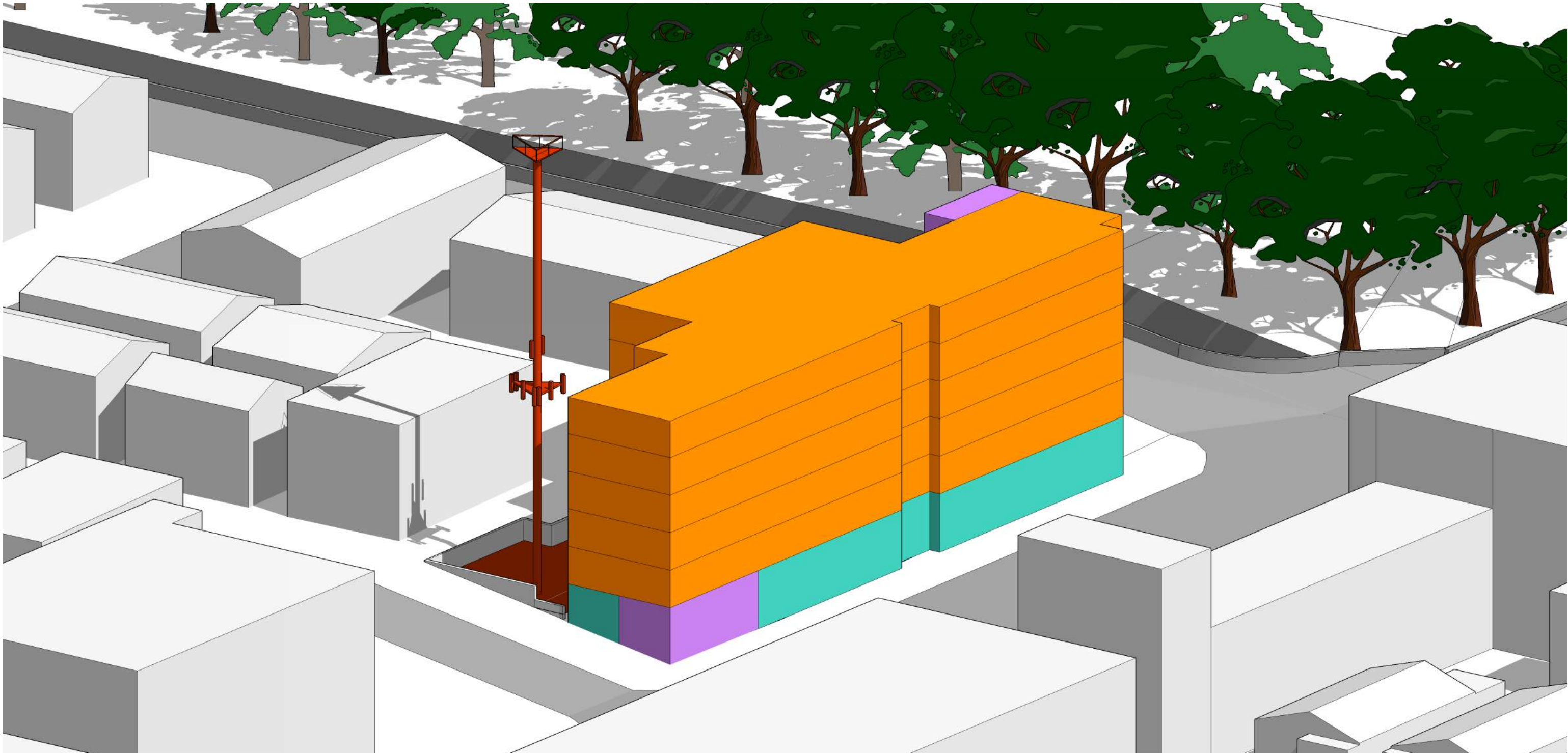


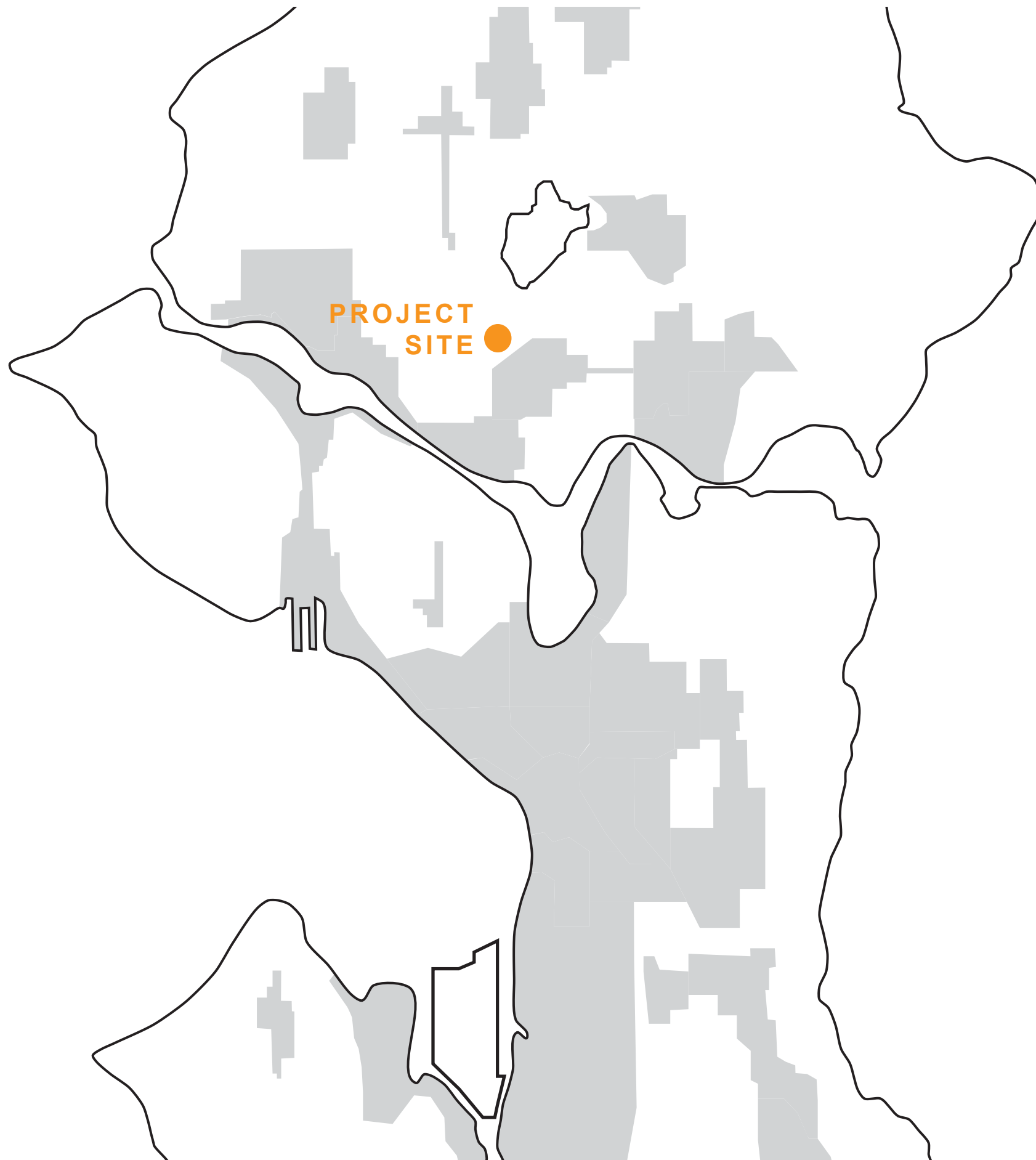
**DESC WOODLAND APARTMENTS**  
DOWNTON EMERGENCY SERVICE CENTER



**4905 AURORA AVE N + 817 N 50TH ST**  
**SEATTLE, WA 98103**  
STREAMLINED DESIGN REVIEW  
SDCI PROJECT #3039533-EG  
05/18/2022



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Canaday House



DESC Interbay Place

## PAST PROJECTS

### SMR Architects (SMR)

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use a building, our structures provide a place for life to happen, they interact with and enrich the neighborhoods in which they're a part. Our team's collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.



DESC Cottage Grove Commons



The Estelle

### Downtown Emergency Service Center (DESC)

DESC's mission is not merely to offer shelter, but to end the homelessness of our community's most vulnerable people, through an integrated array of clinical services and supportive housing that allows individuals to reclaim their lives and reach their highest potential.

### Bellwether Housing

Bellwether Housing is a non-profit corporation whose mission is to develop affordable rental housing for working individuals and their families in Seattle. Bellwether has a long tenure as a developer and operator, founded in 1980 as the Seattle Housing Resource Group. Throughout the course of development and project management history, Bellwether Housing aims to be a good neighbor and create open lines of communication with adjacent property owners and community groups.



Canaday House



DESC Clement Place

### 3.0 DEVELOPMENT OBJECTIVES

#### OVERVIEW

This Streamlined Design Review (SDR) packet pertains to a Permanent Supportive Housing project for DESC, which will include studio apartments, common amenity space, DESC offices, and on-site services. This project is exempt from the full design review process, but has elected to engage in the SDR process in order to request the removal of an existing exceptional tree.

The site is located along the west side of Aurora Ave N, occupying the full length of the block between N 49th St and N 50th St in the C-55 (M) zone. A combination of site constraints inform the building design, including SPU waste pickup requirements, SCL vault location requirements, an adjacent cell tower easement, overhead power line setbacks, a residential zone transition setback, an existing steep slope on the site, and two existing significant trees on and adjacent to the site. Due to the conflagration of site constraints, the Deodar Cedar tree in the NW corner of the site is proposed for removal through an Adjustment request outlined in this packet. The existing tree on the neighboring site will be retained and protected, and new trees will be added throughout the site.

#### SITE INFORMATION

4905 Aurora Ave N + 817 N 50th St  
Zoned: C1-55 (M)  
Site Area: 15,400 sq ft

#### PROPOSAL SUMMARY

Unit Count: 100  
Parking: 7 Stalls (Below-grade Garage)  
Commercial Square-Footage: None



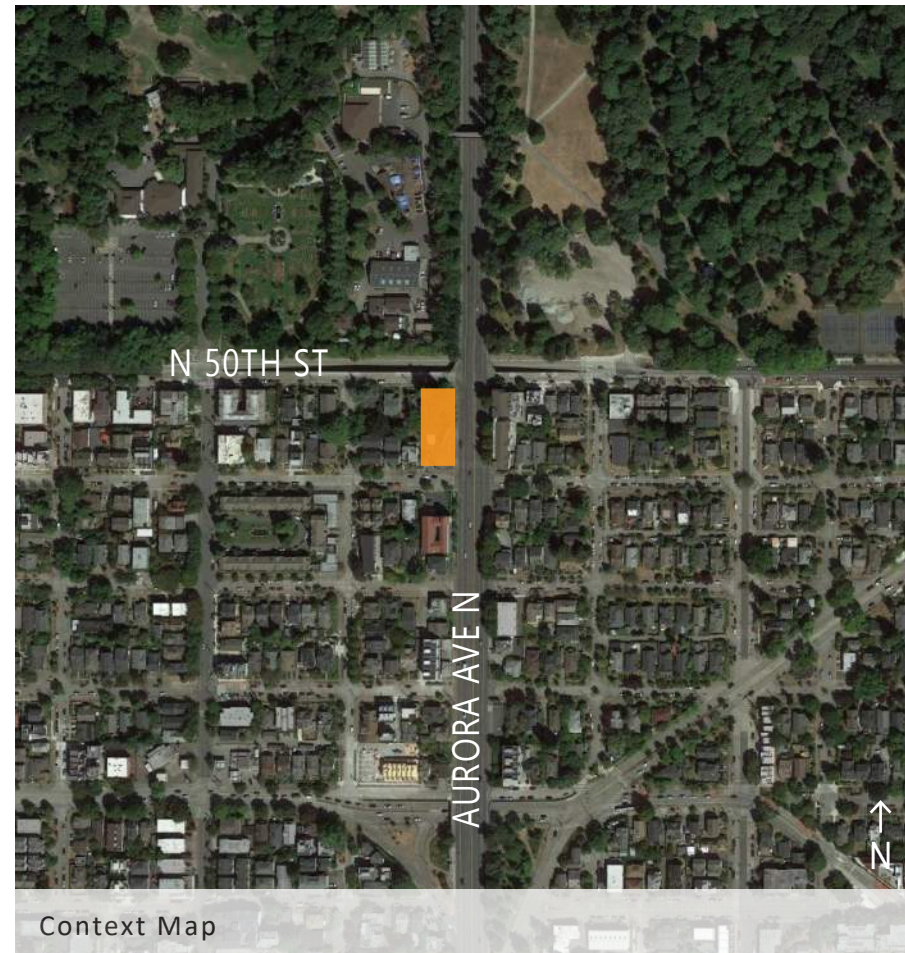
Design a High Quality Building



Enhance the Neighborhood

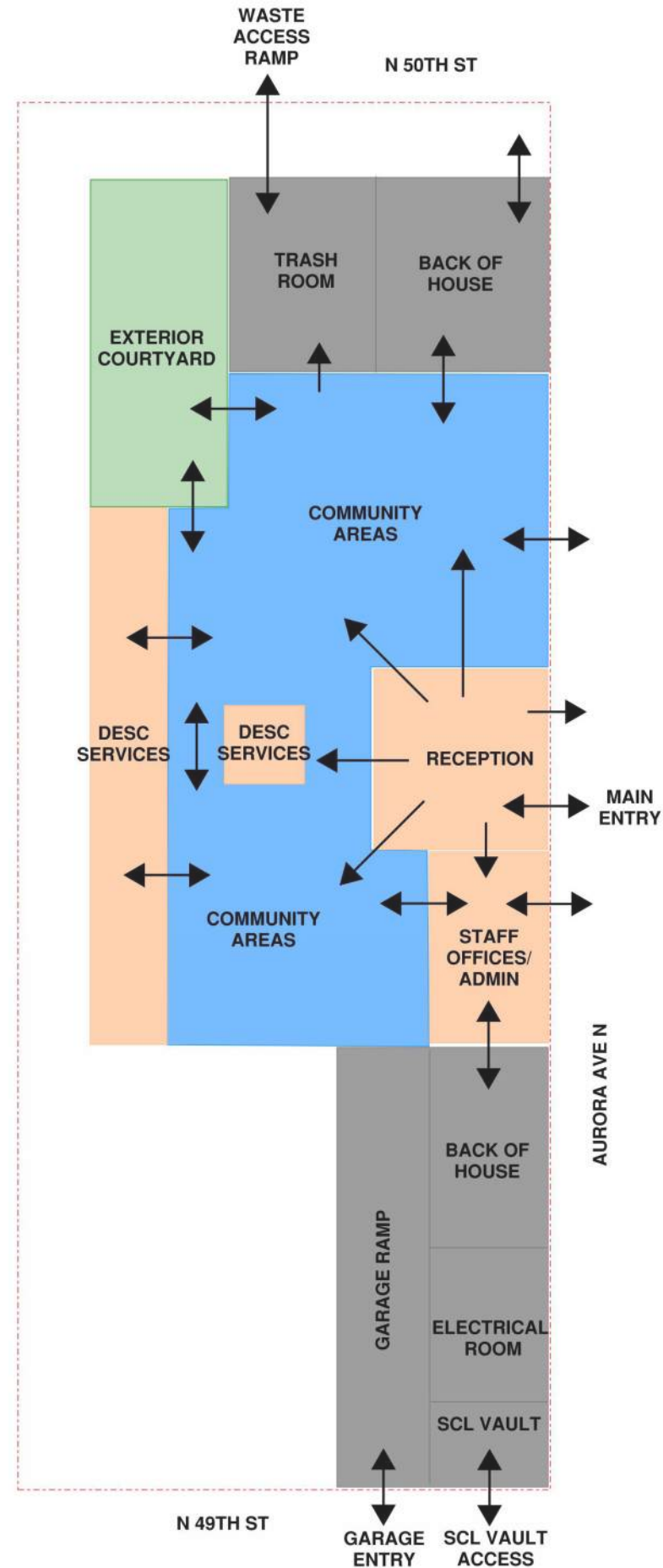


Facilitate Community



Context Map

# PROGRAM DIAGRAM



## LEGEND

- OPEN COMMUNITY AREAS
- STAFF OFFICE / ADMINISTRATIVE SPACES
- MECHANICAL / ELECTRICAL / TRASH
- LIVING UNITS
- DESIRED CONNECTIVITY

# DESC PROGRAMMATIC REQUIREMENTS

## BUILDING PROGRAM

- Permanent supportive housing provides each resident with a studio apartment which includes a private bathroom and full kitchen.
- Administrative spaces include offices, a conference room, and consult rooms for DESC's 24-hour staff and residential counselors.
- Resident amenities include a communal dining room, landscaped outdoor space, tv lounge, and activity rooms.
- Amenity spaces allow residents to passively participate in building life and they encourage interaction with support staff.

## GROUND FLOOR PROGRAMMATIC ORGANIZATION

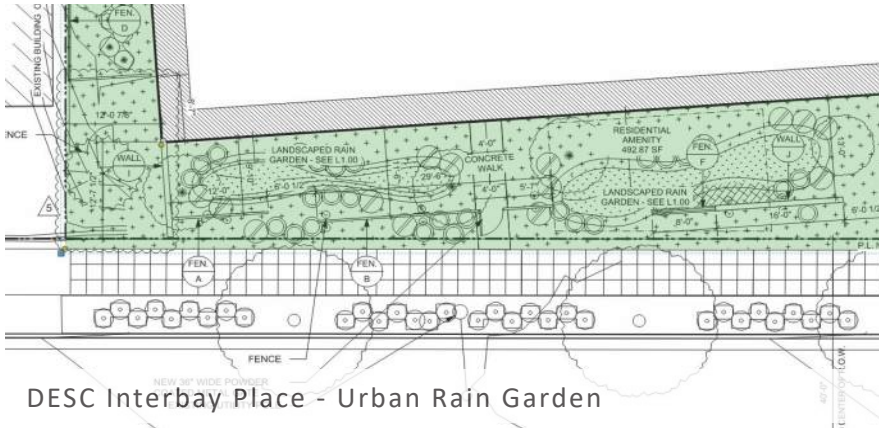
- The reception area acts as a hub for the building. It should be a welcoming entry point and centrally located within the building.
- Common areas should be open and provide high visibility across the building.
- Arrange ground floor staff and administrative spaces so they are accessible and welcoming to residents.
- Orient residential common areas to have a visual connection to exterior.



DESC Estelle - TV Lounge



DESC Clement Place - Dining Room



DESC Interbay Place - Urban Rain Garden



DESC Interbay Place - Urban Rain Garden



DESC Interbay - Dining Room

**DESC WOODLAND APARTMENTS  
DEVELOPMENT OBJECTIVES**

- Enhance the residential feel of the neighborhood through additional development of multifamily housing
- Foster an inclusive community among building residents
- Establish a safe and accessible environment for building residents with appropriate buffers for resident and neighbor privacy
- Create a feeling of home through the use of intimate indoor and outdoor amenity spaces

# 4.0 SITE PLAN - EXISTING CONDITIONS

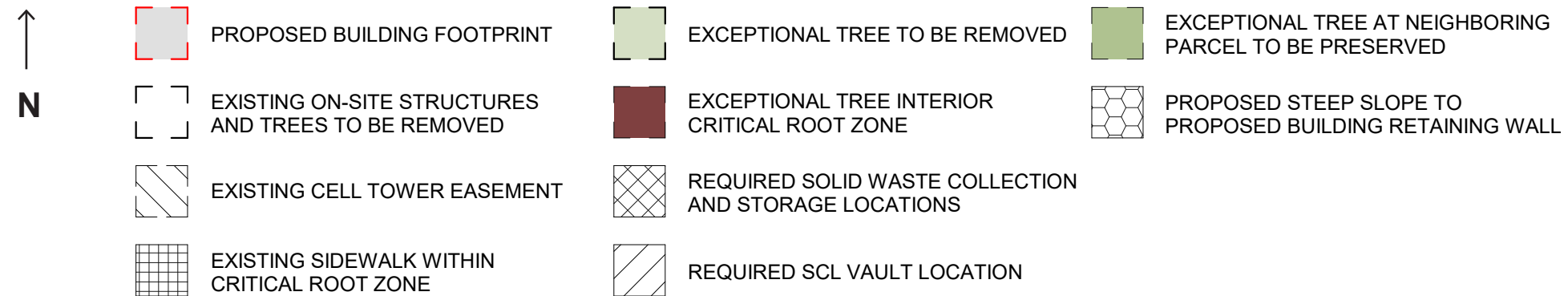
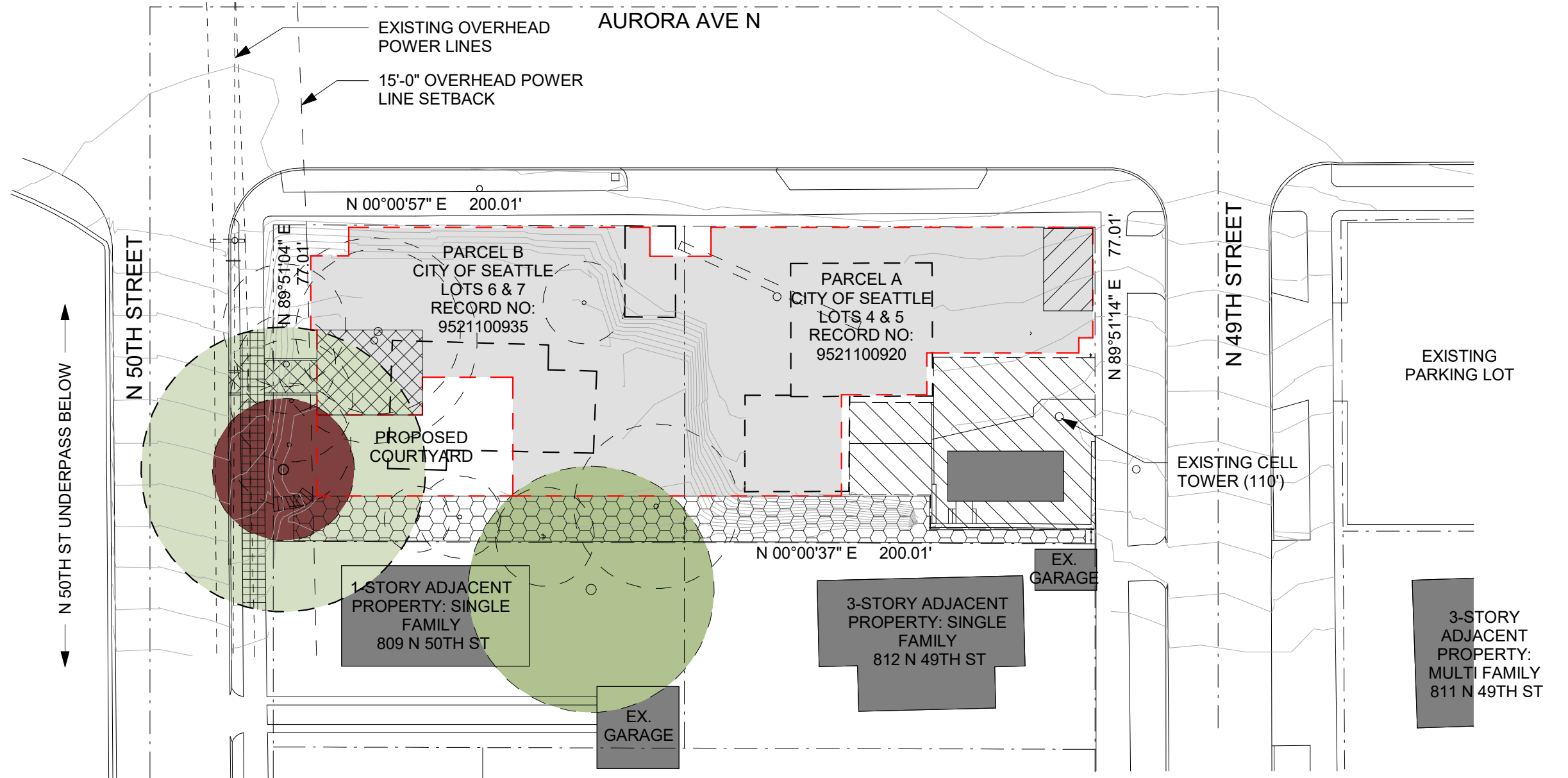
## GENERAL NOTES:

1. SITE IS IDENTIFIED AS HAZARDOUS PER CITY OF SEATTLE
2. STEEP SLOPE EXISTS ALONG WEST PROPERTY LINE AS IT TRANSITIONS TO THE STREET LEVEL AT AURORA AVE N
3. POWER LINE LOCATIONS REQUIRE A BUILDING SETBACK
4. POWER LINE LOCATIONS REQUIRE PRUNING OF EXCEPTIONAL TREE
5. RIGHT OF WAY SIDEWALK IS COMPROMISED BY UPLIFTING ROOT SYSTEM FROM THE EXCEPTIONAL CEDAR TREE. SAFE CONTINUITY OF THE SIDEWALK TO THE SINGLE FAMILY NEIGHBORHOOD AND AMENITIES IS NOT POSSIBLE WITH EXCEPTIONAL TREE RETAINED.

## LEGAL DESCRIPTION:

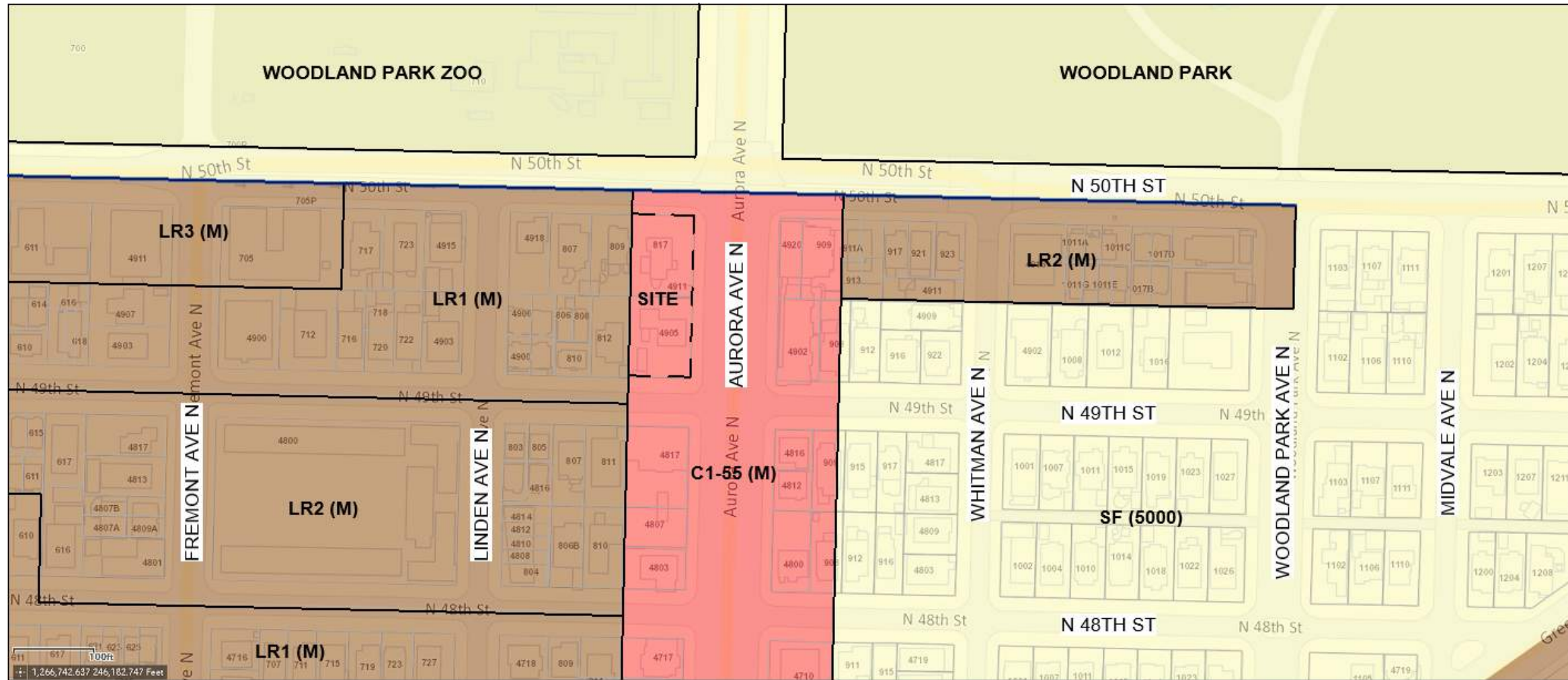
PARCEL A (9521100920): LOTS 4 AND 5, BLOCK 26, WOODLAND ADDITION TO SALMON BAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 66, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE EAST 23 FEET OF LOT 5 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 236360 FOR AURORA AVE. AS PROVIDED BY ORDINANCE NO. 569719 OF THE CITY OF SEATTLE, AS AMENDED BY ORDINANCE NO. 60999.

PARCEL B (9521100635): LOTS 6 AND 7, BLOCK 26, WOODLAND ADDITION TO ASLMON BAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN OVLUME 2 OF PLATS, PAGE 66, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE EAST 23 FEET OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 236360 FOR AURORA AVENUE AS PROVIDED UNDER ORDINANCE NO. 59719, AS AMENDED BY ORDINANCE NO. 60999.





# 5.1 - URBAN DESIGN ANALYSIS 9 BLOCK ZONING MAP

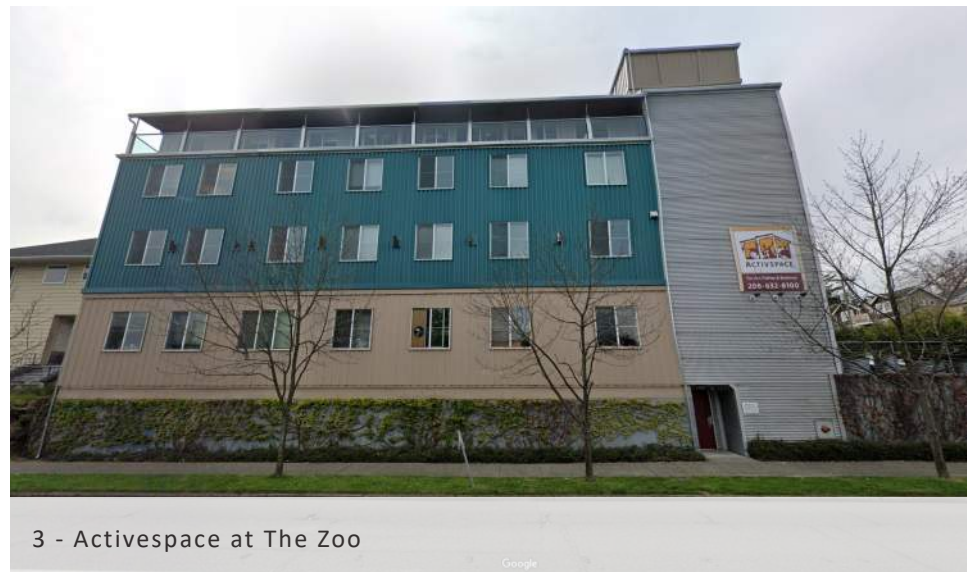




1-Woodland Park Zoo (View from Site)



2- Woodland Park (View ffrom Site)



3 - Activespace at The Zoo



4 - Woodland Court Apartments



5 - Santorini at The Park Apartments (View from Site)



6 - Tara's Tots Preschool - Linden



7 - Hawthorne Square Townhomes

## 9 BLOCK EXISTING SITE USES LOCATIONS OF NOTE

# 5.3 - URBAN DESIGN ANALYSIS 9 BLOCK DEVELOPMENT

The site is located along the west side of Aurora Ave N, occupying the full length of the block between N 49th St and N 50th St in the C-55 (M) zone. North of N 50th St. is dominated by Woodland Park Zoo and Woodland Park. West of Aurora Ave N is a neighborhood mix of Low Density townhomes, apartment buildings, and single family homes, while the East side is mostly single family homes with some Low Density housing along N 50th St. Aurora Ave N features Medium Density apartment buildings, commercial buildings, and single family homes.



- ① WOODLAND PARK ZOO
  - ② WOODLAND PARK
  - ③ ACTIVSPACE AT THE ZOO
  - ④ WOODLAND COURT APARMENTS
  - ⑤ SANTORINI AT THE PARK APARTMENTS
  - ⑥ TARA'S TOTS PRESCHOOL - LINDEN
  - ⑦ HAWTHORNE SQUARE TOWNHOMES
- APARTMENT
  - TOWNHOME/DUPLEX
  - SINGLE-FAMILY HOME
  - CIVIL/EDUCATIONAL
  - GREEN SPACE
- 9-BLOCK BOUNDARY
  - SITE

## 9 BLOCK EXISTING SITE USES

## 5.7 SITE PHOTOS



Site from Aurora Ave N and N 49th St Facing Northwest



Site from Aurora Ave N and N 50th St Facing Southwest



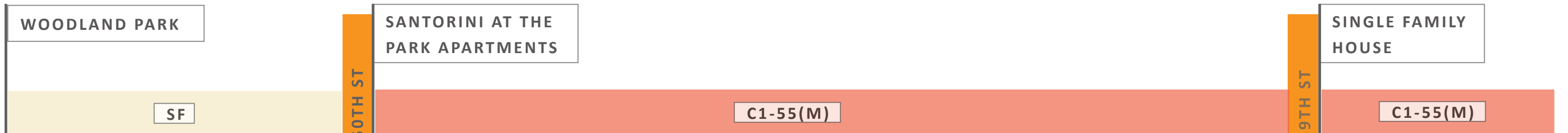
Southern Parcel Facing West



Northern Parcel Facing West



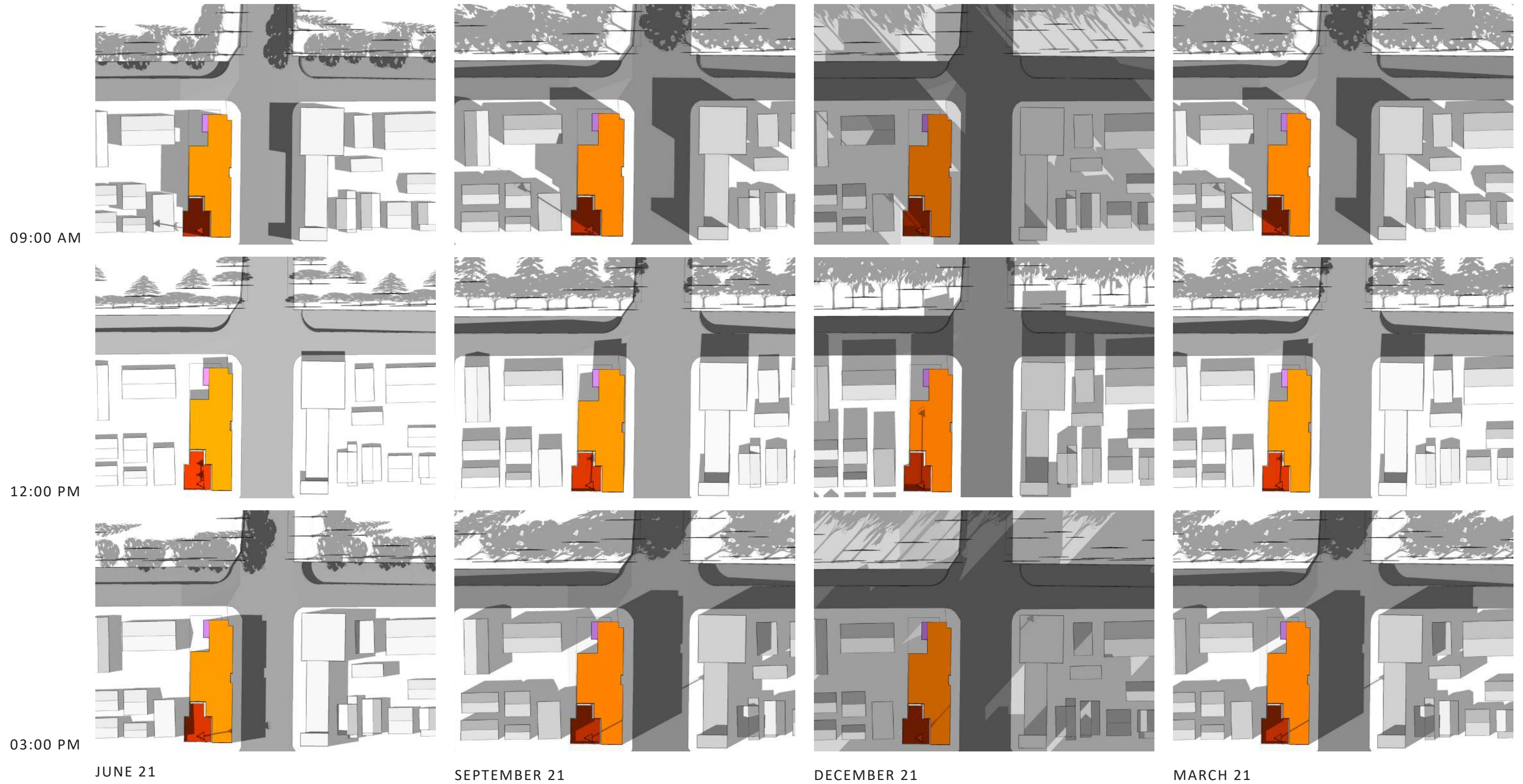
Street Panorama Looking West on Aurora Ave N



Street Panorama Looking East on Aurora Ave N

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# 8.9 PROPOSED MASSING SOLAR ACCESS DIAGRAMS



## 6.0 SEATTLE LAND USE CODE ANALYSIS

### Site Info - South Parcel

4905 AURORA AVE N SEATTLE WA 98103  
PARCEL NO: 9521100920

### Site Info - North Parcel

817 N 50TH ST SEATTLE WA 98103  
PARCEL NO: 9521100935

ZONING: C1-55 (M)

### OVERLAY:

•Design Review Equity Area

ECA: STEEP SLOPE

(1) SIGNIFICANT "DEODAR CEDAR" TREE

### LOT AREA:

4905 Aurora Ave N  
(South Parcel): 7,695 SF  
817 N 50th St  
(North Parcel): 7,705 SF  
**Total Lot Size: 15,400 SF**

### 23.47A.004 - Street-level Uses

Table A - Residential uses are permitted outright for C1 zones.

### 23.47A.008 - Street-level development standards

A.1.b - Applies to residential use in C zones

A.2.b - Blank street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width

A.2.c - Total of blank facade may not exceed 40% of the width of the street-facing facade.

A.3 - L1 street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

D.1 - Provide visually prominent pedestrian entry

D.2 - Dwelling units at street must be 4' above/below sidewalk or have 10' setback

### 23.47A.012 - Structure Height

A - Per land use map (55')

C.2 - Open railings, parapets may extend up to 4' above the height limit.

C.4.f - Stairs, elevators, and other mech penthouses may extend up to 15' above the height limit, so long as the combined total coverage does not exceed twenty 20% of the roof area or 25% of the roof area, includes stairs, elevators and other mech penthouses.

### 23.47A.013 - Floor Area Ratio

Per Table A - FAR limit is 3.75

B.1 - All gross floor area below grade is exempt from FAR calculations, as well as:

2 - All portions of a story that extend less than 4 Feet above Existing/Finished Grade.

9. In Permanent Supportive Housing, all gross floor area for accessory Human Service uses.

### 23.47A.014 - Setback Requirements

B - Setback requirements for lots abutting or across the alley from residential zones.

B.2 - An Upper Level Setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone:

B.2.a - 10 Feet for portions of structures above 13 Feet in height to a maximum of 65 Feet.

B.5 - No entrance, window, or other opening is permitted closer than 5 Feet to an abutting Residentially-Zoned Lot.

### 23.47A.016 - Landscaping and screening standards

A.2 - Green Factor score of .30 or greater is required (new structure with more than four dwelling units).

B.1 - Street trees are required when any type of development is proposed. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

### 23.47A.017 - Commercial zones with (M) suffix

A - Development subject to 23.58B-C

### 23.47A.024 - Amenity Area

A - Residential amenity areas = 5% of the total gross floor area in residential use (excludes mechanical and accessory parking).

B - Standards for Amenity Area: All residents shall have access to the amenity area, the residential amenity areas may not be enclosed. Minimum horizontal dimension: 10'. Area not less than 250 SF

### 23.54.015 – Required Parking

A - Residential: Per Table B, Row P: No minimum (Income-restricted <80% AMI)

K - Bicycle Parking, Table D, Row D.4 (Permanent Supportive Housing):

Required Long Term: None

Short Term: None

### 23.54.040 – Solid Waste and Recyclable Storage

Table A: >100 units = 575 SF + 4 SF/unit over 100  
100 Units = 575 SF min

C - For >100 units, the required minimum area may be reduced by 15% if the storage area has a min. horizontal dimension of 20 Feet

F.1.a - For containers 2 cubic yards or smaller, containers to be manually pulled shall be no more than 50 Feet from a curb cut or collection location.

b - Collection location shall not be within a bus stop or within the right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus

c - Access ramps to the storage space and collection location shall not exceed a six percent grade.

J.1 - A ramp to the street to accommodate solid waste container access that is not more than 5 feet in width may be approved by the Director of Transportation.

### 25.11.040.A.3 - Restrictions on Tree Removal

Tree removal is prohibited in the following cases: Exceptional trees on lots in Lowrise, Midrise, Commercial, and Single Family Zones.



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## 7.0 SEATTLE DESIGN GUIDELINES PROJECT ANALYSIS

### CS1 NATURAL SYSTEMS AND SITE FEATURES

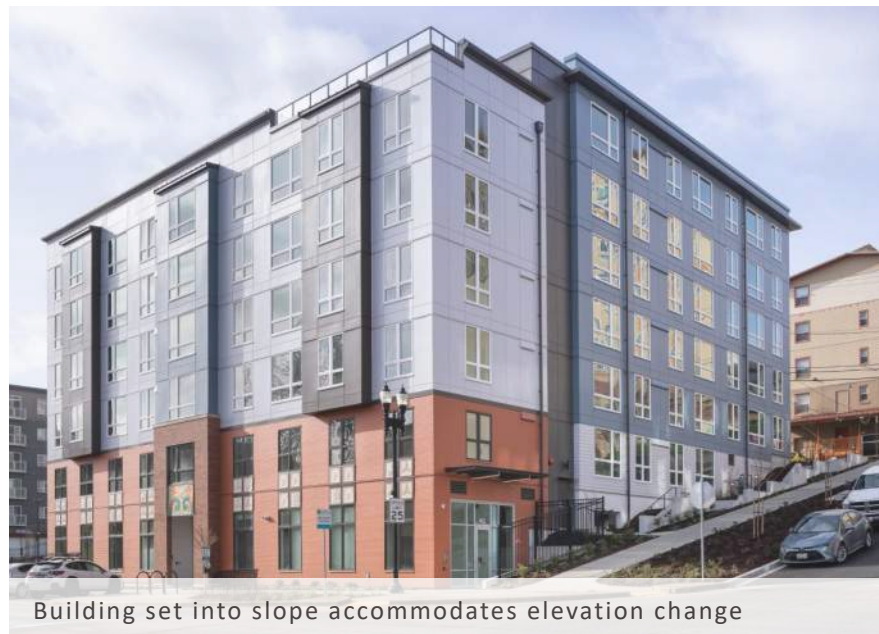
#### CS1-C-2 Elevation Changes

Use the existing site topography when locating structures and open spaces on the site.

An existing steep slope occurs from west property line to the east property line. The site would be stabilized by the proposed building and landscape design. Building and retaining walls would retain the steep slope along the west side of the site. Revegetation will be provided as needed for long term stabilization of a landscape areas.

The unique conditions of this site is how the development and access to facilities of the Trash room and the Electrical Vault need to occur. There are no alternate locations for the Trash Room, Waste Access Ramp, and SCL Vault. Seattle Public Utilities have one location that is approved for the housing development. The Trash Room, which is proposed at the NW corner of the site (see constraints outlined in DC1-C-4), would have a floor plane aligned with the grade at the ROW at N 50th St, allowing for dumpsters to be rolled to the Waste Access Ramp for trash pickup. The main building entry would align with the grade at the ROW at Aurora Ave N for pedestrian accessibility. The electrical vault is required at the south end of the site adjacent to the cell tower easement.

See Adjustment proposal and diagram on page 24.



#### CS1-D-1 On-Site Features

Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

An existing tree [Tree of Heaven] on an adjacent lot to the west will be protected, with the proposed building and site features designed to avoid conflict with the tree per the arborist's recommendations for tree protection.

An existing exceptional tree [Deodar Cedar] at the NW corner of the site is currently compromising the accessibility and continuity of the sidewalk in the ROW at N 50th St where it is pushing up under the sidewalk paving. The tree also has grown into the existing power lines and within the ROW. Pruning of the tree by SCL or SDOT will likely continue in the future and will not be under the property owner's control for aesthetics or ongoing maintenance for tree health; the entire mid-section of the tree was removed to accommodate power lines (see photos on page 24). The trash room location proposal outlined under DC1-C-4 also necessitates intersection with the existing exceptional tree root systems. The proposal to remove the exceptional tree will allow for more appropriate trees to be planted in the ROW. We are proposing to remove the tree to improve pedestrian circulation and experience with trees that are more appropriate within the ROW and allows for the property function of trash disposal. Relocation of the exceptional tree is not feasible due to it's size and integration with the ROW. New street trees and native landscaping will be proposed.

### CS2 URBAN PATTERN AND FORM

#### CS2-C-1 Corner Sites

Corner sites can serve as gateways or focal points.

This proposed development is intended to build out to the full building height. With a full six-story structure, this building will serve as a residential gateway with a strong urban edge along Aurora Ave. N. The development location is adjacent to an on-ramp to Aurora Ave N and also marks the beginning of Woodland Park's presence along Aurora Ave N. The on-ramp will be further enhanced with a curb bulb-out at the NE corner that allows for more pedestrian presence and restricts and controls traffic speed (see PL1-A-2 on page 20).



#### CS2-C-3 Full Block Sites

Break up long facades of full-block buildings to avoid a monolithic presence.

This site also has a full-block presence along Aurora Ave N, so the mass of the building will be broken by a full height recessed niche that is proposed at the building's main entry (See PL3-A). Detail and human scale is proposed at street level through the use of brick at the Level 1 facade contrasting the upper levels and landscaping along the street edge.

# 7.0 SEATTLE DESIGN GUIDELINES PROJECT ANALYSIS

## CS2 URBAN PATTERN AND FORM CS2-D-3 Zone Transitions

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s).

This site sits at the edge of a zone transition, with residential zoning to the west. This project adheres to the required 10ft residential setback, and is set back further at the southern portion of the site, which contains an easement.

Where the building is 10ft away from the west property line and full-height, the building is set into a slope, so only 5 out of the 6 levels will be visible from the residential zone. Living units will occupy this portion of the building, with windows facing the residential zone and continuing the residential feeling of the neighborhood at this transition point.

This project will include a landscape design that will act as a residential transition. Furthermore, the landscape design will include pollinator species per the request of Woodland Park Zoo.

## PL1 CONNECTIVITY

### PL1-A-1 Enhancing Open Space

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

The existing exceptional tree is currently compromising the safety of the sidewalk in the ROW at N 50th St where it is pushing up under the sidewalk paving, which already has a slope of between 8.7% and 11.1%. Due to the tree's intersection with existing power lines and it's crossing into the ROW, pruning requires SCL and SDOT coordination, so the owner does not have full control over maintenance of the tree. We are proposing removal of the tree to improve the sidewalk quality, with new trees planted in locations that are better coordinated with pedestrian circulation in the ROW.

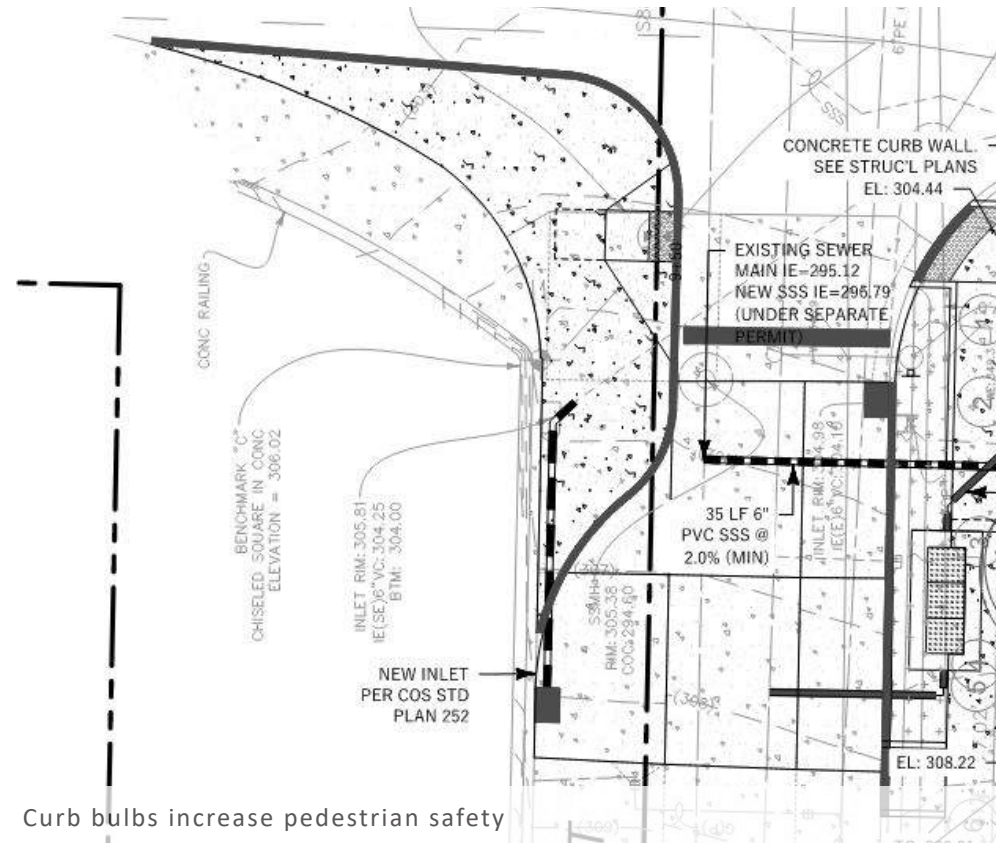
See the existing sidewalk condition on page 24.

## PL1-A-2 Adding to Public Life

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

A proposed curb bulb at the corner of N 50th St and Aurora Ave N would provide adequate space for a functional ADA companion ramp and would support safe pedestrian travel across N 50th St during solid waste collection days when solid waste truck is staged on N 50th St (curb bulb would discourage cars from passing the solid waste truck).

Additional enhancements include recessed entry niche at Aurora Ave N and street trees for place-making and breaking up the building facade. Landscaping will incorporate native plants and both year-round and seasonal plantings.



## PL2 WALKABILITY

### PL2-A-1 Access for All

Provide access for people of all abilities in a manner that is fully integrated into the project design.

The future tenant population will serve a variety of individuals, some of whom will have mobility issues. The entry has been located specifically to provide an accessible means of access from the sidewalk to the main entrance that works within the limitations of the existing site topography. To maintain security on the site, only one entry access point will be provided, creating equal amenity for all tenants.



### PL2-B-1 Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

The ground-level common spaces are carefully arranged as an open plan with few partitions, allowing for lines of sight to the exterior. In addition to the entry and reception, the main resident amenity areas are placed on the street frontage to provide natural surveillance of the sidewalk and neighborhood.

## PL2 WALKABILITY

### PL2-B-2 Lighting for Safety

Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Site safety and security are very important to the project. Lighting will be provided throughout the site to illuminate pathways and exterior spaces. For security purposes, specific attention will be given to ensure higher illumination levels are achieved at building entries and common amenity areas.



Large windows provide transparency into communal spaces and sight lines to street

### PL2-B-3 Street-Level Transparency

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

The ground level spaces fronting Aurora Ave N will have large windows to bring in natural light into interior spaces and provide clear sight lines between the reception area and the main entry/sidewalk.

## PL3 STREET-LEVEL INTERACTION

### PL3-A-1-c. Entries

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

The building entry will be designed to be easily identifiable from the street, with a proposed entry niche that extends the full vertical height of the building facade. A canopy is proposed at the entry niche, along with special paving to mark the entry. Landscape design will be thoughtful in regard to a semi-private entry. Security will be provided to the building by a single pedestrian site entrance. The location of the reception office will be able to monitor this entrance 24/7, with sight lines to the street and interior common areas.

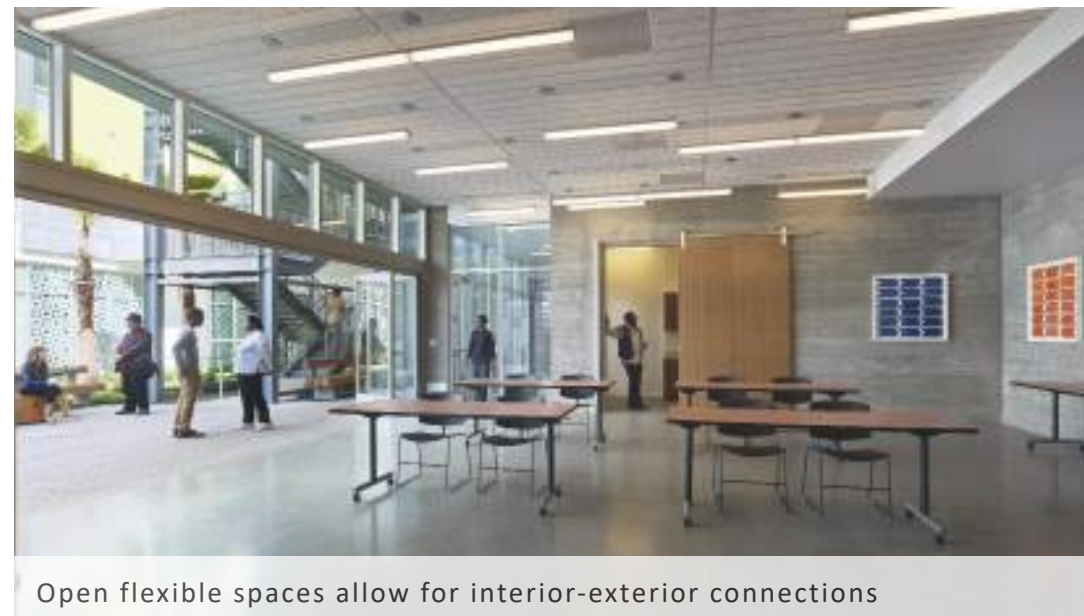
See entry example on page 20 (PL2-A-1).

## DC1 PROJECT USES AND ACTIVITIES

### DC1-A-4 Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

Large windows along Aurora Ave N will allow for a strong visual connection between interior and exterior spaces. An open floor plan and minimal obstructions within the courtyard will allow building staff to maintain a visual connection to accessible exterior common areas.



Open flexible spaces allow for interior-exterior connections

## DC1 PROJECT USES AND ACTIVITIES

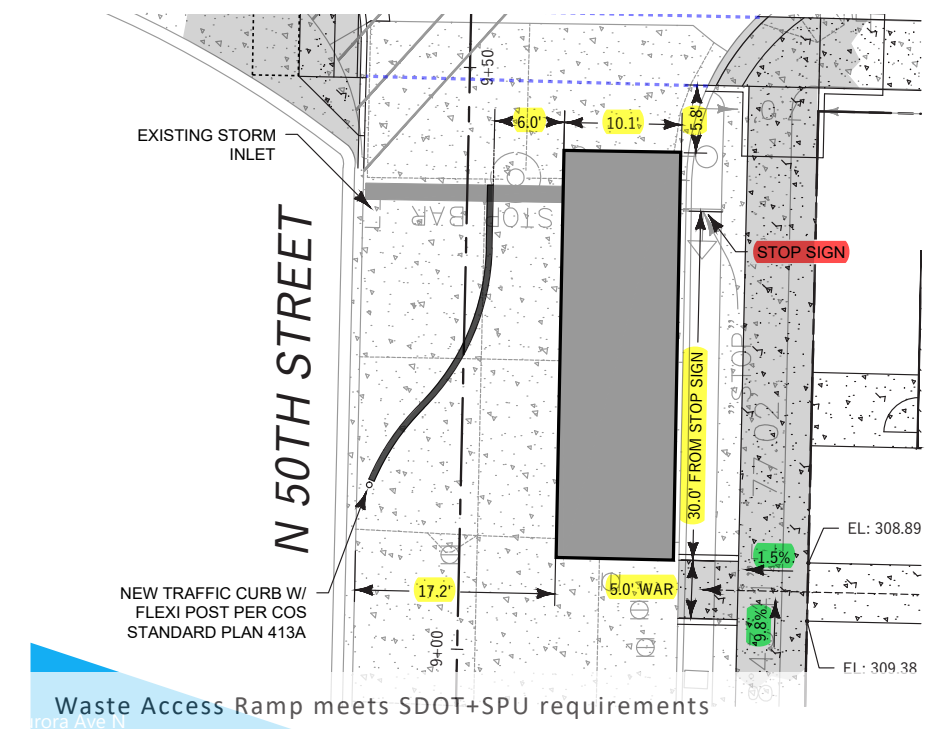
### DC1-C-4 PARKING AND SERVICE USES

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site.

This project proposes Service Uses be located on the North and South edges of the property to maintain an attractive edge along Aurora Ave N, the most prominent street facade.

The Trash Room and Waste Access Ramp (WAR) are proposed at the north side of the building facing N 50th St as a requirement from SPU and SDOT. The WAR is required to be 30ft minimum from the stop sign at Aurora Ave N to allow for pedestrian safety. SDOT also recommended the Waste Door be located as far west as possible to avoid the driver working against the slope of the sidewalk, which varies between 8.7% and 11.1%. The trash room location proposed would intersect with the existing exceptional tree critical root zones; the exceptional Deodar tree is proposed for removal. New trees will be planted in locations that are better coordinated with the proposed building design. Staging will not occur for this project, as the driver will enter the room and transport dumpsters to the collection point on N. 50th St. This approach allows for a cleaner street presence with minimal interference to pedestrians.

The SCL vault is proposed at the SE corner of the site in order to connect to the existing power pole along N 49th St. Green-screens are proposed at the Aurora-face of the SCL vault to maintain an attractive edge.



# ARCHITECTURAL CONCEPT

Unit Count: 100  
 Parking: 7 Stalls (Below-grade Garage)  
 Commercial Square-Footage: None  
 Adjustment: Requested for SMC 25.11.040.A.3

## DESIGN CONCEPT BASED ON URBAN DESIGN ANALYSIS:

This site has a full-block presence along Aurora Ave N. The proposed design would use the full building height allowance to create a strong urban edge at the intersection of Aurora Ave N and N 50th St.

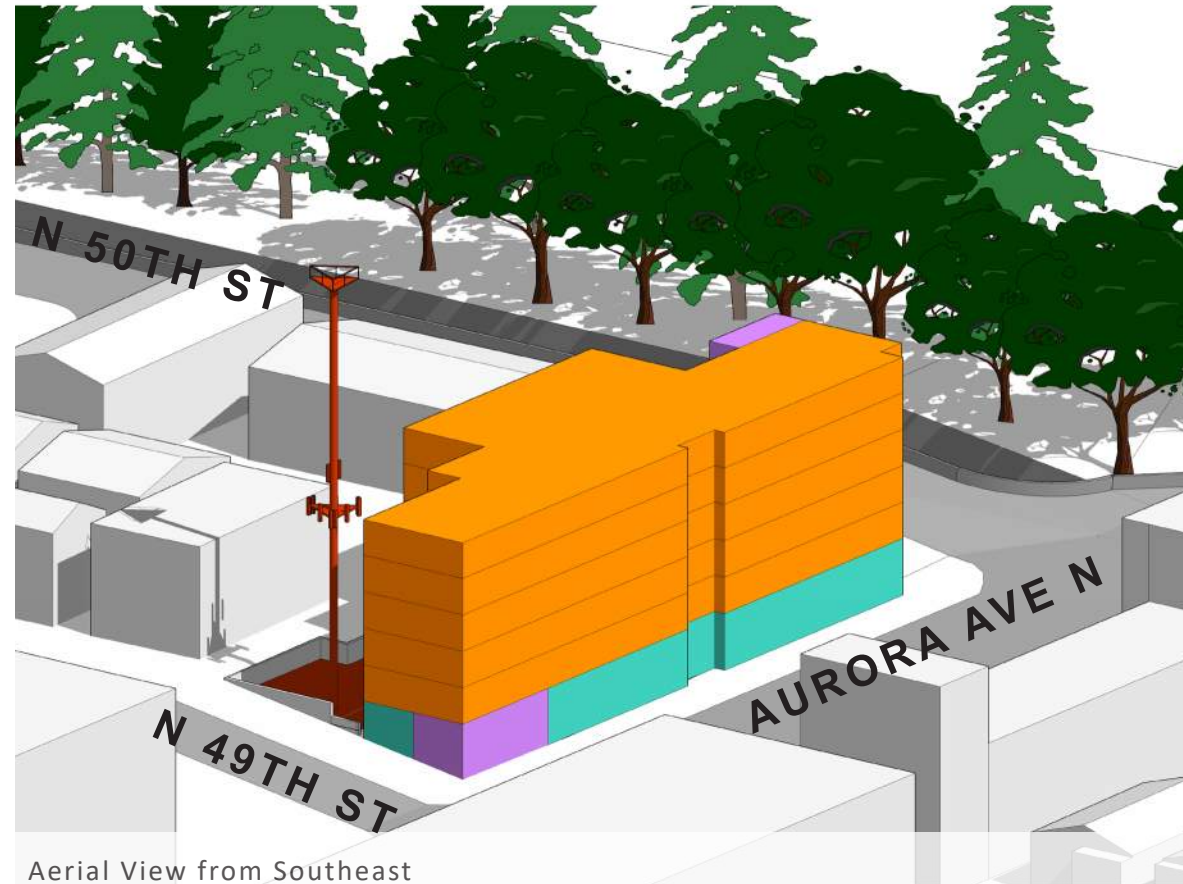
The building entry will be designed to be easily identifiable from the street, with a proposed entry niche that extends the full vertical height of the building facade. Detail and human scale is proposed at street level through the use of brick at the Level 1 facade and landscaping along the street edge. Repeating windows and street trees would add rhythm to the facade and street presence.

In response to the community outreach concerns, residential common areas are located at the street frontage to provide 'eyes on the street' for 24 hrs/day. This configuration increases transparency of the street-facing facade to allow the 24-hr reception staff to maintain a visual connection to residential common areas and the street frontage.

The outdoor amenity space will be located in a courtyard set into the slope at the NW corner of the site, providing security for the courtyard and privacy for the tenants and neighbors.

See page 25 for landscape concept plan.

**Adjustment Request:** This scheme would require a departure from Restriction on Tree Removal to allow the removal of an existing exceptional tree located on lot 7 of the north parcel (25.11.040.A.3). See pages 24-25 for adjustment request.



Aerial View from Southeast

+ Building massing is built into slope at west side of site, and entry niche breaks up full-block facade.

+ Neighboring tree is protected.

- Existing exceptional tree is proposed for removal.



Aerial View from Southwest (Showing Tree Proposed for Removal)



Aerial View from Northeast (Showing Tree Proposed for Removal)

## OPPORTUNITIES & CONSTRAINTS

+ Massing proposed takes advantage of existing site topography, mitigating the existing steep slope.

+ Frontage provides a strong street presence and "gateway" at NE corner.

+ Waste Access Ramp meets SDOT and SPU requirements.

- Upper level units and fenestration are oriented toward east/west facades.

+ Street-level transparency provides eyes-on-the-street.

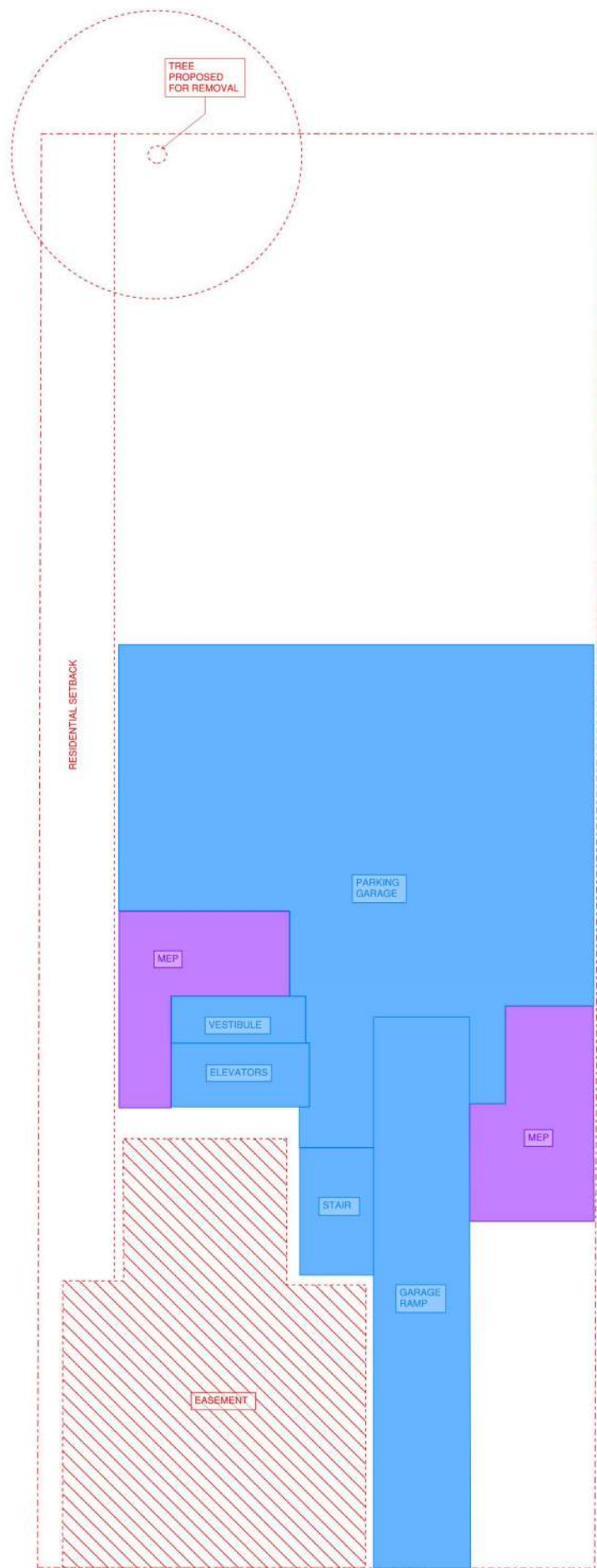
+ Single, accessible entry increases equity and security.

+ Level 1 Courtyard at NW portion of site provides tenant privacy and landscaped buffer at shared property line.

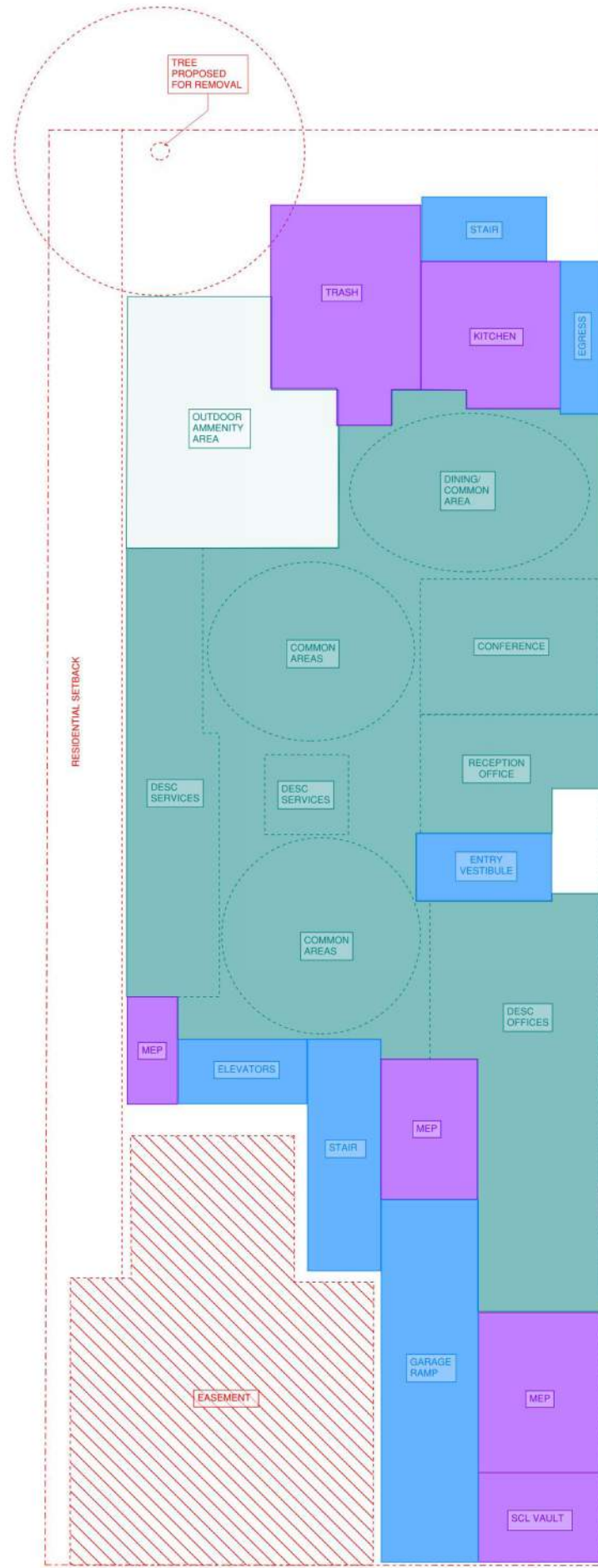
+ ROW improvements at N 50th St increase pedestrian safety.



View from Street



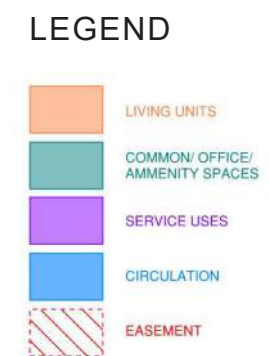
LEVEL 0 (BELOW-GRADE)



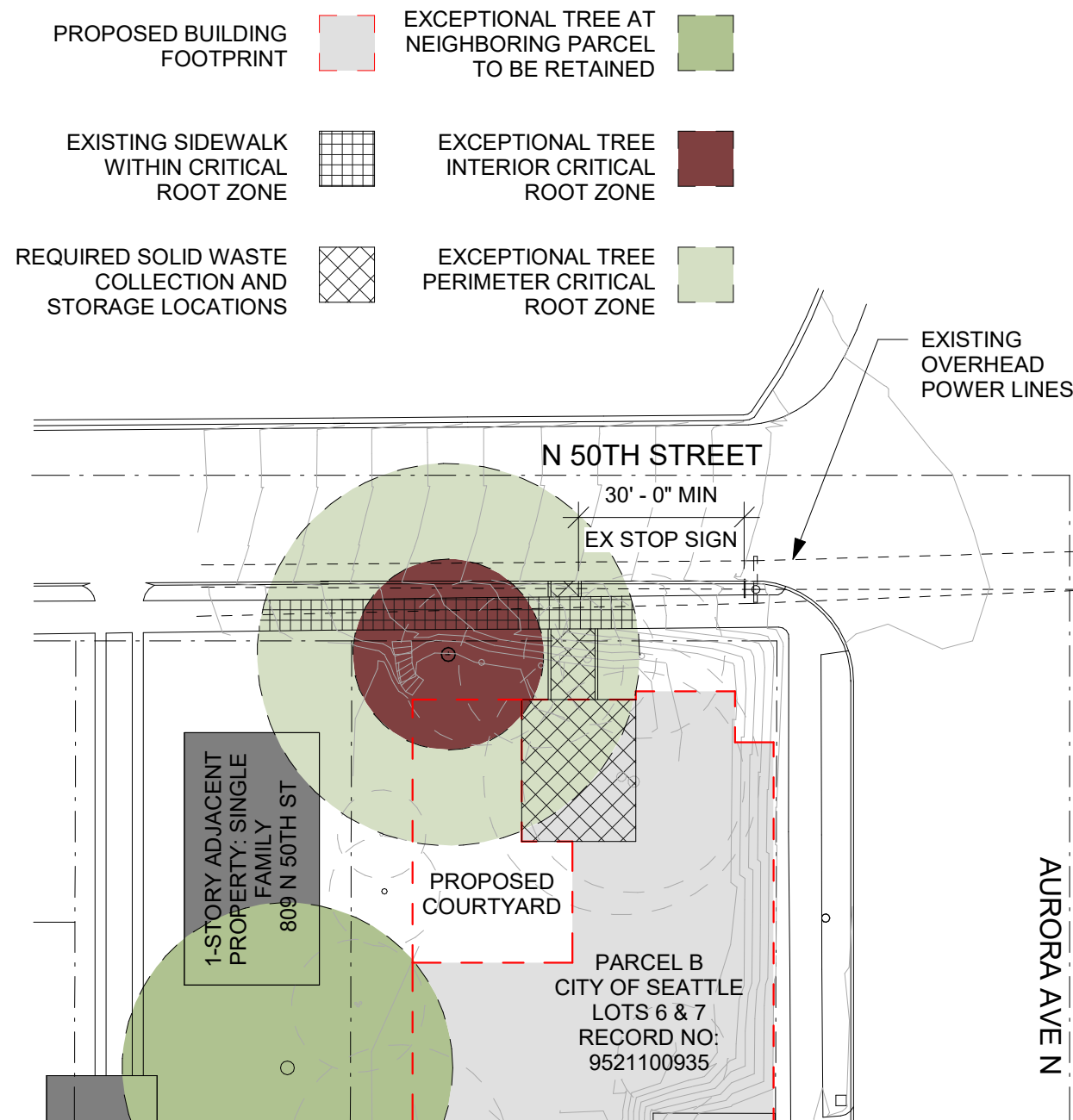
LEVEL 1



LEVELS 2-6



## 8.8 REQUESTED ADJUSTMENT



### LAND USE CODE REQUIREMENT

**SMC 25.11.040.A.3 - Restrictions on Tree Removal -**  
 Tree removal is prohibited in the following cases:  
 Exceptional trees on lots in Lowrise, Midrise, Commercial, and Single Family Zones.

### ADJUSTMENT REQUEST

The applicant proposes removing the exceptional tree currently located on Lot 7 of the North Parcel (9521100935)

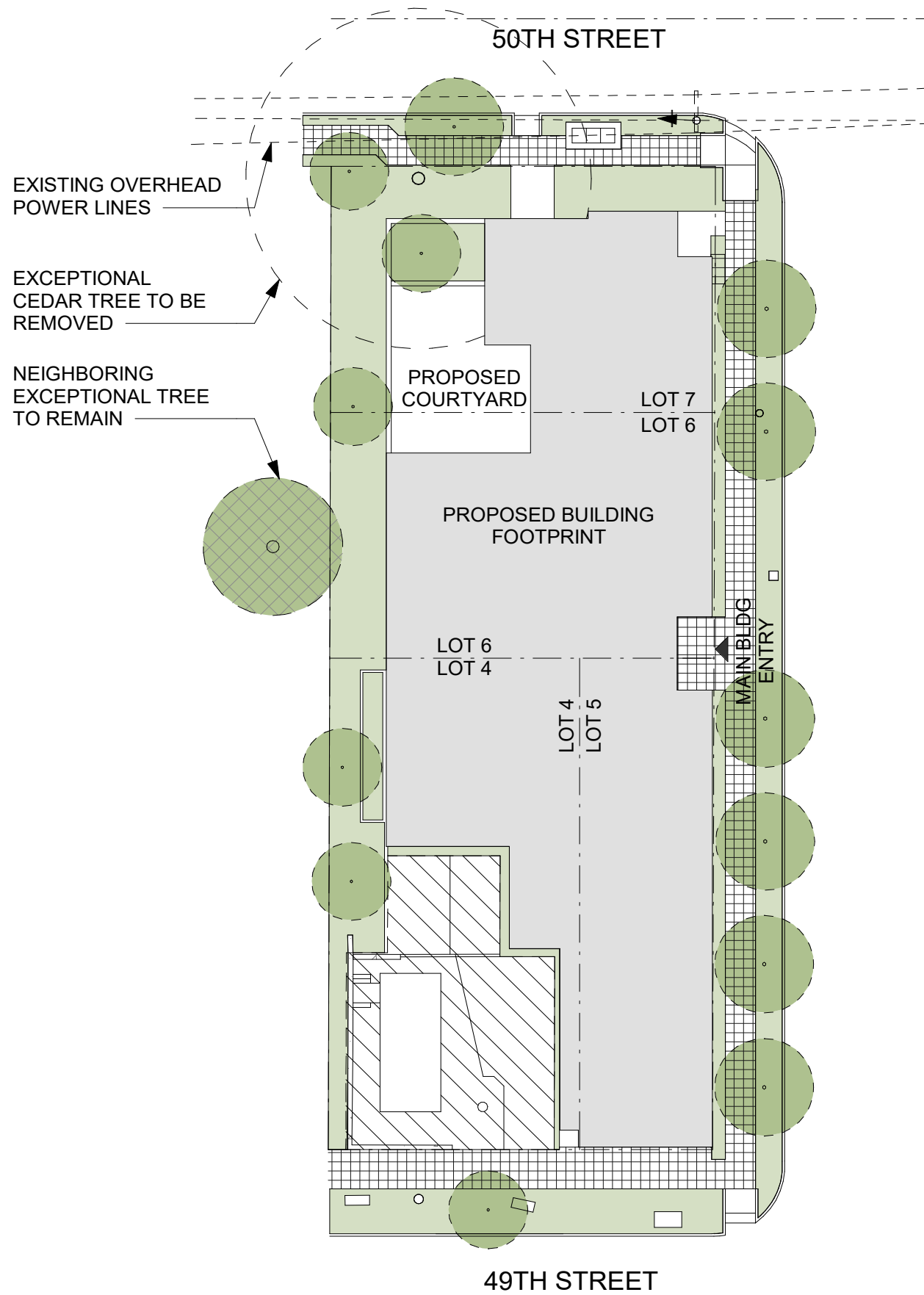
### RATIONALE FOR REQUEST

1. The significant tree has damaged and lifted the existing sidewalk, creating an uneven area of steeper sidewalk grade on a R.O.W. already sloping between 8.7% and 11.1%. Preserving the tree would make installation of a new sidewalk with a more accessible slope extremely difficult due to the overlap with the tree's Critical Root Zone.
2. The majority of the significant tree's body is located within the N 50th St. Right of Way. This being the case, the owner does not have full control over the maintenance of the tree, and pruning requires coordination with and between SDOT and SCL, complicating care in addition to the topping already necessary to keep the tree clear of the Overhead Power Line along N 50th St.
3. Site conditions and the requirements of SMC 23.54.040 necessitate Solid Waste Collection be located minimum 30' West of the existing Stop Sign located at the intersection of N 50th St. and Aurora Ave N. This pickup location and the connected Storage area fall within the significant tree's critical root zone, complicating construction and preservation.



**ILLUSTRATION: EXCEPTIONAL TREE REMOVAL RATIONALE**  
 SITE PLAN





**LANDSCAPE CONCEPT**  
SITE PLAN SHOWING PROPOSED BUILDING FOOTPRINT  
AND LANDSCAPE IN CASE OF TREE REMOVAL



Tree has been pruned to avoid overhead power lines per SCL requirements.



Tree roots encroach into existing sidewalk, significantly lifting the sidewalk and compromising accessibility to the adjacent residential neighborhood.

**IMPACTS IF NOT GRANTED**

Preservation of the significant tree will complicate and be complicated by the construction of the building's critical service areas and restoration of the pedestrian connection between Aurora Ave N and westward N 50th St, as shown on Pages 8 and 24. Continued maintenance of the tree will also be complicated by its proximity to the overhead power lines and the Right of Way

**DESIGN GUIDELINES SUPPORTING THE ADJUSTMENT REQUEST**

**PL1-A-1 Enhancing Open Space:** The sidewalk at N 50th St will be rebuilt to be more accessible than the existing damaged walk within the significant tree's Critical Root Zone, renewing the only current pedestrian option for travel from Aurora Ave N along N 50th St and the Zoo's scenic southern perimeter. The area and adjacent courtyard will also be replanted with trees and context-appropriate landscaping to aid in the visual transition between the contrasting building densities.

**CS1-D-1 On-Site Features:** If the significant tree is removed, new trees will be planted in locations better coordinated with improved pedestrian circulation in the Right of Way and the site's required Solid Waste Collection and Storage sizes and locations. Relocation of the exceptional tree is not feasible due to its size and integration with the ROW. New street trees and landscaping are proposed and will incorporate native plants and both year-round and seasonal plantings, including pollinator species per the request of neighboring Woodland Park Zoo.