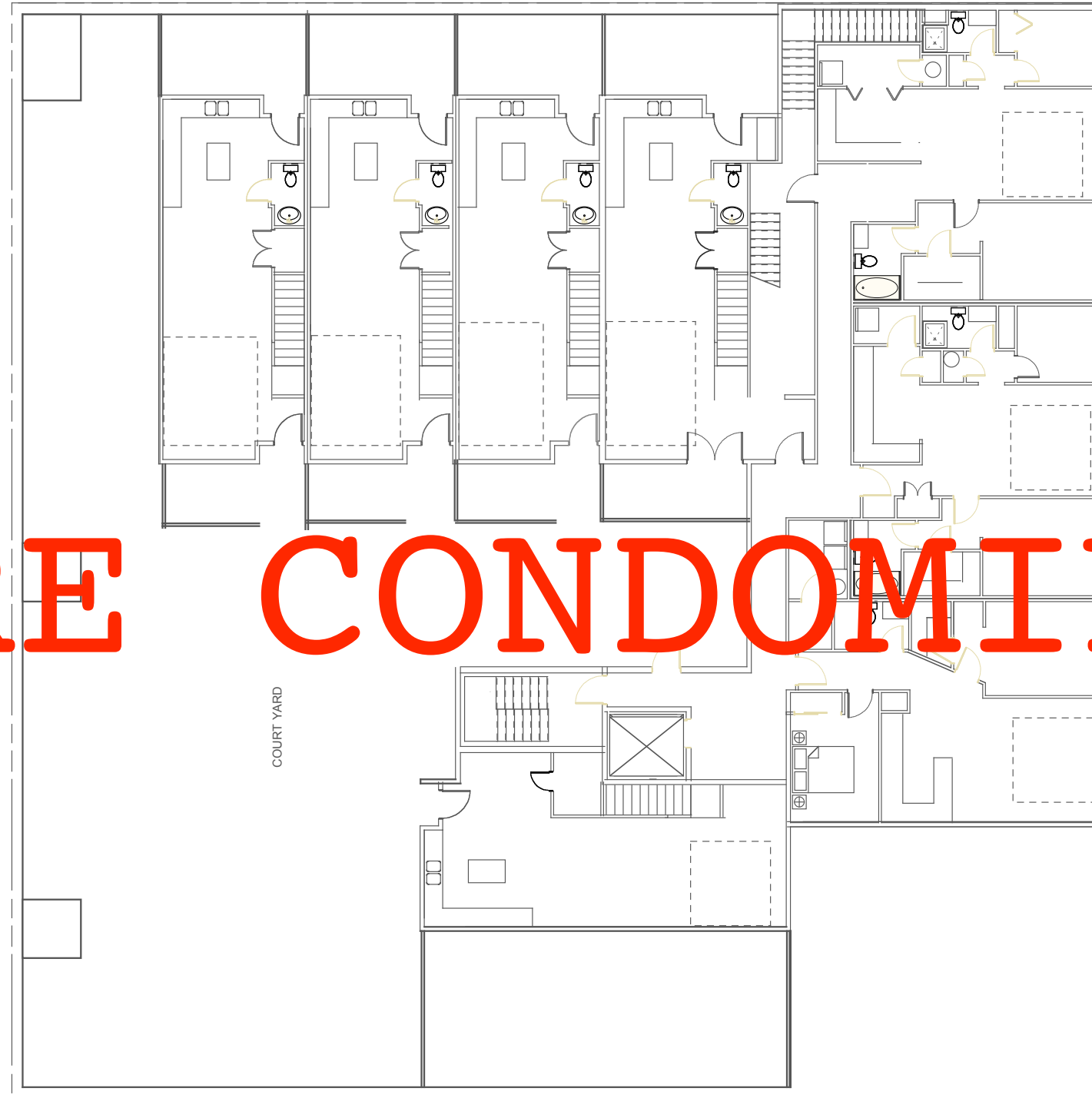
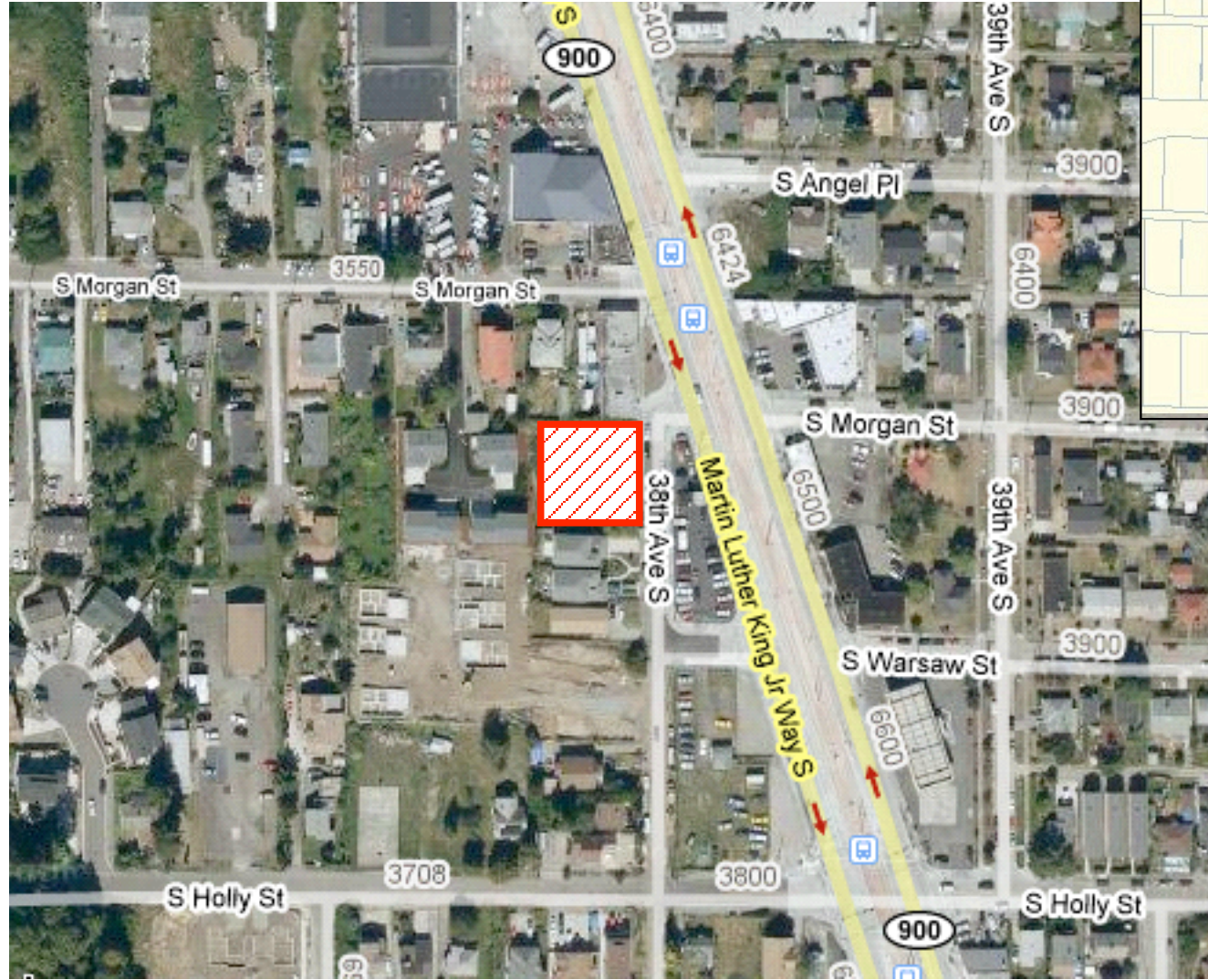


EMPIRE CONDOMINIUMS

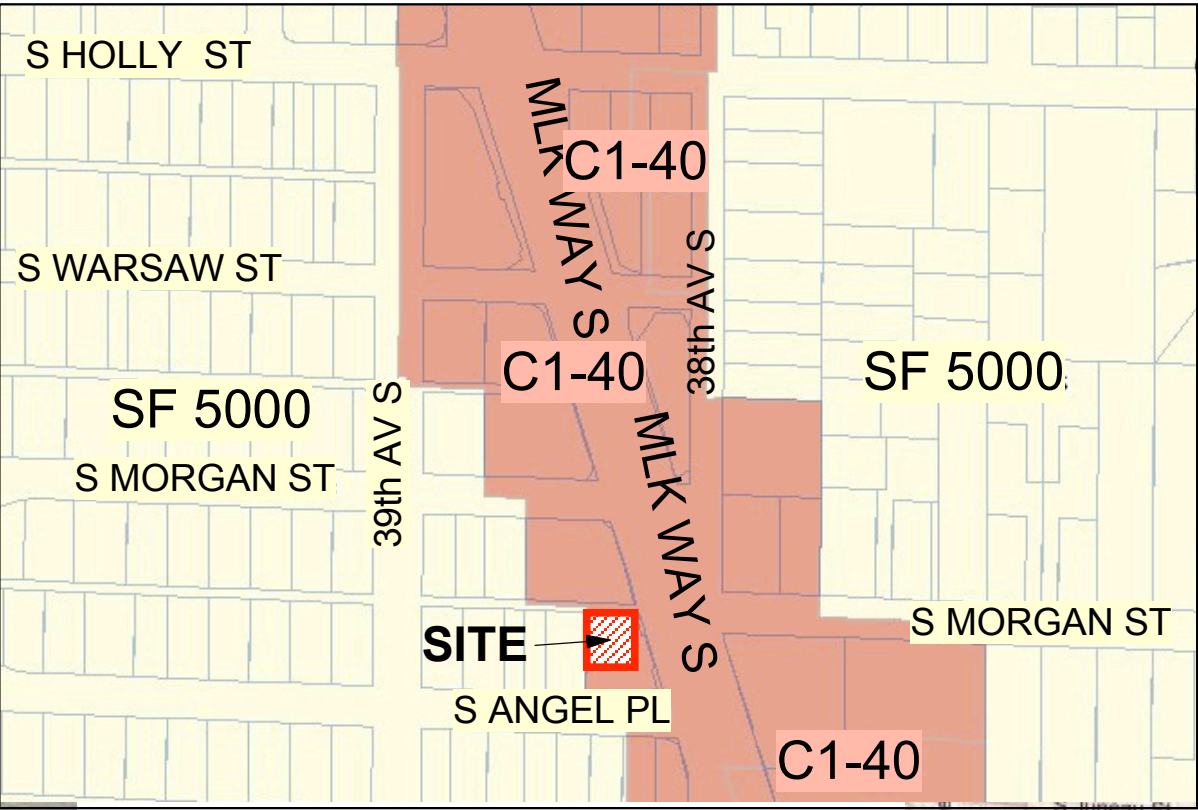


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EARLY DESIGN GUIDANCE
THE **EMPIRE** BUILDING
6515 38th Ave. S



NEIGHBORHOOD



ZONE

DEVELOPMENT OBJECTIVES:

- EMPIRE CONDOMINIUMS
- 6515 38TH AV. S SEATTLE
- 17 to 24 Condominiums
 - 5 town home style condo
 - 3 loft style
 - 9 to 16 flats
- 4,500 sf retail
- 25+/- below grade parking space
- NO DESIGN DEPARTURES
- NO VARIANCES



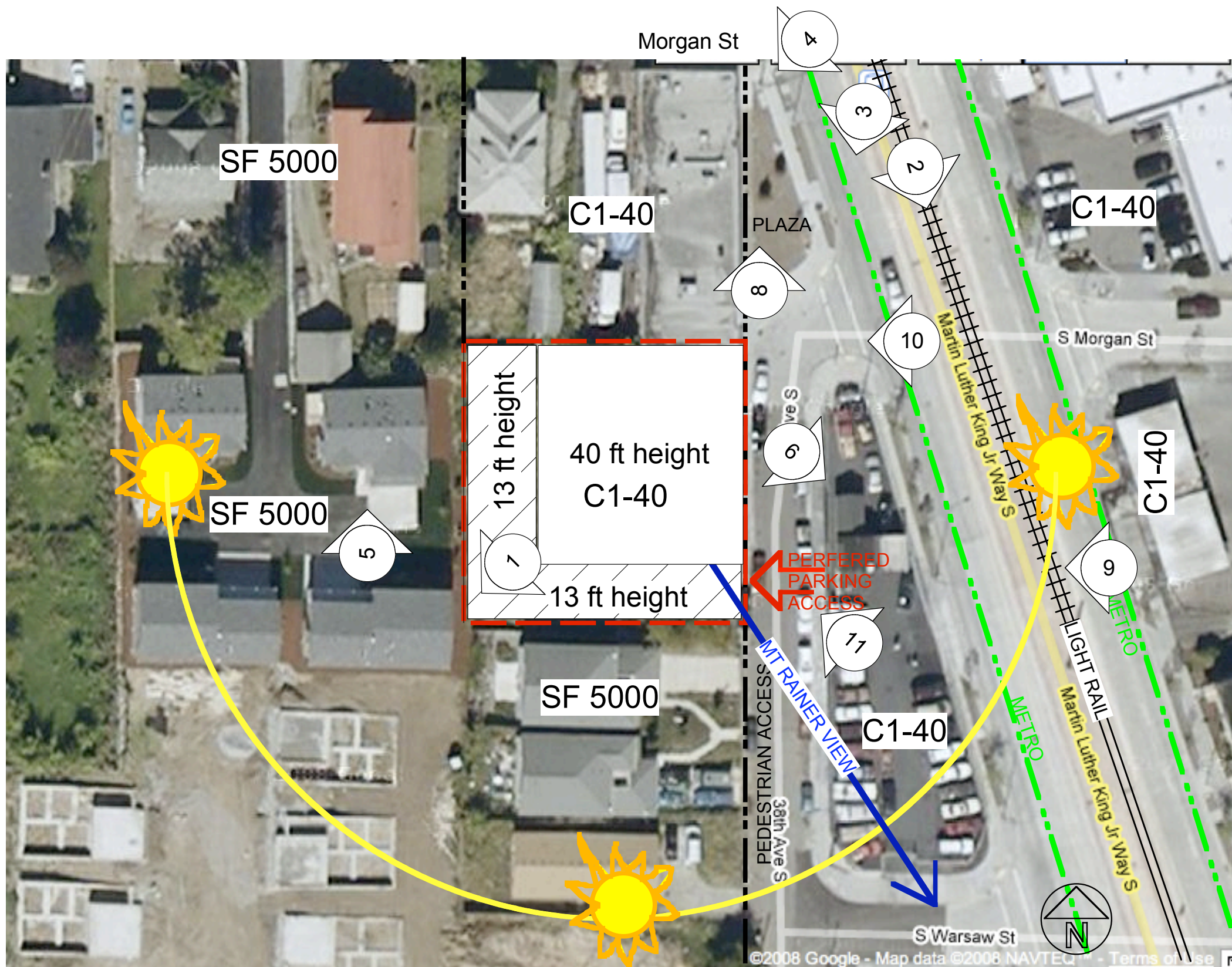
PROXIMITY

VICINITY

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Site Analysis Summary

38th street

- Street made up of single family and commercial store fronts.
- Level for easy pedestrian access.
- North end of street high visibility from MLK

S Morgan street

- S Morgan St. intersects with 38th Av. South allowing views of commercial from MLK

- Level for easy pedestrian access

West Property line

- Abuts single family homes.

South Property line

- Abuts single family homes.

North Property line

- Abuts Commercial zone with same set backs as the empire property.

- North property has wide sidewalk.

East Property line

- Fronts 38th street. 6ft sidewalk.

Across Street

- Odd pie shaped site.

Solar Access

- East façade will have unobstructed access to sun.

- South and West Facades have minimal blocking from single family homes.

Building Mass

- Large massing to front 38th street and north property line. Step massing to west and south.

Views

- Views of Mt Rainer from East facades.

Amenities

- Light Rail on MLK.
- A cultural diverse neighborhood.
- Wide sidewalk fronts store fronts at MLK.

Auto and pedestrian access

- Access from 38th street. No Alley.

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1 Looking south east from rear of site



2 South MLK



3 Across MLK down 38th



4 Corner of MLK and Morgan



5 Typical home east and south of site



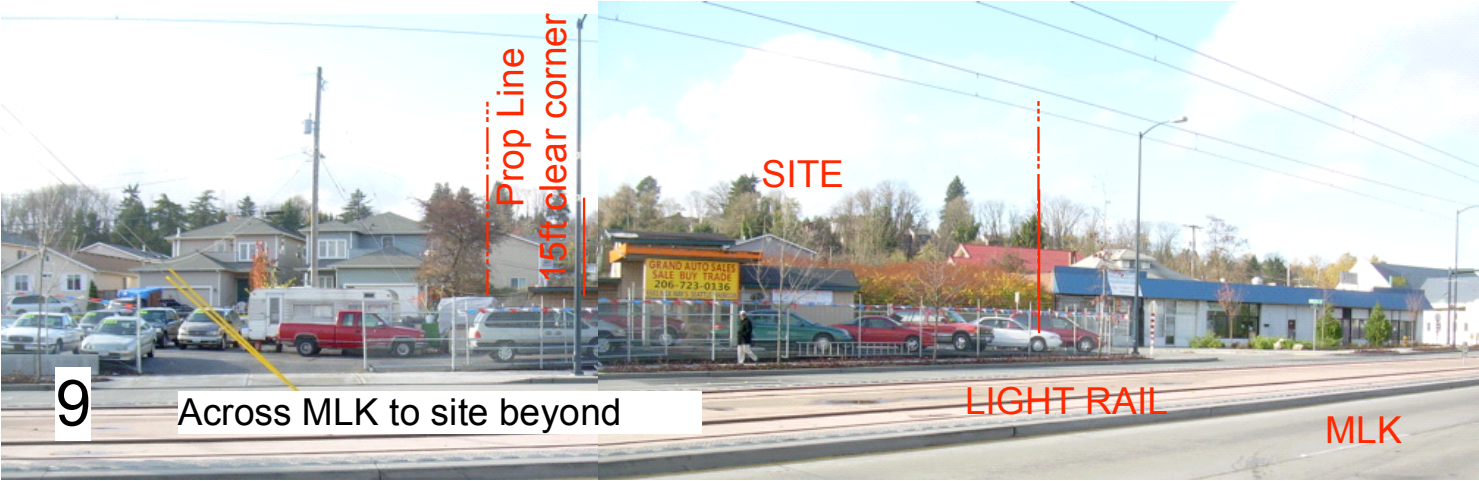
6 Lot across street



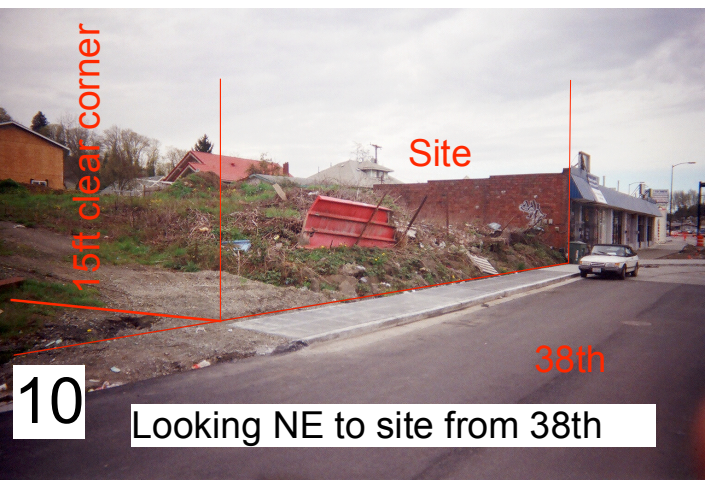
7 Down 38th street



8 Looking north on sidewalk



9 Across MLK to site beyond



10 Looking NE to site from 38th



11 Intersection of 38th Morgan and MLK

PHOTOS



1 Looking south west accross 38th to site



2 Facade of home south of Site



3 South property line looking west



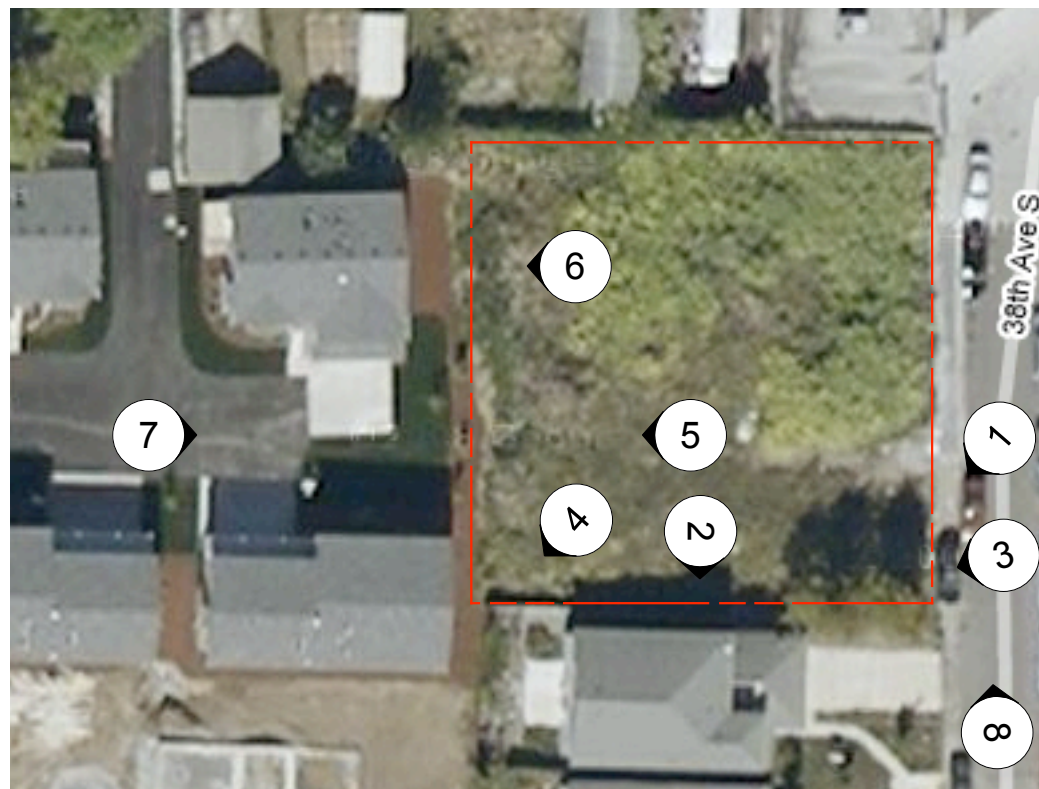
4 South west corner of site



5 Looing west from site



6 House facade west of site



7 Looking east into site



8 Looking north on 38th

PHOTOS

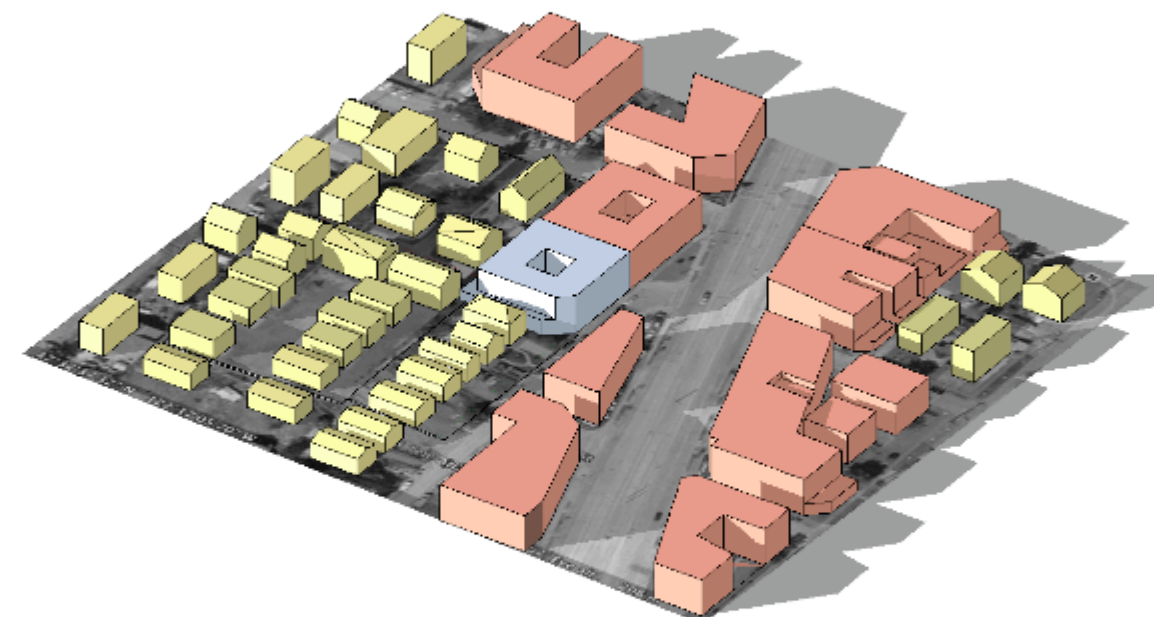
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THE EMPIRE BUILDING
6515 38th Ave. S

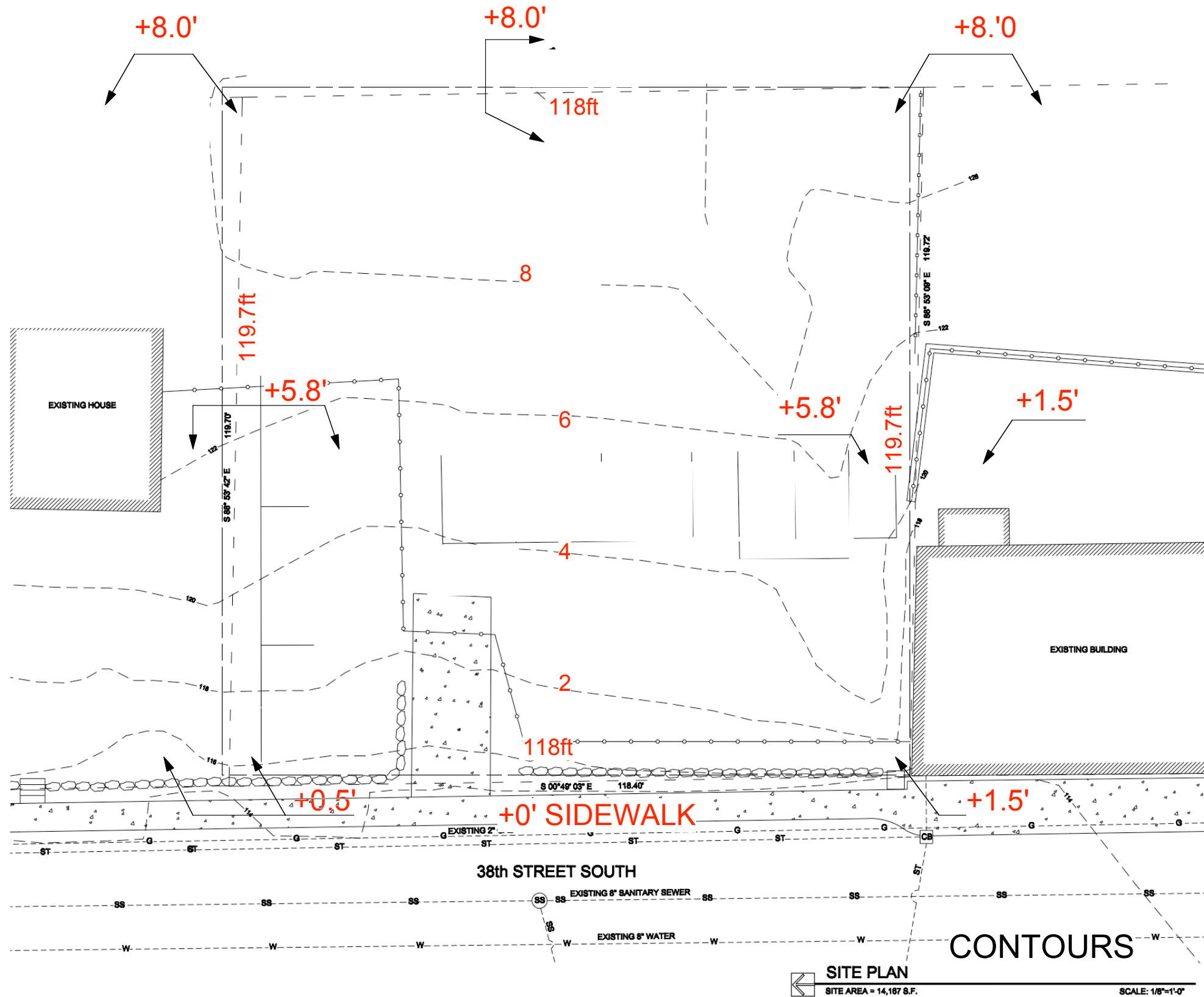
3B

Site Location:	6515 38th AV. S
Tax ID:	333300-2130
Zoning:	C1-40
Area Lot	14,174sf
Design Review:	Yes 12,000sf commercial or more than 4 res units
MUP	MUP components will be SEPA, design review and any proposed zoning code departures.
Permitted uses:	Retail and Commercial allowed Residential: use L4 standards no front yard setback
Height:	40ft + 5ft slope
Roof Top Features:	Mechanical stair and solar OK to extend above limit
Lot Coverage:	No limit
Density	Density requirements do not apply in residential projects in NC-2
FAR	3.0 for residential 3.25 for combined residential/commercial (below grade exempt)
Setbacks (NC2 to SF):	Front:None Rear:15 feet for portions of structures above 13ft Side: 10 feet for portions of structures above 13 ft
23.47A.014 B2	
Setbacks (NC2 to Commercial)	Front: None
23.47A.014 B2	Rear: None Side: None

ADA Parking	Per State code. First stall van pool
Bicycle: chart E 23.54.015	Office:1:4,000sf long term, 1:40,000sf short term Residential:1:4 units
Parking Access: 23.47A.032	1 garage door max, Alley pertfered Underground allowed
Parking Location: 23.47A.0232	Behind structure allowed not between façade and street
Curb Cut	(1) 25ft
Outdoor storage	Not allowed
Outdoor sales	40% or 1,000 what is less (screen required)
Outdoor display	15% or 1,000 what is less (screen required)
Open Space:	Required
Modulation:	No modulation required
Transparency 23.47A.008	Yes. 40% max blank.
Green Factor: 23.47A.016	Yes. .30 or GF score or better.
Trash/Recycle 23.47A.029	Residential:7-15 units = 75sf(front load) Commercial: 5,000sf = 125sf(rear load)
Parking: 23.54.015	Residential: 1.15 per unit, .0002 per sf ft per unit over 500sf Retail: 1:250sf Office:1:1000sf Restaraunt:1:250sf Transit reduction: 20% reduction within 800ft Exemptions: No parking required for first 1500sf each business



MAXIMUM MASSING FOR NEIGHBORHOOD USING C1-40 CODES



EXISTING SITE CONTOURS DIMENSIONS

5

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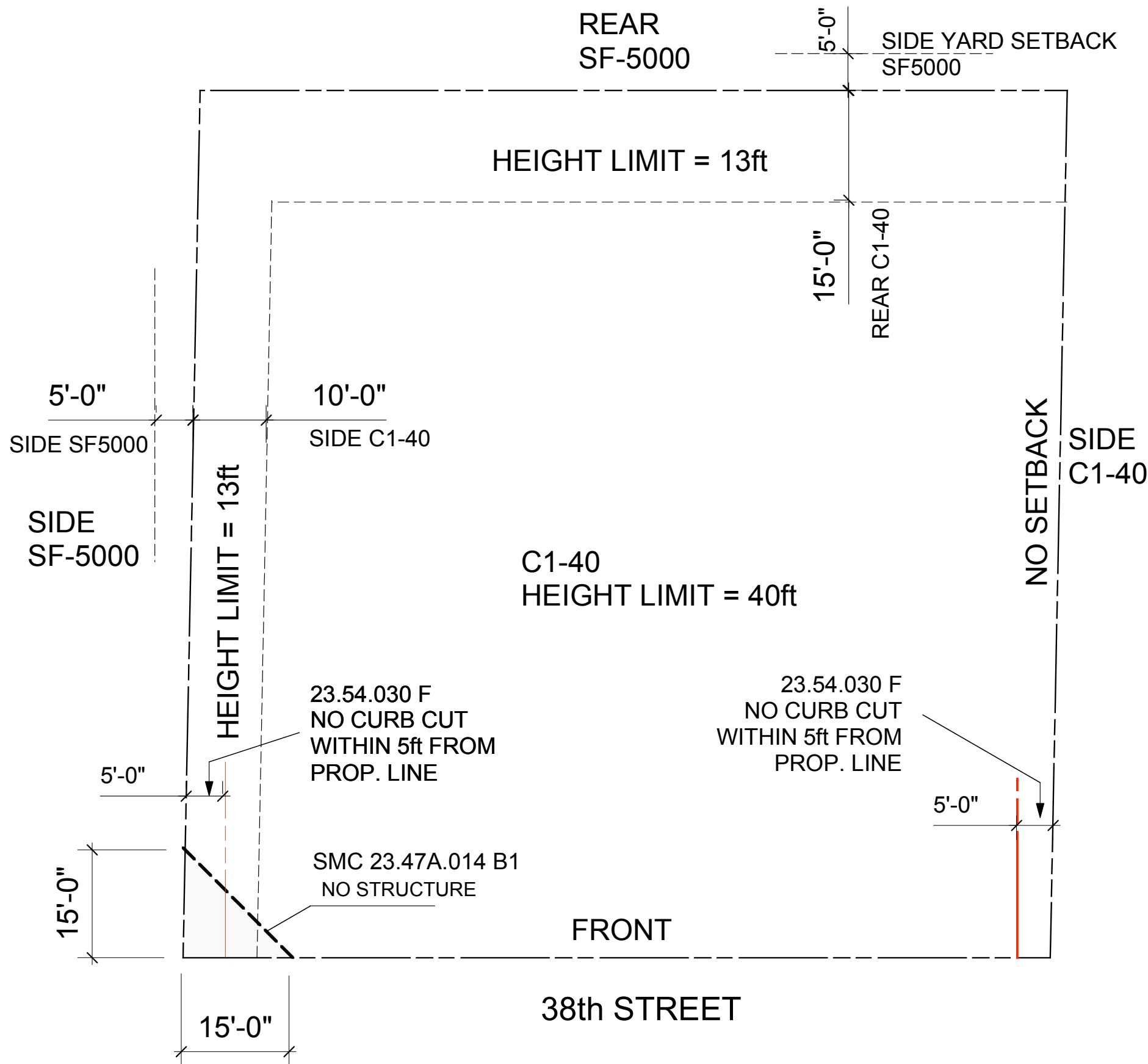
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EARLY DESIGN GUIDANCE

THE EMPIRE BUILDING

6515 38th Ave. S



1. SIDE @ SF-5000

SMC 23.47A.014 B2 setback is required on the south property line. A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows: Ten (10) feet for portions of structures above thirteen (13) feet in height to a maximum of sixty-five (65) feet; and

2. REAR @ SF-5000

SMC 23.47A.014 B3 setback is required along the west property line. Structures with more than one dwelling unit. For a structure with more than one dwelling unit, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: Fifteen (15) feet for portions of structures above thirteen (13) feet in height to a maximum of forty (40) feet.

3. CORNER @ STREET

SMC 23.47A.014 B1 A setback is required on any lot that abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two (2) sides of the triangle must each extend along the street lot line and side lot line fifteen (15) feet from the intersection of the street lot line and the side lot line abutting the residentially zoned lot. The third side connects these two (2) sides with a diagonal line across the lot. This setback is required in the SE corner of the site.

4. FRONT

None Required

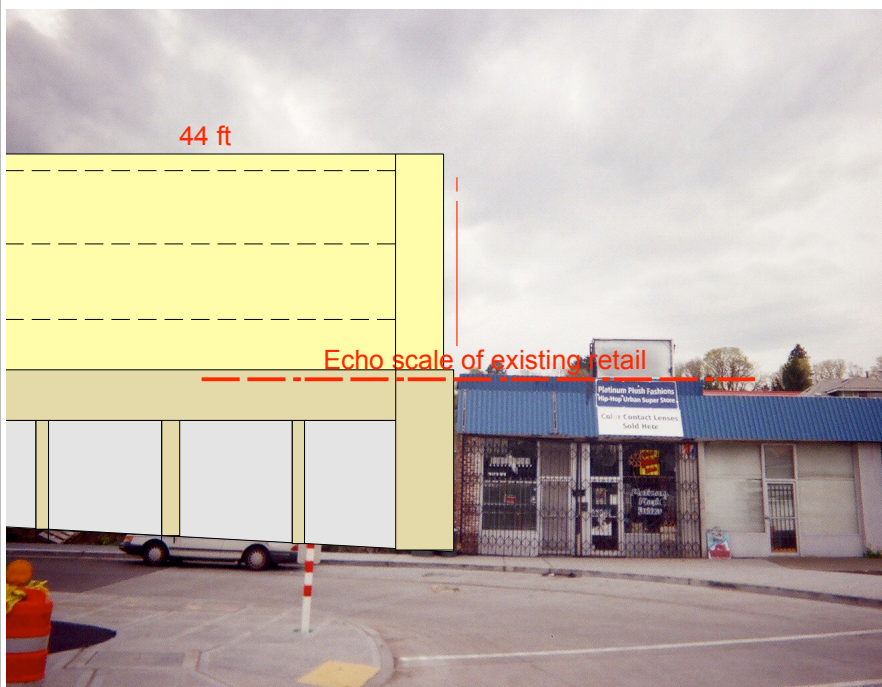
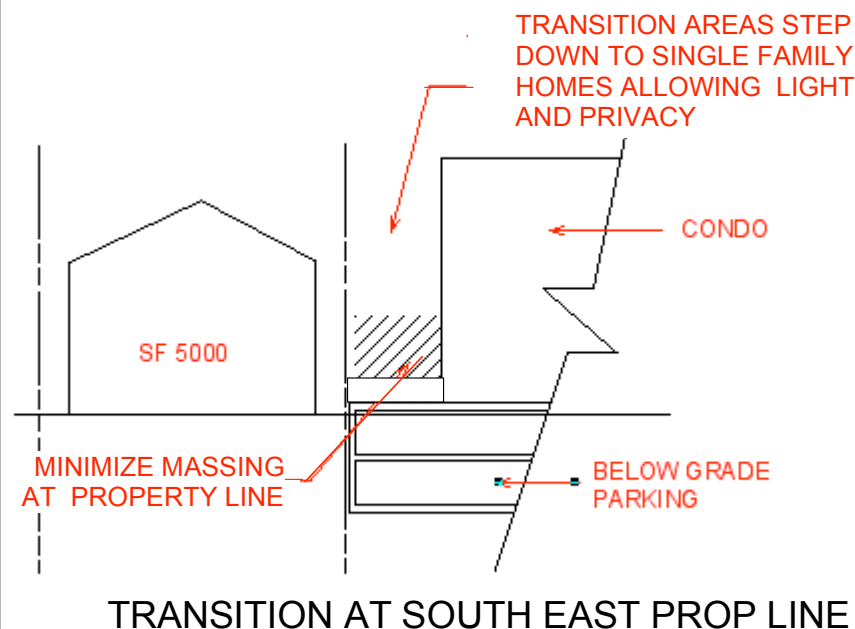
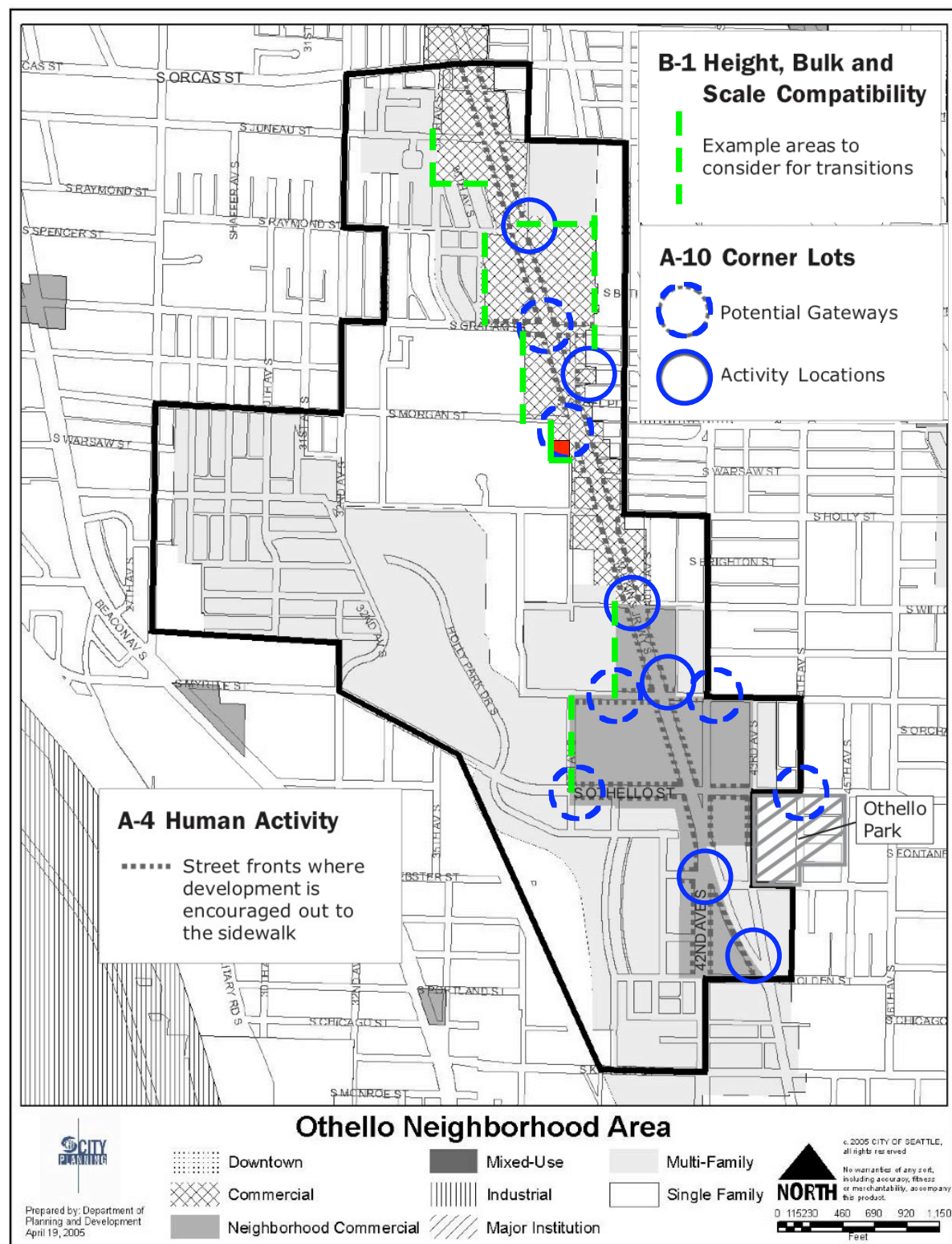
5. PARKING

No curbcut within 5ft of propertyline.
Min Curb Cut width 22ft
10ft sight triangle required per 23.54.030 E

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EARLY DESIGN GUIDANCE
THE EMPIRE BUILDING
6515 38th Ave. S

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FACADE SCALE

Othello Neighborhood:

The Empire Building is located in the Othello neighborhood plan. We intend to meet all the goals set out in the neighborhood plan:

Establishing new or reinforcing existing commercial "nodes" of development: The site is next door to one of the few existing storefront buildings in the neighborhood. Aligning the storefronts makes for an ideal street front for retail. This, along with the enlarged sidewalk make for an urban node.

Improving commercial facades: The site has been awarded a front yard street dedication waiver. This allows the facades to align in traditional urban style

Promoting sensitive transitions from commercial to residential land: The zone allows up to 13 ft tall massing at the property lines that abut sf5000 zones. We have chosen to not build in this area allowing substantial relief from the single family lots. We are also trying to modulate the east and south units to better relate to the context of the neighborhood. This allows for a courtyard and open space.

Encouraging pedestrian comfort and safety: the store fronts along 38th the addition of signage and lighting will create a friendly streetscape. The site is currently empty and detracts from the street.

Creating community identity: This new building along with the existing store fronts to the north will reinforce the Othello neighborhood as a whole and also create a small node of activity. |

Bulk and height: The buildings major mass will be on the 38th frontage. The full 40ft will be used. The building will step down to the east and south to relate to the single family zone.

Facade Continuity: The scale and rhythm of the adjoining facade will be echoed in the empire building to create a harmonious streetscape. Unfortunately the adjoining building to the north is only one floor. Changing materials and a small step back will

NEIGHBORHOOD

EARLY DESIGN GUIDANCE

THE **EMPIRE** BUILDING
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Desired Uses / Location

Use Location:

The zoning allows a 40-foot height, and the design intent is to use the full height for 3 residential stories over a mixed-use base. The Commercial first floor is half submerged in the site. Residential portion above street level will meet the set back code with out code changes

Retail:

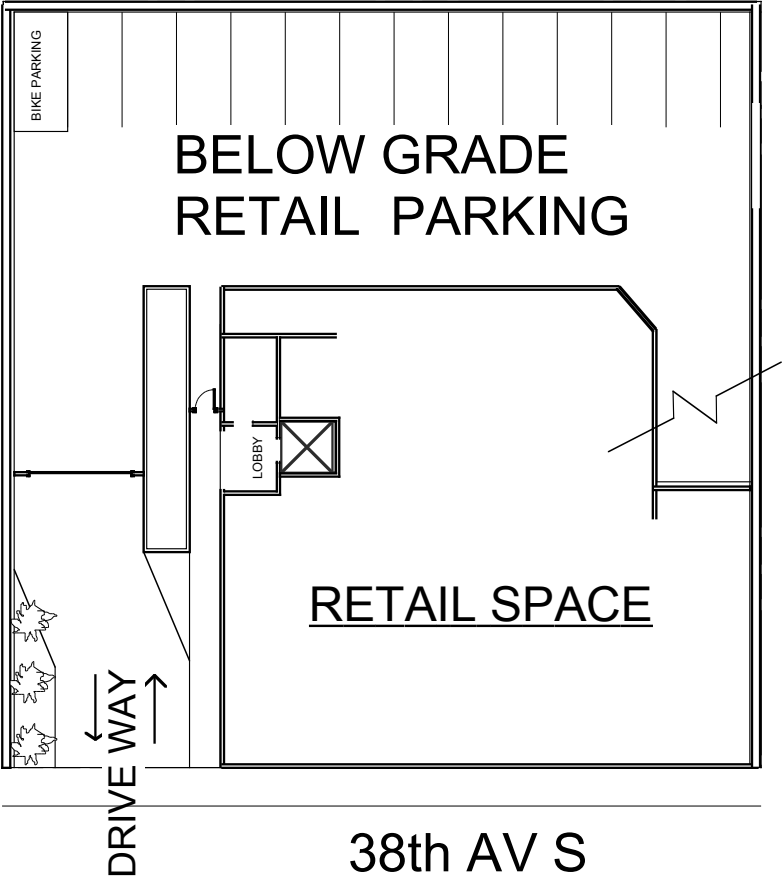
This highly visible site is well suited to retail use. The design intent is to use the geometry and the slope of the site to best advantage for an active pedestrian environment. Parking entry is set back from the street and all parking is below grade and behind the retail store fronts on 38th per code.

Residential

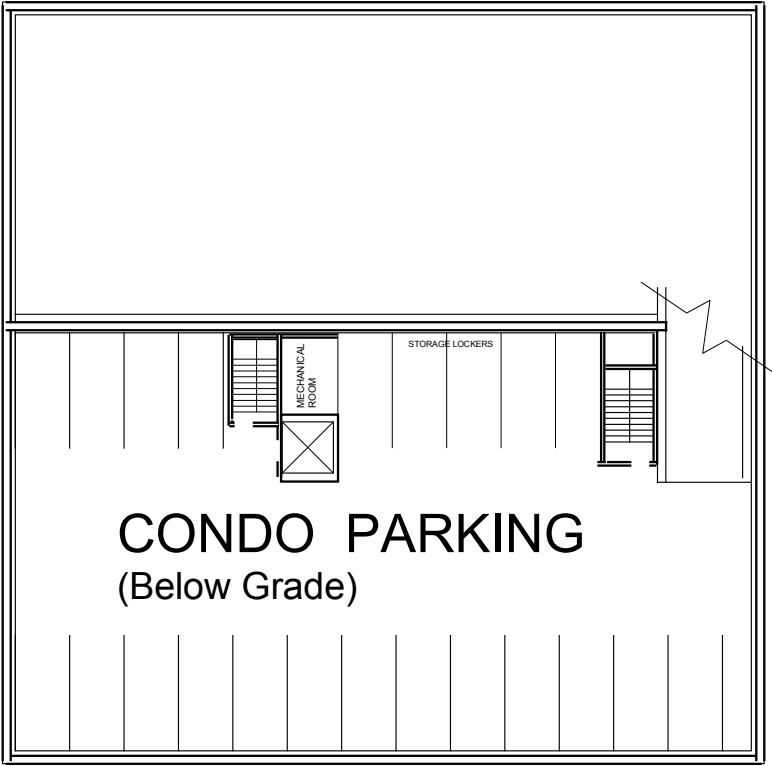
Three floors of residential units are proposed above the retail level. The because of the complex context and transition we have chosen to incorporate several housing types. 1.) Row house 2.) Loft style 3. Flats. Each type relates best to its neighbors and exploits the views and light.

Design

Three alternatives for the massing are included in this document. The design intent will be to have minimal massing against the SF5000 lots for bulk reduction. The buildings make courtyards for residential use. The main building fronts 38th this defines an attractive, urban edge. The residential units should also be arranged in such a way that allows the open space to serve the residents well and serve as an asset for both passive and active uses.



STREET LEVEL PARING
Scale: 1" = 30 ft



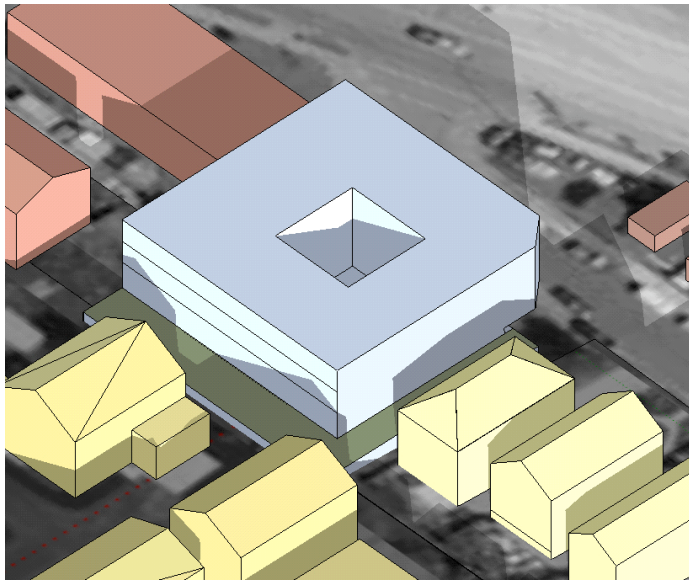
BELOW GRADE PARKING
Scale: 1" = 30 ft

PARKING

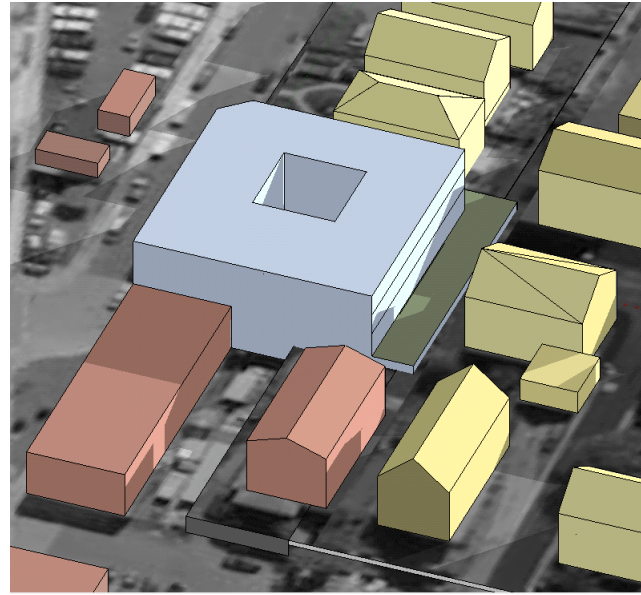
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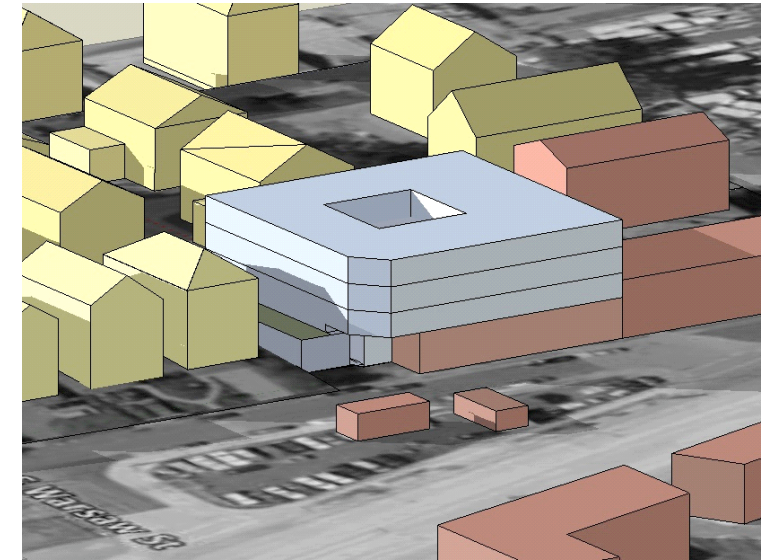
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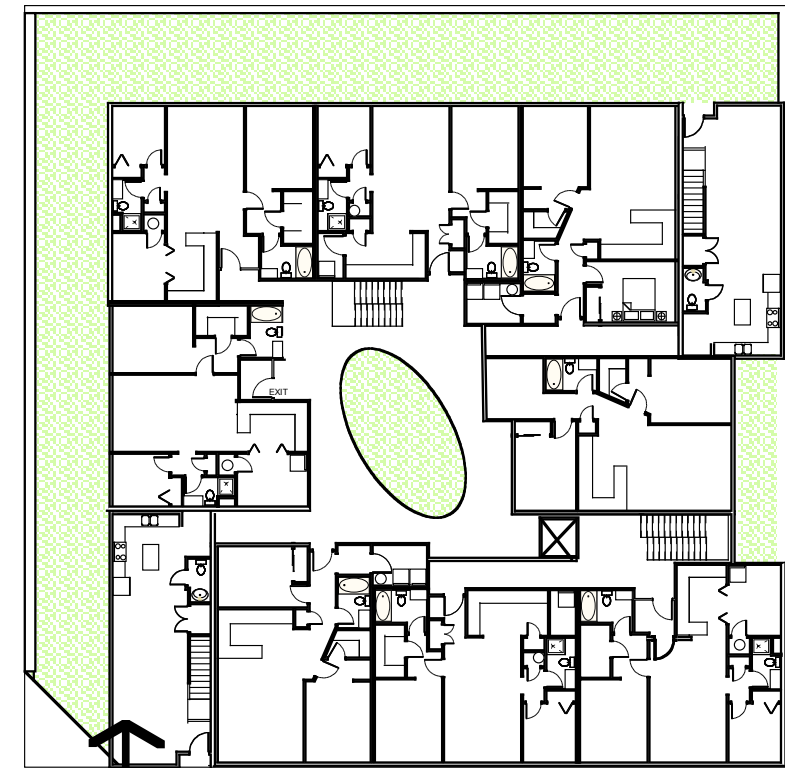
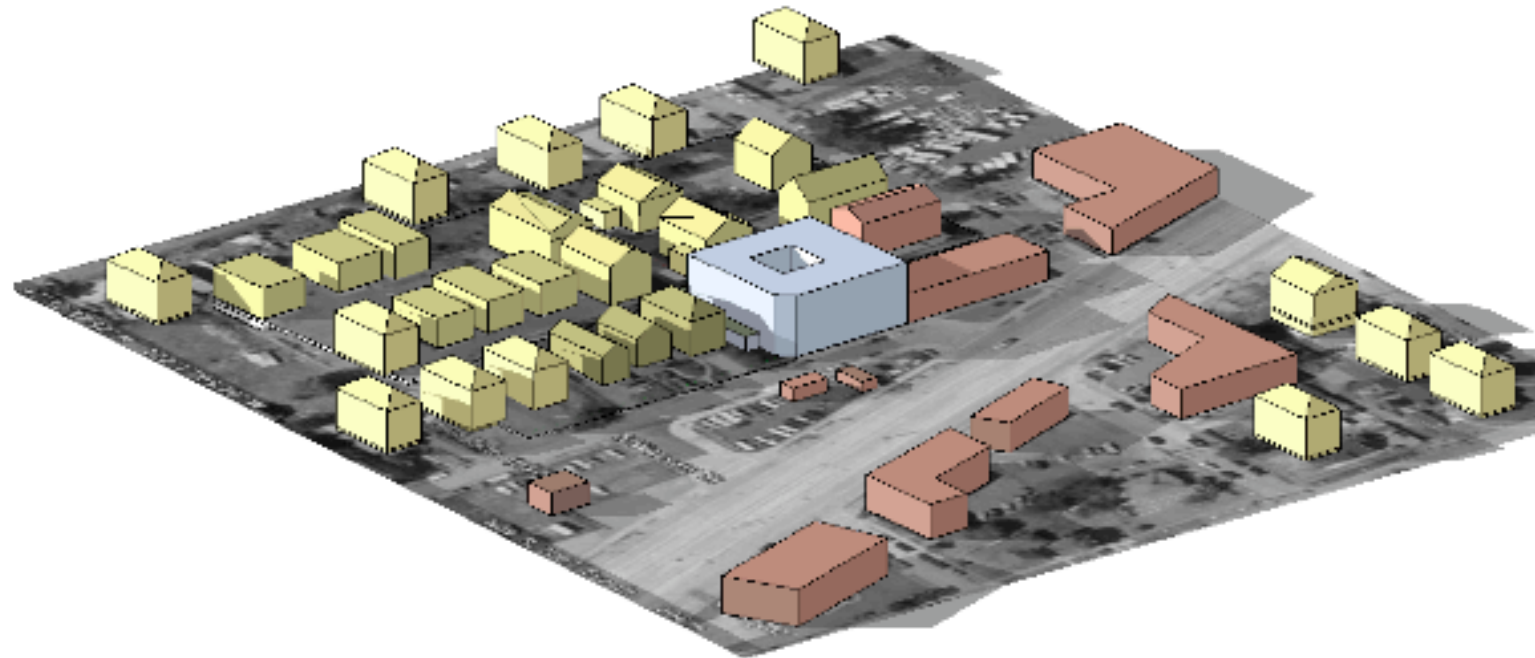
AXON LOOKING NORTH EAST



AXON LOOKING SOUTH EAST



AXON LOOKING NORTH WEST



PARKING: ACCESS h AV S

DONUT SCHEME

Scale: 1" = 30 ft

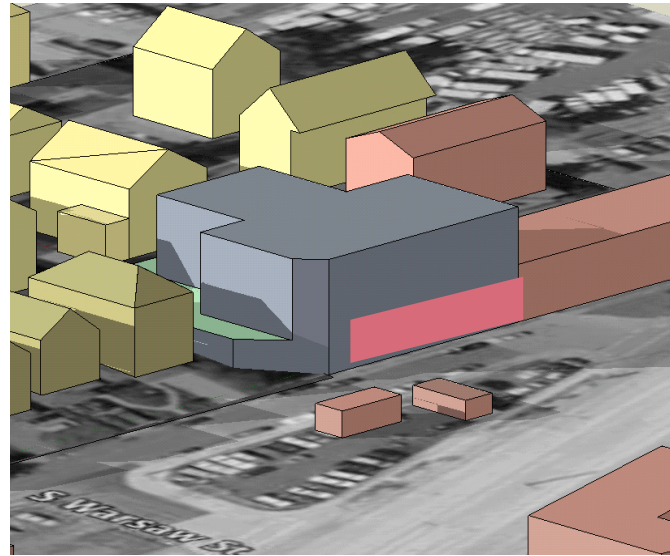


SCHEME #1 "The Donut"

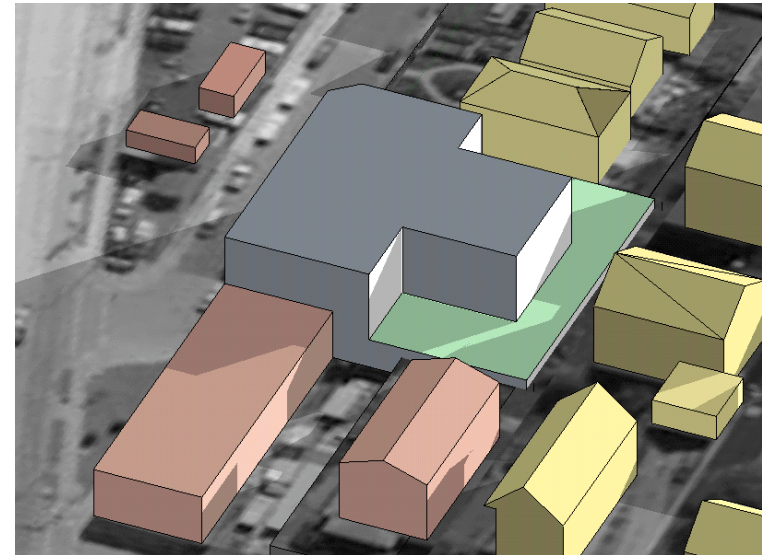
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THE **EMPIRE** BUILDING
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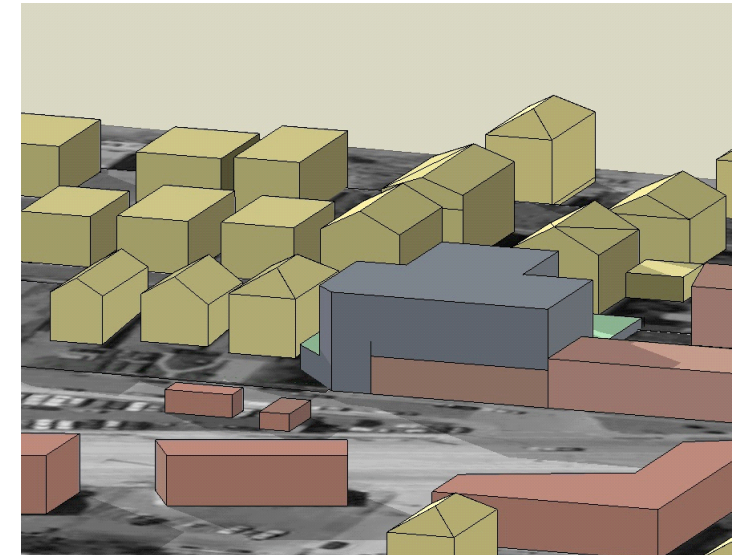
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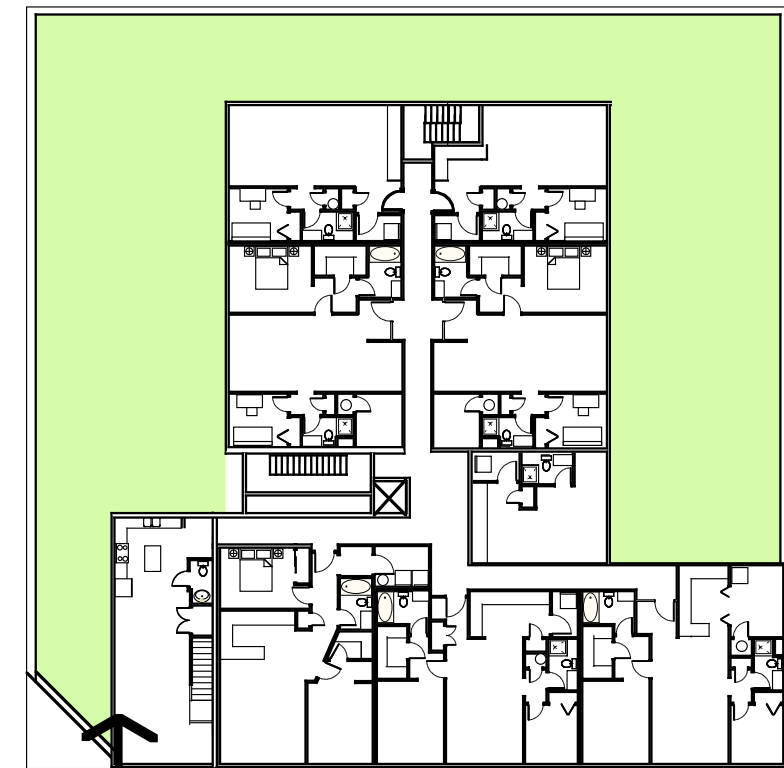
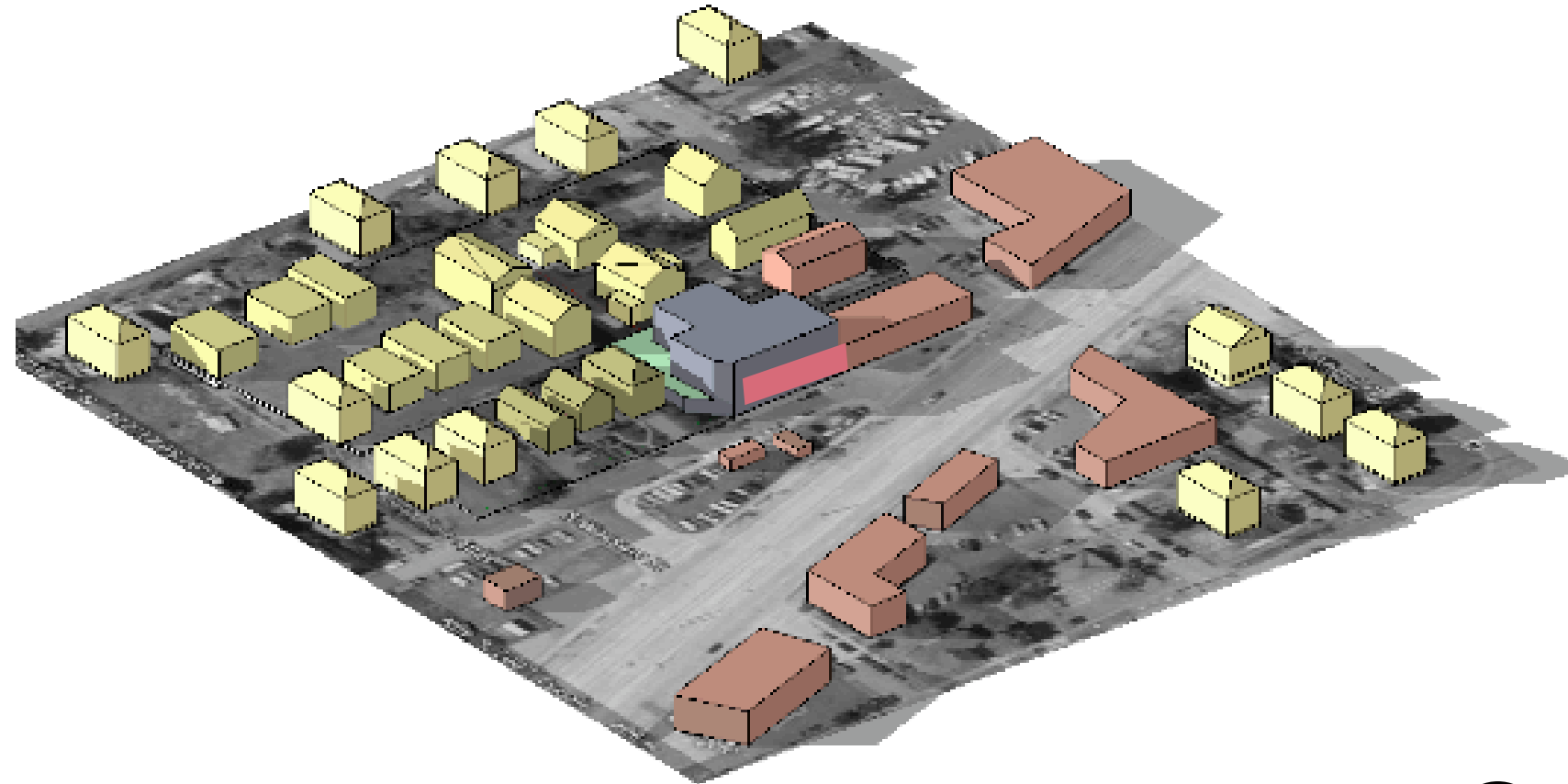
AXON LOOKING NORTH WEST



AXON LOOKING SOUTH EAST



AXON LOOKING SOUTH WEST



PARKING: ACCESS h A38th AV S T SCHEME

Scale: 1" = 30 ft

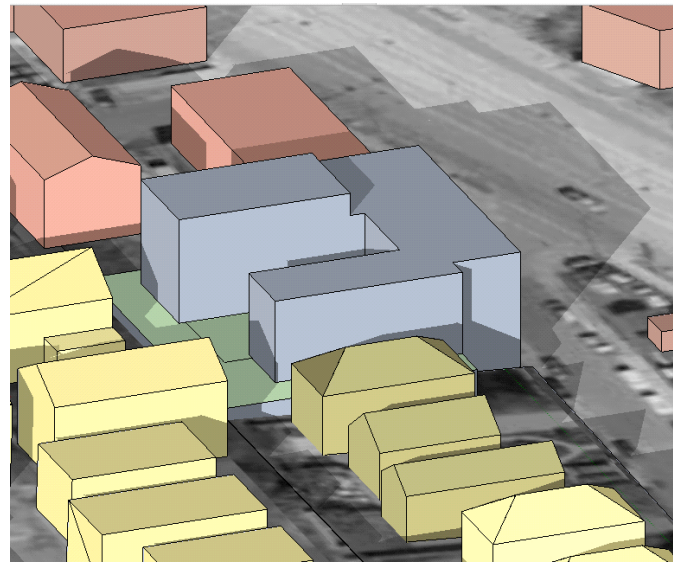


SCHEME #2 "T"

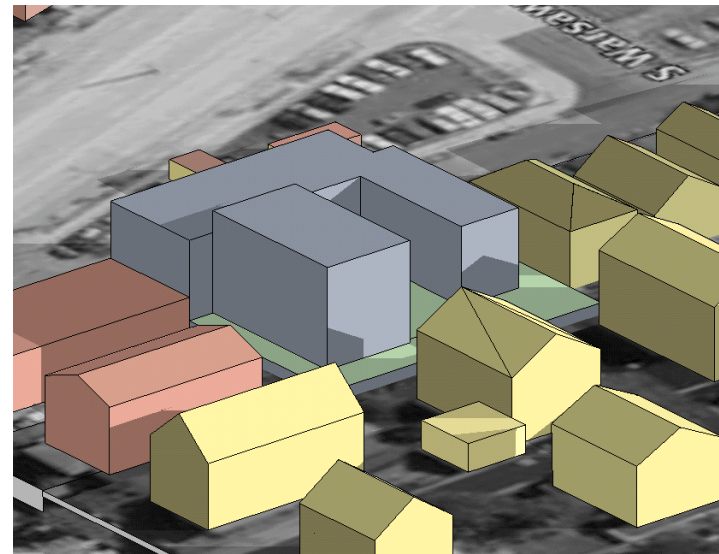
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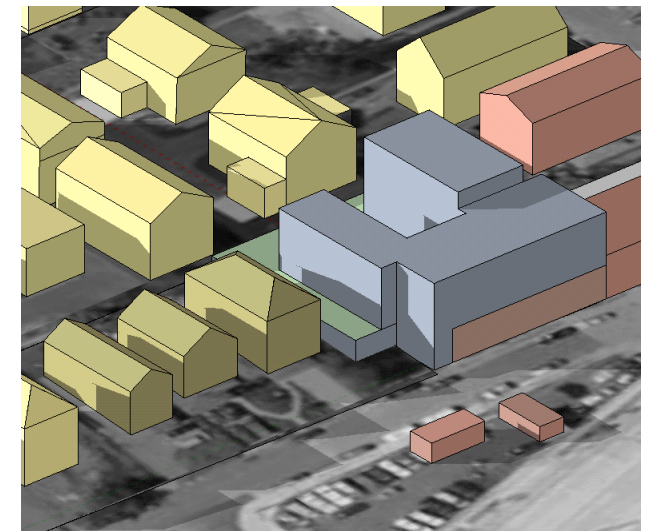
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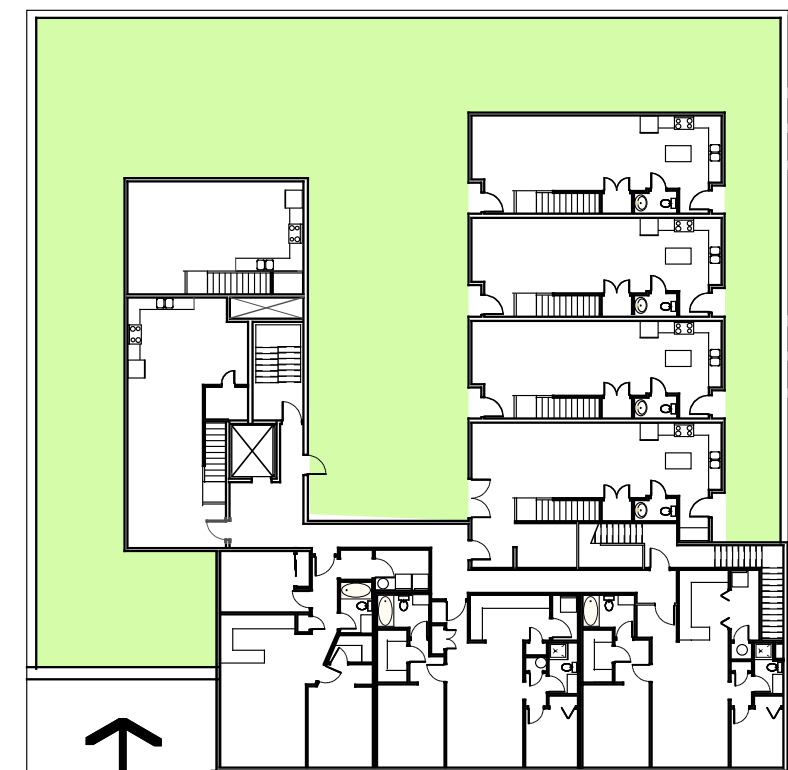
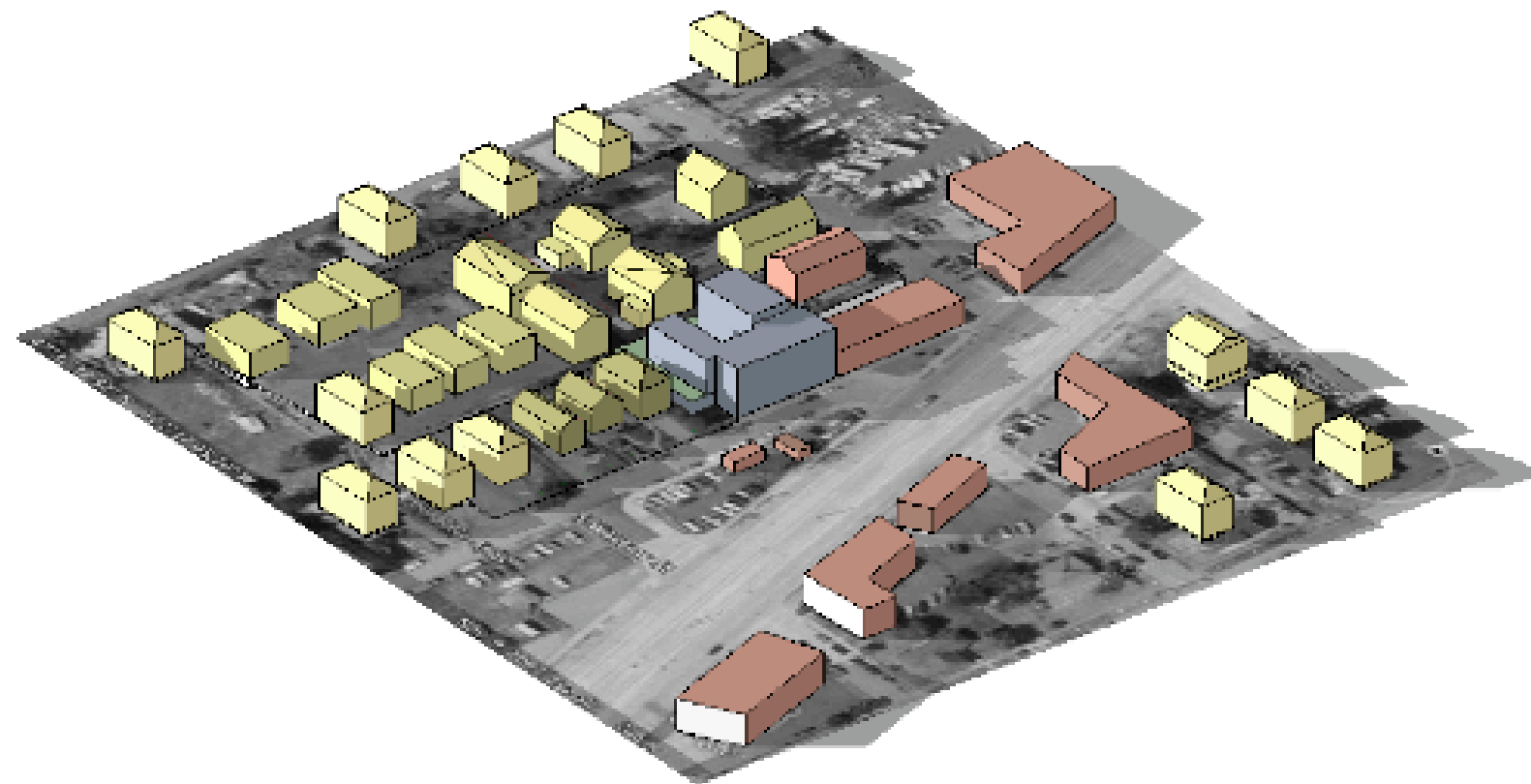
AXON LOOKING NORTH EAST



AXON LOOKING SOUTH EAST



AXON LOOKING NORTH WEST



PARKING
ACCESS

U SCHEME

Scale: 1" = 30 ft



SCHEME #3 "U"

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SIDE YARD SETBACKS FOR LIVABLE SPACE



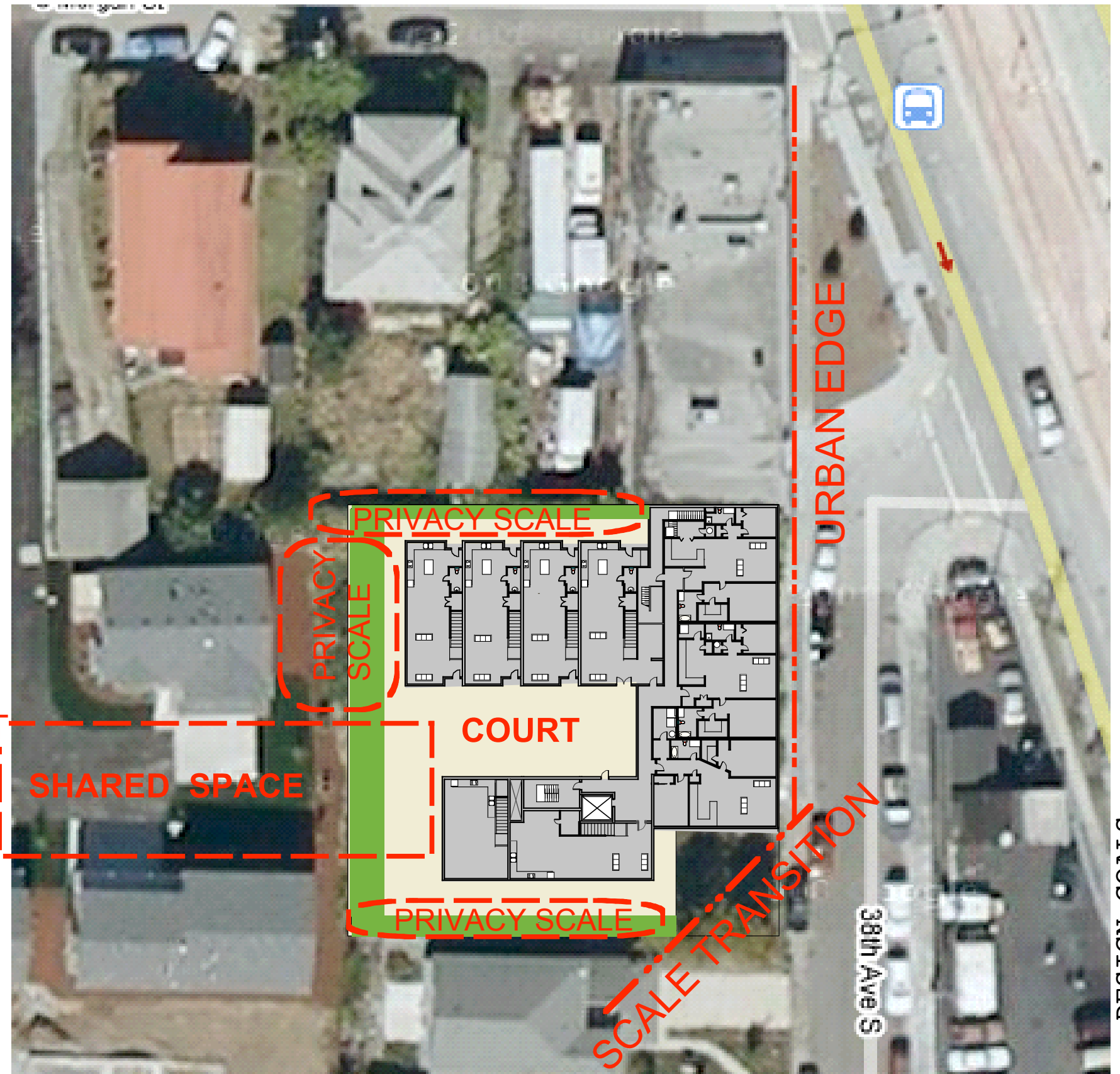
SHARED SPACE CREATES VISTAS, AIR and LIGHT

RESIDENTIAL SCALE



URBAN EDGE

FRONT / REAR DICHOTOMY



DESIGN GOALS

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