

Recommendation DRB Meeting

VESSELYE

9051 & 9055 20<sup>th</sup> Avenue SW

Seattle WA 98106



APARTMENTS BUILDING

FL 200  
INVESTMENTS



# INTRODUCTION

## EDG MEETING discussions and recommendations

- The proposed massing with 4 floors along 20th Ave SW and 3 floors along Barton is appropriate and a step to more appropriate massing with respect to the future development of the areas compared to the previous option of 3-story building. It is better corresponding to the intent of the applicable Zone C1-40.*

The project retained that building height and number of stories. Due to the unique topography the design team explored the most beneficial option for the project for height measurement DPD provides with its Director’s Rule, which was accepted during the review cycle with Master Use Permit.

- The access to the garage from 20th Ave SW is acceptable and a better solution than having an open driveway visible from the street.*

The project kept this arrangement.

- The architectural language creates visual interests. More details shall be presented on the DRB meeting. Use of contrasting cementitious boards and wood plank siding is appropriate for residential use.*

The initial selection of materials is maintained and further developed as illustrated throughout the booklet. The architectural language and modulation improved through some editing simplification as recommended by the Design Review Board which contributed to the better arrangement and visual perception.

- The location of the common space over the 3-level portion of the building is appropriate. More details shall be presented on the DRB meeting.*

The team worked toward further development of that area and is presented in the booklet.

- The corner space at street level is a good place for commercial space as well.*

The design team further developed that concept and now that space is the largest and most attractive commercial space.

- Study the opportunity to have commercial space along 20th Ave SW at the NE corner of the building as it will be visible from Delridge Way SW. The Committee is willing to*

*consider departures of the 13’ height rule and 30’ depth rule for commercial space in order to accommodate such space at this location.*

The team embraced the idea and incorporated commercial spaces at the NE corner of the building. In order to keep the economics of the building new residential layouts were developed to keep the number of units. The height of the commercial space is less than 13 feet (11’-1”) due to the slight slope along 20th Ave SW. If the height of the street level is increased the residential floors will have a height less than the current 9’-4” which will jeopardize their vitality. The team is requesting departure.

- The proposed Live / Work units along SW Barton St. on the first meeting were more appropriate for the area than having a commercial space. If apartment units are proposed along Barton the Committee is willing to consider departures from the 10’ setback for residential use from sidewalk.*

The team agreed with the proposal and now the project contains 3 Live / Work units along SW Barton St.

- The architectural language should express better the distinction between commercial spaces and the residential portion of the building.*

The design team proposes a combination of large storefront openings and solid wall with aluminum panel as finish. This combination contrasts both as material and color to the upper residential floors. The use of composite aluminum panels impacts the perception of the floor as commercial, while still reflects the general color scheme. Some areas as the residential entry and the driveway entry incorporate the wood siding as link to the upper floors.

- The Committee wants to see proposal for future signage on the commercial space.*

The building renderings incorporate the proposed signage.

- The roof area over the parking at the NW corner of the building needs to have special attention so it does not turn into a large concrete space.*

The design team created private terraces and a common terrace of smaller size designated for quiet activities. This concept will vitalized the area and craft an attractive space while respecting the privacy of the units situated at that side of the building and adjacent properties.

## PROPERTY ADDRESS

9051 and 9055 20th Avenue SW,  
Seattle 98106

## PROPERTY OWNER

FL 200 Investments  
Contact: Alan Neely

## ARCHITECT

Diana Wellenbrink AIA, LEED AP  
Diagonal D LLC  
2514 West McGraw Street,  
Seattle WA 98199  
206 282 4416

## LANDSCAPE ARCHITECT

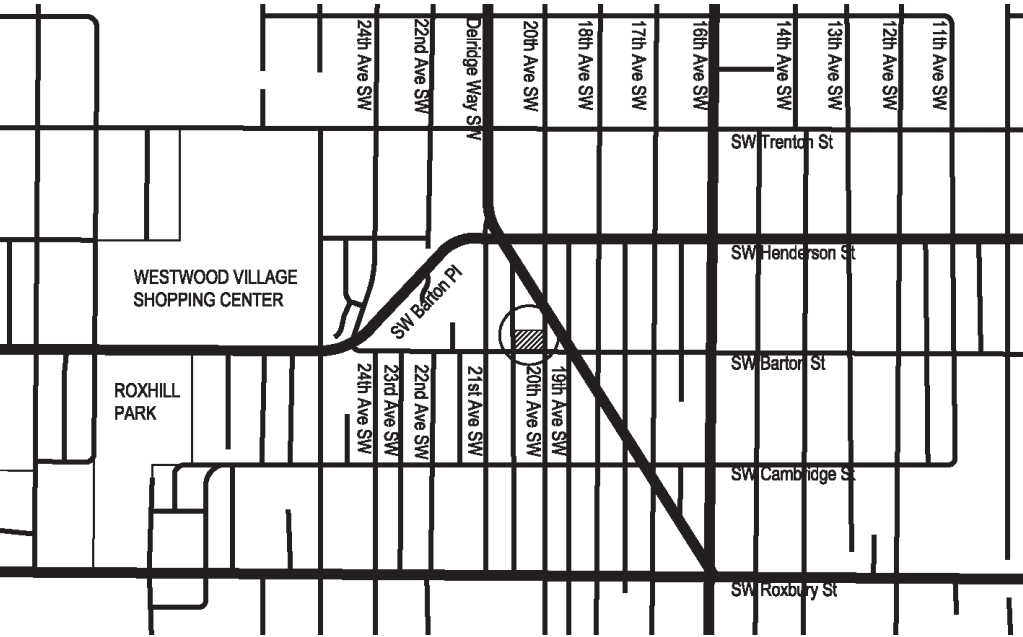
Chad Wichers, ASLA  
Studio 342 Landscape Architecture  
619 North 35th Street, Suite 101M  
Edmonds, WA 98020

## STRUCTURAL ENGINEER

Bruce Wellenbrink SE  
Diagonal D LLC  
2514 West McGraw Street,  
Seattle WA 98199  
425 282 4416

## CIVIL ENGINEER

Steve Hatzenbelen, P.E., LEED AP  
LPD Engineering  
911 Western Avenue, Suite 420  
Seattle, WA 98104  
206 725 1211





### LOCATION

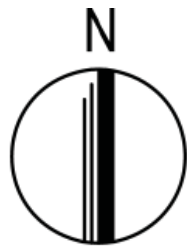
The two adjacent properties are located at the corner of 20th Avenue SW and SW Barton Street. The lots have approximately equal street property line along 20th Ave SW and SW Barton Street. On the West side the lots abut an unimproved Alley.

### EXISTING STRUCTURES AND VEGETATION

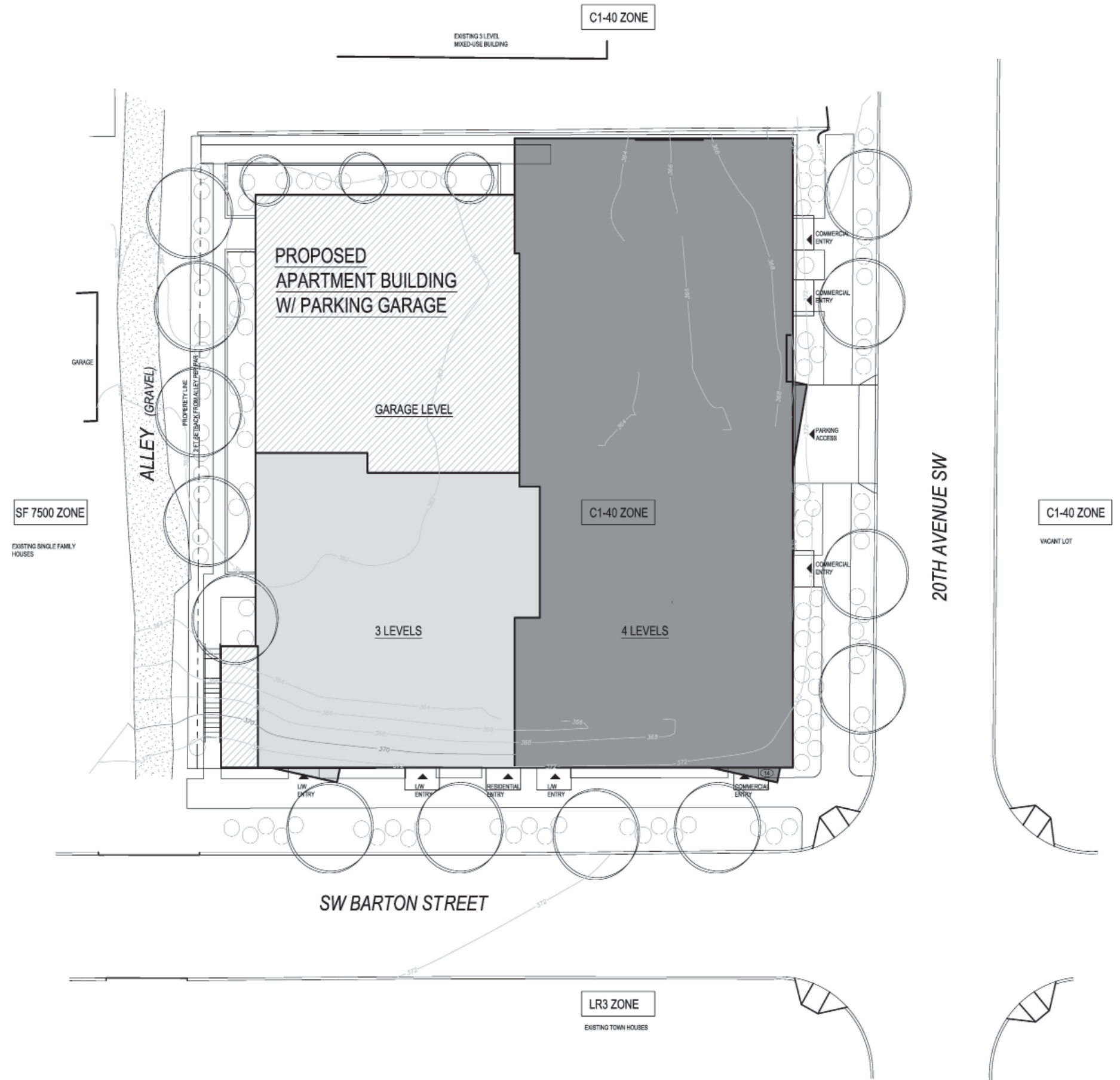
Each of the two properties have an existing one level single-family house with carport and some secondary structures. The condition of the existing structures is deteriorated and have no value of preservation. The existing trees are Fir trees and Holy trees and which are not designated for preservation.

### TOPOGRAPHY

The topography is very unconventional for residential lots. There is an immediate drop of about 10 ft. along 20th Ave SW and SW Barton St. The driveway does not have access to SW Barton St. because of the steep slope. Modification of the slope of the alley in order to allow access to SW Barton Street is impeded by the fact that the single-family properties on the other side of the alley have garages at the level of Alley.



## SITE PLAN





PROJECT DESCRIPTION

PROJECT VISION STATEMENT

The project is situated in Westwood-Highland Park Residential Urban Village of West Seattle. The area is predominantly occupied by single family houses built in the middle of the previous century and some scattered commercial properties. It is an area in transition, moving forward to increased density and an improved pedestrian experience.

Architecturally, most of the newcomers play around with looks that are modern versions of Northwest styles. The vision for the Vesseliye Apartment Development is to succeed by going all the way with a balance between standing out and fitting in. The composition represents a three-dimensional construction of linear and planar elements continually weaving and fusing with a sense of control that keeps the moves from seeming arbitrary or forced. The goal is with imaginative design and refined detail to lift the structures beyond the limitations of cost and site.

PROJECT OBJECTIVE

The proponents’ project objectives are to create a development that supports and contributes to the emerging vibrant character of the neighborhood. This objective will be achieved with new well designed architecture to complement the physical fabric and activities. Specific objectives are:

- Strengthen the streetscape with a well designed new building.
- Induce pulsating character and activity of the neighborhood and the streetscape.
- Think holistically about the design of the building and its setting, envisioning the next step in the development of the area.
- Provide affordable residential units that will serve the West Seattle community and will bring increased vibrancy to the neighborhood.

PROJECT DATA

Use	Residential - apartment units; Commercial space at street level; Parking only for residents.
Lot Size	16,543 sq.ft. total both lots
Area	14,087 sq.ft. parking 3,292 sq.ft. commercial 33,881 sq.ft. residential 51,343 sq.ft total
Levels	4 levels along 20 Ave Sw 3 levels with green roof above 1 partly below ground parking level
Units	41 total 3 live/work 4 two bedroom 2 open two bedroom 27 one bedroom 3 open one bedroom 2 studio
Parking	36 stalls total 1 large size 23 medium size 12 small size 1 ADA for van 12 bicycle spaces
Garbage/ Recyclable	In parking level. Access through scissor lift to SW Barton St at the SW corner of the building.
Common Space	2,000 sq.ft. at 1st and 4th level.
Green Factor	0.3 Street landscape areas; Street Trees; Landscape area at West and North side; Creeping vegetation on the concrete wall. Vegetated planters on terraces above parking and 3rd level;



Alley with no access to SW Barton St



Steep slope along property lines

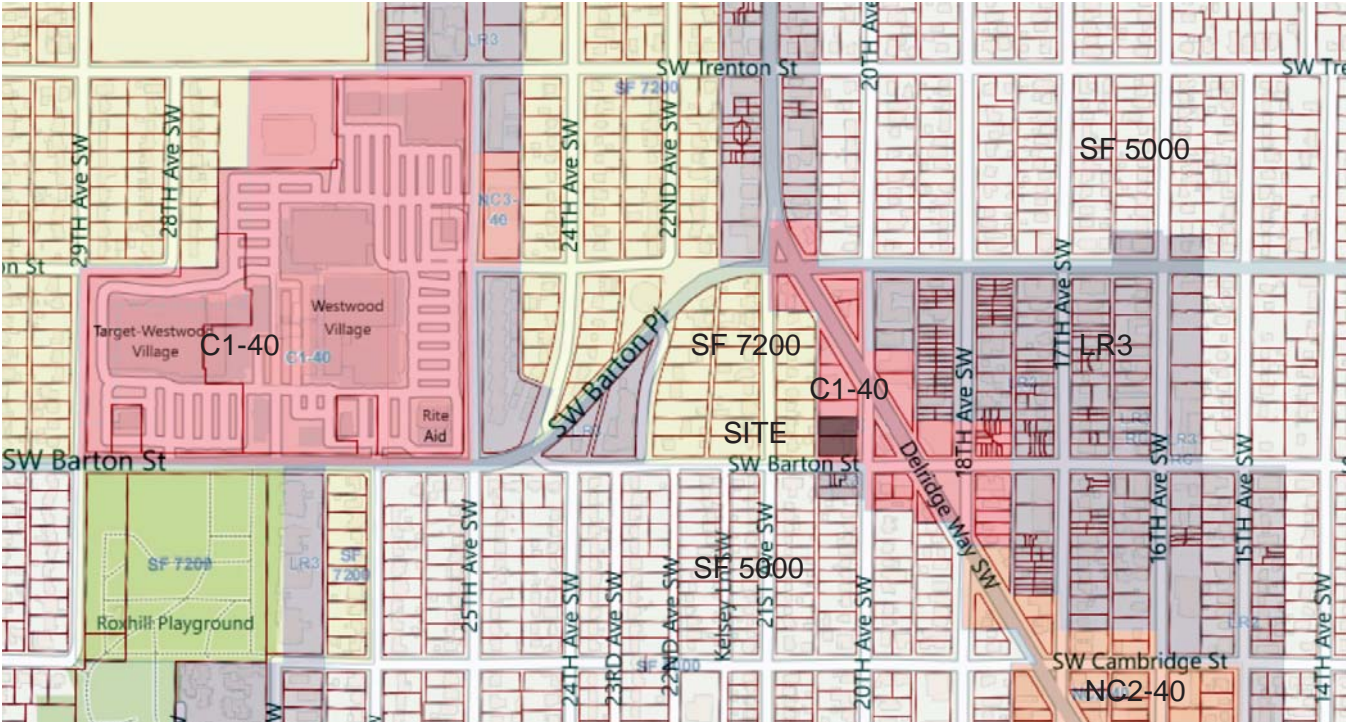


Existing structure on lot

ZONING DIAGRAM

Zoning	C1-40
Urban Village	Westwood-Highland Park Residential Urban Village
Overlay	No
Pedestrian Zone	No
Environmental Critical Areas	None Steep slope; potential slide; riparian corridors; wetlands; liquefaction; flood prone; abandoned landfill; known slide areas; peat settlement prone; wildlife; shoreline habitat
Adjacent Zoning North	C1-40
Adjacent Zoning East	C1-40
Adjacent Zoning South	LR3
Adjacent Zoning West	SF 7500
Existing Alley Width	16 feet; unimproved gravel
Required Alley Width	20 feet
Permitted Uses	Table A Section 23.47A.004 residential uses permitted.
Street Level Uses	23.47A.005.C.4. Residential uses may occupy 100 percent of the street-level street-facing facade in a structure if the structure: c. Is not located in a pedestrian-designated zone or a zone that has a height limit of 85 feet or higher; and d. Does not face a designated principal pedestrian street.
Street Level Standards	23.47A.008.2 Blank facades b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
Structure Height	40 feet + 4 feet bonus for commercial floor of 13 feet.
Rooftop Features	23.47A.012.C.2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit. 23.47A.012.C.24.f Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.
Floor Area Ratio (FAR)	Table A for 23.47A.013 1. Total permitted for all use within mixed-use structure containing residential and non-residential use: <b>3.25</b>

Setback Requirements	23.47A.014.B.3. a. 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet; 4. One-half of the width of an abutting alley may be counted as part of the required setback. For the purpose of this Section 23.47A.014, the alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes.
Utility Setbacks	10 feet to overhead power lines
Landscaping	Green Factor score of .30 or greater
Parking Access	23.47A.032 .A.b. If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut. 23.53.030.G Exception for Alley Improvement 3. Widening and/or improving the right-of-way would eliminate alley access to an existing lot; 4. Widening and/or improving the right-of-way is impractical because topography precludes the use of the alley for vehicular access to the lot.
Required Parking	No minimum
Bicycle Parking	1 per 4 units
Amenity Area	23.47A.024.A 5% of the total gross floor area in residential use.



# NEIGHBORHOOD CONTEXT

Westwood Neighborhood is the West Seattle neighborhood between SW Holden Street at the north and SW Roxbury Street in the south, SW 35th Avenue to the west and Delridge Way SW to east. The residents call it “our own little town”, with a library, high school, middle school, elementary school, fire department station, medical services, shopping center, Post Office, stores, restaurants, community center with a swimming pool, and athletic facilities, religious institutions.

The place is with no extended past and a future to be shaped. The primary architecture tradition is grounded in a search for ever-shifting frontier. The treads to follow are democratic diversity, Northwest traditions and freedom.

Some of the steps that shifted the neighborhood presence as vibrant and interesting in its experience are shown in the images on this and next page.

- transfer
- pulse
- improve
- actuate
- ecourage
- inspire
- share
- enjoy



Westwood in the early 70's



View from the lot down 20th Ave SW

Westwood Village Center



St. James Church



Roxhill Park



SW Roxbury Street





SOUTHWEST BRANCH OF SEATTLE PUBLIC LIBRARY  
ARCHITECT RICHARD SUNDBERG



TOWNHOUSES

## INSPIRING ARCHITECTURE FROM THE NEIGHBORHOOD

humane

artistic

diverse

continual

HOPE ACADEMIC  
ENRICHMENT CENTER



# PROJECT SITE SURROUNDING

1. Project site lot. Located between SW Barton Street, 20th Avenue SW and Alley.
2. Property on the North site of the project site. Mixed use building constructed in 2008. First floor is office of a construction company, second level is residential units. Parking is in the front and rear yard
3. 7- Eleven Mini market with parking area in front.
4. Offices and small retails.
5. Former 76 gas station. Only the structure of the mini store is remaining. The lot is vacant with signs "For Lease" and fenced with chain link.

6. One story office building with parking in front.
7. One story parking and storage building.
8. Three-four level multi family buildings.
9. Single family house in SF7500 zone.
10. Learning Way School and Day care.
11. Town houses in Low-rise zone.
12. Body shop and tire replacement.

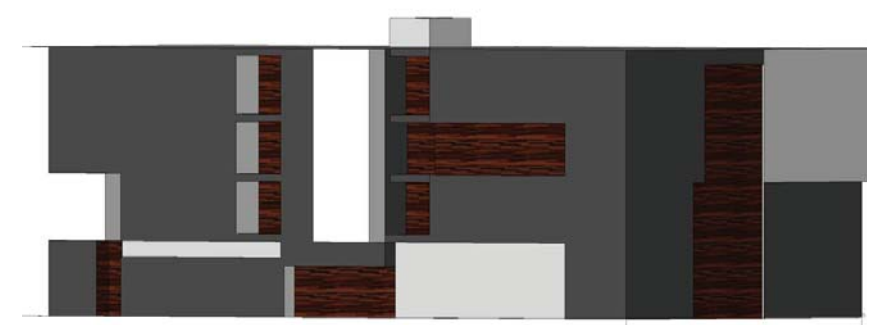
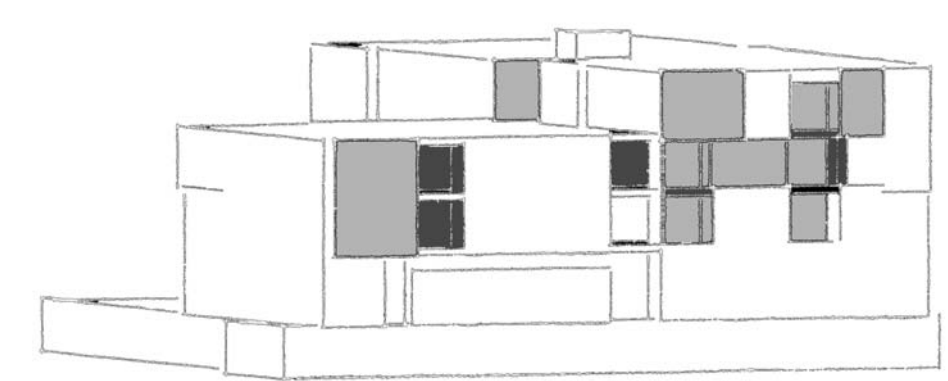
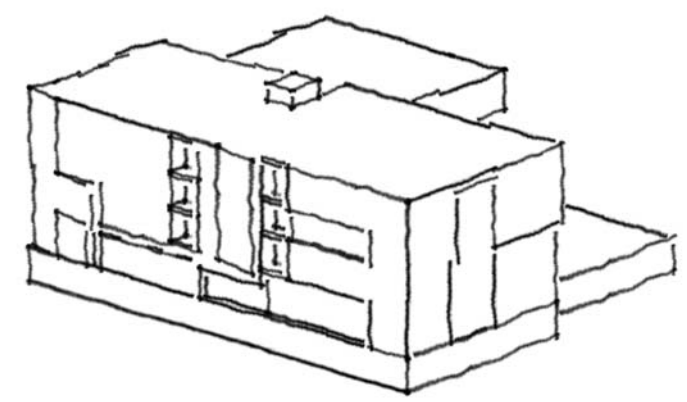




20 AVE SW VIEW



PROPOSED 20 AVE SW VIEW

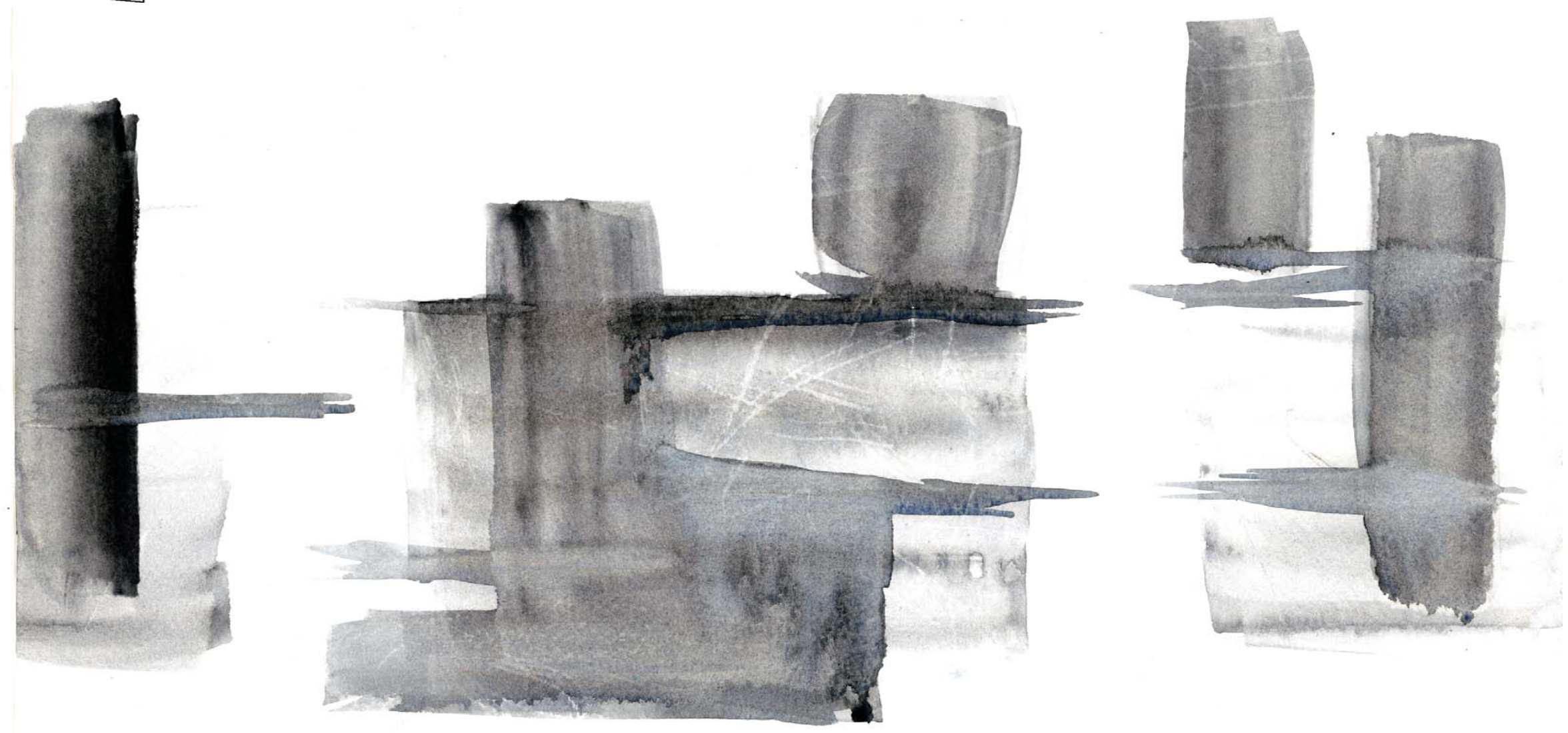


MASSING STUDY





NIGHT TIME  
RENDERING



WATER COLOR SKETCH



PHOTOGRAPH ESQUISSE

BUILDING  
ELEVATION CONCEPT



Analytical scheme of the dimensional relationship between mass and visual perception.

Dynamics in relations between the elements and the ensemble.

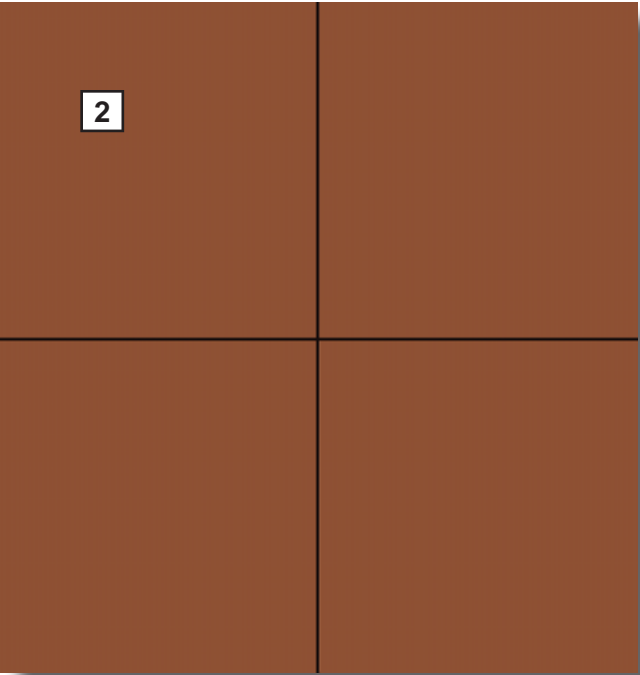




20TH AVENUE SW  
VIEW

SW BARTON STREET  
VIEW





- 1. Cedar tongue & groove siding**  
Finish translucent by Sikkens  
color Butternut
- 2. Aluminum composite panel**  
by NorthClad  
color Copper Penny
- 3. Cementitious panel**  
by Jamies Hadrie  
color Arctic White
- 4. Cementitious panel**  
color Iron Grey
- 5. Vinyl window**  
color white

BUILDING  
MATERIALS  
& COLORS

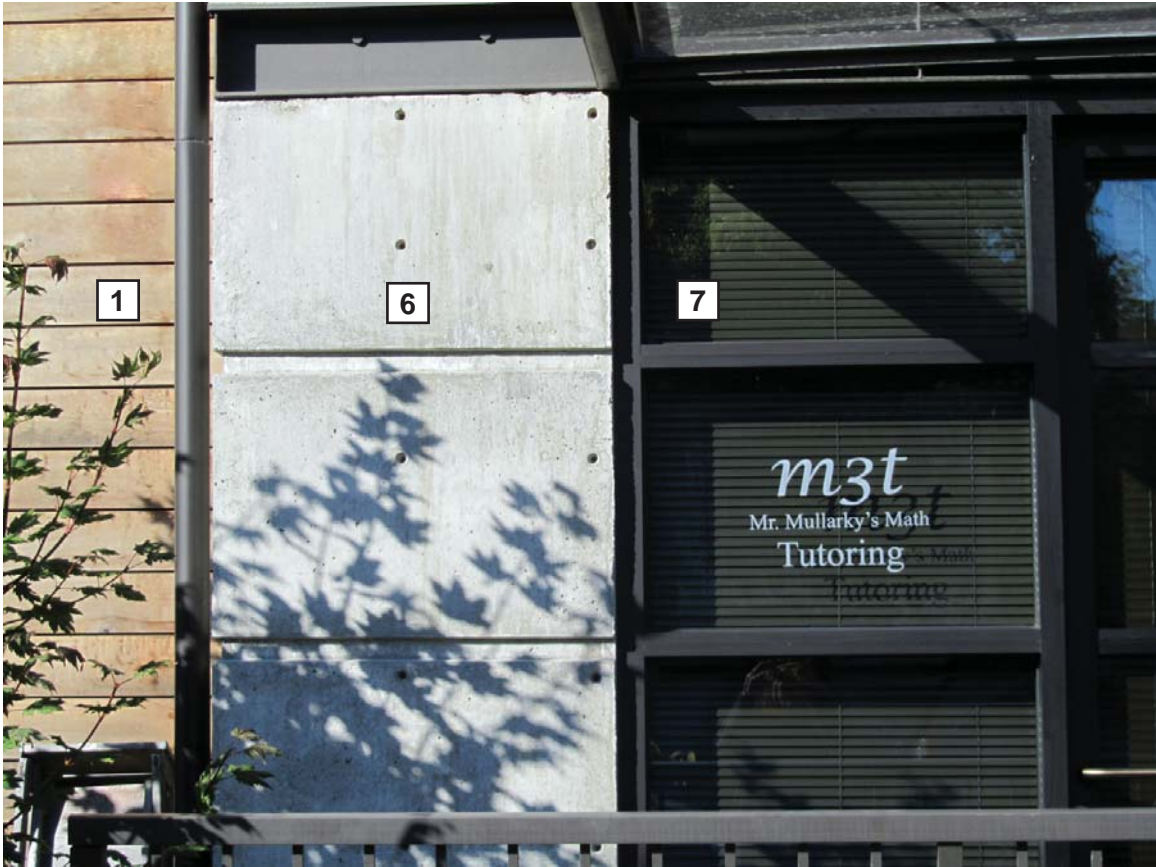




SOUTH FAÇADE



EAST FAÇADE



- 6. Clear sealed concrete
- 7. Bronze anodized storefront system
- 8. Cementitious panel  
by Jamies Hadrie  
color Copper Penny



BUILDING  
MATERIALS  
& COLORS





diagonal/d



1



2



3

## EXTERIOR LIGHTING

1. **Hinkley Atlantis Bronze 16”** High Dark Sky Outdoor Wall Light

2. **Possini Euro 14”** High Dark Bronze Outdoor Wall Light

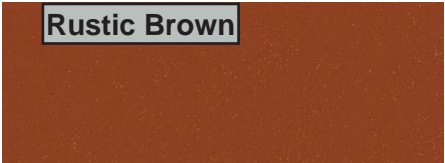
3. **Visa Lighting Wave 11”** Outdoor Wall Scone, color Agate Grey



BUILDING  
ELEMENT



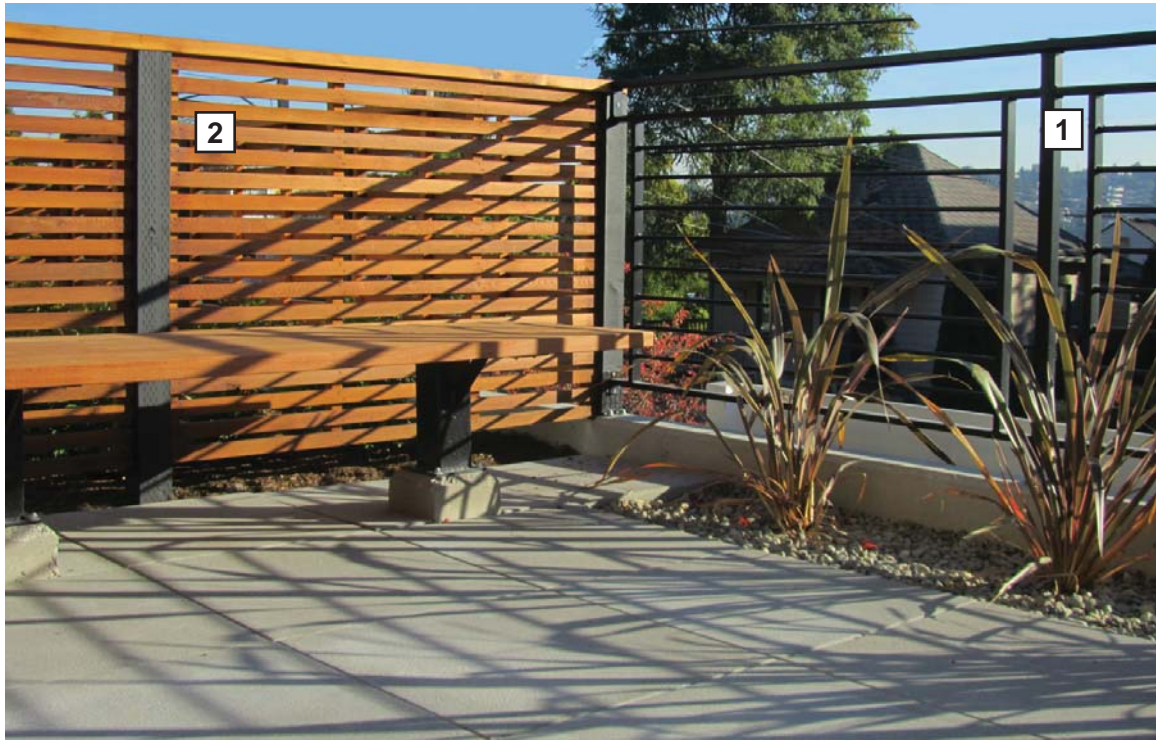
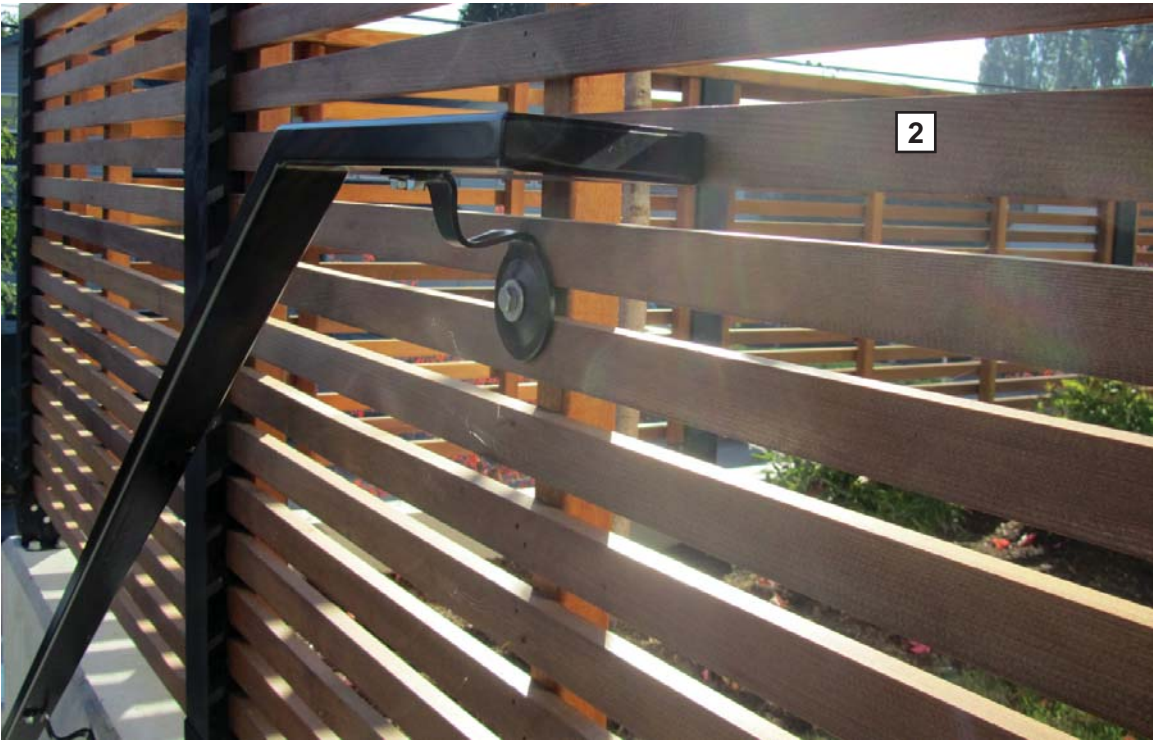
RESIDENTIAL  
ENTRY

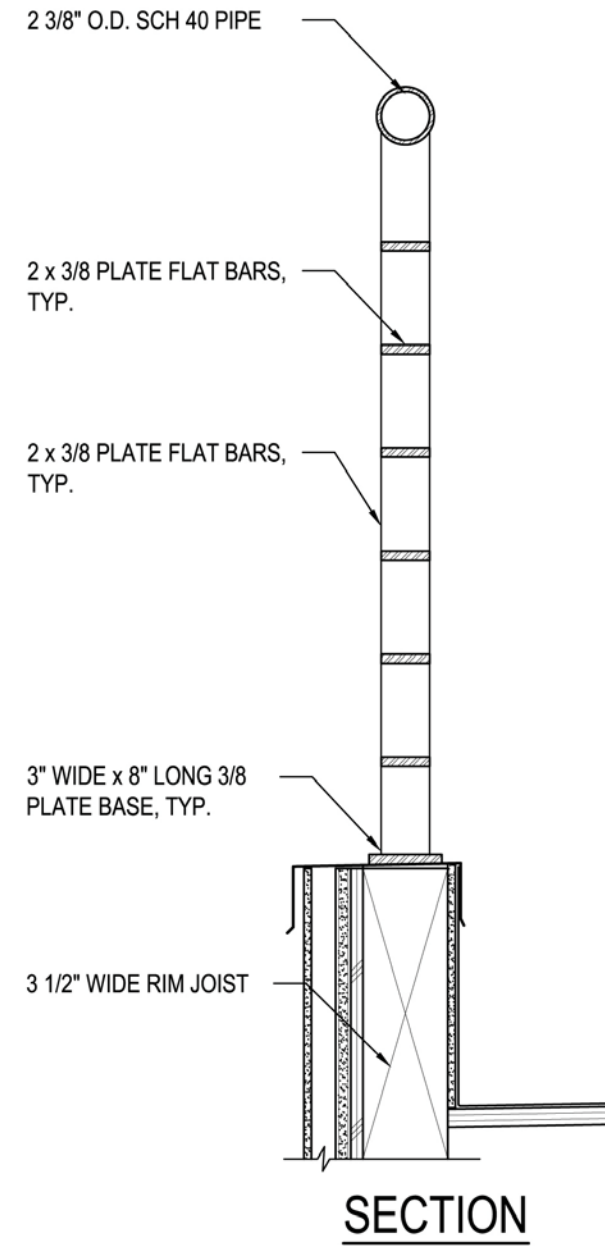
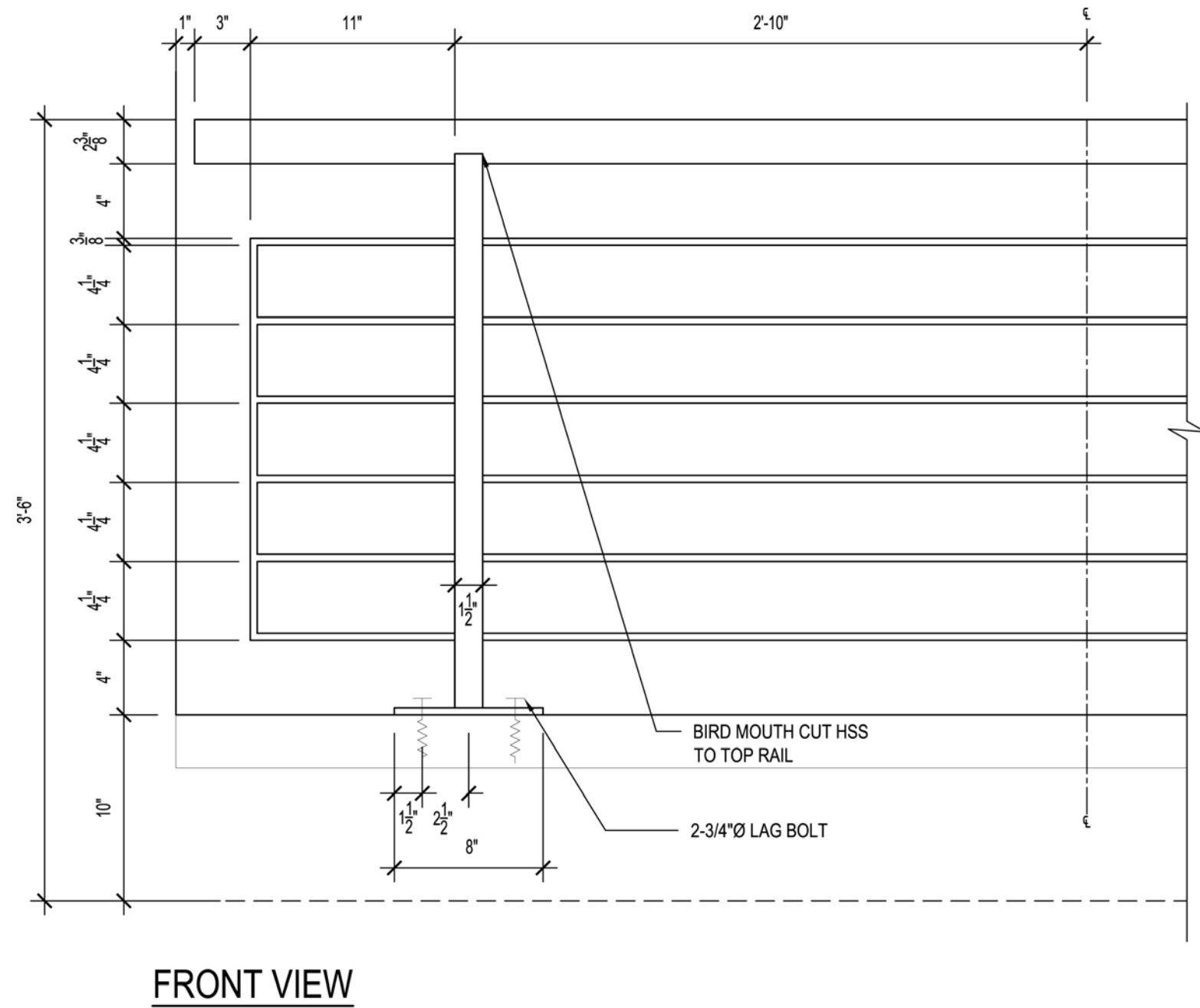


**GUARDRAILS**

**1. Metal Guradrail**  
2"x3/8" flat bars welded to HSS posts 2"x1 1/2"x3/16" painted, color Rustic Brown

**2. Wood Guardrail**  
2 1/2" x 1 1/2" Cedar planks  
Finish translucent by Sikkens color Butternut  
HSS posts 2"x1 1/2"x3/16" painted, color Rustic Brown





**BALCONY RAILING**  
SCALE 1 1/2" = 1'-0"



COMMERCIAL  
ENTRIES



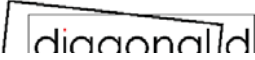
NIGHT TIME  
RENDERING  
NE CORNER



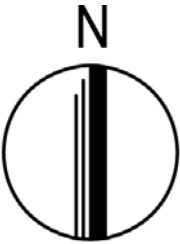
COMMON SPACE TERRACE



NW CORNER  
 UPPER AND LOWER TERRACES



LANDSCAPE  
DESIGN



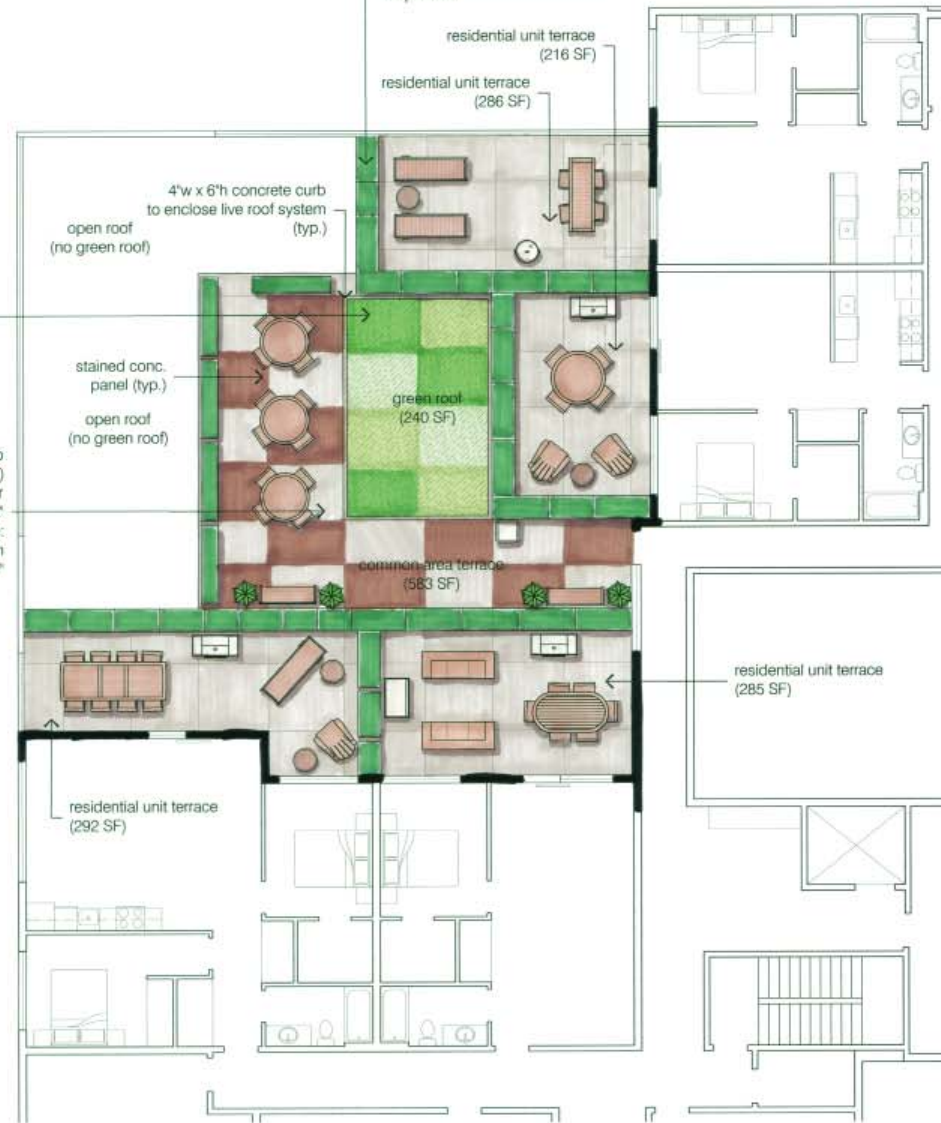


Green roof comprised of LiveRoof standard modular system 4.5" of soil in 1' x 2' trays [www.LiveRoof.com](http://www.LiveRoof.com)

acid etch finished concrete patio w/ sawcut score joints (typ.) main patio to be integral color color: Davis Colors "Outback" Stained panels to be: Scofield Lithochrome chemstain color: CS-2 "Padre Brown"



Stainless steel or galvanized rectangular planter (typ.) (approx. 36" x 18" x 18") exact layout to be determined See plant schedule for specific plant species to be used in planters



FIRST FLOOR TERRACE PLAN



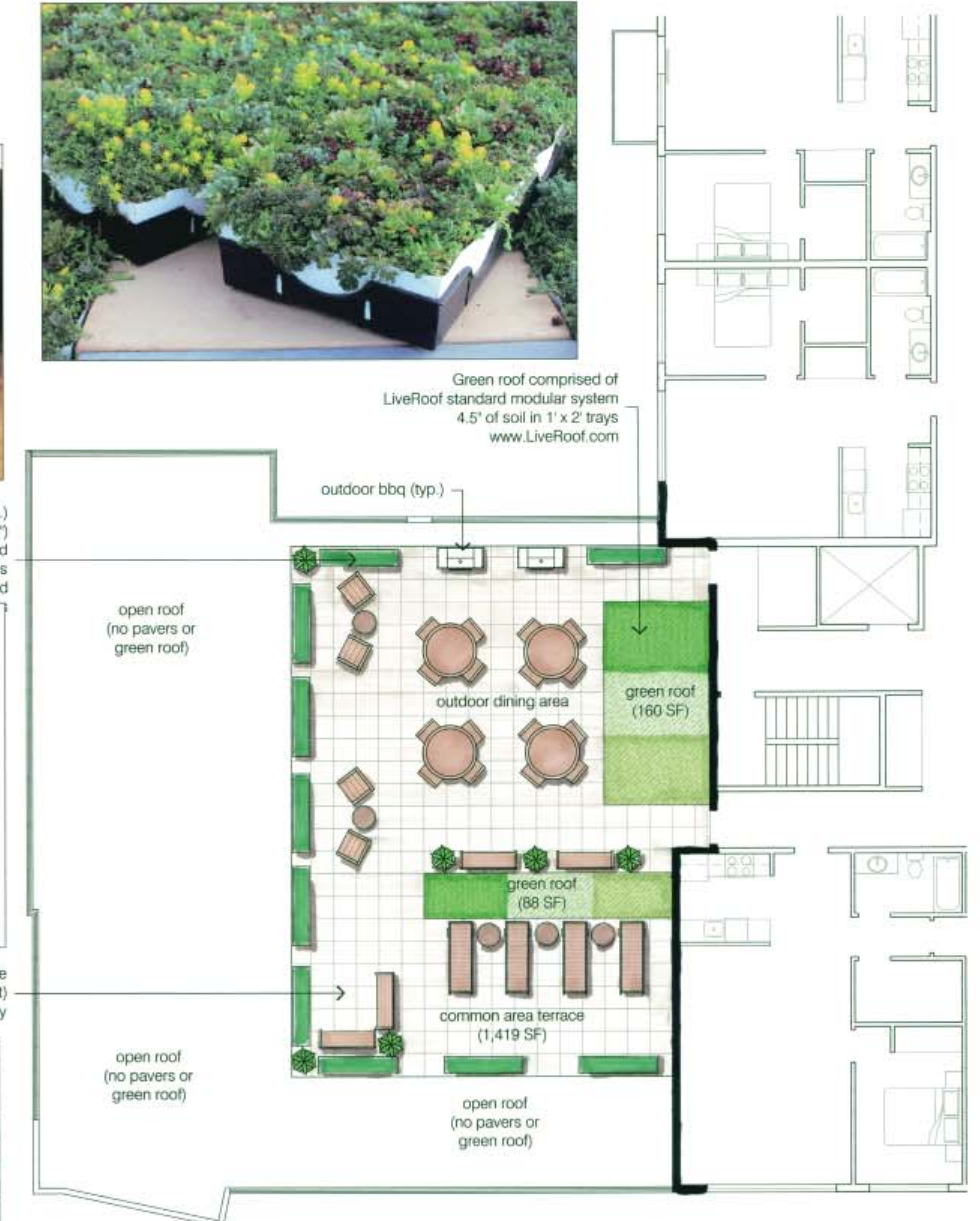
Green roof comprised of LiveRoof standard modular system 4.5" of soil in 1' x 2' trays [www.LiveRoof.com](http://www.LiveRoof.com)



Stainless steel or galvanized rectangular planter (typ.) (approx. 36" x 18" x 18") Exact planter layout to be determined See plant schedule for specific plant species to be used



24" x 24" pre-cast concrete architectural slabs (pedestal-set) Vancouver Bay, color: Gray



FOURTH FLOOR TERRACE PLAN



EAST FAÇADE



SOUTH FAÇADE

STREET  
LANDSCAPE



NORTH FAÇADE



WEST FAÇADE

PLANT SCHEDULE

Trees

QTY.	Botanical Name	Common Name	Size	Notes
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3	Acer circinatum	Vine Maple	6' ht.	Stake
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4	Acer truncatum 'Norwegian Sunset'	Norwegian Sunset Maple	12' ht.	Stake
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5	Parrotia persica	Persion Parrotia	10' ht.	Single stem
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3	Ulmus parviflorum 'Allee'	Allee Elm	12' ht.	Stake
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Shrubs

QTY.	Botanical Name	Common Name	Size	Notes
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19	Abelia x grandiflora 'Rose Creek'	Rose Crek Abelia	5 gal.	
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48	Berberis t.atropurpurea 'Crimson Pygmy'	Crimson Pygmy Barberry	1 gal.	
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30	Ilex crenata 'Helleri'	Dwarf japanese Holly	2 gal.	
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58	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	2 gal.	
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33	Pieris japonica 'Cavatine'	Cavatine Lilly of the Valley	5 gal.	
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33	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira	5 gal.	
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23	Rhododendron 'Mardi Gras'	Mardi Gras Rhododendron	5 gal.	
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28	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	5 gal.	
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Perennials/Grasses

QTY.	Botanical Name	Common Name	Size	Notes
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48	Carex testacea	Orange Sedge	2 gal.	
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88	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	2 gal.	
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Groundcovers

QTY.	Botanical Name	Common Name	Size	Notes
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378	Fragaria chiloensis	Beach Strawberry	4" pots	18" o.c.
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126	Pachysandra terminalis	Japanese Spurge	4" pots	18" o.c.
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306	Rubus pentalobus	Creeping Bramble	4" pots	18" o.c.
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Bioretention Plants

QTY.	Botanical Name	Common Name	Size	Notes
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12	Cistus x purpurea	Orchid Rockrose	5 gal.	
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12	Cornus sericea 'Kelseyii'	Dwarf Red Osier	2 gal.	
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60	Deshampsia cespitosa	Tufted hair grass	1 gal.	
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100	Juncus effesus	Sof Rush	1 gal.	
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12	Polystichum munitum	Western Sword Fern	1 gal.	
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5	Spiraea douglasii	Steeplebush	5 gal.	
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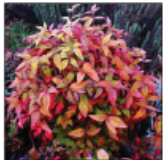


PLANT SCHEDULE

Green Roof Plants				
QTY.	Botanical Name	Common Name	Size	Notes
	Festuca idahoensis	Idaho Fescue	4" pots	6" o.c.
	Fragaria chiloensis	Beach Strawberry	4" pots	6" o.c.
	Sedum spp.	Stone Crop	4" pots	6" o.c.
	Sempervivum arachnoideum	Hens and Chicks	4" pots	6" o.c.
	Talinum calycinum	Fame Flower	4" pots	6" o.c.



Plants in raised planters				
QTY.	Botanical Name	Common Name	Size	Notes
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	2 gal.	18" o.c.
	Heuchera 'Berry Smoothie'	Berry Smoothie Coral Bells	1 gal.	12" o.c.
	Hosta fortuneii 'Elegans'	Elegans Plantain Lily	1 gal.	18" o.c.
	Ilex crenata 'Helleri'	Dwarf Japanese Holly	2 gal.	24" o.c.
	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	2 gal.	24" o.c.



NOTES:

<p><b>PLANTING:</b></p> <p>1. Plants shall meet the current American Standards for Nursery Stock and shall be healthy, vigorous and well formed, with well-developed, fibrous root systems, and free from dead branches and roots. Plants shall be free from damage caused by temperature extremes, lack of, or excess moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (hardened off).</p> <p>2. Owner or Landscape Architect shall approve all plant material for quality, condition, and specified sizes upon delivery to site.</p> <p>3. Owner or Landscape Architect shall field verify and approve layout of all trees, shrubs, and groundcovers PRIOR to installation.</p> <p><b>SOILS:</b></p> <p>1. Site preparation and planting of vegetation shall be in accordance with best management practices for ensuring the vegetation's long-term health and survival and shall include tilling in of specified topsoils to a depth of 12" and mulching.</p> <p>2. All planting areas to receive 6" of Red-E-Topsoils 3-way Planting Mix topsoil.</p> <p>3. All planting areas to receive 2" of Pacific Topsoils Garden Mulch upon completion of planting.</p>
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# DESIGN GUIDELINE ANALYSIS

## SITE PLANNING

### A-1 RESPONDING TO SITE CHARACTERISTICS

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

The project site includes two parcels located at 9051 and 9055 20th Avenue Southwest, on the northwestern corner of 20th Ave SW and SW Barton St. The overall site has approximately equal frontage of about 130 feet along both streets. The topography is very unique with its immediate drop of about 10 feet starting at the edge of the sidewalk. The design team explored different options to accommodate taller building adequate with the intent of C1-40 zone and comply with the measurement instruments designated by the Zoning Code.

### A-2 STREETScape COMPATIBILITY

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

The project is situated in up-and-coming area and the goal is to set new standards for pedestrian experience in the immediate area. The project will enhance the pedestrian experience through amenities such as landscape, lighting, large storefront windows, street furniture.

### A-3 ENTRANCES VISIBLE FROM THE STREET

*Entrances should be clearly identifiable and visible from the street.*

The main entries to the building as well as to the commercial spaces are developed as accented vertical line, which turns into a horizontal canopy. The residential entry is distinguished by the use of wood siding vs. the aluminum panel cladding along the rest of the street level facade.

### A-4 HUMAN ACTIVITY

*New development should be sited to encourage human activity on the street.*

The project includes commercial spaces and Live / Work units along the whole street front of both streets after the recommendations of the Design Review Board. The

commercial spaces are not large and their most probable tenants will be in the sphere of business services to small retailer.

### A-5 RESPECT FOR ADJACENT SITES

*Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.*

The Building is adjacent only to the property on the North side. The building is staggered in relation to the existing building on the property, thus not throwing shade on the residential floors and most of the first office floor. Appropriate vegetation is proposed to separate the building along its North and West side where it abuts single family properties across from an alley.

### A-7 RESIDENTIAL OPEN SPACE

*Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.*

The main residential open space is located at the 4th level where there are nice territorial views and even expected some glimpse to Pudget Sound. The roof terrace is designed to have areas for gathering and entertainment. The lower terrace is of a smaller size designated for more solitary relaxing.

### A-8 PARKING AND VEHICLE ACCESS

*Siting should be minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.*

The parking provided is within the buildings. The parkade is below grade at street level with access from 20 Ave SW. This provides minimum impact to the street scape and surrounding properties.

### A-10 CORNER LOTS

*Building on corner lots should be oriented to the corner and the public street fronts. Parking and automobile access should be located away from the corners.*

Special attention is given to the treatment of the SE street corner and SW building corner which is across from the Alley, creating an interesting urban edge. The street corner is angled with the direction used throughout the building layout giving some extra landscape space for visual interest and sense of direction.

The long elevations along SW Barton Street and 20 Ave SW are modulated to avoid a monolithic presence.

## HEIGHT, BULK AND SCALE

### B-1 HEIGHT, BULK AND SCALE

*Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zones.*

The scale of the development is consistent with the existing multi-family buildings in close proximity. The selected architectural vocabulary will visually break the mass to proportions closer to those of the single family structures West of the property, and the low-rise structures to the South.

## ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 ARCHITECTURAL CONTEXT

*New buildings proposed for existing neighborhoods with a welldefined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.*

The project is designed to stand with its individual identity yet without domination over the neighboring single family and low-rise residential structures. The project will exploit contemporary, as well as traditional Northwest materials in a modern application, providing a unique addition to the architecturally eclectic neighborhood with its new style and architectural forms.

### C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

*Building design elements, details and massing should create a wellproportioned and unified building form and exhibit an overall architectural concept.*

The design was developed with a strong emphasis on architectural expression of the building as a whole. Blank walls are avoided by designing openings and rustication in the concrete walls as part of the overall facade diagram. The repetitiveness of details such as balcony railings and opening screens contribute to the broad perception of the building.

### C-3 HUMAN SCALE

*The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.*

With the purpose of reducing the perceived massing the design uses recesses and projecting segments in the facades, bay windows, terraces and canopies.

### C-4 EXTERIOR FINISH MATERIALS

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

Building materials will be selected to complement the quality of the neighborhood in a contemporary way. The texture of the building is developed on the principle of abstract composition of lines, shapes and color.

## PEDESTRIAN ENVIRONMENT

### D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

*Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian oriented open space should be considered.*

The project provides canopies above the commercial spaces and live work units. The walkway is compliant with the City and SDOT requirements for slope and width.

### D-5 VISUAL IMPACT OF PARKING STRUCTURES

*The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.*

The parking structure is visible only from the Alley and partly from SW Barton St. There are bioretention planters in front of the parking walls which contribute to the enhanced perception.

### D-7 PERSONAL SAFETY AND SECURITY

*Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

Doors, windows, balconies and terraces will encourage natural surveillance. The access of service spaces in both buildings is inside the buildings. The parking access will be provided with mirrors to navigate traffic.

### D-9 COMMERCIAL SIGNAGE

*Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.*

Signage area is specially designated into the North blank facade, where no openings are permitted. The area is part of the overall abstract composition of the wall and it will be also well seen from Delridge Way. There are details included in the booklet of proposed signage over the commercial spaces.

### D-10 COMMERCIAL LIGHTING

*Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.*

Lighting will be used to increase site safety and to highlight features such as canopies, planting, and art.

### D-11 COMMERCIAL TRANSPARENCY

*Commercial storefronts should be transparent, allowing for direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.*

There size if the commercial openings is pushed to its limit in regards of the structural integrity of a conventional wood construction. The amount of openings is adequate to the overall feet of the immediate neighborhood.

### D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

*For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.*

There are landscape strips on both sides with a special attention the scale to be appropriate for being in front of a commercial space.

## LANDSCAPING

### E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

*Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape*

This neighborhood of West Seattle is comprised of mostly single family homes along with some scattered commercial lots. Those existing lots have a mixture of minimalist landscaping that shows no great consistency or continuity within the neighborhood. There are a few street trees along SW Barton and 20th Avenue SW, but they are a mixture of species and sizes.

The proposed landscaping for the Vasseliye Apartment project is looking to set the design tone for the neighborhood and abutting streetscape by adding SDOT approved Allee Elm trees along SW Barton Street and SDOT approved Norwegian Sunset Maples along 20th Avenue SW. We are also proposing colorful, low growing, shrubs and groundcovers in the planting strip between the curb and sidewalk to buffer pedestrians from the street and to add year round color & interest to the front of the building.

We are hoping this will be an example that other lots will follow as they are improved over time to help create a more uniform and inviting landscape for the neighborhood.

### E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

*Landscaping, including living plant material, special pavements, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project*

The Vasseliye Apartment building has been a significant amount of landscaping elements and features that enhance the building itself, as well as the recreational areas to be used by the residents of the building.

Along with the improved streetscape landscaping, consisting of new SDOT approved street trees, and green factor plantings along in the planting strip and along the front of the building, two open common areas have been designed for the building.



The first open common area is located on the main floor of the building facing west. The surface of the space is a scored concrete patio with panels that will be stained brown to match accents on the building. The space divides private residential unit patios from the common space areas with lightweight metal planters filled with colorful plantings to provide privacy for the residential units and color and interest to the common area. The common area also has a large, colorful, green roof component that residents look down on from above. The common area also has benches for seating, tables and chairs for dining, along with a couple outdoor barbecue grills for entertaining and cooking.

The second common area space is located on the 3rd floor roof terrace and also faces west. This common area has no private residential patios, but lightweight metal planters have been used to break the larger space up into smaller sections, for sun bathing, dining and seating. Two large green roof planters also help break up the space into smaller area. Benches, tables, chairs, and barbecue grills have again been placed for residents to use for entertaining and dining. Small planters have also been used to add additional green elements and color to the space.

We have also added bioretention planters along the back side of the building to help filter and detain rainwater, while also giving us a place to grow colorful, water loving plants. These planters help beautify the back, alley-facing side of the building. There is also a porous paved walkway that leads along side of the planters for residents to use for access to the alley and sidewalks in front of the building.

Overall, these two common area spaces, the bioretention planters, along with the street front landscape improvements, greatly enhance the Vasseliye Apartment building and site.

### E-3: LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

*The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees, and offsite conditions such as greenbelts, ravines, natural areas, and boulevards.*

There are not many special site conditions that needed to be addressed with landscaping for the Vasseliye Apartment project. There are no significant trees onsite, nor are there any greenbelts, ravines, natural areas, or boulevards that

abut the property.

There is a bit of a high-banked slope leading from the alley up to SW Barton street. We have added a concrete stairway for residents to use to get up to Barton Street from the lower area of the building. We have also planted that space with low shrubs and groundcovers to stabilize the slope and beautify the alley.

There is also a slight view to the west towards the water that we have taken advantage of by placing one of the common area terraces on the roof of the third floor.

## DEPARTURE REQUESTED

### 1. SMC 23.47A.008 Street-Level Development Standards.

#### Reference

SMC 23.47A.008.B. 3.a. Non residential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing facade. If the combination of the street-facing facade requirement of subsection 23.47A.008.D.1 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to nonresidential use, the director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be nonresidential.

#### Proposed

Commercial spaces 2 and 3 have a depth of 27'-11".

#### Rationale

Following the recommendation of the design review board from the second early design guidance meeting the project incorporates commercial space at the NW corner of the building rather than the originally proposed residential units. Any further depth will result in an inadequate depth for the design of the spaces on the other side of the corridor which will lead to elimination of additional residential units. The area is in a stage of development and keeping the flexibility to convert the spaces into residential unit is desirable.

### 2. SMC 23.47A.008 Street-Level Development Standards.

#### Reference

SMC 23.47A.008.B b. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

#### Proposed

Floor-to-floor height is proposed to be 12'-4" feet. Floor-to-floor height at commercial space 3 and 4 to be 11'-1".

#### Rationale

Following the recommendation of the design review board from the second early design guidance meeting the project incorporates live/work units along SW Barton Street and commercial space at the NW corner of the building. The design review board also

recommended at the first meeting a taller than 3 level building as it was proposed to achieve better the intent and long term development goals of the existing zone - C1-40. The proposed street level height is consistent with the feel of the immediate neighborhood. It is appropriate with the intention to fit into the scale of the adjacent single family houses and low-rise residential structures. The live/work units and the commercial spaces are relatively small and do not need as high ceilings as merchants or larger service providers.

### 3. SMC 23.47A.032.A. Access to Off-Street Parking from Alley.

#### Reference

SMC 23.47A.032.A.3. "In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However, structures in C zones with residential uses and structures in C zones across the street from residential zones shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single curb cut shall be provided according to the standards in Sections 23.47A.032.A.1, .2, and 23.54.030.F.2." SMC 23.47A.032.A.1.a. "Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts."

#### Proposed

Access to parkade to be from 20th Ave SW.

#### Rationale

The alley where the lots are, does not connect to the street (SW Barton Street) because of the steep slope, although there is a curb cut. Any correction of the slope will interfere with the adjacent single-family lots which have garages with access from the Alley. Those problems justify the exception for alley improvement per: SMC 23.53.030.G.3. "Widening and/or improving the right-of-way would eliminate alley access to an existing lot." SMC 23.53.030.G 4. "Widening and/or improving the right-of-way is impractical because topography precludes the use of the alley for vehicular access to the lot". The Land Use Code has provisions allowing the access to the parking to be from the street for C zones per: SMC 23.47A.032.A.1.b. "If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut."

SMC 23.47A.032.D 1. "Access to off-street parking may be from a street if, due to the relationship of an alley to the street system, use of the alley for parking access would create a significant safety hazard as determined by the Director."

### 4. SMC 23.53.035 Structural Building Overhangs.

#### Reference

SMC 23.53.035.A c. The maximum length of each bay window or balcony shall be 15 feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15 foot dimension, reaching a maximum of 9 feet along a line parallel to and at a distance of 3 feet from the line establishing the open area.

#### Proposed

The length of the proposed bay window is 15 feet and is reduced to 0 along a line parallel to and at a distance of 3 feet by means of 78 degree and 12 degree angles drawn inward.

#### Rationale

The proposed configuration of the bay window does not increase the area otherwise permitted by the Code. It better responds to the design concept and avoids repetition of one and the same layout throughout similar buildings.

### 5. 5. SMC 23.54.030 Parking Space Standards.

#### Reference

SMC 23.54.030.D.3. No portion of the driveway, whether located on the lot or on the right-of-way, shall exceed a slope of 15 percent.

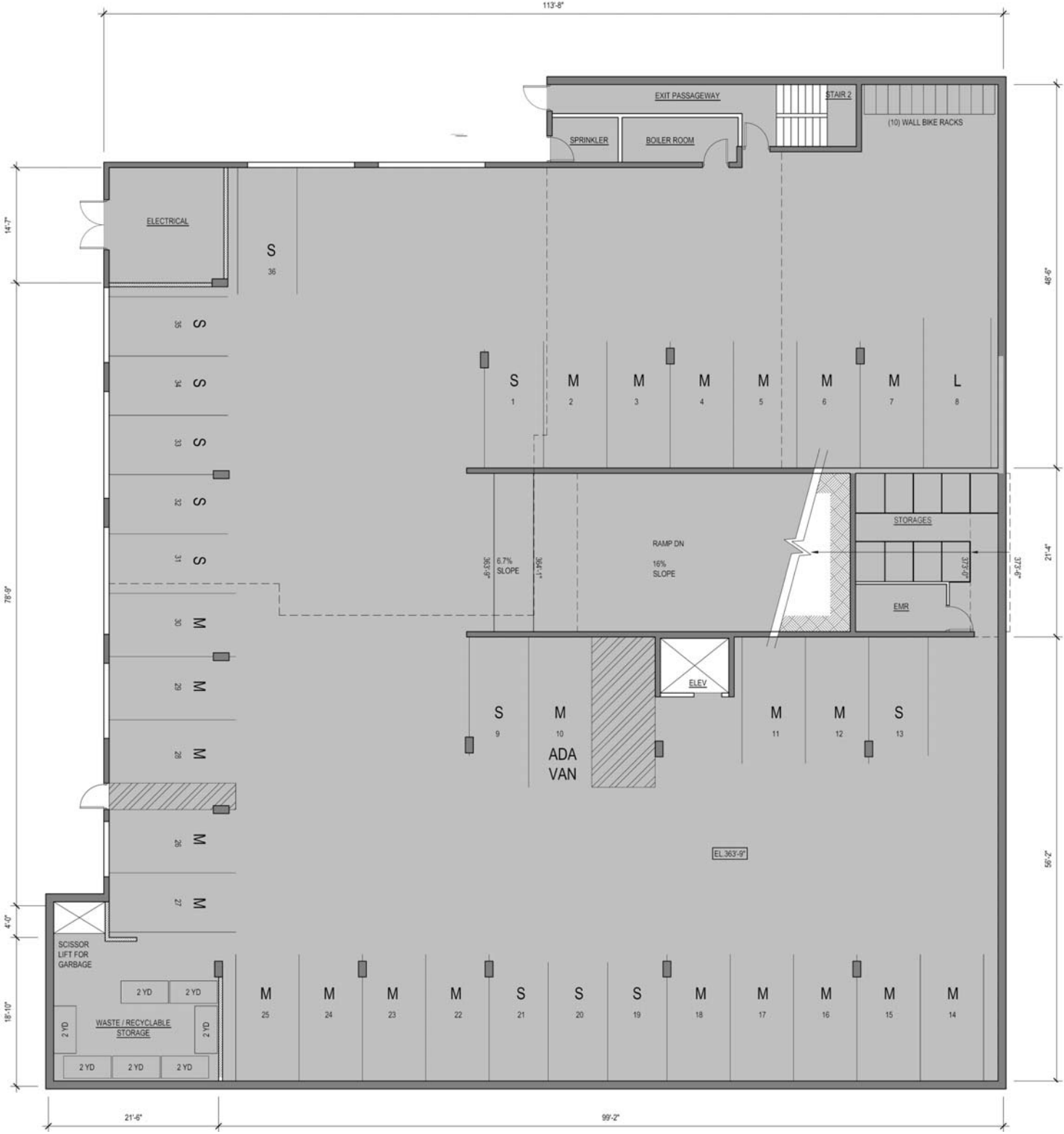
#### Proposed

The slope of the driveway is 16%.

#### Rationale

This is an interior ramp of the parkade designated for the residents of the building only, who will be familiar with the route. The ends of the driveway are designed accommodate an appropriate crest and sag.

BUILDING  
FLOOR PLANS

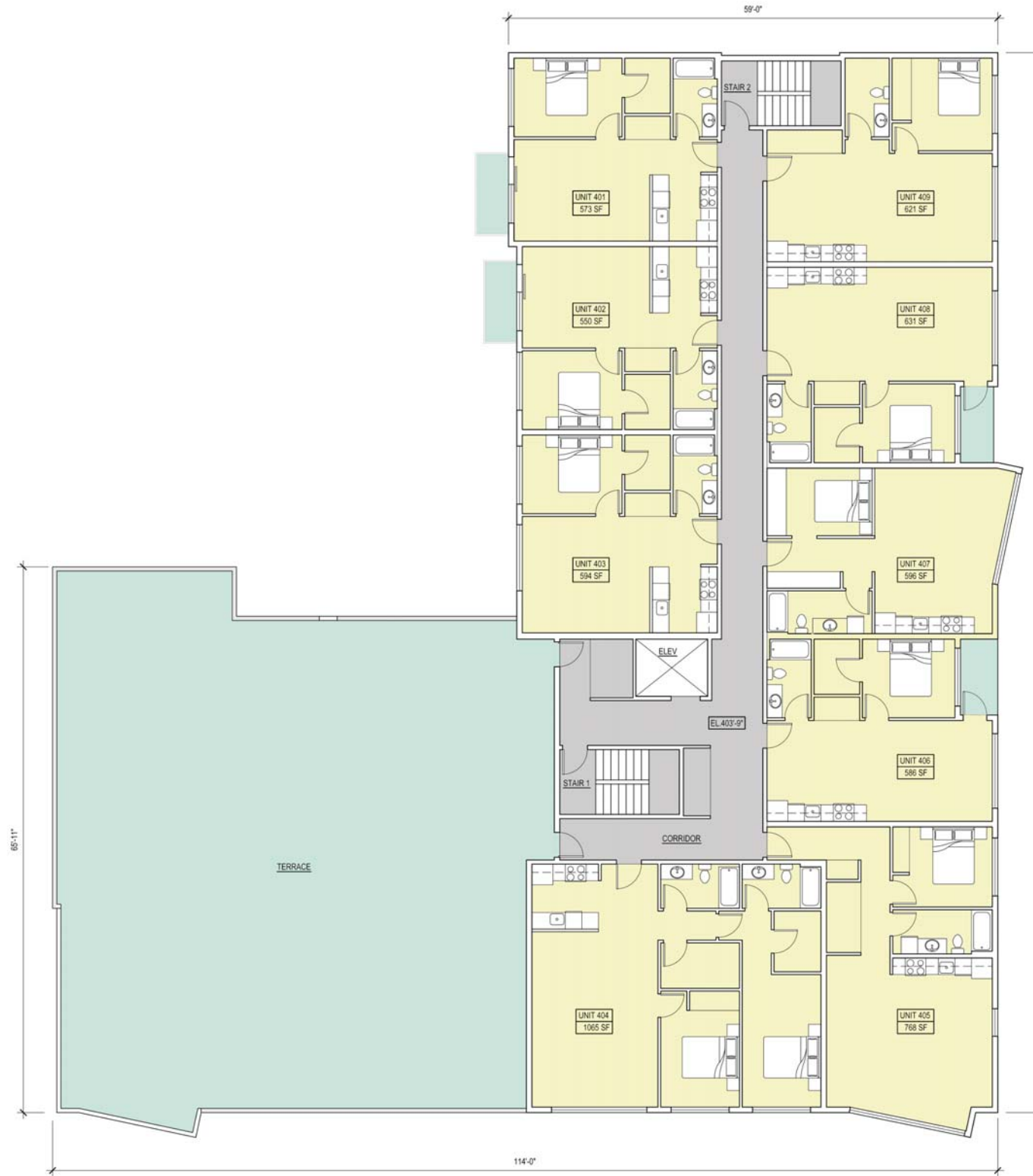
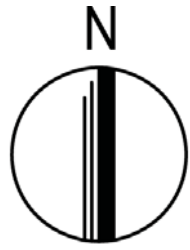


PARKING LEVEL



LEVEL 1





LEVEL 4