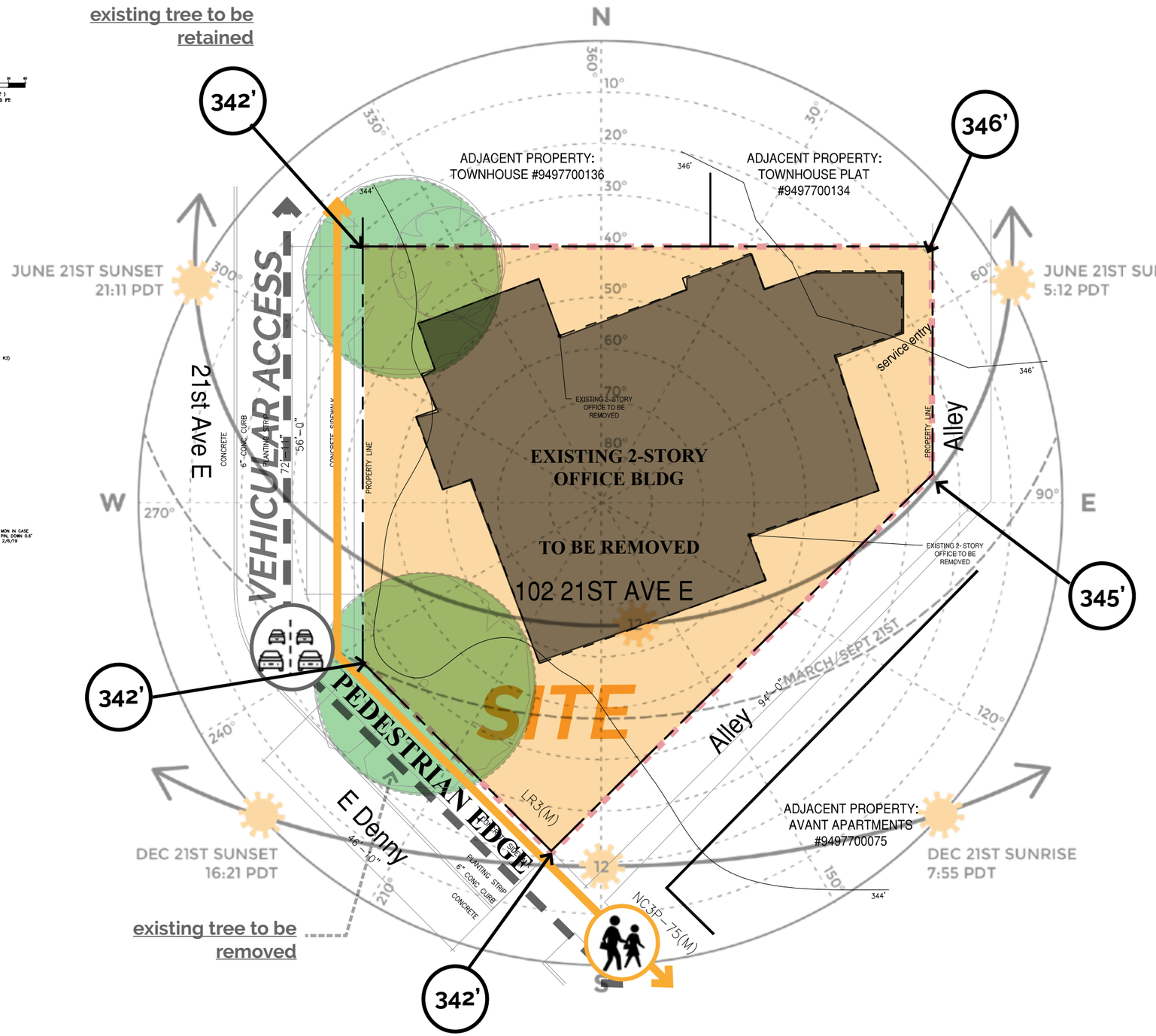
106 21ST AVE E
3-STORY, WD FRAMED TOWNHOUSE BLDG

EAST - 107 22ND AVE E
2-STORY, WD FRAMED DUPLEX
2 DWELLING UNITS

105 22ND AVE E
2-STORY SINGLE FAMILY

SOUTH EAST - 2112 E DENNY WAY
6-STORY, WD FRAMED APARTMENT BLDG





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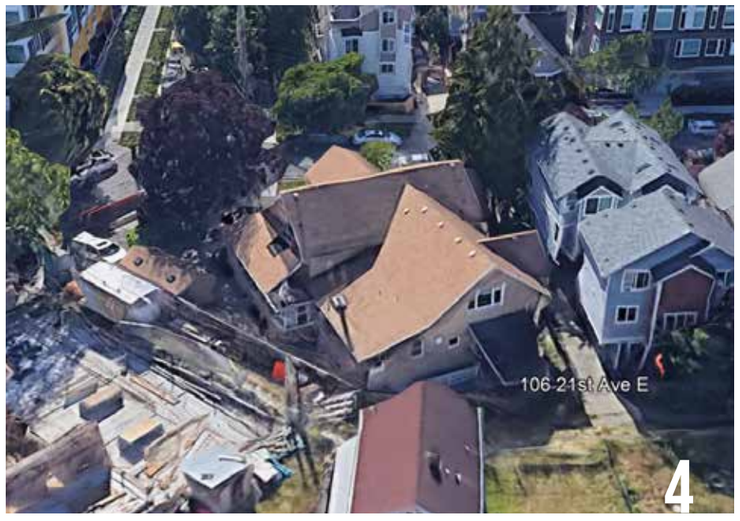

SITE PHOTOS

The collection of images continues to explore the immediate block context and investigate views into and surrounding our project development.

SMC ZONING ANALYSIS

Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR3 (M) zone.	Residential use permitted outright.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for apartment developments in a LR3 (M) zone is 2.3 if the project is within a MHA suffix zone and an urban village.	Lot Area: 7,881 Sf Max FAR: 7,881 Sf x 2.3 = 18,126 sf Proposed total area: 18,118 sf Proposed FAR: 18,118 /7,881 sf site = 2.3 Complies
23.45.512: Density Limits - Multifamily Zones Per table 23.45.512	Not Applicable to LR3 Zoning.
23.45.514: Structure Height Per table A in SMC 23.45.514 the allowable height for apartment developments within LR3 zones is 50 feet.	Proposed structure base height will not exceed: 50'-0". (Project within a MHA Suffix Zone and Urban Village)
23.45.517: Mandatory Housing Affordability (MHA) LR, MR, and HR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.	Project will comply will all requirements for MHA and MHA fees.
23.45.518: Setbacks and Separations Per table A 23.45.518 for apartment developments in LR3 zones the setbacks are: Front: 5'-0" minimum Rear: 10'-0" (alley) Side: 7'-0" average, 5'-0" minimum 2.Upper-level setbacks in LR3 zones. An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height: 2)Fifty-four feet for zones with a height limit of 50 feet. Per SMC 23.45.518.H.7, projections permitted in required setbacks or separations: 7.Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is: a.No closer than 5 feet to any lot line; b.No more than 20 feet wide; and c.Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.	Proposed front setback is 8'-0"; *complies.* Required rear setback is 10'-0"; Proposed rear setback is 8'-0"; **Departure of 2'-0" is requested.** *Note: SDOT has requested 3' easement to comply with SDOT Alley standards along the alley* Proposed north side setback: 7.36' average, 6'-0" min - *complies.* Proposed west side setback (21st Ave E): 8' average, 8 min - *complies.* *Balconies will comply with SMC requirements.* Proposed southeast side setback (alley): 7' average, 7' min - *complies.* *Note: SDOT has requested 3' easement to comply with SDOT Alley standards along the alley* Upper level setback required of 12'-0" from front lot line. Proposal will comply with requirement.

Zoning Standard	Design Team Response
23.45.522: Amenity Area Apartment developments in LR3 zones having the following amenity area requirements: A.Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones1.The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.2.A minimum of 50 percent of the required amenity area shall be provided at ground level.	Required amenity area: 7,881 sf lot x 25% = 1,970 sf 50% of amenity area should be provided at ground level: 1,970 sqft x .50 = 985 sqft amenity required at ground level. Proposed amenity at ground level: 450 sf **55% Reduction in Ground Level Common Amenity Requested.** Required private amenity: 985 sq ft. Proposed amenity on private balconies: 588 sf **60% Reduction in Ground Level Common Amenity Requested.**
23.45.527: Structure Width and Facade Length B.Maximum façade length in Lowrise zones.1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	Facade Length= 100' x .65 = 65' Maximum facade length allowable. Proposed facade length within 15'-0" of property line is 72'-0". **Departure Requested for the additional 7'-0"**
23.45.530: Green Building Standards For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.	Proposed design will comply with all green building standards and certification. Project proposed to utilize Priority Green expedited through project permitting.
23.45.536: Parking Location, Access and Screening B. Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. Between a principal structure and a street lot line; b. In the required front setback or side street side setback; and c. Within 7 feet of any street lot line. Table D for 23.54.015 outlines the bicycle requirements as 1 per dwelling unit for long term parking and 1 per 20 dwelling units for short-term guest parking.	Alley abutts the site on two facades. No parking required per L. of Table B for 23.54.015 regarding all residential uses in an urban center. Project is within the Miller - Madison Urban Village No vehicular parking proposed. Long Term Bicycle Parking: 1 per dwelling unit and 1 per small efficiency dwelling unit Short Term Bicycle Parking: 1 per 20 dwelling units

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ZONING DIAGRAMS

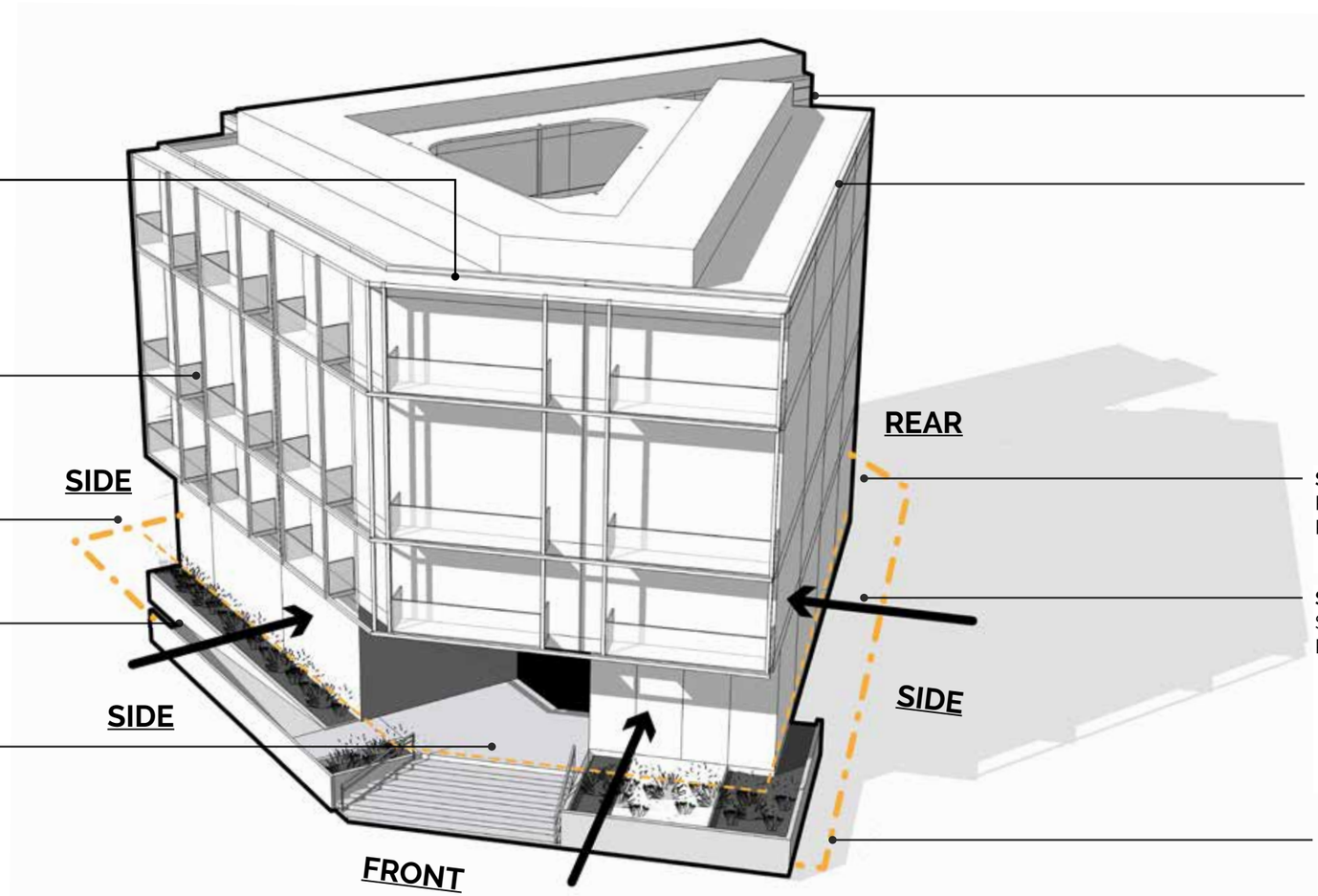
SMC 23.45.514.I.5
Stair penthouses and mechanical equipment may extend 15' feet above the applicable height limit.

SMC 23.45.514.I.5
Proposed stair will not have a penthouse

SMC 23.45.514
Within a LR3(M) zone, max base height of 50'

SMC 23.45.518.A.2
Upper Level Setback 12'-0" Required Above 54' at Front Property Line (Complies).

Proposed Massing Scheme



SMC 23.45.518.B - Table B
Side Setback 7' average; 5 min required
7.36' Average, 6' min proposed

SMC 23.45.518.B - Table A
Side Setback 7' Average, 5' min required.
Project proposed 8' min side setback

SMC 23.45.518.B - Table A
Front Setback 5' minimum
Project proposes 8' setback which exceeds minimum requirement

SMC 23.45.518.B - Table A
Rear Setback 10' Required
Project proposed 8' **(Departure)**

SMC 23.45.518.B - Table A
Side Setback 7' Average, 5' min required.
Project proposed 7' min side setback

102 21ST AVE E
Subject parcel is 7,881 sf (property line)

DESIGN GUIDELINES, PRIORITIES AND RESPONSES

4

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DESIGN GUIDELINES - CITYWIDE

CS1: NATURAL SYSTEMS AND SITE FEATURES

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

2. CONNECTION TO NATURE

- **b.** Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.
- **e.** Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.

Response:

The overall design of the site includes careful attention to open space, both within the proposed structure and surrounding the building. A generous front setback will allow hardscape, planters and circulation, generous lush planting strips and a large front porch that will serve as a semi-public elevated "room" above the sidewalk allowing for eyes on the street, and happenstance community interactions. The preferred design will save an existing large tree on the northwest corner, and massing has been pulled away at this corner to allow breathing room for the tree and the neighbors to the north. Additionally, a central courtyard will be the green heart of the project with all units and circulation extending from this open space in the center of the project. Vertical green walls will be encouraged in this area.

CS2: URBAN PATTERN AND FORM

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

1. TRANSITION AND DELINEATION OF ZONES

- **c.** The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories and lower.
- **d.** Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways.

Response:

This particular site will serve as a transition from the larger neighborhood commercial zone across the alley and the lowrise zone to the north. Residential elements that are characteristic of the neighborhood will be incorporated into the design including, a generous front entry portal and porch, covered balconies, planters and high quality residential finishes.

These features help reduce the bulk and scale of the mass, help the building turn the corner and give the building a more residential feel, activating the building facade and therefore contributing to the street context through a visual richness and variety.

PL1: CONNECTIVITY

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

2. CONNECTION BACK TO THE COMMUNITY

- **b.** When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.
- **c.** Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.

Response:

A primary goal of the project will be to extend the public space of the project from the sidewalk to the front entry of the building through a front porch transition space. This area will include built-in seating, planters, lush landscaping and short-term bike parking spaces that are easily accessed for guests coming to the property. Warmer materials, rich in texture, will be used to bring texture and warmth at the pedestrian scale.

The lower level will be as transparent as possible around common amenity and lobby spaces to promote visibility and activation at the entry. Lighting, art and material details will enhance gathering spaces at the entry porch and within the central open courtyard. Additionally weather protection is offered at the recessed front portal and overhanging balconies above.

DESIGN GUIDELINES - CITYWIDE

PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the streetlevel with clear connections to building entries and edges

2. STREETSCAPE TREATMENT

- h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).
- j. To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

Response:

The elevated porch and front entry portal of the preferred design scheme will encourage pedestrian to resident interaction but also buffer residents and allow for a semi-public area at the front of the building. Lush landscaping will buffer this area from the more public sidewalk and sidewalks and flow will be maintained. Safety will be improved through the additional of new curb ramps and opportunities to incorporate useable seating within the planters and porch area will be explored.

All tall privacy walls will be avoided to maintain a residential and community feel for both residents and guests.

DC2: ARCHITECTURAL CONCEPT

Develop a unified, functional architectural concept that fits well on the site and its surroundings..

1. BUILDING LAYOUT AND MASSING

- a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.
- b. Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'. Ground level transparency should still occur on major pedestrian and commercial streets.

Response:

The mass of the building is inspired from the shape of the site and was heaviliy influeneved by the desire to save the tree on the northwest corner - a significant norway spruce tree, Additionally, project goals including access to as much natural light, air and exterior space as possible due to the changing landscape of post-pandemic design. A center courtyard has been incorporated and all circulation will be open air. The front building mass along 21st ave e, will meet the groundscape in one plane, with durable materials and well detailed flashing joints. A recess at the front entry door will highlight the entrance and windows have been placed strategically and in proportion to the function of the space they serve, ie. the lobby and bike room near the front entrance have floor to ceiling windows for additional transparency.

DC4: EXTERIOR ELEMENTS & FINISHES

Use appropriate and high-quality elements and finishes for the building and open spaces.

2. BUILDING MATERIALS

- a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.
- b. Encourage variation in building materials and employ high quality materials.

3. BUILDING DETAILS AND ELEMENTS

- a. Provide operable windows in a way that promotes natural ventilation

Response:

Durable and high quality exterior materials will be used including metal paneling and steel guardrails. Additionally, a steel framework will be used on the exterior of the main mass of the building to provide additional visual texture (like the precedent image above). Uses of color will be explored within the courtyard space and metalwork of the proposal.

Operable windows will be utilized both on the exterior of the unit as well as the courtyard-facing interior facade of the unit to encourage passive cooling and natural ventilation.

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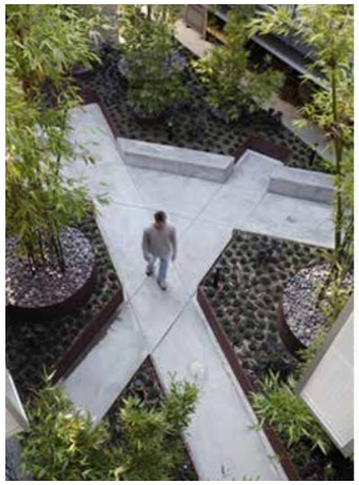
DESIGN GUIDELINES - CITYWIDE



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

C. DESIGN

- 2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response:

Generous open space and landscaped areas are proposed per the preferred design scheme. Plants that are native to the area, assist with local pollinators, and that are drought-tolerant will be considered that complement the surrounding hardscape while providing a rich and textural buffer between neighboring sites.

Window wells will be tiered and incorporate additional opportunities for bio-retention or planters to encourage additional green space. The design will also consider a lush courtyard green space with vertical oriented landscape features.

DC4: EXTERIOR ELEMENTS AND FINISHES

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

A. BUILDING MATERIALS

- 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response:

High-quality and durable materials will be specified that relate to the local pattern of the neighborhood and street. Materials that provide rich, visual patterns and break down the scale of the main mass will be encouraged.

Warmer materials, such as wood will be utilized along more pedestrian oriented spaces or where the building mass is recessed to architecturally articulate changes in the building facade plane. Details will be provided during the recommendation phase for the project.

DC4: EXTERIOR ELEMENTS AND FINISHES

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

D. TREES, LANDSCAPING AND HARDSCAPE MATERIALS

- 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

Response:

The design team will work with a local landscape architect in order to provide a code-compliant landscape plan that relates cohesively with the design language of the building and that thrives particularly on the west-facing entry facade. Planters and street trees will be incorporated that further enhance the pedestrian experience along the sidewalk and public edge. Changes in the hardscape pattern and a break in slope of the site, will signal the building entry as steps and an accessible ramp lead you towards the front door and entry portal.

EDG MASSING SOLUTIONS

5

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MASSING DESIGN SCHEME SUMMARY

1 | MASSING OPTION 1

ZZ TOP

45 Residential Units, Mix of Unit Types
310 sf average (gross)

Proposed FAR:	18,126 sf
Max FAR:	18,126 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front entry porch, light well and bike room

Positive

- Small, center light well allows light and air to pour through building
- The top two floors propose loft units to provide additional height and livability
- Units are aligned on exterior walls

Negative

- Smallest interior courtyard doesn't allow much light
- More bulk and mass along front elevation (height)
- Imposing north and south mass along adjacent property lines could impede light
- No room on front street facing facade for balconies
- Mass doesn't turn the corner as successfully with stair placement on front facade
- Mass encroaches on existing tree in NW corner

Departures

- No Departures, Code Compliant Option

2 | MASSING OPTION 2

THE WHO

45 Residential Units, Mix of Unit Types
330 sf average (gross)

Proposed FAR:	17,800 sf
Max FAR:	18,126 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	roof deck, green roof, bike room

Positive

- Mass optimizes max volume with clear circulation around a center courtyard allowing air and light
- Mass provides a generous front landscaped area at front and street facing property lines
- Circulation is clearly expressd in recesses in mass

Negative

- The center courtyard is small compared to preferred option as circulation seems to encroach, interior courtyard units, one per floor
- Most units are organized off the north and south, impacting privacy to existing, neighboring buildings
- Mass encroaches on existing tree in NW corner and doesn't allow the tree to be saved
- No balconies proposed for this scheme

Departures

- Departure from north side setback requirements
- Departure for max facade length (north side)
- Departure for amenity space requirements

3 | MASSING OPTION 3

ZEPPELIN - PREFERRED SCHEME

47 Residential Units, Mix of Unit Types
340 sf average (gross)

Proposed FAR:	18,118 sf
Max FAR:	18,126 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	landscaped entry, lush courtyard, private balconies, bike room

Positive

- Large front and street facing setback allows for generous private balconies, lowest mass in height
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing at northwest corner is pulled back and eroded to maintain and preserve existing tree
- Most generous center courtyard space allows more light and passive ventilation for dwelling units
- Center circulation promotes interaction and community

Negative

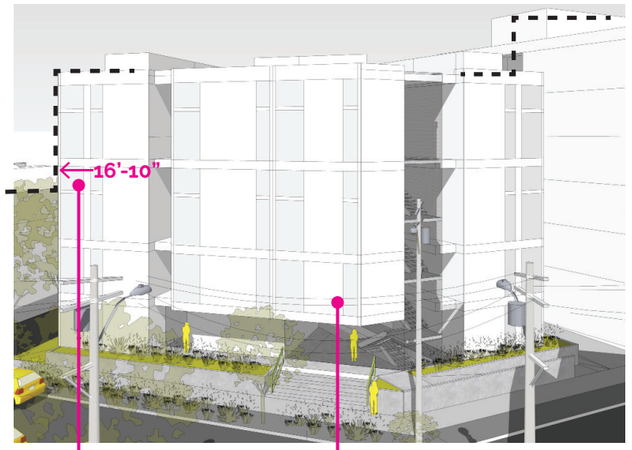
- More bulk along north property line to preserve tree

Departures

- Departure from rear yard setback requirements
- Departure for max facade length (north side)
- Departure for common amenity dimensional standards

1 | MASSING OPTION 1

ZZ TOP



proposed mass on north facade is higher than neighboring north structure

mass pushed towards street, doesn't turn the corner very successfully

facade appears flat without modulation

open stairs / fenestration help break down mass

2 | MASSING OPTION 2

THE WHO

clerestories and max height proposed to increase unit livability

eroded portal opens up as covered porch / entry

3 | MASSING OPTION 3

ZEPPELIN - PREFERRED SCHEME

balconies and steel frame structure add additional visual richness and eyes on

planters and landscape buffer against sidewalk

eroded portal opens up as covered porch / entry

PREFERRED SCHEME RATIONALE

Why Scheme Three?

- Massing scheme carves out northwest corner to reduce bulk and mass, allowing for the tree in that corner to be preserved and a landscape buffer between the project and the north neighbors
- The least bulk and scale at the front property setback due to recessing the lower floor at corner and eroding the entry to allow for a generous front porch and common area for guests and visitors
- A generous landscape buffer has been providing between the new semi-public space of the building and the public arena of the sidewalk and street
- Massing option has the largest, central courtyard allowing additional light, air and passive ventilation to all units
- Building mass feels appropriate for the block context, comprised mostly of 3-5 story structures
- Option three contains two levels of true "loft" style units (level 1 & level 3) allowing for 18 double height spaces
- Massing option three maximizes the idea of "eyes on the street" through placing the majority of dwelling units off of E Denny Way, 21st Ave E and the alley
- Additionally covered balconies have been incorporated on both street facades to further break down the scale of the building and provide visual interest and facade variety

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MASSING OPTION 1

1 | MASSING OPTION 1

ZZ TOP

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Negative

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- No room on front street facing facade for balconies
- Mass doesn't turn the corner as successfully with stair placement on front facade
- Mass encroaches on existing tree in NW corner

Departures

- No Departures, Code Compliant Option

ENTRY LEVEL PLAN
SCALE 20' = 1"

Use Diagram Legend

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

Design option one is an SDCI code compliant scheme which studies the relationship of the proposed structure to the maximum development potential. The proposed dwelling units are designed to maximize frontage on all sides, allowing for a center light well internal to the structure. Trash and service functions are placed near the rear alley.

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MASSING VIEWS

^ front elevation view

^ pedestrian view looking northeast

^ pedestrian view looking southeast

v entrance view

v northeast aerial view

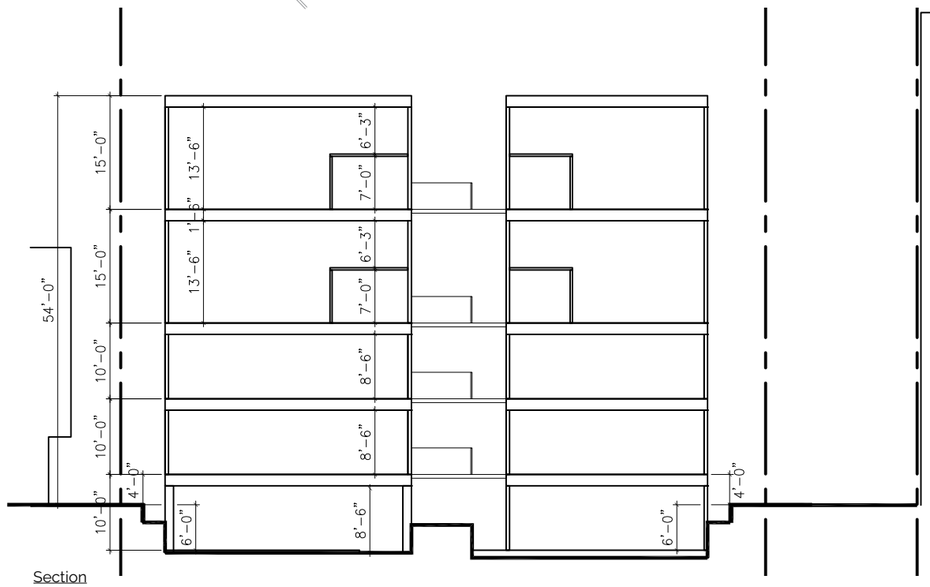
v northwest aerial view

PLANS

N Entry Level Plan

N Typical Level Plan

N Basement Level Plan



Section

10 LOFT UNITS

10 LOFT UNITS

10 UNITS

7 UNITS (ACCESSIBLE LEVEL)

8 BASEMENT UNITS

45 TOTAL UNITS

Use Diagram Legend

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

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SHADOW STUDY

9:00 AM

12:00 PM

3:00 PM

SUMMER

9:00 AM

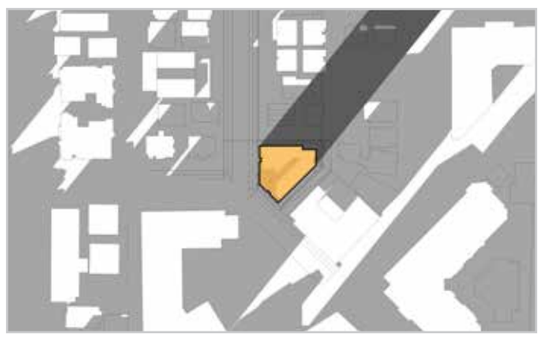
12:00 PM

3:00 PM

EQUINOX

9:00 AM

12:00 PM



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WINTER

MASSING OPTION 2

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2 | MASSING OPTION 2

THE WHO

45 Residential Units, Mix of Unit Types
330 sf average (gross)

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Amenity Area:	roof deck, green roof, bike room

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- Mass encroaches on existing tree in NW corner and doesn't allow the tree to be saved
- No balconies proposed for this scheme

Departures

- Departure from north side setback requirements
- Departure for max facade length (north side)
- Departure for amenity space requirements

ENTRY LEVEL PLAN
SCALE 20' = 1"

Use Diagram Legend

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

Design option two is a scheme devised to be strategically monolithic and stout, investigating a center circulation courtyard with units flanked mostly on all street facing and alley sides. To break down the mass further, the southwest lower corner and entry portal have been recessed to allow weather protection and provide an architectural gesture of entry through a new front porch. Unfortunately, this brings the north units closer to the property line and neighbors, limiting access to unit privacy, light and air and eliminating all trees on site.

MASSING VIEWS

^ front elevation view

^ pedestrian view looking northeast

^ pedestrian view looking southeast

v entrance view

v northeast aerial view

v northwest aerial view

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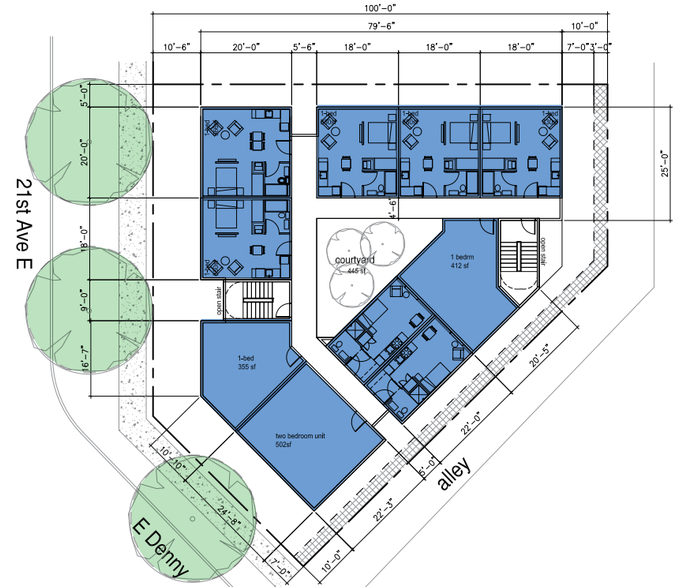
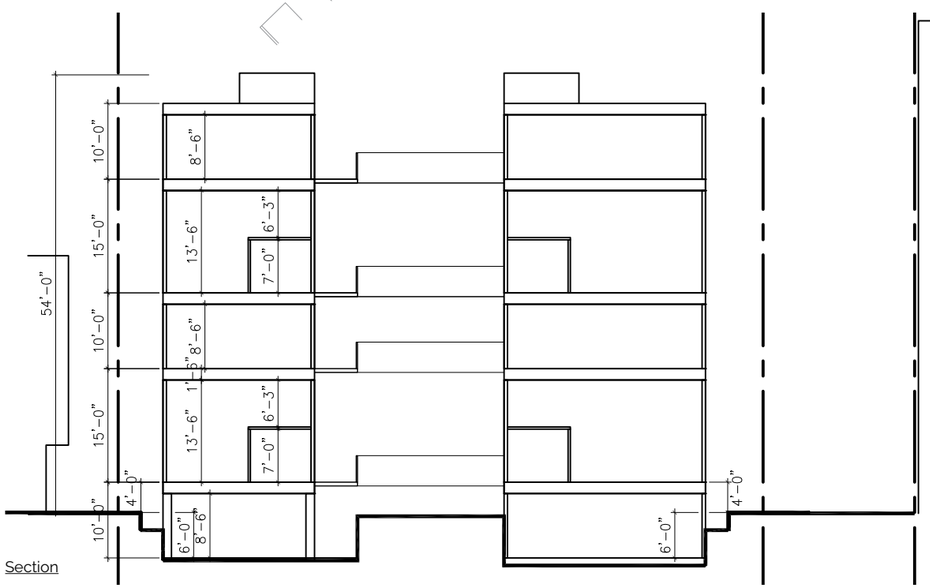
PLANS

N Entry Level Plan



N Typical Level Plan

N Basement Level Plan



Section

10 UNITS

10 LOFT UNITS

10 UNITS

7 UNITS (ACCESSIBLE LEVEL)

8 BASEMENT UNITS

45 TOTAL UNITS

Use Diagram Legend

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

SHADOW STUDY

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SUMMER

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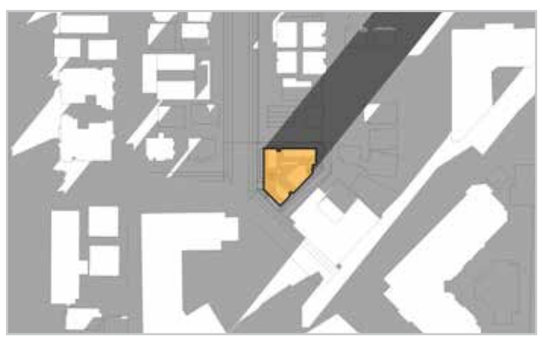

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102 21ST AVENUE E, SEATTLE WA 98112

PREFERRED SCHEME

MASSING OPTION 3

3 | MASSING OPTION 3

ZEPPELIN - PREFERRED SCHEME

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Negative

- More bulk along north property line to preserve tree

Departures

- Departure from rear yard setback requirements
- Departure for max facade length (north side)
- Departure for common amenity dimensional standards

ENTRY LEVEL PLAN
SCALE 20' = 1"

Use Diagram Legend

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

Design option three builds on the success of option two but further erodes the northwest corner to save and preserve the tree and landscaping buffer between the proposed project and the adjacent property. This further recess in the mass helps to break down bulk and scale. Additionally, this concept proposes the largest center courtyard allowing all units to more light, air and passive ventilation, with exterior circulation aligned off this courtyard. A generous recessed lower southwest corner and entry portal allow for additional gathering space on the project's front porch and open space.

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MASSING VIEWS

^ front elevation view

^ pedestrian view looking northeast

^ pedestrian view looking southeast

v entrance view

v northeast aerial view

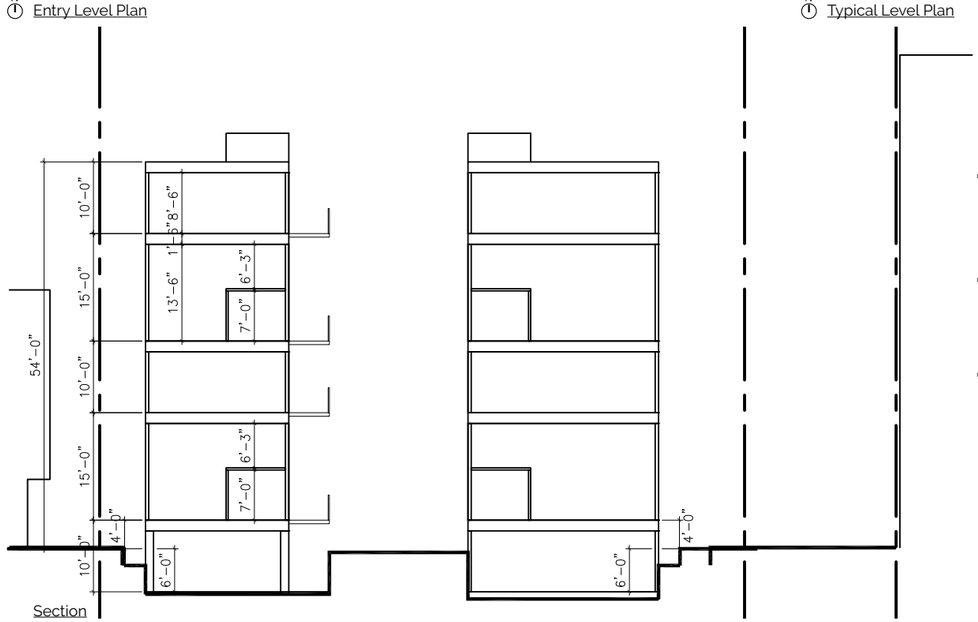
v northwest aerial view

PLANS

N Entry Level Plan

N Typical Level Plan

N Basement Level Plan



Section

11 UNITS

11 LOFT UNITS

11 UNITS

6 LOFT UNITS (ACCESSIBLE LEVEL)

8 BASEMENT UNITS

47 TOTAL UNITS

Use Diagram Legend

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

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SHADOW STUDY

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SUMMER

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EQUINOX

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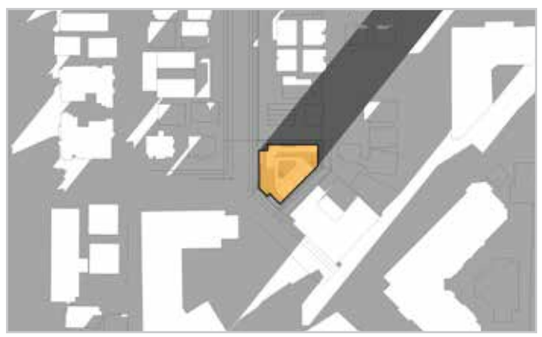

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WINTER

PREFERRED SCHEME DEVELOPMENT

6

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DESIGN CONCEPT AND PRIORITIES

The design is best articulated as a series of site-specific responses that respect adjacencies and contribute to an active streetscape.

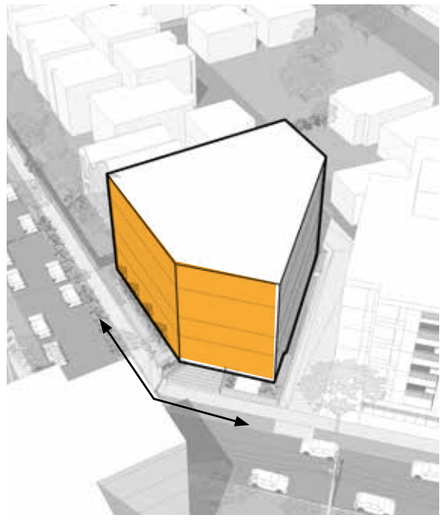
1. ALIGN
The shape of the mass aligns to the angular and bending street frontage. This strong street presence relates to the neighboring commercial-zone apartment buildling to the East, but is provided an additional setback to relate to the residential uses to the west. The street alignment also allows the building to maximize the number of street-facing units.

2. OPEN
The interior of the building is a courtyard, used for circulation and to bring additional light, air and passive ventilation. Each unit is accessed off the courtyard, and where possible will have windows to allow cross ventilation through the courtyard.

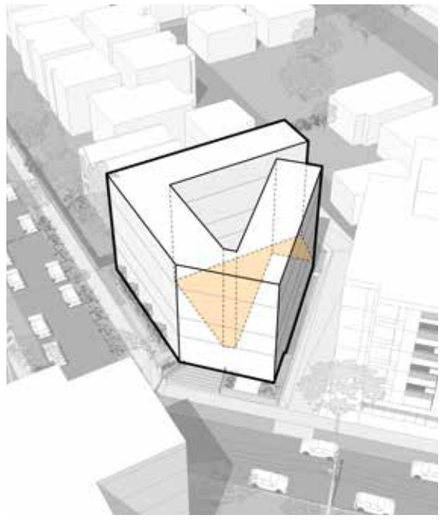
3. CONNECT:
The entryway connects the sidewalk to the internal courtyard through a wide recessed entry portal. The materials will be designed to be inviting and exciting but textures should be a residential scale. Planting will soften the entry and suggest the interior landscaping and overhead protection allows the front porch to be used throughout the year.

4. PROTECT
To preserve an existing tree, the northwest corner of the mass has also been significantly carved away. In addition to providing the backdrop of a common amenity space, the tree maintains a friendly transition from the proposed development to the neighbors on the north.

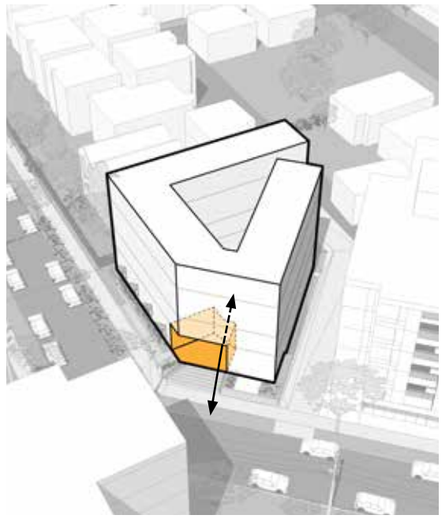
5. ACTIVATE
Balconies wraping the South and West facades articulate a horizontal floating mass that fronts the street and provides a strong architectural presence along E Denny and 21st Ave E. The Balconies help to visually anchor its position within the neighborhood environment, provide outdoor opportunities for residents, and an active street presence. Additional shading devices on the balconies will provide passive cooling from summer afternoon sun.



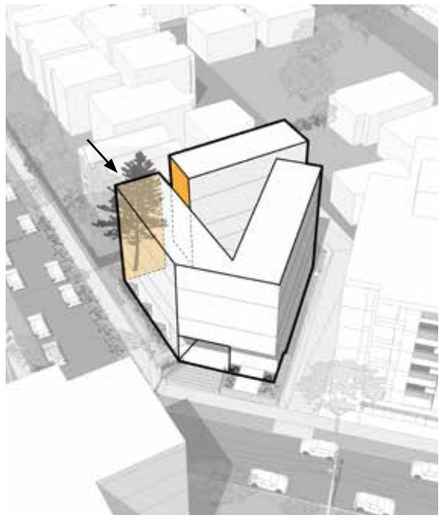
1: ALIGN
Mass and site geometry



2: OPEN
Courtyards for light and air



3: CONNECT
Public to private



4: PROTECT
Existing trees

5: ACTIVATE
Balconies and solar shading

DESIGN ASPIRATIONS

1 Concept - High-quality materials with minimal profiles and rich texture
2 Simple window pattern to emphasize the use of material and massing form
3 Open Front porch welcomes residents and guests and provides weather protection
4 Open stairways provide additional activation and community interaction
5 Framed outdoor balconies on street facing facades
6 Angular mass with recessed entrance and accessible street facing balconies
7 integrated solar shading

MATERIAL

Vision: High-quality and textural rich materials will be chosen that relate to residential scale of the neighborhood. Materials will be durable, long-lasting and composed to add visual interest to the building facade. Additionally, a steel framed skeleton will support balconies on all street-facing facades.

FORM

The angular shape of the mass is derived first from the site itself and secondarily from the change in street pattern and grid to form a mass that helps turn the corner and provides an attractive presence along the street scape.

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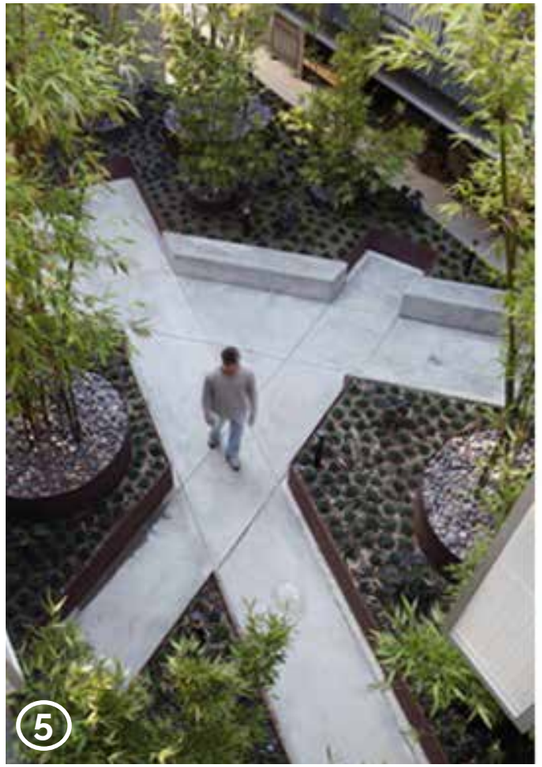
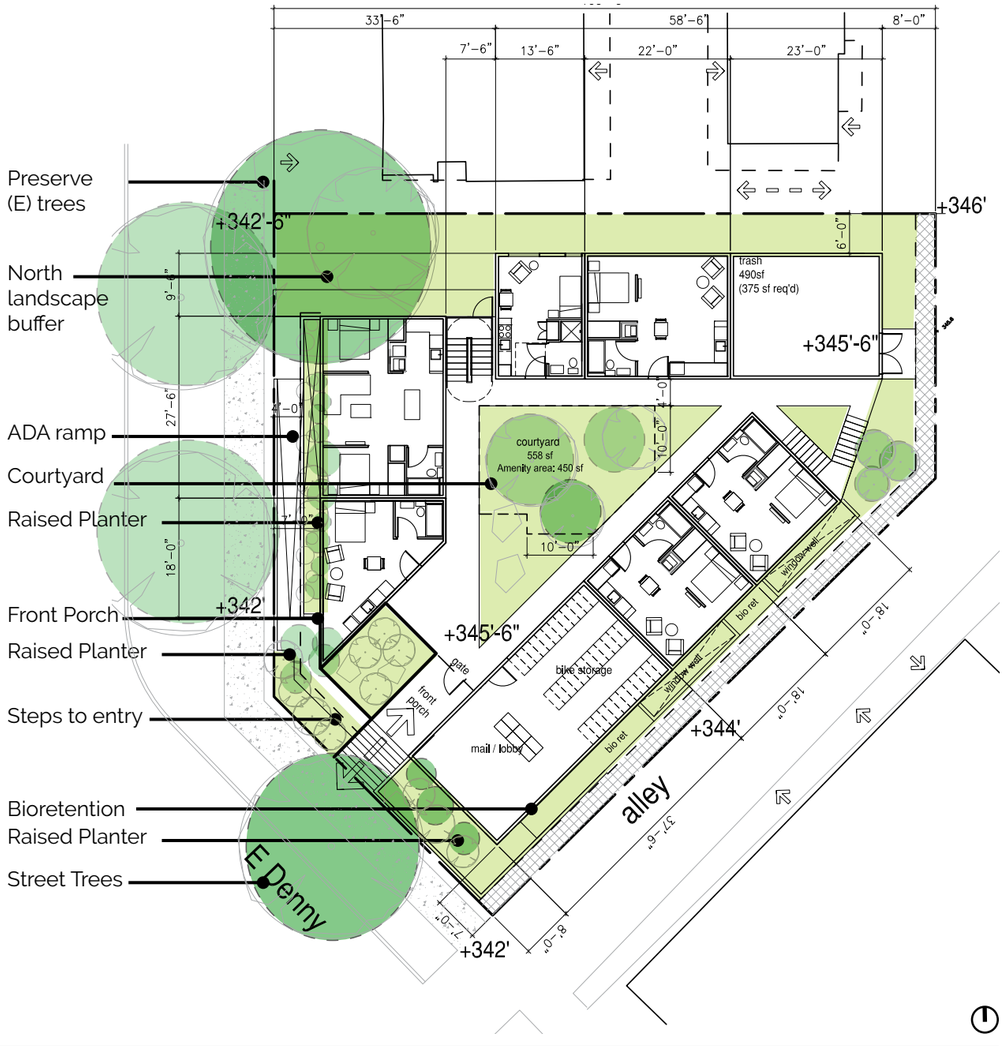
LANDSCAPE DEVELOPMENT

ENTRY + COURTYARD

1 Vegetation experience along ADA ramp and circulation
2 Vertical vegetation within the courtyard space
3 Incorporation of hanging vegetation within the courtyard area
4 Activate sidewalk edges and create opportunities for seating
5 Courtyard space that allows sunlight to access the circulation
6 Integration of planters and seatings along the sidewalk





COMMUNITY OUTREACH

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

Project Website Page:
https://grtexp.co/taxus-house/

Link to Online Survey:
https://grtexp.co/taxus-house-survey/

Summary of Public Comment:

+ 7 people total responded to the survey (5 of whom live very close to the project and 2 others who live in the general area)
+ Characteristics that are important in the new building to everyone seemed to be that the building is designed with sustainability in mind and that there are thoughtful approaches to landscape and open space
+ Two comments were received that the building should be family friendly
+ Comments received from the public regarding improvements at sidewalk and street level / public area include:
    - -The project should be design good for pedestrians including enough space to walk, lighting and safety considerations and landscape buffer between units and sidewalk
    - -Lots of plants and landscape are encouraged through public comment
    - -Attractive building materials at street level should be used
    - -Eyes on the street and public safety should be addressed
+ Concerns expressed by public comment include:
    - -Construction noise and impacts
    - -That the project may feel out of scale with other buildings nearby
    - -That the project will make driving and parking in the neighborhood more challenging
    - -That the project will contribute to gentrification and displacement
    - -That the existing structure is being demolished
    - -More two bedroom units are supported
    - -Minimize impact to north adjacent property
+Specific and Unique Items about the existing property and neighborhood include:
    - -Parking challenges
    - -Project site has been vacant for years and overgrown.
+Support for project:
    - -Support for added density was seen in two public comments
    - -Public support for rear setback departure

Response to Public Comment

- Landscape efforts have focused on saving the NW tree, and finding meaningful open spaces at the ground level, including a large covered entry space and interior courtyard.
- The project does provide a true mixture of unit sizes, including (5) family friendly, 2-bedroom units.
- The project aims to balance the transition from NC3P-75 (M) Apartment building across the alley to LR3 townhouses immediately to the North. Looking at the adjacent townhouse elevations, the project will minimize large windows facing opening on the adjacent townhouse. A privacy study is included in the appendix.
- The project team acknowledges parking challenges. To best reduce vehicular traffic, bicycle parking is located at the entrance, where it will be easily accessible to residents.

> Copy of mailed flyer

NOTICE OF COMMUNITY OUTREACH
TAXUS HOUSE - 102 21ST AVE E, SEATTLE, WA 98112

Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project located at 102 21st Ave E. The project proposes a new residential structure containing 47 apartments, most of which are 1 bedroom units. Parking is not required in this zone per the Seattle Muncipal Code, nor will it be provided.

The project team is just getting started on the planning now but construction could take place as early as Fall 2021. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. This survey will be open from August 31, 2020 through Sept 30th, 2020. After that, we'll get starting on the Design Review Process and other permitting steps. SDCI project number is 3036778-EG.

For additional information, input and project contact information please reference the following links:

PROJECT WEBSITE
https://grtexp.co/taxus-house/

PROJECT SURVEY
https://grtexp.co/taxus-house-survey/

PROJECT CONTACT
permit@hybridarc.com

Units	47 units
Parking	No parking
Architect	Hybrid Architecture
Developer	Great Expectations LLC
Timeline	TBD, construction expected in late 2021, completion in late 2022
SDCI Project Number	3036778-EG

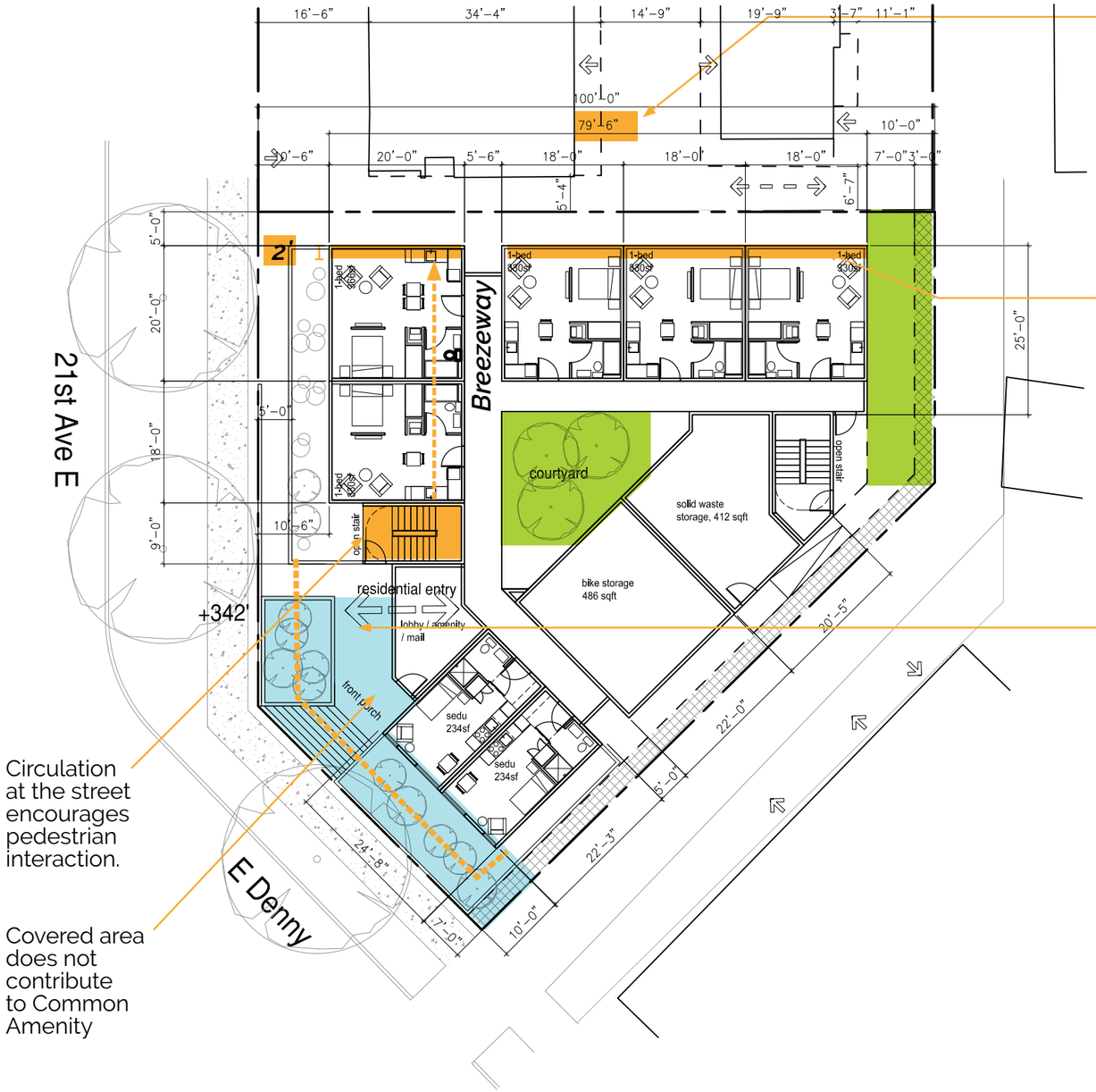
p: 206.267.9277
w: www.hybridarc.com

OPTION 2 DEPARTURE MATRIX

w

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. Max Facade Length Reduction (23.45.527.B.1)	(SMC 23.45.527.B.1) Maximum Facade length in Lowrise Zones: The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	The north side lot line is a lot line that is neither a rear lot line nor a street or alley line. The project proposes a facade length within 15'-0" of 72'-0" wide. **This width requires a departure of 7'-0".**	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass)	A longer north facing facade, allows circulation to be located at the street facade, where it can contribute to street activation. To mitigate a longer facade, and lessen the mass of the overall building, the facade is broken by a breezeway (CS2.1 Transition and Delineation of Zones).
2. Average Side Setback Reduction (23.45.518.-	(SMC 23.45.518.A.1) For apartment developments with alley, there is a 7'-0" required average side setback per Seattle Land Use Code.	While the proposed project exceeds the front and side setback requirements, a **2'-0" rear setback departure is requested** to adjust the rear setback from the required 10'-0" to a 8'-0" rear setback.	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass)	The side setback reduction, allows circulation to be located at the street facade, where it can contribute to street activation, while maintaining a functional interior courtyard space. To break up the mass , the facade is broken by a breezeway (CS2.1 Transition and Delineation of Zones). An additional privacy study is provided to demonstrate the location of windows, planting and window wells in respect to the existing adjacent townhouses. Few windows will be directly impacted by this departure.
3. Amenity Area Reduction (23.45.522)	(SMC 23.45.522.A.1) Amount of amenity area required for apartments in LR Zones is equal to 25% of the lot area. A minimum of 50% of the required amenity area shall be provided at ground level. For apartments, amenity area required at ground level shall be provided as common space.	The proposal, as designed, requests a **22% reduction in common space amenity and a 60% reduction in private amenity areas,** provided in the preferred design as private balconies along the street-facing facade.	Central Area Guidelines: Cs1 - 2.b.e. (Connection to Nature) PL3 - 2.h.j. (Streetscape Treatment) Seattle Design Guidelines: DC3.C.2 (Amenities and Features)	The project contributes significant covered common area at grade that is beyond the area required by code, however, because the area is covered, it may not be included in a common amenity calculation. Covered common area is supported by Central Area Guideline - PL1 .2 - Connection back to the community: when providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long. Additionally, lush landscaping at the entry portal will help to to create a natural room between the street and the building. (CS1 2. Connection to Nature) If not granted, balconies will be removed to provide uncovered common area at the street.

OPTION 2 DEPARTURE MATRIX



Circulation at the street encourages pedestrian interaction.

Covered area does not contribute to Common Amenity

1. Max Facade Length	65 FT 78'-6"	Maximum Facade Length Proposed Facade Length 13'-6" or 20% Departure	CS2.1 Transition and Delineation of Zones - Use breezeways, portals to lessen the mass of the overall building.
2. Average Side Setback Reduction (23.45.518.-Table A)	7'-0" 5'-0"	Required Average Side Setback Proposed Average Side Setback 29% Departure	PL3 - Streetscape Treatment - To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.
3. Amenity Area Reduction (23.45.522)	986 SF 776 SF 785 SF 1561 SF	TOTAL COMMON AMENITY REQUIRED AT GRADE Area applied to Common Amenity requirement (Open to sky) 22% departure Area does not contribute to Common Amenity requirement (covered) TOTAL PROVIDED AT GRADE	CS1 2. Connection to Nature - lush landscaping, to create a "room between the street and the building. PL1 .2 Connection back to the community - When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.

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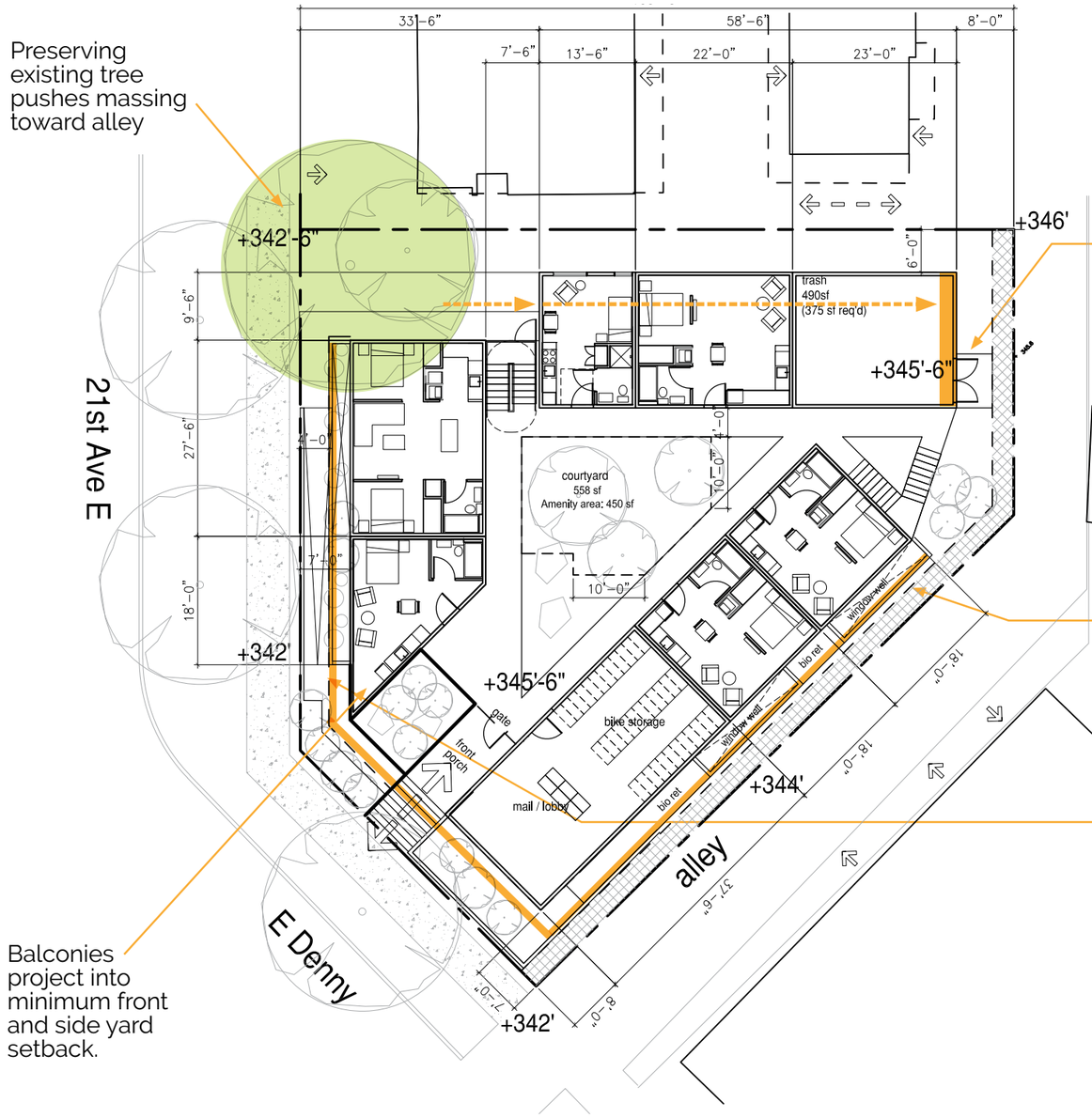
OPTION 3 DEPARTURE MATRIX

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. Rear Setback Reduction (23.45.518.- Table A)	(SMC 23.45.518.A.1) For apartment developments with alley, there is a 10'-0" required rear setback per Seattle Land Use Code.	While the proposed project exceeds the front and side setback requirements, a **2'-0" rear setback departure is requested** to adjust the rear setback from the required 10'-0" to a 8'-0" rear setback.	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature), DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass), CS2.3 (Zone Transitions)	The proposed setback reduction has been requested in order to preserve an existing Norwegian spruce tree located at the NW corner of the site. The rear setback reduction in is appropriate considering the context. The NC3P-75(M) zoned parcels across the alley, where a zero setback condition will be allowed. Reduced planting will help to transition to the LR zones. By maintaining an 8 ft rear setback, including an 3'-0" SDOT setback, the project will maintain a 5ft planted area, breaking only to provide a 6 ft trash access door. (CS2.3 Zone Transitions)
2. Side Setback Reduction (23.45.518.- Table A)	(SMC 23.45.518-Table A) For apartment developments a 5'-0" side setback is required.	The proposed balconies along the alley are 4'-0" from the property line and project 1'=0" into the setback. **A 1'-0" side setback is requested,** to adjust the side setback from the required 5'-0" to 4'-0" on the south side setback.	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass) DC2.C2 (Secondary Architectural Features)	To break up the long SE facade, the project proposes 3 ft deep balconies be allowed to project 1'-0" into the required side setback. Balconies not only break up the massing along the facade (DC2.A2), but project toward the property line in response to the the zero-setback condition across the alley. (CS2. B1) Solar shading is a dual purpose element that will also provide visual interest and depth (DC2.C2). The building mass provides a 7-ft minimum (also average) setback across the full length of the alley. The balconies only project at upper stories.
3. Minimum Front Setback Reduction (23.45.518.- Table A)	(SMC 23.45.518.A) For apartment developments a minimum 5 ft front setback is required per Seattle Land Use Code.	The proposed balconies along the front setback are 4'-0" from the property line and project 1'-0" into the setback. **A 1'-0" front setback is requested,** to adjust the front setback from the required 5'-0" to 4'-0".	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass) DC2.C2 (Secondary Architectural Features)	The project proposes 3 ft deep balconies be allowed to project 1'-0" into the required side setback. Because of the corner site condition, building out to the corner helps to create a strong urban edge to the block (CS2.C2). Balconies visually reduce the massing (DC2.A2) and provide outdoor opportunities for residents. Solar shading is a dual purpose element that will also provide visual interest and depth (DC2.C2). The walls of the building mass provide a 7-ft minimum setback across the street edge and the balconies will only project at the upper stories.

OPTION 3 DEPARTURE MATRIX



1. Rear Setback Reduction (23.45.518.-Table A)	10'-0" 8'-0"	Required rear setback Proposed rear setback 20% departure	PL4.2 Connection Back to the Community - provide place-specific open spaces that can be used for a variety of uses.
2. Minimum Side Setback Reduction (23.45.518.-Table A)	5'-0" 4'-0"	Required minimum side setback Proposed side setback	DC2.2 Reducing Perceived Mass - use secondary architectural elements to reduce perceived mass of larger projects.. by adding balconies and highlighting building entries.
3. Minimum Front Setback Reduction (23.45.518.-Table A)	5'-0" 4'-0"	Required minimum front setback Proposed front setback	DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass) DC2.C2 (Secondary Architectural Features) DC2.2 (Human Scale): Incorporate architectural features, like sun shades, and details of human scale into building facade

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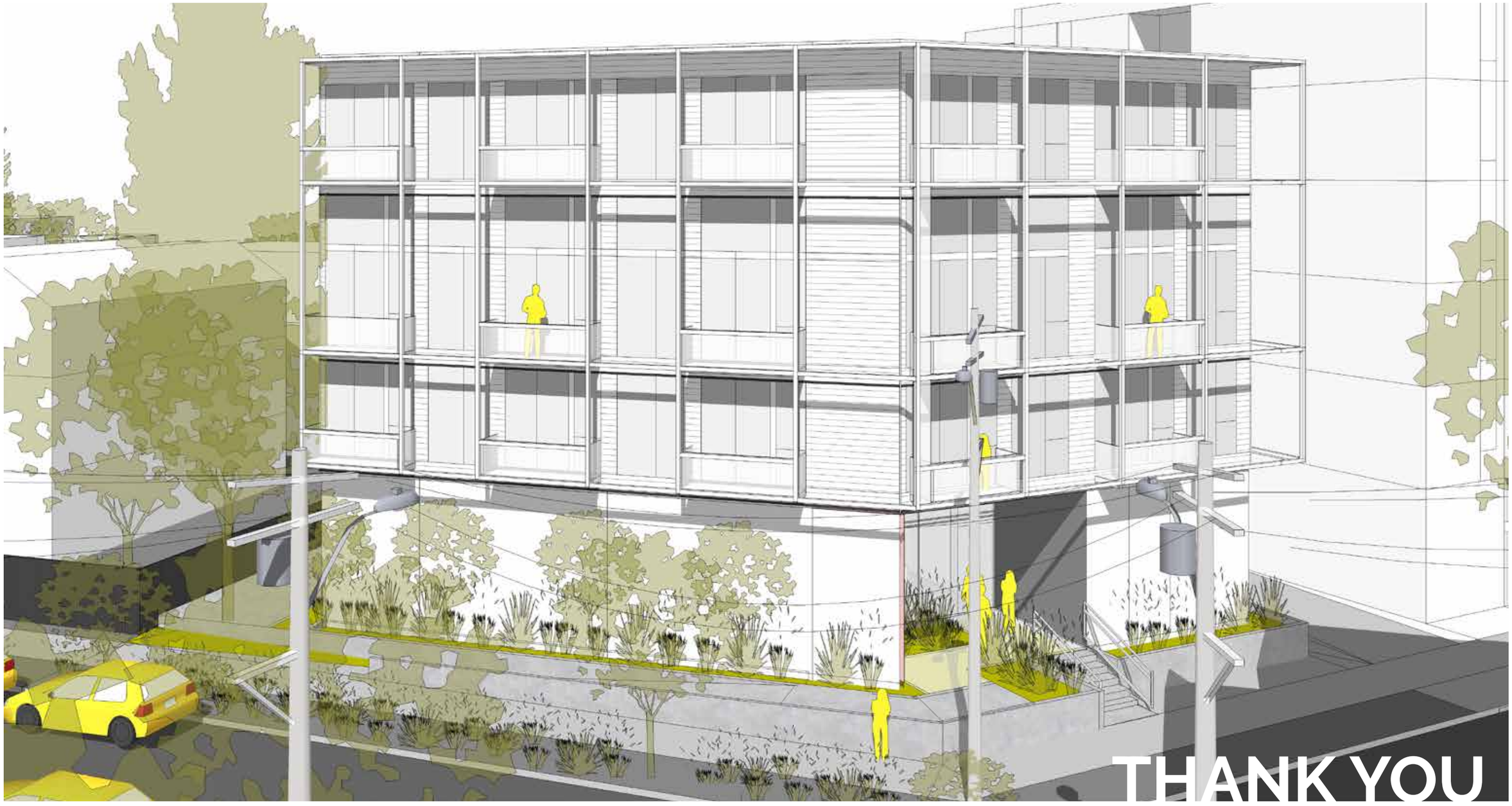
RENDERING VIEW - STREET FACING FACADE



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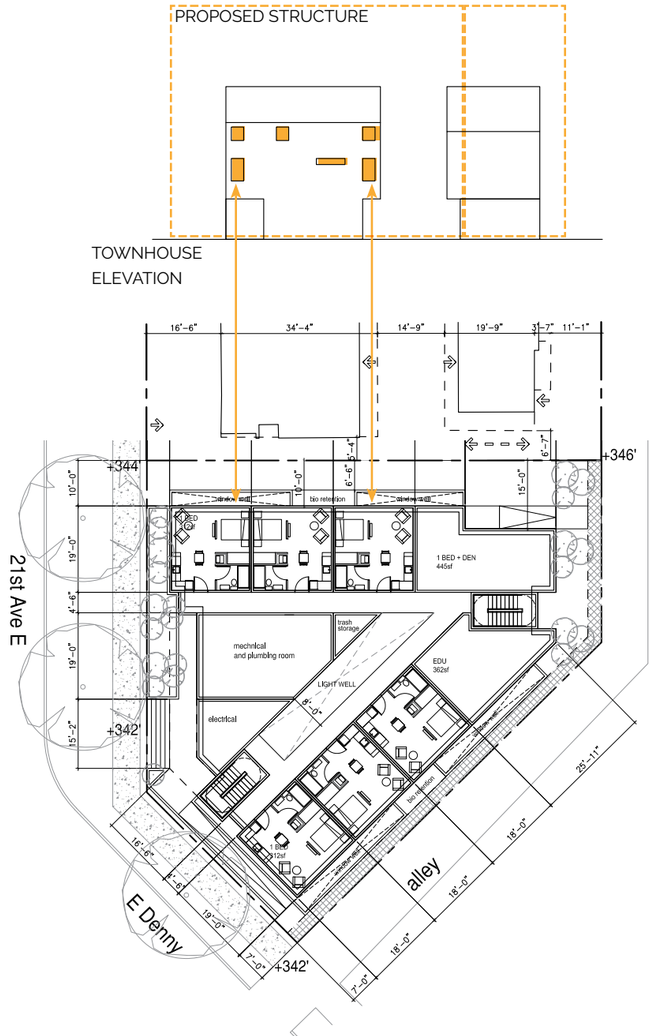
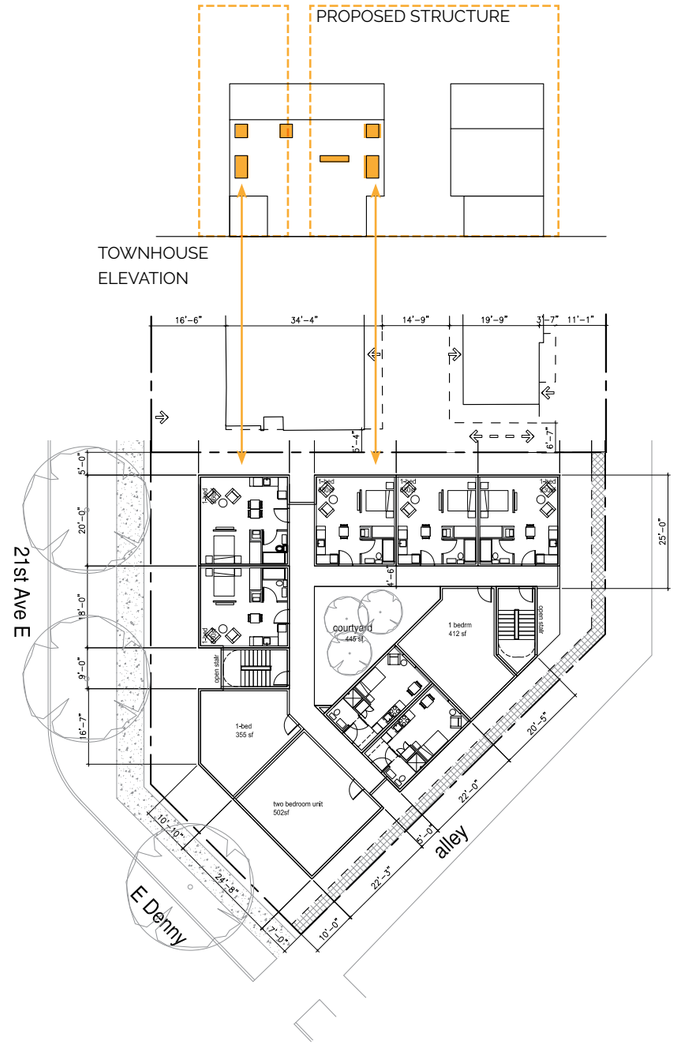
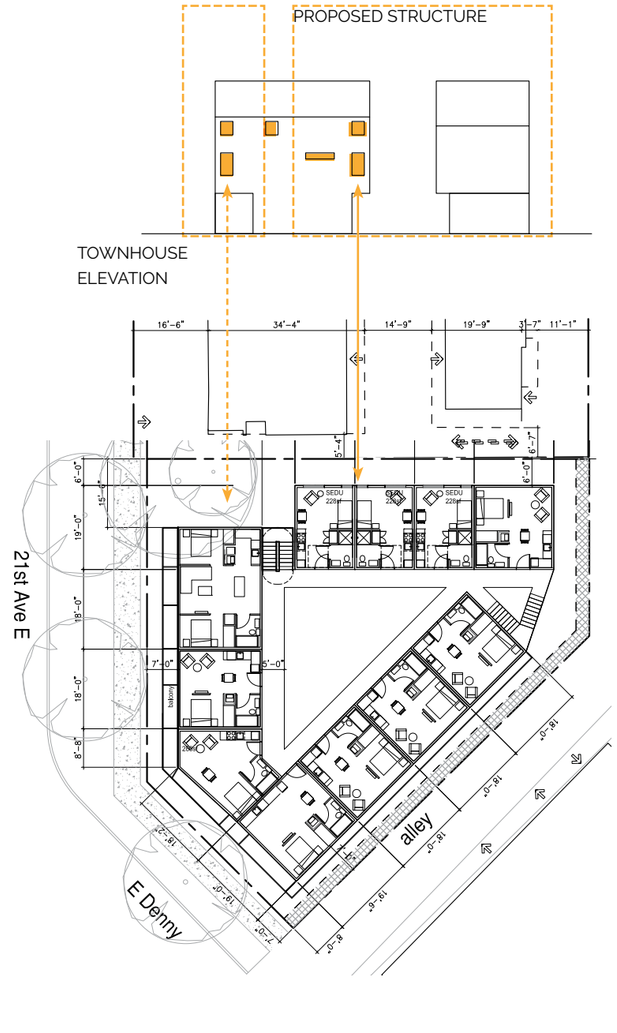
PRIVACY STUDY



1 | MASSING OPTION 1



2 | MASSING OPTION 2



3 | MASSING OPTION 3