

# NORMAN 3

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PROJECT SUMMARY

Address: 2305 South Norman Street  
 Seattle, WA 98144

DPD Project Number: Land Use #3024384

Owner: 2305 South Norman LLC  
 Applicant: Workshop AD  
 Contact: Steve Bull, Workshop AD  
 Zoning: LR-2

DEVELOPMENT STATISTICS SUMMARY

Lot Size	5,952 SF
FAR	1.0
Allowable GFA	5,952 SF
Parking Stalls	3 (one small stall per unit, none req'd)
Townhouse Unit A	1,589 SF
Townhouse Unit B	1,589 SF
Townhouse Unit C	1,589 SF
Total Proposed GFA	4,767 SF
Existing triplex	2,670 SF (Exempt per SMC 23.45.510.E.3)

**Project Description:**  
 Norman 3 is a three unit townhouse development located on parcel #7658600025. The site is a corner lot zoned LR-2 and fronts 23rd Ave S along its western property line and Norman Street along its north side. A triplex exists on the western portion of the site and will remain. The site slopes from the north down to the southern property line with an approximate drop of 5 feet in 60 feet. At the street edge along 23rd Ave S., there is a drop ranging from 1 foot to 3 feet down to the sidewalk.

The site is located in the 23rd & Union Jackson Residential Urban Village. The neighborhood is comprised of LR1, LR2, and SF5000 zoning, and is within blocks of Judkins Park and I-90. As the zoning reflects, the project is situated in a context that has a dense development scale locally, and becomes less so when zoning transitions to SF5000 and the adjacent park. Development within the immediate block in all directions ranges between single family homes and small multi-family buildings ranging from 2 to 8 dwelling units, with multi-family being the dominate development type.

The immediate adjacent properties are: a three story five unit townhouse building to the south, and a p-patch communal garden to the east across the alley.

The design responds to four primary considerations:

1. Create townhomes that reflect the scale and development patterns of the pedestrian scaled alley that allows for vehicular movement and parking. This supports a clear community vibrancy that is present in the current alley.
2. Create a strong visual connection and provide direct access of townhomes to S Norman St through shared community and amenity spaces that bring together all of the dwelling units on the property.
3. Respect for the scale, form, and detailing of the existing triplex to remain on the western portion of the development site.
4. Take advantage of views and exposure with strategically placed window openings.

Other project features include:  
 Private roof top patios for all dwelling units.  
 Highly developed native landscape.  
 Parking for each unit within the structure accessed from the alley.  
 Concealed and easily accessible screened trash/compost/recycling.

DESIGN GUIDELINES

CITYWIDE DESIGN GUIDELINES - SDR PRIORITIES		
	ANNOTATIONS	RESPONSE
<b>CS1. Natural Systems and Site Features</b>		
D. Plants and Habitat	1. On-Site: incorporate on-site natural habitats and landscape elements.	There are no notable native plant species or features on the existing site in the area of the proposed development. Proposed landscape elements in the central courtyard area, the north yard plantings, and along the alley east edge will interconnect the site features.
<b>CS2. Urban Pattern and Form</b>		
A. Location in the City and Neighborhood	1. Sense of Place: emphasize attributes that give the site its distinctive sense of place...including patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water of significant trees, open spaces, iconic buildings. 2. Architectural Presence: evaluate appropriate presence given the context and design. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.	1. The central courtyard space with direct connection to the sidewalk / street via an entry arbor links the existing triplex with the proposed 3 unit townhouse structure and provides attributes that will encourage active use of the entry area and enhance a sense of place on site. 2. The project proposes a simple yet articulated facade to positively contribute to a diversely scaled block. The design detail, articulation, and quality materials are consistent on all four sides of the proposed structure.
B. Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics: design to be informed by street grid and/or topography. 2. Connection to the Street: carefully consider how the building will interact with the public realm. Consider qualities and character of streetscape including 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. 3. Character of Open Space: contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use.	1. An open shared courtyard space is provided between the proposed 3 unit structure and the existing triplex. This courtyard provides a landscaped open space, daylight, and views to the common area from each floor level of the units. 2. The site entry point from the north edge sidewalk is through a wood gate and arbor in the existing open wood and metal fence. While this fronts Norman, a quieter side street, the location is very close to the intersection with 23rd, a major vehicular arterial street. 3. In this location it is appropriate to establish a defined edge between the public and private realms. There is no controlled intersection or pedestrian cross walk at the intersection of Norman and 23rd. The alley becomes the major pedestrian corridor south to Judkins where pedestrian movement safely negotiates across the controlled intersection. Across the alley the p-patch is a significant open space amenity to the neighborhood.
C. Relationship to the Block	1. Corner Sites: can serve as gateways or focal points; careful detailing of first three floors. 2. Mid-Block Sites: look to the uses and scales of adjacent buildings for clues. Continue a strong street edge where already present and respond to datum lines created by adjacent buildings at the first three floors.	1-2. While technically a corner parcel, the open development portion of the parcel is a mid-block site. As a mid-block site, the project provides a single, primary entrance and amenity area. The site, fronting the alley and the p-patch, can be considered corner to the alley and the residential neighborhood to the northeast.
D. Height, Bulk, and Scale	1. Existing Development and Zoning: review height, bulk, and scale of neighboring buildings and scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. 2. Existing Site Features: use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties. 3. Zone Transitions: create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. 5. Respect for Adjacent Sites: minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	1. Existing development is a mix of small single family/duplex structures, three story townhouses / rowhouses, and parcel based small apartment projects. Proposed and anticipated (re)development in this neighborhood does and will continue to respond to these institutions and infrastructure. 2. Maintaining the existing triplex on the western portion of the parcel limits development to the eastern portion fronting Norman and the alley. 3. The proposed Mansard roof form with projecting dormers creates a step in perceived height. Additionally, no roof top stair penthouse projections are proposed. 5. The proposed project shares a common courtyard space with the existing triplex. All units have windows with direct visual access to this space. The townhouse structure on the adjacent parcel to the south is currently under construction and proposes surface parking off the alley, so structure depth is not in alignment with this adjacent development. Roof top decks are proposed similar to the adjacent townhouses to the south.
<b>PL1. Open Space Connectivity</b>		
B. Walkways and Connections	1. Pedestrian Infrastructure: connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. 2. Pedestrian Volumes: provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 3. Pedestrian Amenities: opportunities for creating lively pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be provided. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings.	1. Direct connection between existing public sidewalk and the on site pedestrian access walkway. 2. The proposed courtyard space is 9 feet wide and will be landscaped with a clear paver pathway to unit entries. 3. Lively pedestrian amenity space proposed with direct physical and visual access to unit entries.
C. Outdoor Uses and Activities	1. Selecting Activity Areas: concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes. 2. Informal Community Uses: in addition to places for walking and sitting, consider including space for informal community use. 3. Year-Round Activity: where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.	1. Courtyard open to the south with direct access to pedestrian route. 2. Shared courtyard space with link to larger open yard area west of existing triplex. 3. No parking is required in this zone, but proposed small stall garages off alley are conceived as multi-use year-round activity spaces with direct link to p-patch.
<b>PL2. Walkability</b>		
A. Accessibility	1. Access for All: fully integrate access into project design. 2. Access Challenges: add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.	The site is accessible.

DESIGN GUIDELINES

B.	Safety and Security	1. Eyes on the Street: create a safe environment by provided lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street level uses. 2. Lighting for Safety: provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, entry lighting, and/or security lights.	1. Doors and windows on street and alley facing facades encourage natural surveillance while mitigating privacy. 2. Sufficient lighting provided at pathways and entries.
D.	Wayfinding	1. Design as Wayfinding: provide clear directional signage as needed.	The front entries are clearly visible.
<b>PL3. Street Level Interaction</b>			
A.	Entries	1. Design Objectives: design primary entries to be obvious, identifiable, and distinctive with clear lines of sight to street. d. Individual entries to ground-related housing should be scaled and detailed appropriately. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security. 2. Ensemble of Elements: design the entry as a collection of coordinate elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider potential of overhead shelter, transitional spaces, ground surface, and building surface / interface.	1. The primary unit entries are obvious with clear lines of sight to shared courtyard space and the street. Weather protection with projecting canopies and shallow recessed stoops contribute to a sense of identity while emphasizing safety and security. 2. Inegration of landscaping with paver pathway, one step up to wood stoop, projecting canopy, shallow recess at entry door.
B.	Residential Edges	1. Security and Privacy: use buffer or semi-private space between development and the street or neighboring buildings. Consider elevating main floor, providing setback from the sidewalk, and/or landscaping to indicate transitions. 4. Interaction: provide opportunities by considering location of commonly used features such as mailboxes, outdoor seating, play equipment and space for informal events in the area between buildings as a means of encouraging interaction.	1. Landscaped courtyard as transition from street to unit entries. 4. Common mail box stand near front entry gate creates point of interaction.
<b>PL4. Active Transit</b>			
A.	Entry Locations and Relationships	1. Serving all Modes of Travel: provide safe and convenient access points for all modes of travel. 2. Connections to All Modes: site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	Primary pedestrian access via shared courtyard. Vehicular access off alley.
B.	Planning Ahead for Bicylists	1. Early Planning: integrate existing and future access and connections into project with other modes of travel. 2. Bike Facilities: provide bike racks and storage to maximize convenience, security, and safety. 3. Bike Connections: access points to relate to street, consider opportunities to share bicycling information.	Bicycle movement in and out of garage storage with direct access to alley.
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 / connect the project.	Primary entry gate through fence connects across Norman to KC Metro northbound transit stop.
<b>DC1. Project Uses and Activities</b>			
A.	Arrangement of Interior Uses	2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following: a. a location at the crossroads of high levels of pedestrian traffic; b. proximity to nearby or project-related shops and services; and c. amenities that complement the building design and offer safety and security when used outside normal business hours. 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.	2. Shared courtyard is main circulation space for access to all units. 4. Units connect to shared courtyard space at west side and to open exposure and p-patch to the east.
B.	Vehicular Access and Circulation	1. Access Location and Design: minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of sidewalk for pedestrians, and create safe and attractive conditions. Use existing alleys for vehicle access. Minimize number and width of curb cuts. Employ multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances, which may include textured pavement, warning lights and sounds, and similar safety devices.	1. Separation of pedestrian and vehicular access / movement.
C.	Parking and Service Uses	1. Below Grade Parking: implement wherever possible. 2. Visual Impacts: reduce impact of parking structure, entrances, and related signs and equipment. 3. Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sport courts, woonerf, or common spaces in multifamily projects. 4. Service Uses: locate and design trash receptables away from pedestrian areas or to a less visible portion of the site to reduce possible impacts on building aesthetics and pedestrian circulation.	1. Not possible. 2. Visual impact of garages reduced using bio-retention planters along alley edge. Glazed garage doors invite flexibility of use. i.e. workshop or gardening studio with direct access to p-patch across alley. 3. individual private garages designed as multi-use spaces. 4. Trash / recycle storage located in south side yard as least visible portion of site. Also has least impact to neighboring property, screened by fence.
<b>DC2. Architectural Concept</b>			
A.	Massing	1. Site Characteristics and Uses: take into consideration the site characteristics, proposed uses of the building, and it's open space. Sites with varied topography may require particular attention to massing and arrangement. 2. Reducing Perceived Mass: use secondary architectural elements to reduce perceived mass, such as recessed or indentations in the building envelope, adding balconies, bay windows, porches, canopies, and highlighting building entries.	1. Proposed 3 unit building located on open developable portion of site. Site is fairly flat with minor topographical change from north down to south edge. 2. The perceived mass of the 3 story structure is reduced using a Mansard roof form at the top story with regular dormers for window groupings and projecting bays along west side. Canopies over entry stoops highlight the unit entries. There are no projecting stair penthouses to access the roof top decks.
B.	Architectural Façade Composition	1. Façade Composition: ensure all facades are attractive and well proportioned through the placement and detailing of all elements including bays, fenestration, materials, and any patterns created by their arrangement. 2. Blank Walls: avoid, where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. May include: green walls, landscaped areas or raised planters, wall setbacks or other indentations; display windows, trellises or other secondary elements, terraces or landscaping where retaining walls above eye level are unavoidable.	1. Façades use regular window openings and groupings in Mansard roof dormers and projecting bays to create a regular pattern on all sides of the proposed structure. 2. There are no blank walls proposed.

DESIGN GUIDELINES

C.	Secondary Architectural Features	<p>1. Visual Depth and Interest: add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian, which may include distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high quality surface materials and finishes.</p> <p>2. Dual Purpose Elements: to add depth, texture, and scale consider shading devices at windows or canopies. Where these elements are prominent design features the quality of the materials is critical.</p> <p>3. Fit With Neighboring Buildings: consider aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials. Use trees and landscaping to enhance building design and fit with context. Create a well-proportioned base, middle, and top to the building in locations where this might be appropriate considering surrounding buildings.</p>	<p>1. Canopies, stoops, articulated window trim, and projecting bays all add visual depth and interest as secondary architectural features.</p> <p>2. Rhythm of projecting canopies and bays above unit entries provide shading and refuge from inclement weather.</p> <p>3. Proposed structure references existing Victorian triplex through facade coloration, window trim and band detailing, and Mansard roof eave edge alignment / scale.</p>
D.	Scale and Texture	<p>1. Human Scale: incorporate architectural features, elements, and details into building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to first three floors to maximize opportunities to engage the pedestrian.</p> <p>2. Texture: design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particularly at the street level and other areas where pedestrians predominate.</p>	<p>1. Individual entry stoops within the courtyard space add human scale. Walkway paver materials and integrated landscaping enhance this pedestrian environment.</p> <p>2. Lap siding and window trim contribute to the fine grained scale and texture of the proposed structure.</p>
E.	Form and Function	<p>1. Legibility and Flexibility: strive for balance, design such that primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.</p>	<p>1. The regular repeating projecting bay and entry canopy create legible determination of use. Garages off alley conceived as flex spaces with direct link to p-patch.</p>
<b>DC3. Open Space Concept</b>			
A.	Building Open Space Relationship	<p>1. Interior / Exterior Fit: develop an open space concept in conjunction with the architectural concept to ensure spaces relate and support the functions of the development.</p>	<p>1. Common shared access courtyard is heart of project.</p>
B.	Open Spaces Uses and Activities	<p>1. Meeting User Needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>2. Matching Uses to Conditions: respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming.</p> <p>3. Connections to Other Open Space: connect with, or enhance, the uses and activities of other nearby public open space...look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.</p> <p>4. Multifamily Open Space: design common and private open spaces to encourage physical activity and social interaction. Examples include areas for gardening, children's play (covered and uncovered), barbecues, meetings, crafts or hobbies.</p>	<p>1. Common shared access courtyard meets user needs and function.</p> <p>2. South exposure maintained at courtyard.</p> <p>3. Direction connection of courtyard space to sidewalk public realm.</p> <p>4. Social interaction encouraged through courtyard space. Benefit of adjacency to p-patch.</p>
C.	Design	<p>1. Reinforce Existing Open Space: reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. If no strong patterns exist, initiate open space concept for future projects to build upon.</p> <p>2. Amenities and Features: create attractive outdoor spaces well suited to the project uses. Use a combination of hardscape and plantings to shape spaces and screen less attractive areas as needed.</p> <p>3. Support Natural Areas: if the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors with this and future development.</p>	<p>1. The strongest pattern of open space is the neighborhood is movement through the alley and the use of the p-patch. The courtyard is thought of being a smaller version of this combined environments.</p> <p>2. Hardscaped and landscaped courtyard with fence screening around perimeter of property.</p> <p>3. Courtyard space.</p>
<b>DC4. Exterior Elements and Materials</b>			
A.	Building Materials	<p>1. Exterior Finish Materials: propose 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.</p> <p>2. Climate Appropriateness: select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features such as balconies, grilles, and railings should be especially attractive, well crafted, and easy to maintain.</p>	<p>1. Painted lap siding, dark bronze windows, white painted trim, dark asphalt shingle roofing all durable materials that lend themselves to high quality detailing and composition.</p> <p>2. All materials durable and attractive taking in account climate appropriateness.</p>
C.	Lighting	<p>1. Functions: use lighting to increase safety and to highlight architectural or landscape details and features such as entries, canopies, plantings, and art.</p> <p>2. Avoiding Glare: design based on uses on and off site while avoiding glare and light pollution.</p>	<p>1. Lighting along courtyard pathway, at unit entries, at stairs to triplex unit entries, and above each garage door off alley maintain adequate illumination levels for safety while highlighting architectural and landscape design features.</p> <p>2. All lighting shielded and directed to ground.</p>
D.	Trees, Landscape, and Hardscape Materials	<p>1. Choice of Plant Materials: reinforce the overall architectural and open space design concepts through the selection of landscape materials. Select landscaping that will thrive under the particular conditions and patterns of use.</p> <p>2. Hardscape Materials: use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and / or pattern. Use distinctive, durable and permeable materials wherever possible.</p> <p>3. Long Range Planning: select plants that upon maturity will be of appropriate size, scale, and shape. The lifecycle and growth cycle of landscaping should be considered over the life of the project.</p>	<p>1. Proposed plantings reinforce design concepts and will thrive as native species.</p> <p>2. Distinctive, durable, and permeable paving surfaces used at patios and courtyard pathway. Unitized, permeable walkways.</p> <p>3. Lifecycle and plant growth carefully considered.</p>
E.	Project Assembly and Lifespan	<p>1. Deconstruction: when possible design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.</p>	<p>Elements from typical wood framed buildings can always be deconstructed and reused.</p>

LAND USE CODE SUMMARY

LAND USE CODE SUMMARY	
Site Location	NORMAN
DPD Project Number	3024384   6580811
Parcel Numbers	7658600055
Lot Area	5,952
Zoning	LR2
Overlays	23RD & UNION-JACKSON (RUV)
ECA	NO
SEPA	NO
Frequent Transit	YES

DESIGN REVIEW		CONFORMS	COMMENTS
23.41.004.A	Applicability - SDR	YES	3 or more townhouses. SDR to be submitted.

MULTIFAMILY CODE SECTION

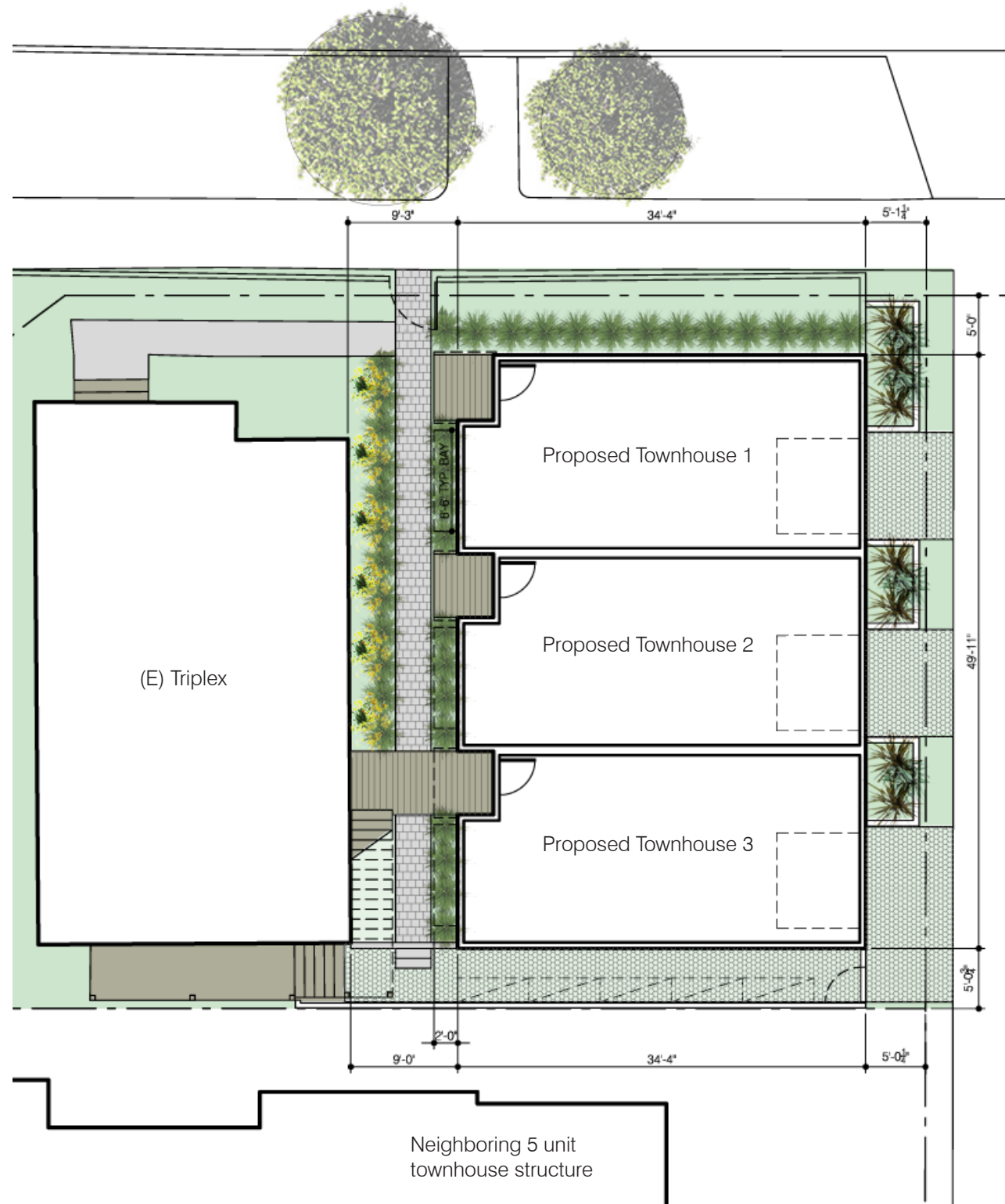
23.45.504	<b>Permitted and prohibited uses</b>		YES	Residential Use permitted outright
23.45.510	<b>Floor area ratio (FAR) limits</b> Per Table A 23.45.510 FAR limits for LR2 Zone INSIDE Urban Centers if the project meets standards of subsection 23.45.510.C.			
	Townhouse 1.0	5,952	YES	4,767 proposed
23.45.510.E.3	<b>FAR EXEMPTIONS</b> The floor area contained in structures built prior to January 1, 1982, as single family dwelling units that will remain in residential use, regardless of the number of dwelling units within the existing structure, provided that: a. no principal structure is located between the existing single-family dwelling unit and the street lot line along at least one street frontage. If the single-family dwelling unit is moved on the lot, the floor area of the dwelling remains exempt if it continues to meet this provision; and b. the exemption is limited to the gross square footage in the single-family dwelling unit as of January 1, 1982.		YES	Existing structure built as cottage / single family residence. Per permit history was converted to triplex / use establish in 1978.
DEFINITIONS	<b>Lot Depth</b> means the horizontal distance between the front and rear lot lines.			
23.45.512.A	<b>Density limits—Lowrise zones</b> Per Table A 23.45.512 Density Limits in LR2 Zone for Townhouse Development is 1:1,600	3.72	YES	3 units proposed Existing structure exempt
23.45.512.E	Dwelling unit(s) located in structures built prior to January 1, 1982 as single-family dwelling units that will remain in residential use are exempt from density limits and the provisions of subsection 23.45.512.D.			
23.45.514	<b>Structure height</b> Per Table A 23.45.514 Structure Height for Lowrise Zones, Townhouse in LR2 Zones is limited to 30 ft.		YES	30 FOOT LIMIT
23.45.514.H	Roofs enclosed by parapets may extend up to 75% of the parapet height provided the lowest elevation of the roof surface is no higher than the applicable height limit.		YES	Roof does not exceed 75% of parapet height
23.45.514.J	Rooftop features 2. railings, planters, skylights, parapets may extend 4 feet above the height limit.		YES	Roof deck railing / parapet does not exceed 34 feet.
23.45.518.A	<b>Setbacks and Separations</b> Per Table A 23.45.518 Setbacks in LR Zones, Townhouses in LR2 zones are required to have the following setbacks.			
	Front 7 average, 5 minimum		YES	
	Rear 7 average, 5 minimum		NO	ADJUSTMENT REQUEST for 5'-0" average
	Side 5<40 // 7 ave, 5 min > 40		YES	<40 ft 5'-0" min provided
23.45.518.F	<b>Separations between multiple structures.</b> 1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.		NO	ADJUSTMENT REQUESTED for 9'-0" separation between proposed townhouses and existing triplex. Three 2 foot projecting bays proposed.
23.45.518.H.	<b>Projection permitted in all required setbacks and separations</b>		YES	
23.45.518.H.1	Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.			
23.45.518.H.3	<b>Bay windows and other features that provide floor area</b> may project a maximum of 2 feet into required setbacks and separations if they are: no closer than 5 feet to any lot line; no more than 10 feet in width; and combined with garden windows and other features included in subsection 23.45.518.H.2., make up no more than 30% of the area of the facade.		YES	2 ft projection proposed, 8'-6" wide bay
23.45.518.H.5	<b>Unenclosed porches or steps</b>		YES	
23.45.518.J.7	<b>Structures in required setbacks, fences</b>		YES	
23.45.522	<b>Amenity area</b> A. 1.The required amount of amenity area for rowhouse developments 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, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 (podium) may be counted as amenity area provided at ground level. 3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space. 4. Private amenity area b. An unenclosed porch that is a minimum of 60 square feet in size, and that faces a street or a common amenity area, may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.			
	Required Amenity Area	1488		
	Required Ground Level Amenity Area	744	YES	
	A.3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.			

LAND USE CODE SUMMARY

23.45.524.A.2	<b>Landscaping standards / Green Factor requirements</b> Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones.		YES	
23.45.524.B	<b>Landscaping standards / Street Tree requirements</b> 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.		YES	
23.45.527	<b>Structure width and facade length limits in LR zones</b> Per table A 23.45.527 Maximum Structure Width in LR zones / LR2			
23.45.527.A	Townhouse 90 feet		YES	
	Apartment 90 feet		YES	
23.45.527.B	<b>Maximum facade length in Lowrise zones</b> The maximum combined length of all portions of facades 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	113.05' x 65% = 73.5 ft	YES	62.7 ft proposed for south façade length
23.45.534	<b>Light and glare standards</b>		YES	
23.45.536.C.2	<b>Parking location, access, and screening / location of parking / Street Access</b>		YES	Parking access direct from alley
23.54.040	<b>Shared Storage Space for Solid Waste Containers</b> 6 dwelling units 2x6 footprint each		YES	Provided in south side yard
SEPA				
25.05.305	<b>Categorical Exemptions</b> In Urban Centers Number of exempt dwelling units LR2 20	SEPA	NOT REQ'D	



ADJUSTMENT REQUEST #1



PROPOSED DEVELOPMENT PLAN

Standard: SMC 23.45.518.A. Setbacks & Separations

Requirement: Per Table A 23.45.518 Setbacks in LR Zones, Townhouses in LR2 zones are required to have a 5'-0" minimum 7'-0" average rear setback.

Adjustment Requested: To allow the rear setback to be 5'-0 3/4" average.

Justification: The proximity of the existing triplex structure to remain and the separation required between it and the proposed development constrains the eastern portion of the lot available for development. Demolishing the existing triplex and developing the lot to its maximum potential would produce a much larger structure massing.

In addition, there are no adjacent properties to the north that may be affected by the 5'-0 3/4" average rear setback. The 5 unit structure currently under construction to the south is setback more than 20 feet from the east property line so this is not affected. Across the alley to the east is the community p-patch garden so an average setback beyond 5'-0" has negligible effect. Further, the proposed massing uses a mansard roof form at the upper story effectively creating a two story mass with steep roof pitch for solar access from the west towards the p-patch. At the top edge of the roof line the parapet is 7'-6" from the east property line and greater than the required setback, creating less shadow on the p-patch.

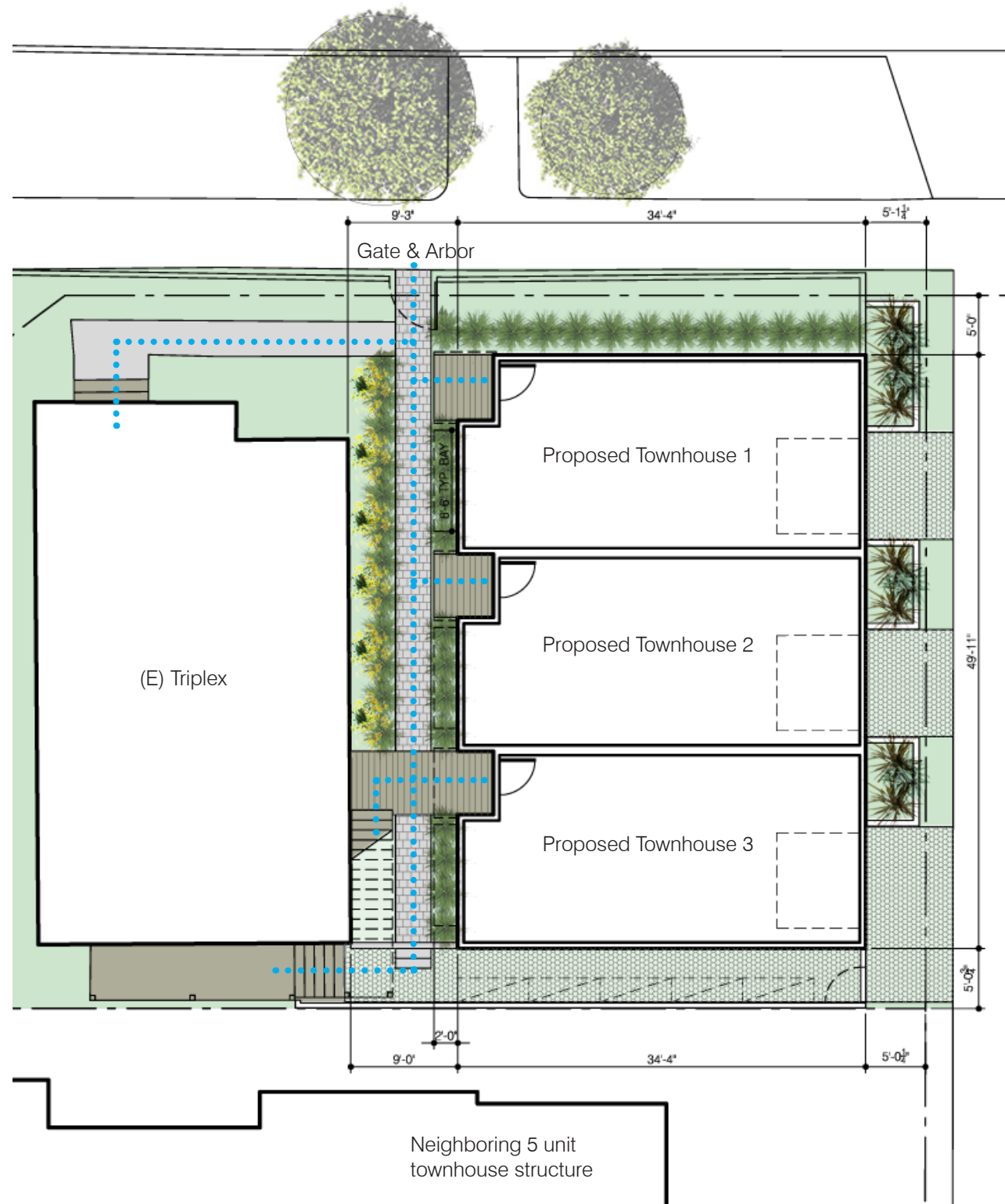
Therefore, the proposed adjustment provides a superior alternative to a conforming design.

Red dashed lines =  
 outline of neighboring 5 unit - 3 story structure to the south



PROPOSED SOUTH ELEVATION

ADJUSTMENT REQUEST #2



PROPOSED DEVELOPMENT PLAN

**Standard:** SMC 23.45.518.F.1. Separation between multiple structures.

**Requirement:** In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.

**Adjustment Requested:** To allow a 9'-0" separation between the existing triplex and the proposed three townhouse units.

**Justification:** Given the constraints created by preserving the existing triplex, the vacant eastern portion of the parcel is limited. The project is conceived with a shared community space courtyard between the existing triplex and the proposed townhouses. The adjustment seeks to allow a 10% reduction in the required separation in order to provide a meaningful open space while preserving critical interior dimensions and configuration within the dwelling units given the east/west dimensional constraints of the site. At the south end of the courtyard the separation is 9'-0" and at the north end the separation is 9'-3".

This open space has been designed to integrate lighting, landscaping, stoops, and walkways that provide strong social connections between the dwelling units, visual connections through the site, and a direct pedestrian connection to the sidewalk and South Norman Street via a gate and arbor. There are three projecting 24" by 92" bays which establish a rhythm through the space and identify individual units.

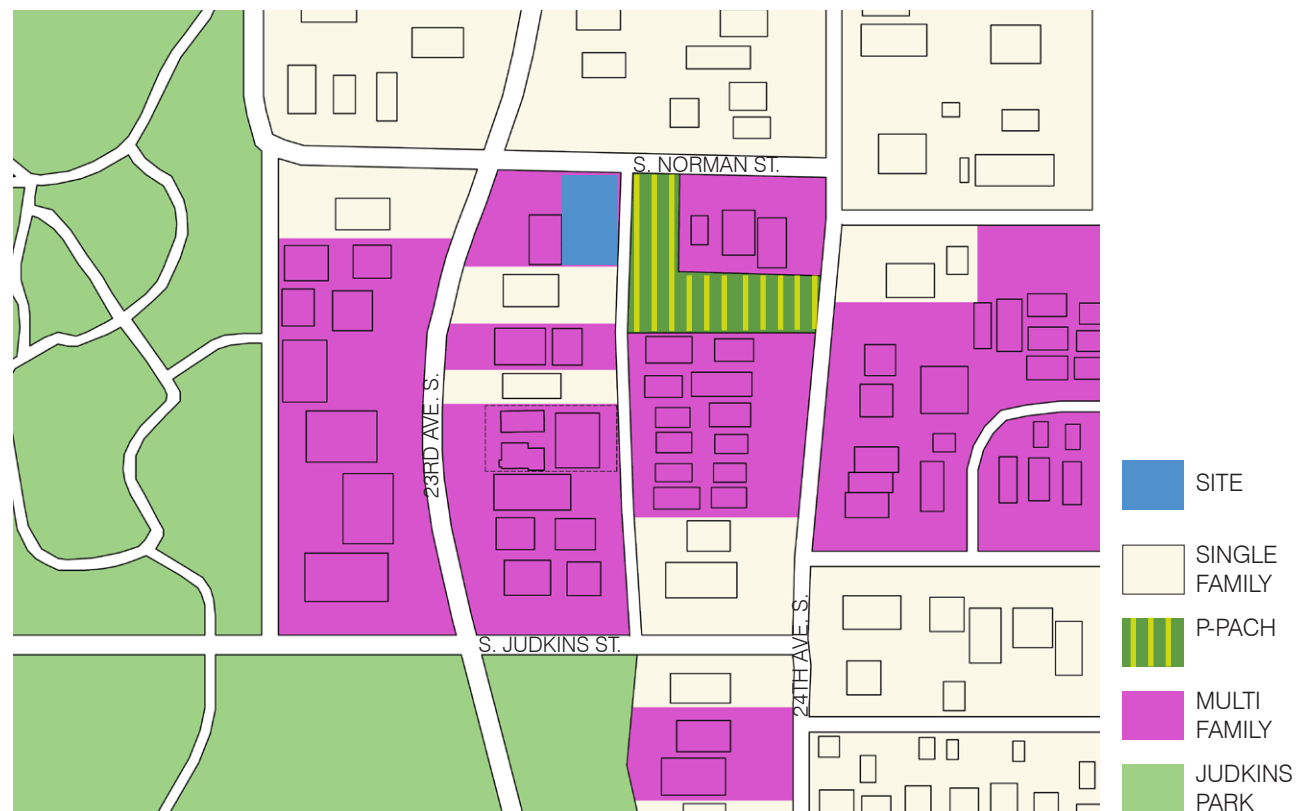
By creating this open space, the project maintains a view corridor from windows of the property to the south, open space on all sides of each new dwelling unit, a much more integrated public space, access to an entry courtyard shared by all units, stronger connections between dwelling unit entries and edges of the site, and a street facing scale and modulation that is more compatible with the existing development patterns.

Therefore, the proposed adjustment provides a superior alternative to a conforming design which replaces the existing triplex with a new structure(s).

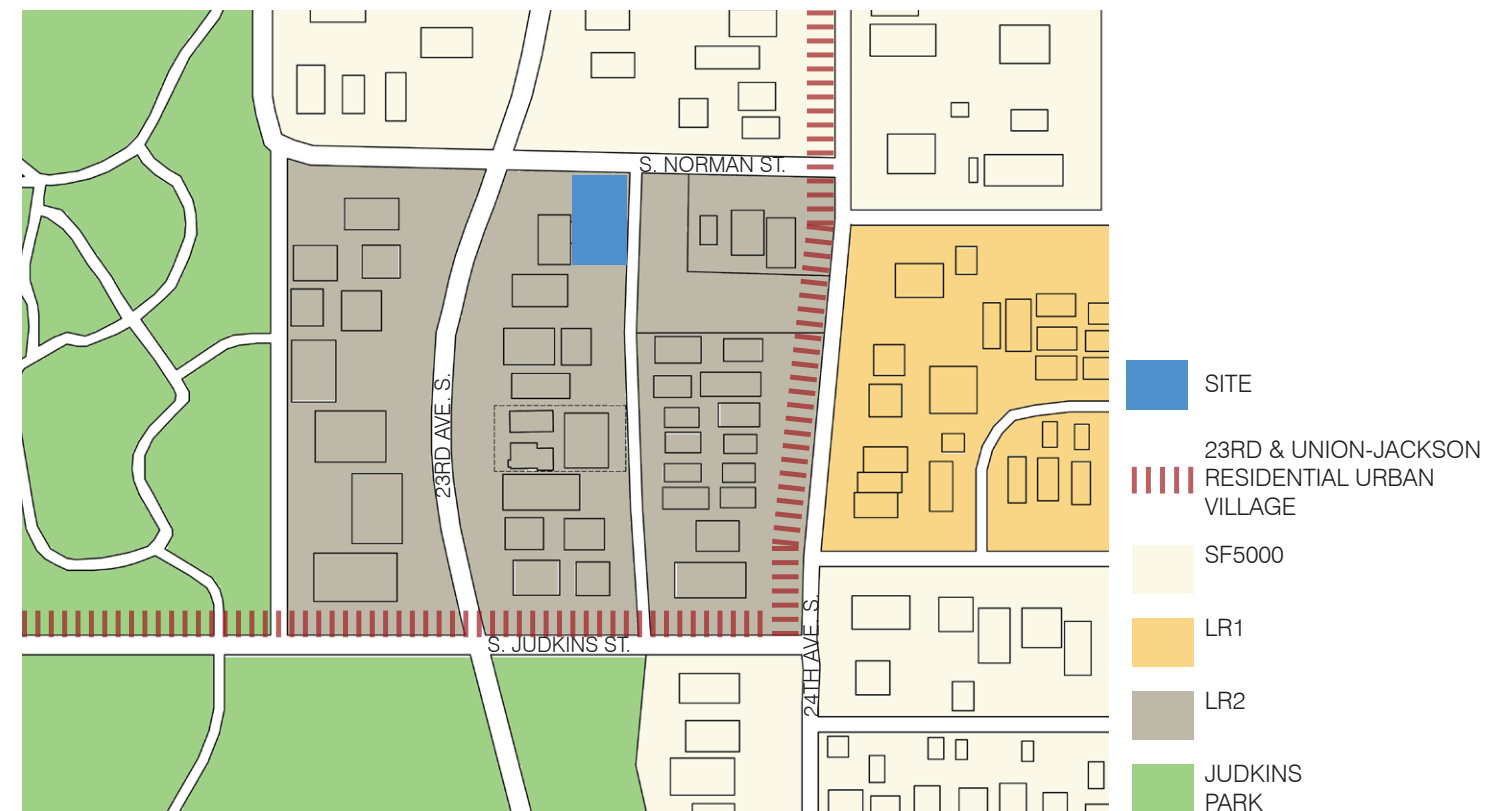


PROPOSED NORTH ELEVATION

ZONING



Vicinity Map



Zoning Map



SURVEY

LEGAL DESCRIPTION

LOT(S) 6, BLOCK 1, SEATTLE HOMESTEAD ASSOCIATION, FIRST ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 129, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF HERETOFORE CONVEYED TO THE CITY OF SEATTLE FOR 23RD AVE. S BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 2869404 AND CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 454597.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

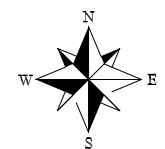
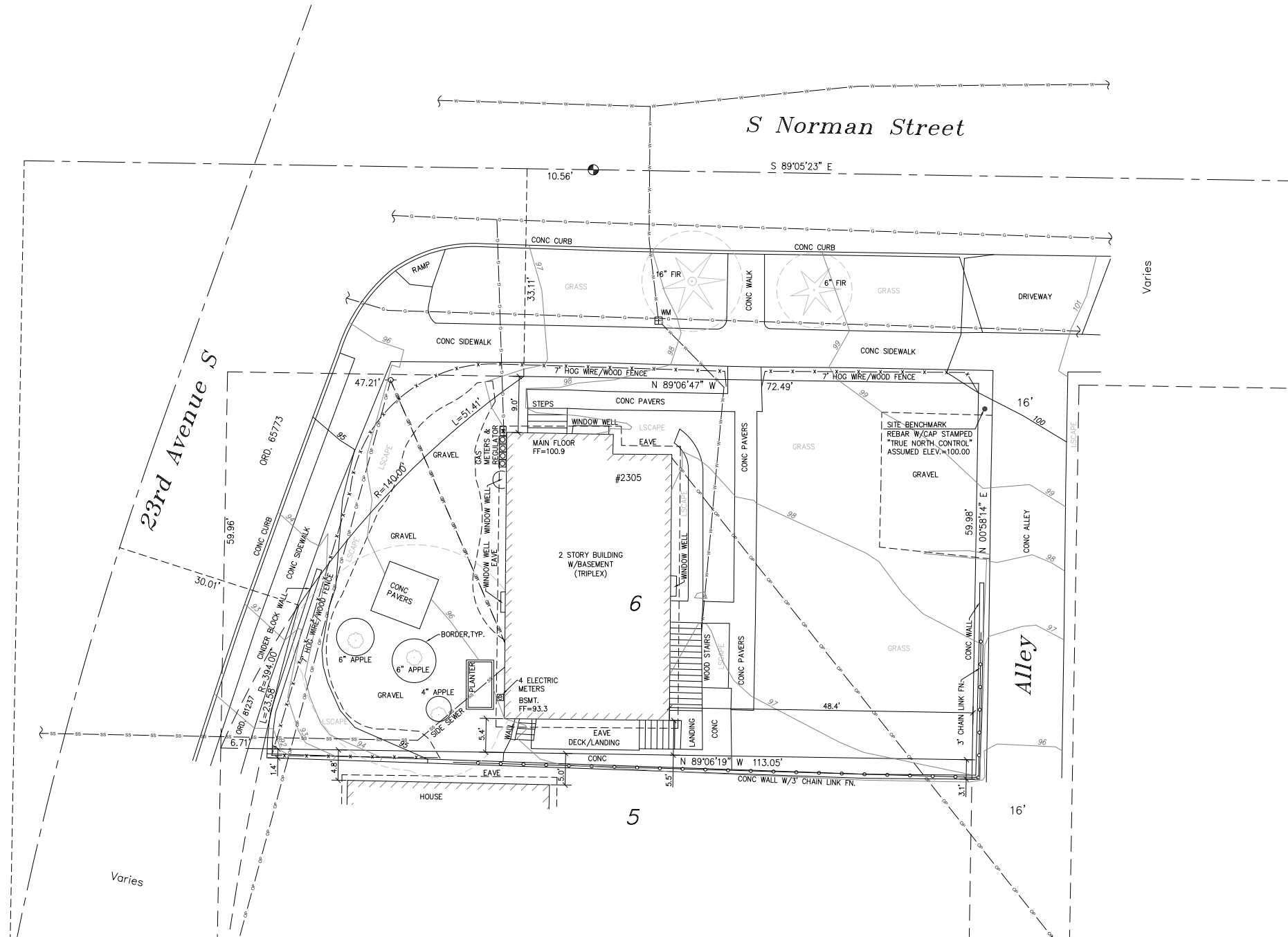
TAX PARCEL NO. 765860-0055

NOTES

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF S NORMAN STREET BETWEEN FOUND MONUMENTS AS SHOWN ON SHORT SUBDIVISION NO. 3019556 RECORDED UNDER RECORDING NO. 20150708900004, KING COUNTY RECORDS. BEING S 89°05'23" E.
2. VERTICAL DATUM: ASSUMED.
3. SITE BENCHMARK: REBAR WITH CAP STAMPED "TRUE NORTH CONTROL" NEAR THE NORTHEAST CORNER OF THE PROPERTY AND SHOWN HEREON. ASSUMED ELEVATION = 100.00
4. DATE OF SURVEY: JUNE 1, 2016
5. EQUIPMENT USED: LEICA TS 12.
6. UTILITIES SHOWN HEREON WERE FROM PHYSICAL STRUCTURES, OR FROM SURFACE PAINT MARKINGS BY A LOCATOR SERVICE. THE LOCATION OF THE SIDE SEWER IS BASED ON THE CITY'S SEWER CARD AND IT'S LOCATION IS APPROXIMATE.
7. 1' CONTOUR INTERVAL.
8. TOTAL AREA OF PROPERTY: 5952 SQ. FT.

LEGEND

- |           |                             |    |                           |
|-----------|-----------------------------|----|---------------------------|
| — — — — — | BOUNDARY LINE               | ⊙  | MONUMENT IN CASE          |
| - - - - - | RIGHT-OF-WAY LINE           | WM | WATER METER               |
| — — — — — | CENTERLINE                  | EM | ELECTRIC METER            |
| - - - - - | SIDE SEWER                  | GM | GAS METER                 |
| - - - - - | OVERHEAD POWER              | PP | POWER POLE                |
| - - - - - | OVERHEAD COMMUNICATION LINE | DT | DECIDUOUS TREE W/DRIPLINE |
| — — — — — | WATER LINE                  | CT | CONIFER TREE W/DRIPLINE   |
| — — — — — | GAS LINE                    |    |                           |
| - x - x - | HOG WIRE/WOOD FENCE         |    |                           |
| — o — o — | CHAIN LINK FENCE            |    |                           |



CONTEXT PHOTOS



23rd Ave S | east side

across street north of site



S Norman St | north side



S Norman St | south side



Alley | east side



22rd Ave W | west side

23rd Ave W  
 Principal arterial street  
 Predominate scale of buildings on east side of 23rd Ave S is 2 to 3 story single family residences and townhouses with the proposed development site maintaining the existing triplex. Buildings typically are set back from the street and main floor levels are located above street level. Fences and retaining walls are common.

S Norman St  
 Predominate scale of buildings on north side are 2 story residences. Directly across from the proposed development site is a vacant lot. On the south side is the existing triplex, the proposed development site adjacent to the alley, the community P-patch garden, and a cluster of contemporary single family homes east of the P-patch.

Alley  
 Concrete paved and very clean for this type of environment the alley provides primary vehicular access to parking for the neighboring structures. As a mix of townhouses and single family residences this is an active space. Immediately adjacent to and south of the proposed development site is a 5 unit townhouse development under construction.

## CONTEXT PHOTOS



### Development Site Detail

The existing Victorian styled triplex is to remain. The proposed development site is the eastern half of the parcel fronting S Norman Street to the north and the alley to the east. This is a primarily flat with minimal slope from the northern end of the alley down approximately 5 feet to the south across the 60 foot development site width.

### Adjacent development

A five unit townhouse development is currently under construction directly south of the proposed development site. This project proposes surface parking stalls off the alley, so the building setback at the alley is 20 feet. All units are to be 3 stories with roof top decks.



## CONTEXT PHOTOS

Newer Development  
Neighborhood Character Themes:

1. Increasing densities.
2. Mixture of traditional and contemporary.
3. Mixture of colors, tones, materials; primarily wood, fiber cement board, and metal.
4. Mixture of pitched roofs and flat roofs.
5. Unit entries are typically understated and simple.
6. Landscaping at front yards.
7. Open spaces between structures prioritizes pedestrian access with direct access to street.



S Norman St - east of site



23rd Ave S and alley - south adjacent to site



22nd Ave S - east of site



22nd Ave S - east of site



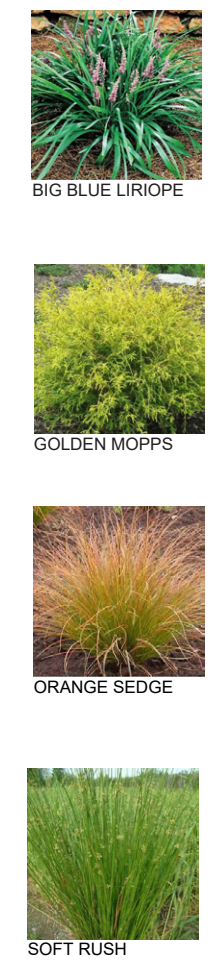
Alley - south of site

AERIAL VIEW





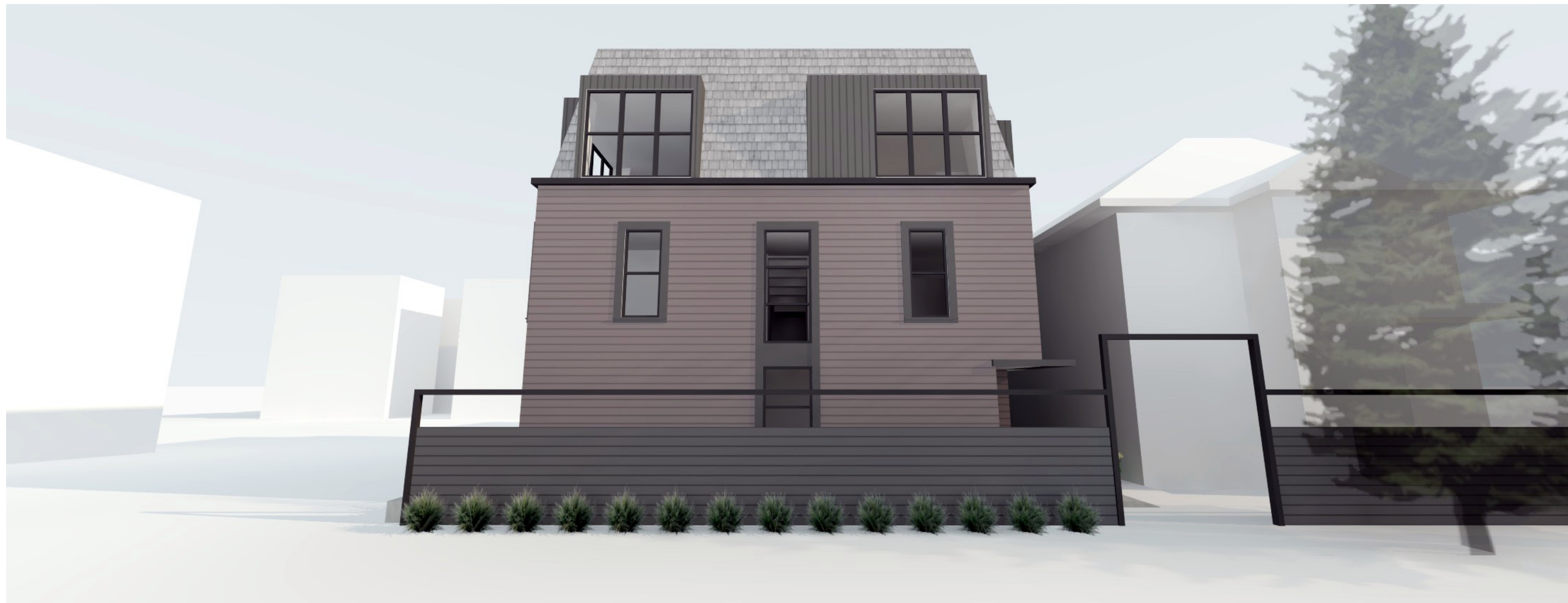
SITE LANDSCAPE PLAN



VIEW FROM OVERHEAD



VIEW FROM STREET



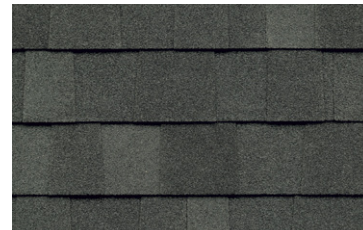
VIEWS FROM ALLEY



VIEWS OF COURTYARD



EXTERIOR ELEVATIONS



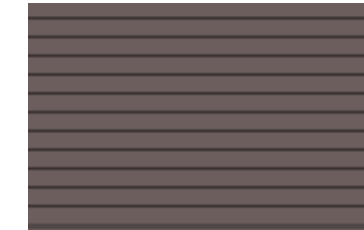
Asphalt Roofing  
Charcoal



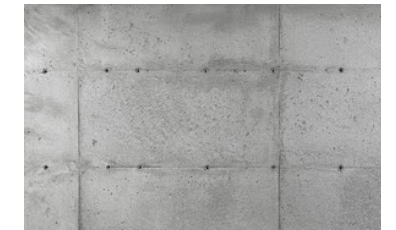
Accent Trim & Siding  
Satin paint "dark basalt"



Windows, Metals, & Downspouts  
Dark Bronze



Fiber Cement Lap Siding  
Satin Burgandy paint



Concrete Foundation & Retaining Walls  
Natural

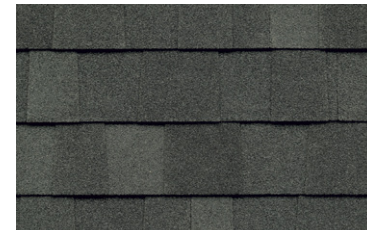
Red dashed lines = outline of existing triplex



north elevation

west elevation

EXTERIOR ELEVATIONS



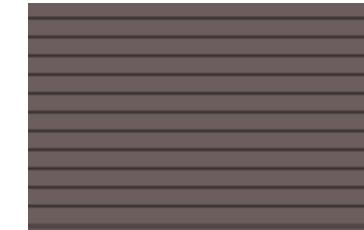
Asphalt Roofing  
Charcoal



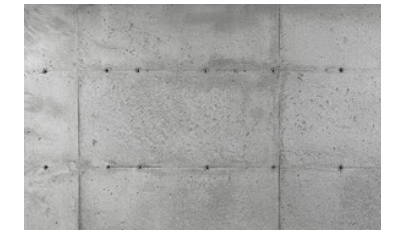
Accent Trim & Siding  
Satin paint "dark basalt"



Windows, Metals, & Downspouts  
Dark Bronze



Fiber Cement Lap Siding  
Satin Burgandy paint



Concrete Foundation & Retaining Walls  
Natural

Red dashed lines =  
outline of neighboring 5 unit - 3 story structure to the south



south elevation

east elevation

PLAN LEVEL 1

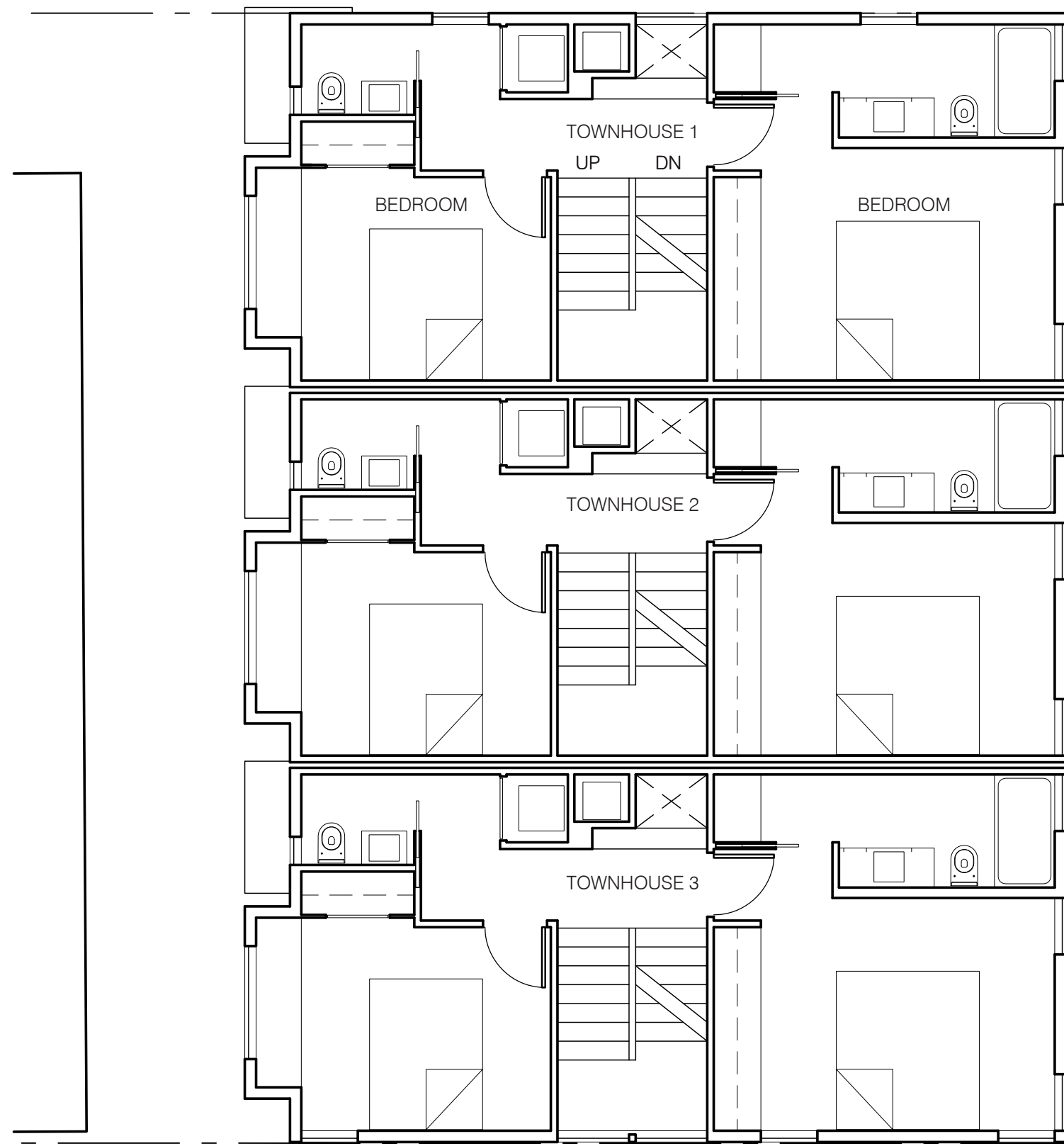


Key Features

1. Covered porch at all unit entries. TH unit 1 entry at northwest corner facing street. TH unit 3 entry porch shared with existing triplex stair landing.
2. Den / office flex space fronting common courtyard space.
3. Small stall garage at each unit.
4. Bio-retention planters establish unit rhythm along alley edge defining each unit's garage access.
5. Townhouse 1 garage as far south as possible away from the sidewalk.



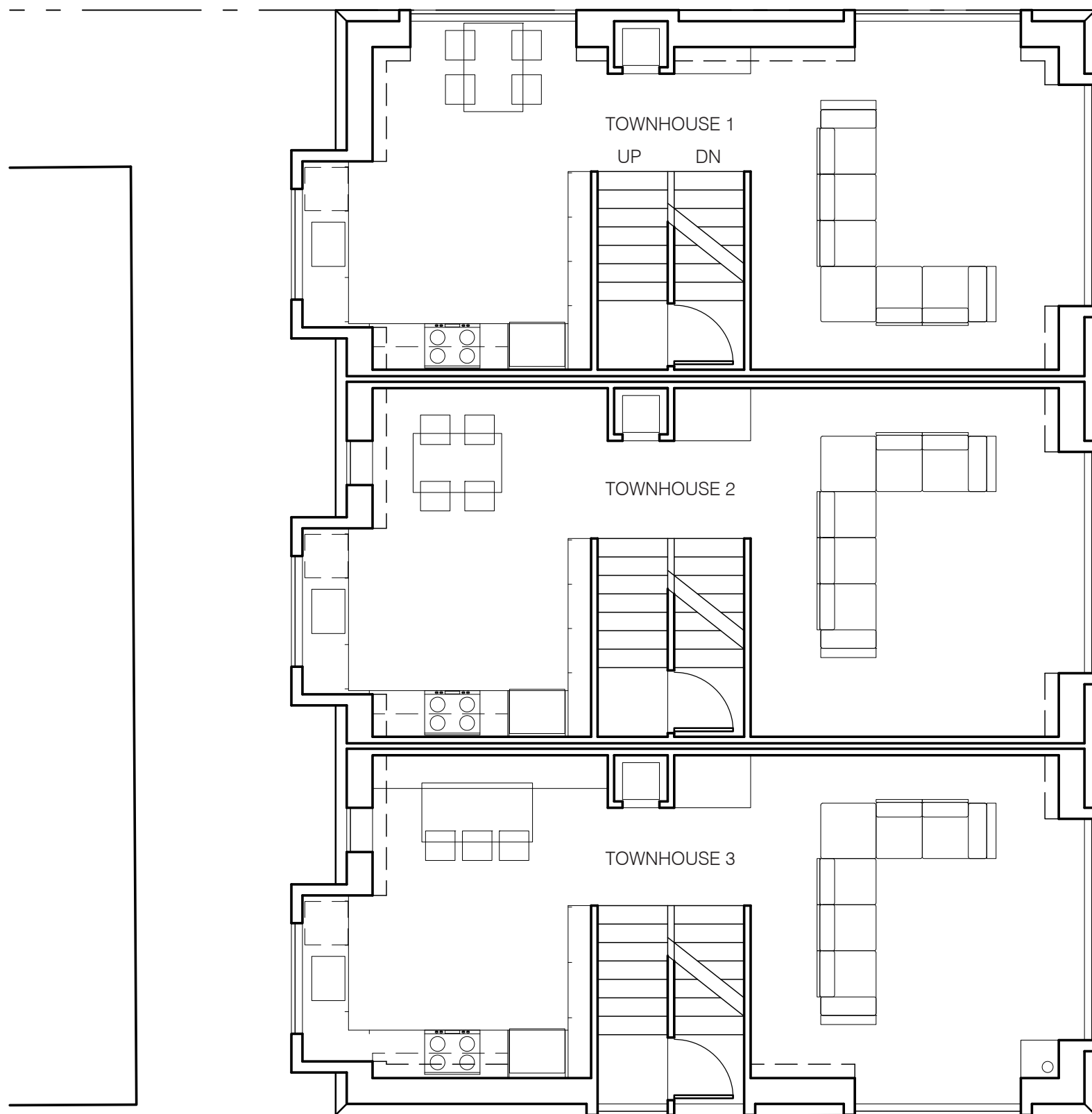
PLAN LEVEL 2



Key Features

1. Central stair core maximizes occupied floor area.
2. Courtside bedroom and small bath on west side, main bedroom and bath on east side overlooking alley and P-patch gardens.
3. Portion of floor area open to entry below, next to dumb-waiter lift, connects the levels.

PLAN LEVEL 3



Key Features

1. Main living space on upper level to maximize exposure to light and views.
2. Living areas on east side overlooking P-patch.
3. Unit 3 exposure to the south with living space windows looking past end of neighboring structure to the south.
4. Kitchen sink in bay with windows overlooking courtyard.

⌚  
ROOF PLAN



Key Features

1. No projecting stair penthouses maintains view and exposure for all units in all directions.
2. Roof deck areas prioritize view east and south. Secondary smaller deck areas along west side with views towards downtown.



### LIGHTING PLAN

FIXTURE A  
recessed soffit downlight

FIXTURE B  
wall mounted downlight

FIXTURE C  
wall mounted path light

GENERAL NOTE:  
Per SMC 23.45.534 all exterior lighting  
shall be shielded and directed away from  
adjacent properties.

