



VIEW OF THE PROPOSED 4 STORY/ 4 TOWNHOMES

PROJECT

Address: 2011 E DENNY WAY / Seattle, WA 98112
Zone: NC2-40
DPD #s: 301 5003
APN: 304320-0100
DPD Staff: Bradley Wilburn

DESIGN CONCEPT:

- CONTEMPORARY

STREETSCAPE CONCEPT:

- SAME LEVEL ENTRANCES
- SAME HEIGHT

STREET IMPROVEMENTS:

- PLANTING ALONG SIDEWALK



SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
" HIGH - LINE"

STREAMLINE DESIGN REVIEW

STEP 2 - DESIGN GUIDANCE APPLICATION: SEPT 17,
2013



PROPOSAL

The proposal of this project at 2011 E DENNY WAY on Parcel C (3,954.6 SF) consists of one Building with 4 RESIDENTIAL townhomes, 4 story high with attached garages and large terraces. Three of the units have the main access from the principal street (E Denny Way) while the other one has access from the East side alley. Vehicular access is provided from the East alley through a 10' no built easment. Unit 1 & 2 provides each a 1 car garage while Unit 3 & 4 has 2 car garages. The total # of parking spaces is 6 / 4 units . The proposed garbage area is located inside each garage per each unit & pick-up @ alley.

CONTEXT

The 16.761 SF lot is situated between East Denny Way and 20th Ave. The lot has been divided by 2 short plats creating three parcels. Our proposed site is located on Parcel C.

Parcel A (8934.6 SF) to the West contains the exsting brick apartment building that has been recently renovated, Parcel B (3832.6 sf) to the South remains vacant and **Parcel C (3993.6 sf) is our proposed development site.**

Eaven though the lot is located in an NC2-40 zone nothing on the street or two blocks up or down is commercial. The North end of 20th Ave is all residential, 1-2 story houses and residential townhomes are located on East Denny Way in front of our site, North & South with the access from the sidewalk. The entire street is inviting and has a quiet residential neighborhood feal. There is no commercial activity that we know off.

South of our lot and at the South end of the Alley is E Madisson Street, a busy commercial, major artery with frequent transit. Eaven though E Madison Street is in the vicinity, the traffic, the noise & the business of the street does not affect the quiet residential neighborhood behind it where we propose our new development.

To the East of our site/ E of Alley there's a large vacant lot that would be in front of our East facing proposed facades. The Cascade mountains can be visible from the upper proposed floors.

FYI - FUTURE POTENTIAL

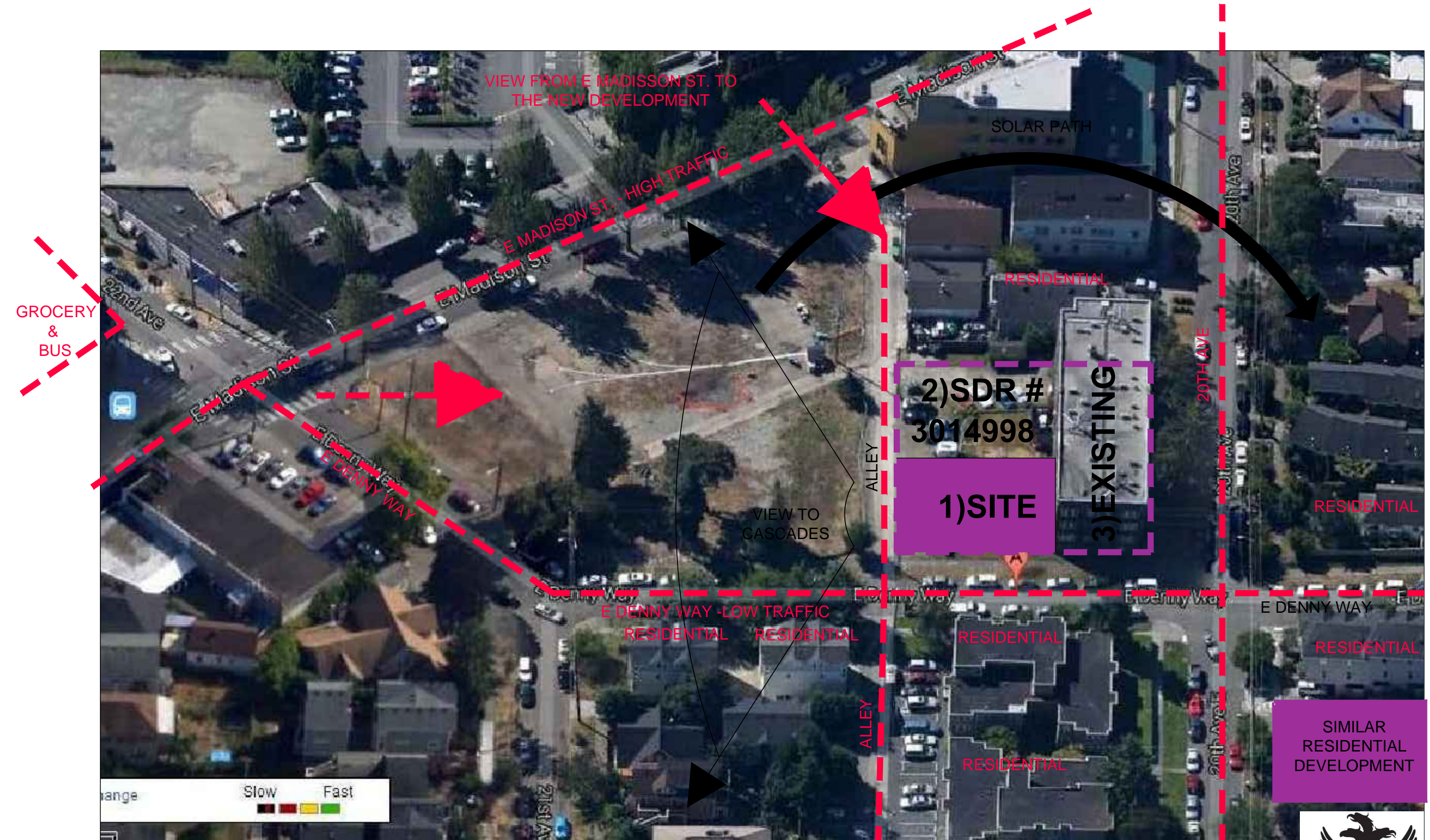
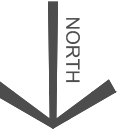
SISTER BLDG
SDR # 301 4998
(NOT SCOPE
OF THIS REVIEW)

PROPOSED (4 STORY)
4 TOWNHOMES



AERIAL VIEW OF PROPOSED DEVELOPMENT NTS.





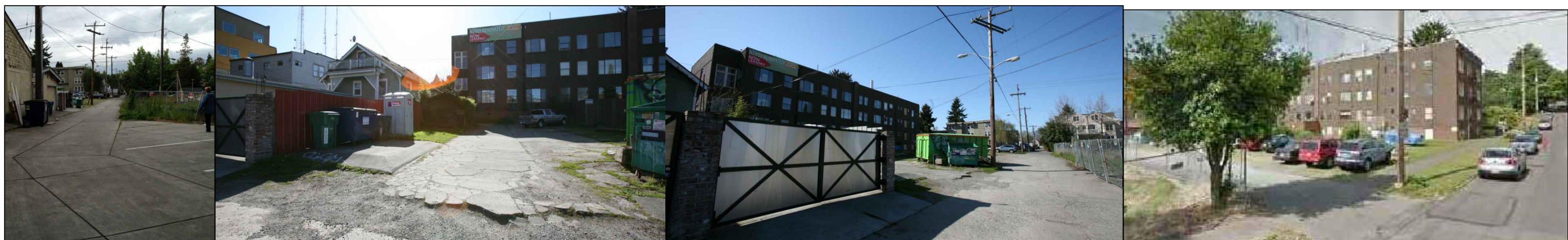


E DENNY WAY MAIN ENTRANCES @ SIDEWALK LEVEL (EXAMPLE)

[1] street panorama looking North



[2] street panorama looking South TOWARDS the site



[3] alley panorama looking West TOWARDS the site





[4] aerial looking East

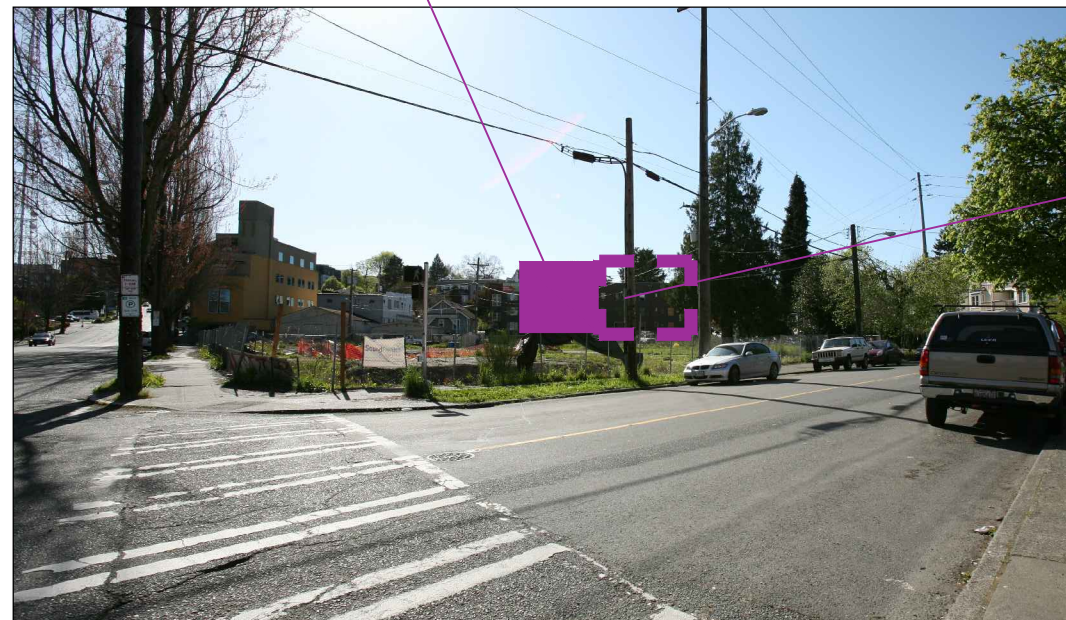


[5] aerial looking West



[6] aerial looking South

SDR # 3014998



[9] view from E MADISON ST

PROPOSED DEVELOPMENT

SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
"HIGH - LINE"

STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17,
2013





(A) Newly constructed townhomes 20th Ave E with use of hardipanel & bold dark,white, red (high contrasting colors)



(C) 1 story traditional SFR next to old commercial dev.



(A) View from 20th Ave E Towards our Proposed Site

(B) New commercial bldg E Madison St. & the East Alley of our site (yellow siding & stone insertions, large windows)



(D) Tall apartments with a pink-beige hardipanel siding+ blue/red abandoned shop.



(F) Residential apartment building in neutral green & stucco.



(E) Townhomes with traditional siding & baby colors.



(H) 1 Story SFR traditional.



(G) Residential townhomes screened by tall trees, entrances from sidewalk.



(I) Existing apartment building brick + daylight basement , 3 stories large windows.



(J) VACANT LOT



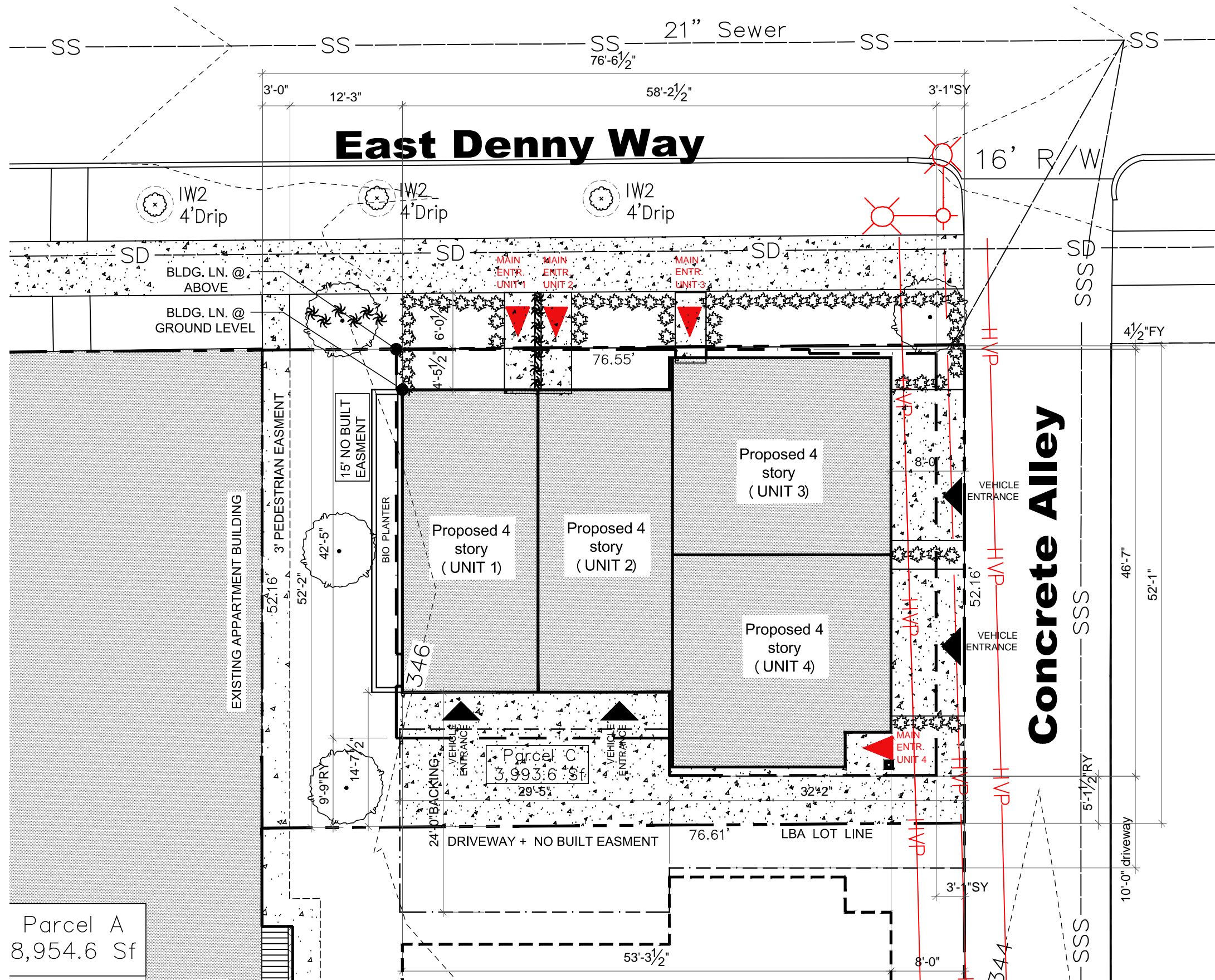
NEIGHBORHOOD BUILDINGS MAP (NTS)



SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
"HIGH - LINE"

STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17, 2013



Parcel A
8,954.6 Sf

SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
"HIGH - LINE"

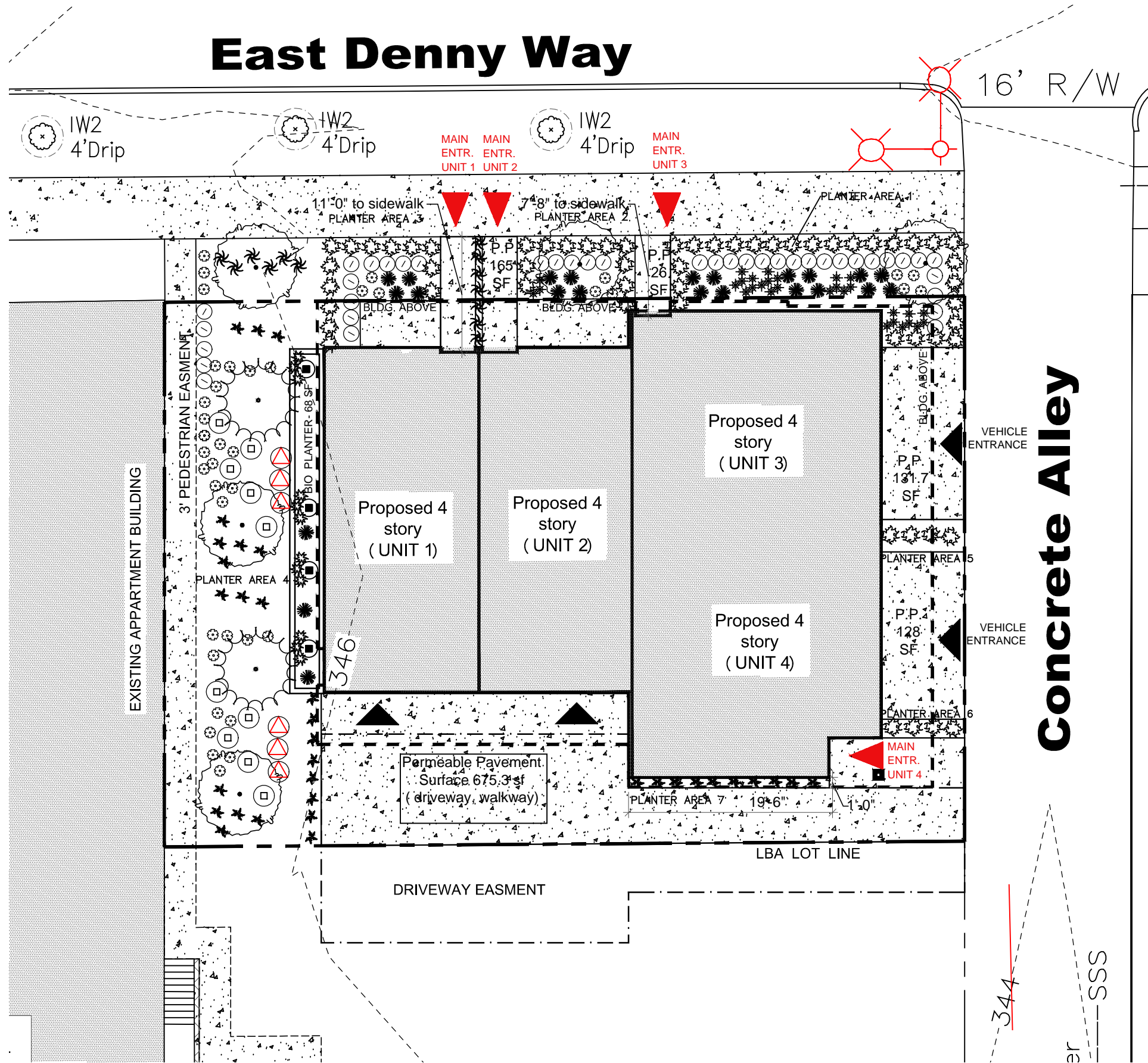
STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17,
2013



PROPOSED SITE PLAN

7

East Denny Way



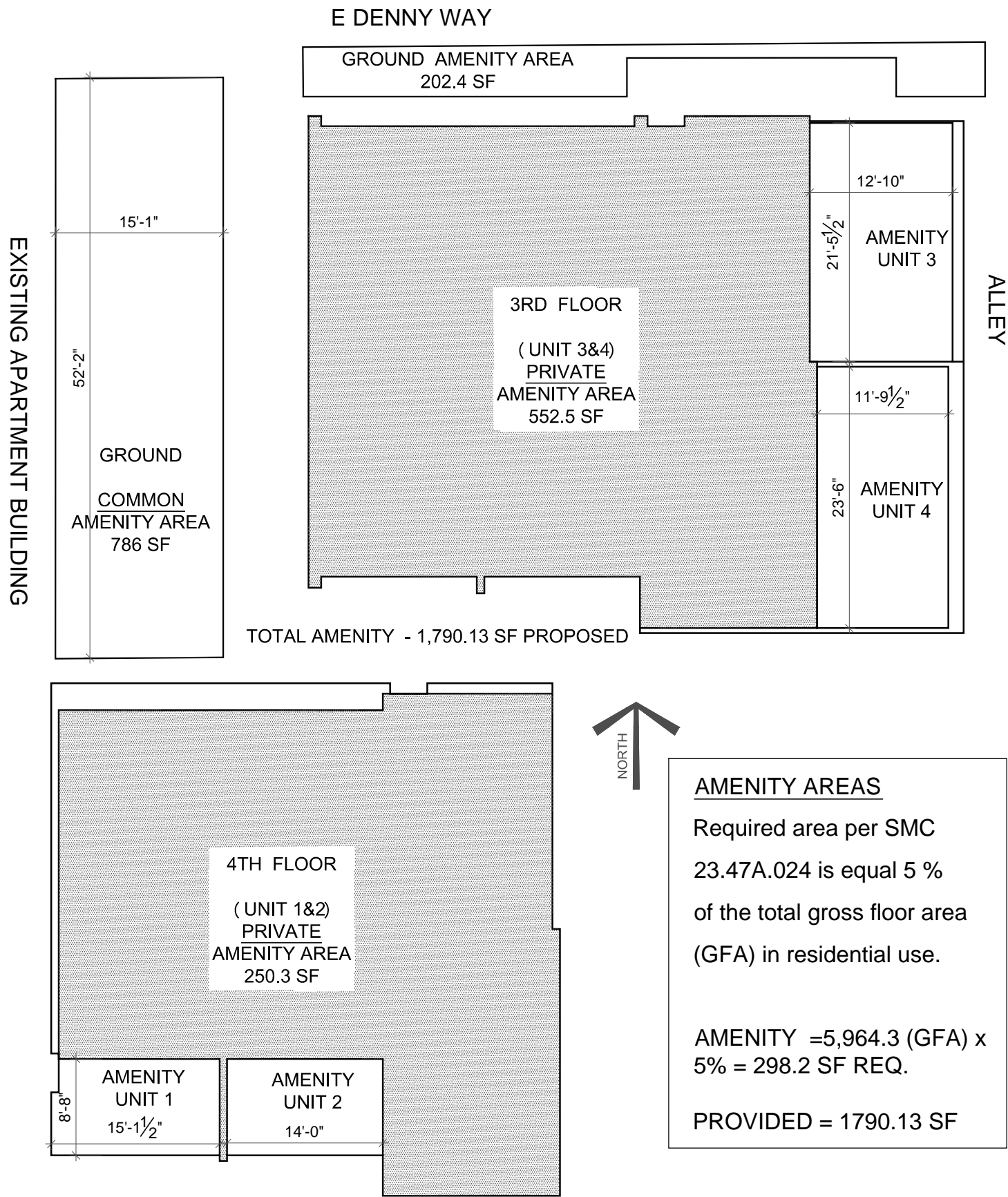
PLANT SCHEDULE	
BOTANICAL NAME	COMMON NAME
TREES	
Acer griseum	Paper Bark Maple
Fagus sylvatica 'Dawyc Purple'	Dawyc Beech
Calocedrus decurrens	Incense Cedar
SHRUBS & PERENNIALS	
Hakonechloa macro 'Aureola'	Deer Fern
Heuchera 'Plum Pudding'	Japanese Forest Grass
Nandina 'Harbor Dwarf'	Coral Bells
Pennisetum alopecuroides 'Hameln'	Heavenly Bamboo
Acorus gramineus 'Variegatus'	Dwarf Fountain Grass
Lavandula ang. 'Hidcote'	Japanese Sweet Flag
Calluna vulgaris 'Firefly'	English Lavander
Buxus semp. 'Suffruticosa'	Fire Fly Heather
Cornus alba 'Ivory Halo'	Dwarf Boxwood
Thuja occidentalis 'Smaragd'	Variegated Dogwood
Mahonia aquifolium	Emerald Green Arborvitae
GROUND COVER	
Rubus calycinoides 'Emerald Carpet'	Creeping Bramble
BIORETENTION CELL PLANTS	
Carex testacea	Slough Sedge
Cornus alba 'Gouchaulti'	Golden Variegated Dogwood
DT = DROUGHT TOLERANT PLANT N = PACIFIC NORTHWEST NATIVE PLANT	
Notes: -See soil amendment detail for soil specifications. -See bioretention planter detail for bioretention specifications. -All planting beds to receive minimum 3-4" of mulch.	

GREEN FACTOR

A minimum score of 0.3 required for NC2-40 zones per SMC. 23.47A.016. The proposal meets the 0.6 score.



Amenity Areas Diagram



LAND USE COMPLIANCE

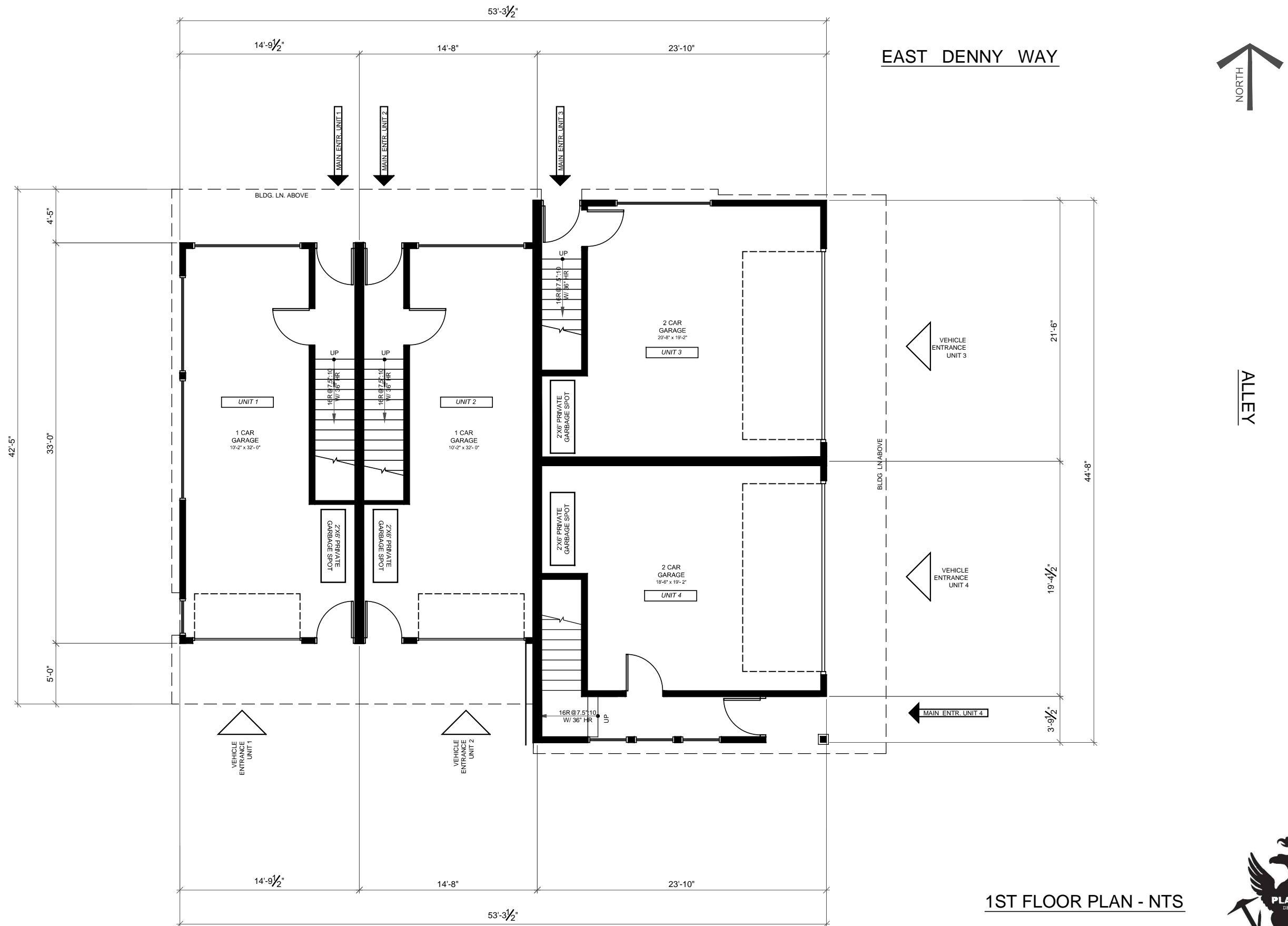
ZONE:	NC2-40	MADISON-MILLER RESIDENTIAL VILLAGE
ZONF:	LOT SIZE:	3,993.6 SF
23.47A.013	FAR 3	ALLOWED: 3,993.6 SF x 3 = 11,980.8 SF MAX PROPOSED : 7, 618. 3 sf
23.47A.005	STREET-LEVEL USES	PROJECT IS NOT IN A PEDESTRIAN DESIGNATED ZONE NOR ALONG A DESIGNATED PRINCIPAL PEDESTRIAN STREET.
23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS	
A.2.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
F		THE DIRECTOR MAY ALLOW DEPARTURES FROM STREET-LEVEL REQUIREMENTS OF THIS SECTION FOR PROJECTS THAT ARE NOT SUBJECT TO THE DESIGN REVIEW PROCESS, AS A TYPE I DECISION. WE ARE REQUESTING A REVIEW OF THESE REQUIREMENTS. 1. RAISE OR LOWER GROUND FLOOR 4' 2. 10'-0" SETBACK. WE ARE PROPOSING IN PLACE OF ITEMS 1 & 2 ABOVE:SEE SHEETS 11,12,13
23.47A.012	STRUCTURE HEIGHT	ALLOWED: 40' PROPOSED: 40' (see elevations)
23.47A.014	SETBACKS	NO SETBACKS REQUIRED - LOT DOES NOT ABUT RESIDENTIAL ZONE
B.3.a		15' SETBACK FOR PORTIONS OF STRUCTURES ABOVE 13' IN HEIGHT TO A MAXIMUM OF 40' ALONG ALLEY WHICH ABUTS A LOT IN A RESIDENTIAL ZONE
B.4		ONE-HALF OF THE WIDTH OF AN ABUTTING ALLEY MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.
E.2		EAVES, CORNICES AND GUTTERS PROJECTING NO MORE THAN EIGHTEEN (18) INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN REQUIRED SETBACKS.
23.47A.016	LANDSCAPING AND SCREENING STANDARDS	GREEN FACTOR OF .3 OR GREATER - EXEMPT PER SMC 23.47A.016.A.2 STREET TREE REQUIREMENTS - STREET TREE PRUNING REQUIRED SUBMITTED APPLICATION AT SDOT FOR PRUNING OF EXISTING STREET TREES WITH E. DENNY WAY
23.47A.022	LIGHT AND GLARE STANDARDS	EXTERIOR LIGHTING TO BE SHIELDED DRIVEWAYS, CAR HEADLIGHTS MUST BE SHIELDED - PROPOSE GREEN FENCE/LANDSCAPE SCREENING ALONG E DENNY WAY; PLEASE REFER TO SITE PLAN AND LANDSCAPE PLANS
23.47A.024	AMENITY AREA (PLEASE SEE LEFT OF PAGE)	
23.47A.032	PARKING LOCATION AND ACCESS	REQUIRED: NOT REQUIRED INSIDE MADISON-MILLER RESIDENTIAL URBAN VILLAGE (FREQUENT TRANSIT) PROVIDED: 1 PER UNIT 1 & 2 IN 1-CAR GARAGE + 2 PER UNIT 3 & 4 IN A 2 CAR GARAGE ACCESS TO SITE VIA ALLEY TO THE EAST.
BICYCLE:		REQUIRED: 1 PER 4 UNITS
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	
TABLE A		REQUIRED: SHARED STORAGE SPACE - 84 SF; MINIMUM HORIZONTAL DEPTH OF 7'; PICKUP LOCATION LESS THAN 50' OF A CURB. PROVIDED: INTERIOR GARAGE SPACE VENTED TO OUTSIDE WITH A 2'-6" WIDE x 3'-0" DEEP x 4'-0" HIGH CONTAINER (STANDARD CITY OF SEATTLE BIN)

SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
"HIGH - LINE"

STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17, 2013

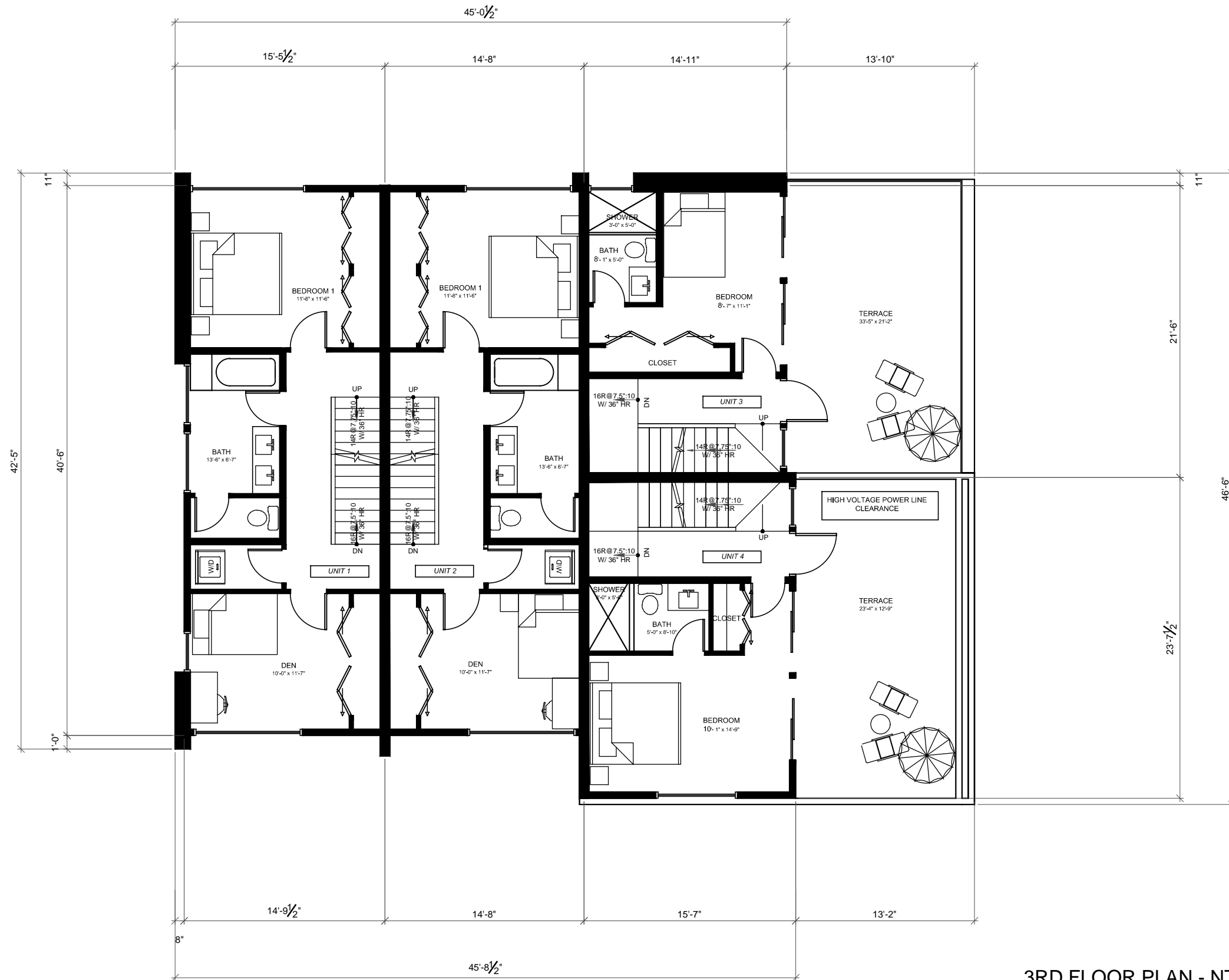






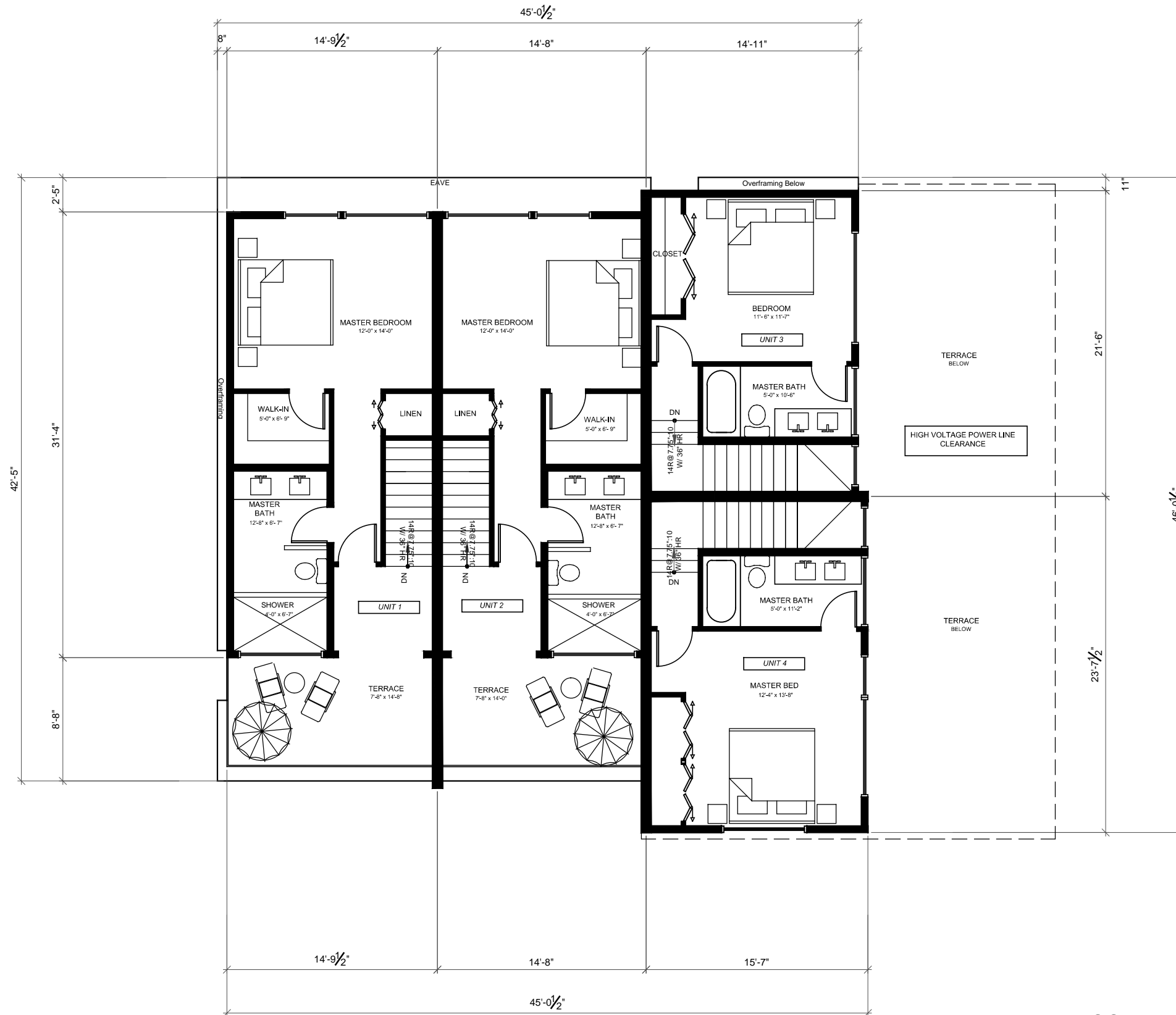
2ND FLOOR PLAN - NTS





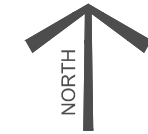
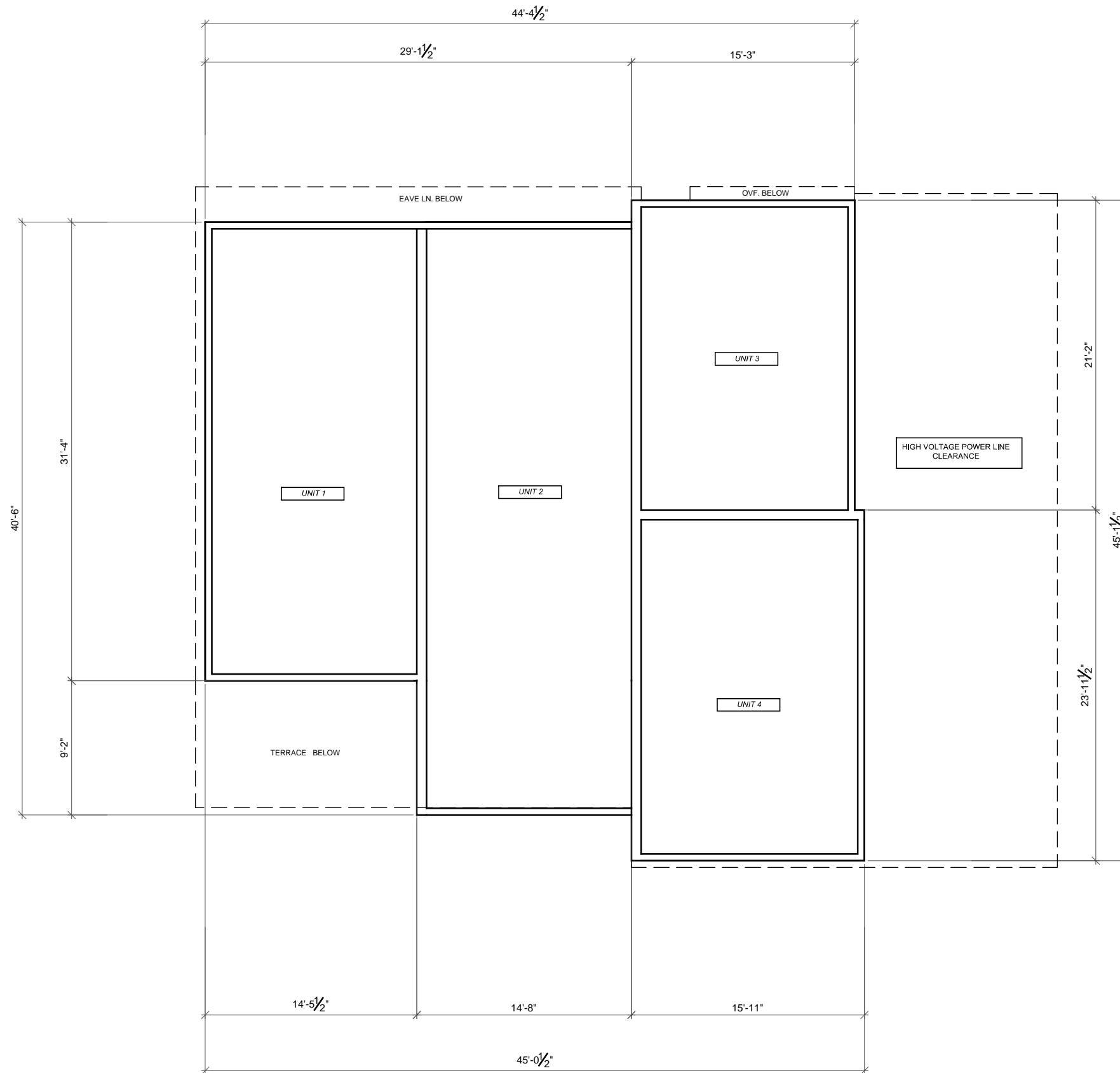
3RD FLOOR PLAN - NTS





4TH FLOOR PLAN - NTS





ROOF FLOOR PLAN - NTS





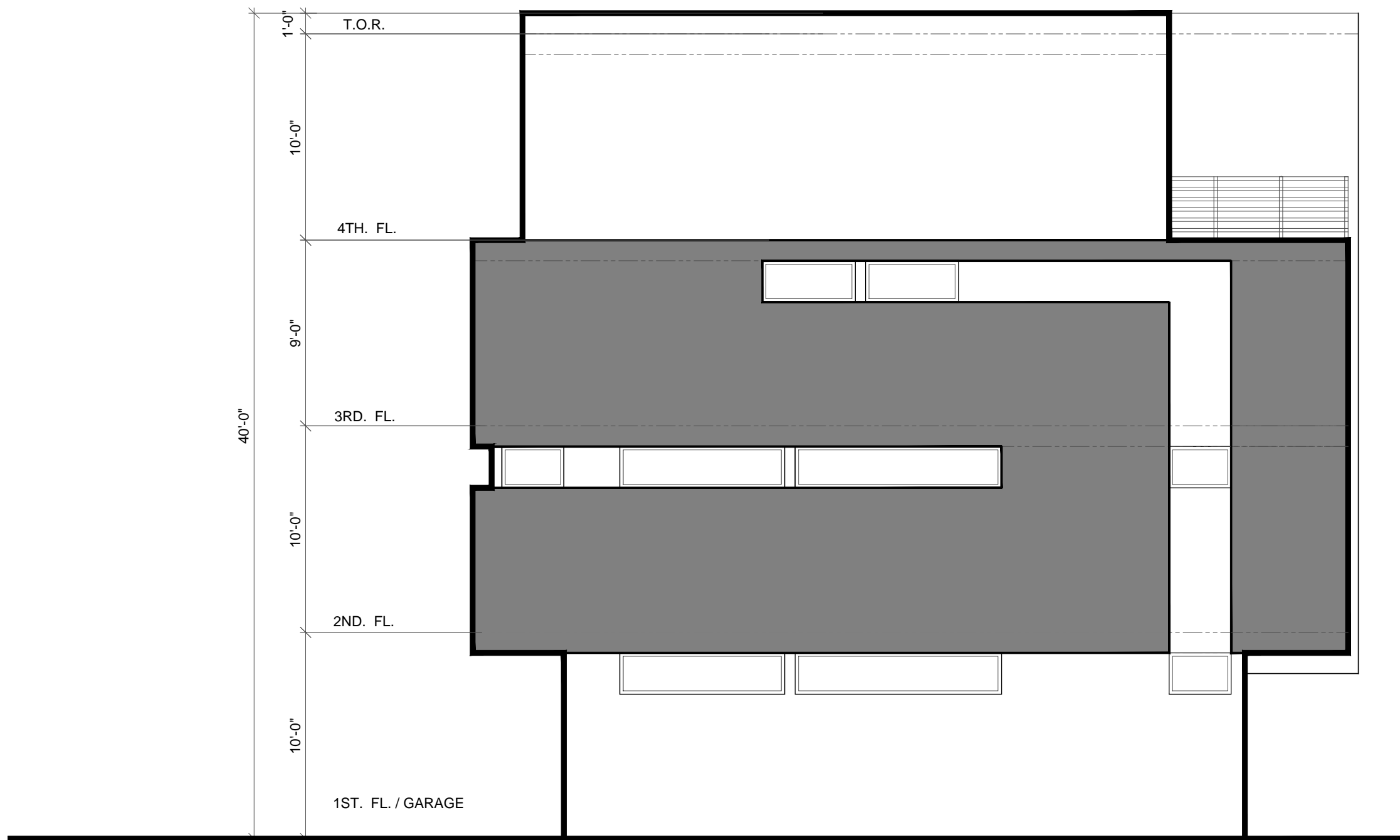
S ELEVATION - GARAGES UNIT 1 & 2
NTS





E ELEVATION - ALLEY
NTS





W ELEVATION - FACING EXISTING APPARTMENT BLDG
NTS





N ELEVATION - EAST DENNY WAY
NTS





Shadow Study

The proposed structure casts a shadow over the neighboring apartment building to the west in early morning & afternoon, but since the proposed structure contains 15' separations between the structures, this allows more lights and air pass thru the site, and direct sunlight will penetrate thru to the adjacent existing apartment building.

The proposed structure has a minimal impact on the residential structure to the west due to very minimal windows on the West side directly facing the proposed building (see proposed W Elevations).



DEPARTURES

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS (requesting a T-II decision)

" **D.2.** - *The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4' above of 4' below sidewalk grade or be set back at least 10' from the sidewalk.*"

23.47A.008

- F - " The Director may allow departures ...if the Director determines that the project will maintain the safety and aesthetics of the streetscape for pedestrians and will:
- a) - maintain pedestrian access to structure ✓
 - b) - maintain urban form consistent with adjacent structures ✓
 - c) - maintain visibility of nonresidential uses ✓
 - d) - maintain privacy of nonresidential uses N/A
 - e) - allow the continued use of an existing structure without substantial renovation N/A

We are requesting a **DEPARTURE** from this requirement because:

1 - Only 3 North facing units would have access from E Denny Way (main street subject to this code) while the South unit (access at alley level not subject to this code) would look lower/higher than the rest of the building and would brake the design concept and unity of the building and alignment height to the existing adjacent brick apartment building.

2 - the street is ALL RESIDENTIAL, a quiet street with NO COMMERCIAL building/ no transit/ no heavy pedestrian traffic, in our opinion NO need to have the building higher/ lower as there is no commercial activity we would need privacy from. Otherwise it would brake the RESIDENTIAL feel of the street that all neighbors are used to.

3- there is an existing High Voltage Power Post & Line crossing the East side of the Lot. The reason why the proposed design has the main access at the alley level (screened by green fence/ trees) is because of the CLEARANCE needed below the High Voltage Line and in front of it (East Side).

If we would get the building Higher we would lose a story and the living space would decrease. There will be no height continuity with the adjacent building.

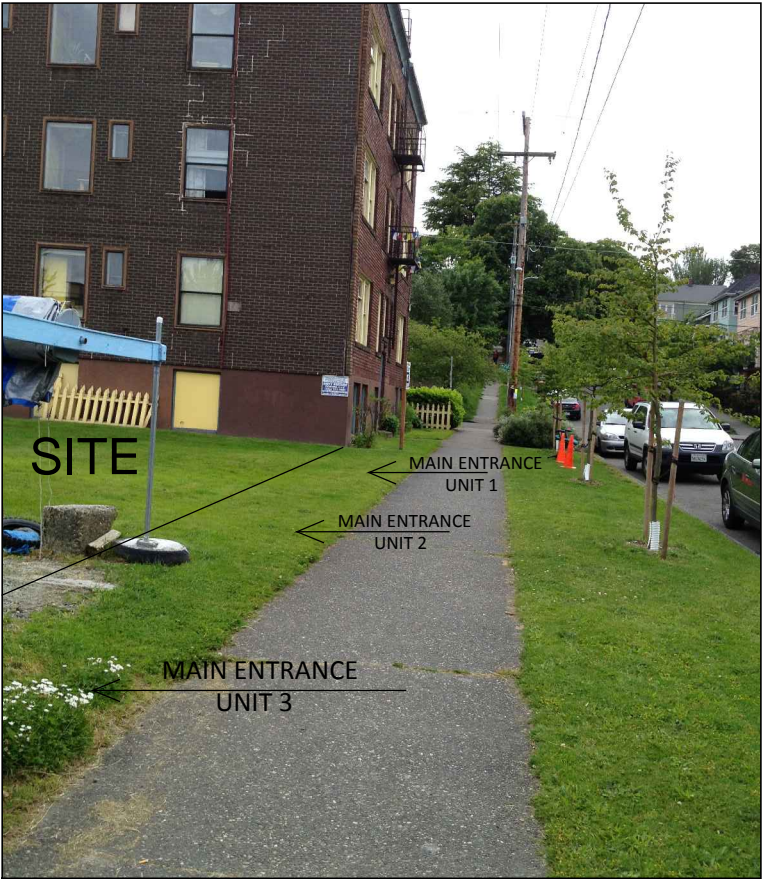
4- FYI: There is a 2nd proposed SDR project # 301 4998 (not scope of this review) on Adjacent Vacant South parcel lot that is NOT subject to this code section (Alley Access) and can get built with entrances from the ground level.

By raising/lowering this PROPOSED building entrance we would brake the "family" and the SKYLINE formed by the two future potential buildings (visible from E Madison Street) and the existing apartment building.

5- The existing newly renovated apartment building to the West has it's windows for it's "basement level units" abutting the street concrete walk. We propose our main entrance to start at the ground level screened by plants/green fence in supporting the quality of living of people living in "next door apartments". We are preventing them to see from their windows a skunked entrance or tall concrete steps instead of our proposed "blended in" sidewalk level, friendly colored entrance marked by decorative screening, green plants that create a " quiet residential street" feel. In our opinion any entrances higher/lower would feel "heavy", unnatural, not " blending" in relationship with the sidewalk and adjacent building. We believe that the character of the neighborhood is defined by the experience of traveling along the street, keeping the same continuity and height being very important. Trying to improve the experience for a better living and a better pedestrian interaction with nature found along the street, screening the entrances with green plants/ fence instead of a 4' raised/ lowered concrete bulky unfriendly entrance.



Example of UNFRIENDLY higher entrance (Columbia City, Seattle,WA)



View of the existing streetscape





PROPOSED MAIN ENTR.
UNIT #3

- 4'-8" setback to property line
- 6'-0" right-a-way planting permit (SDOT)
- 10'-8" setback to CONCRETE WALK
- green fence for privacy (max 3' tall) & native plants
- residential entrance complimenting the low windows @ existing apartment building nextdoor

PROPOSED MAIN ENTR.
UNIT #2

- 4'-8" setback to property line
- 6'-0" right-a-way planting permit (SDOT)
- 10'-8" setback to CONCRETE WALK
- green fence for privacy (max 3' tall) & native plants
- residential "look" per street existing housing typology met.

PROPOSED MAIN ENTR.
UNIT #3

- 1' to property line
- 7' to CONCRETE WALK
- green fence for privacy (max 3' tall) & native plants
- residential "look" per street existing housing typology met.

DEPARTURES

We propose

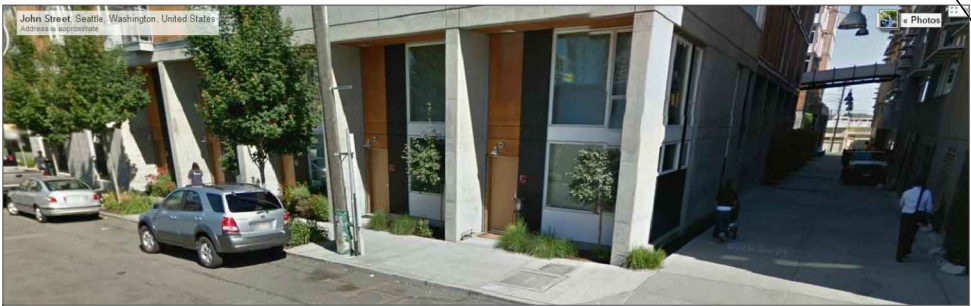
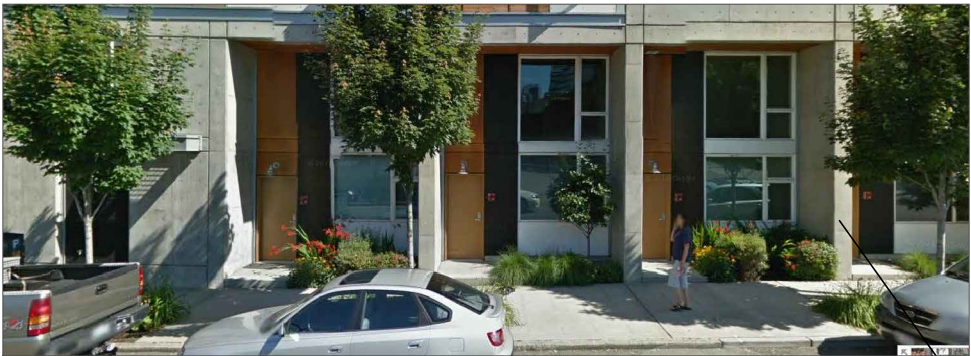
The Main Entrances for the North 3 units facing E Denny Way not to be 4' above nor below the sidewalk level but to start @ the side walk level having the following pedestrian - friendly components:

- 10' setback for NW units 1&2 to the edge of the concrete walk (including the 6' Right-a-Way SDOT street use permit) to be planted with 3' tall shrubs/fence and flowers, friendly colored entrance at the end of the walking corridor marked by permeable pavers & decorative rocks between them.
- 7' setback for the NE corner unit unit #3 to the edge of the concrete walk (including the 6' Right-a-Way SDOT street use permit) to be planted with 3' tall shrubs/fence and flowers, friendly colored entrance at the end of the walking corridor marked by permeable pavers & decorative rocks between them.

LOW IMPACT PROPOSED ENTRANCES,
PROTECTING THE VIEW FOR THE RESIDENTS
LIVING @ THE LOWER LEVEL OF THE
APARTMENT BUILDING

PLEASANT TRAVELLING ALONG THE STREET
& PRIVACY OF RESIDENTIAL AT SAME TIME

Example of Residential Bldg in commercial zone with **entrances @ sidewalk level** + back alley connection



John Street & Pontius Ave. N, Seattle



Proposed North entrances from E Denny Way - FROM PEDESTRIANS EYE LEVEL

BLDG NEXT DOOR HAS
ENTRANCE/EXIT @ STREETWALK LEVEL





The main entrance on UNIT #3 is constrained by many factors:

Unlike unit #1 & #2 that can have 10' to the sidewalk setback @ ground level, Unit #3 can only have 7' including the 6' Right-a-Way distance for planting & privacy (SDOT approval) because:

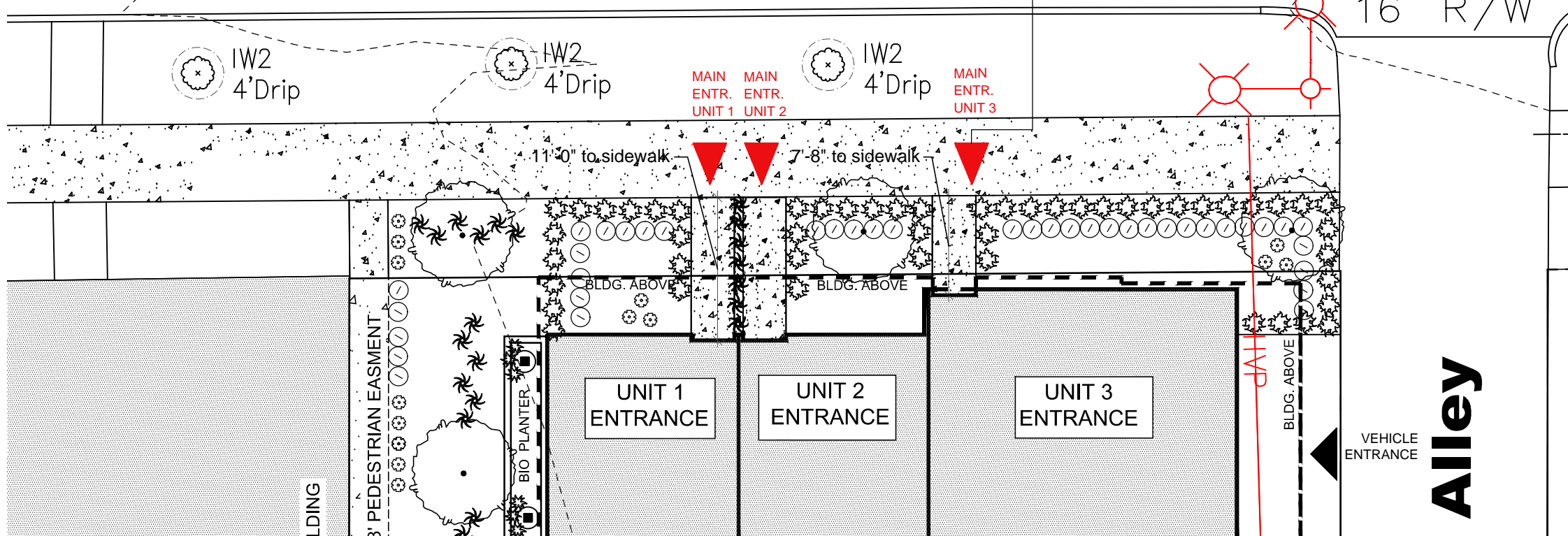
- the High Voltage Power line at the NE corner gives the max. used clearance in this design (See proposed Floor Plans & Elevations) at the proposed garage , 1st Floor, 2nd & 3rd Floor 10' safety required distances.

- We utilized the clearance to the MAX. so the proposed Entrance & Layout is the result of the MAX. SQ.FT. we could obtain in order to provide the people living in Unit 3 & 4 with the right safety and comfort & align the streetscape on E DENNY WAY with the other two UNITS #1 & #2.

NOTE ***** IF THE ENTRANCE TO UNIT #3 IS PUSHED BACK, LOWER, OR HIGHER , THE ABOVE PARAMETERS WON'T WORK ANYMORE IN THIS DESIGN PRINCIPLE AND THE STAIRS TO 1ST FLOOR OF UNIT #3 WOULD BE IMPOSSIBLE TO EXIST, HAVING TO LOSE A STORY BEING NOT ALIGNED TO THE EXISTING BRICK APARTMENT BUILDING.

KEEPING SAME LEVEL ENTRANCES AT SIDEWALK LEVEL

East Denny Way



SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
"HIGH - LINE"

STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17, 2013



SIDING EXAMPLE 1 BLOCK UP - 20TH AVE E



GREY HARDI PANEL EXAMPLE



SIDING MATERIALS EXAMPLES



ENTRANCE MATERIALS /COLOUR EXAMPLES

CORRUGATED METAL SIDING

WHITE HARDI-PANELS

DARK HARDI-PANELS & ACCENT COLOR

SDR # 301 5003

ADDRESS: 2011 E DENNY WAY / Seattle, WA 98112
"HIGH - LINE"

STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17,
2013





SOUTH VIEW (GARAGE ENTRANCE)



NORTH VIEW (MAIN ENTRANCES / WITHOUT STREET IMPROOVEMENTS)



NORTH-EAST ALLEY VIEW (MAIN ENTRANCES / WITHOUT STREET IMPROOVEMENTS)



Design Guidelines - Preliminary Guidance Responses

A-1	Respond to Site Characteristics		We worked with the "given" conditions and aligned best the new development to the existing building, created setbacks at the higher levels, marking the NE corner where the highest point of perspective is located along E Denny Way, transitioning the view of the pedestrian easy through the new building to the oposite NW corner where the brick building ends. The right-a-way is a key element in the proposed design being used to it's fullest capacity of acomodating evergreen landscaping and aligning with the existing apartment building. The existing apartment building has a minimal setback to the pedestrian concrete walk, its brick "history charged" N wall being the only contact a pedestrian has when walking down the street. We setback the proposed new building 7'-10' and leave 15' of green garden between the two structures, gradually bringing the pedestrian along the street, accenting the existing brick building, creating more green spaces for them to enjoy also as for the pedestrians & neighbors.	A-6	Transition Between Residence and Street	
	<p><i>"....the other development site with street frontage along E Denny Way affords opportunities engage other structures on the original parent lot."</i></p> <p>RESOPNSE:</p> <p>The proposed 4 story, 4 townhomes in a new building blends in the street scape and maintains the height level adjacent to the existing apartment building. It engages the pedestrian to discover the opportunities that this site offers by the experience created along E Denny Way. The building is proposed to have a 15' setback from the existing building, creating a spacious amenity area between the two & letting the sun in eaven for the lowest apartments of the existing building that obtain a view of a garden that is proposed to be created. The windows of the proposed new building are minimal on the W side next to the existing building. The main entrances to UNIT 1, 2 & 3 from E. Denny Way are proposed to be setback between 7' - 10' to the concrete walk (including planting in the right-a-way) and be at the street level, having a proposed green fence for privacy, marking clearly there are no areas for loitering !</p> <p>The overhanging 1st floors are also defining the entrances along E Denny Way and help define further the residential feal of the building (that is characteristic for the street & adjacent apartment building). Playful & large window placements soften the walls, proposed planting strips, adresssing, lighting & landscaping act in unison to define entrances & demarcate them from the sidewalk. We understand the need in this area to have a clear defensible space and with that in mind we have added large windows at the ground floor, appropriate landscaping, fast growing evergreen 3' fence for screening at the edge of the sidewalk to act as a barrier and further define the entry space as shown in pages 20,21,22. We also have made the ground floor garages, solid waste storage, utility storage & entry space to protect eaven more the privacy of the living space that is located above at the 1st floor. By making the garage ending in 10' large windows on E Denny Way we create no blank walls, no tiny windows but we are making it clear this is proposed to be a dynamic, private residential building that blends in the neighborhood and has street presence.</p>	A-3	Entrances Visible from the Street		<p><i>" It is desirable to establish a street-level presence to engage the public realm"</i></p> <p>We belive our demonstration from pages 20,21,22 proves that we camed up with the best solution for engaging the public realm to travel accross the street and discover this corner that offers so much history. Many of the residences on this block are closed off from the street by tall planters and fence, we tried to keep the same unity with our proposed 'green pockets'. The pedestrian gets a breath of "nature" through the "green pockets" proposed along E Denny Way & can admire contemporary Architecture before reaching the busy & loud E Madison Street.</p>	
			<p><i>" Entrances should be clearly readable from each right-a-way"</i></p> <p>The three entrances to Unit 1,2 & 3 are clearly visible & delineated off the sidewalk on E Denny Way as our proposal shows on sheets 20,21,22.</p>	A-8	Parking and Vehicle Access	
			A-5	Respect for Adjacent Sites		<p><i>" You may want to explore a woonerf design concept where people and vehicles will be accessing from the alley"</i></p> <p>The proposed building has pedestrian & vehicular acces from the E alley. Vehicular access is provided to Units 3&4 in 2 car gareges from the East 16' alley, while vehicular & pedestrian access to units 1&2 is provided through a no built easment to the South of the lot. The easment is proposed to be 10'-25' deep, have a planting strip at the edge of the building, the ground being covered in permeable pavement with a visible green amenity area that starts at the West end of the driveway. Pedestrians are invited to cross the driveway and reach the amenity area. Two secondary entrances are proposed from the driveway to Units 1&2 while the main entrance to Unit 4 remains facing the East Alley.</p>
				<p><i>" Design sensitivity should invoke a thoughtfulness upon adjacent structures within a one block radius"</i></p> <p>The new proposal comes to improve & unify the neighborhood by it's contemporary design. We are maintaining the same residential characteristics to our proposed development and we are creating the 2nd similar development existing in the neighborhood on a 1 block radius. Please look at the existing similar development on 20th Ave E, our building being very similar(Sheet 5, example A). By contrasting architecture to the existing brick building on opposite corner of the same block we are saying: .." we are respecting, preserving & accenting the past not by creating a "clone" of the historic building but by proving that nothing will recreate the past, here is a new building that clearly shows the preserved evolution from THEN to NOW ", as many architects have restaured old brick buildings by adding a modern contrast in their proximity with the intent of contrasting & enriching the old.</p>	B-1	Height, Bulk, and Scale Compatibility
						<p><i>" The design should take into consideration adjacent structures in shaping building form. "</i></p> <p>The proposed structure is designed to match the height and scale of the existing apartment building on the block. The proposed building form is complementing the adjacent brick building.</p>
A-2	Streetscape Compatibility			C-2	Architectural Concept and Consistency	
	<p><i>" Scale the proposed structure to fit within the context of the mix of architectural styles and uses. Each right-a-way frontage should respond to its unique proximity to adjacent structure and uses."</i></p> <p>RESOPNSE:</p> <p>The scale of the proposed building is no higher that the existing adjacent brick residential building. The proposed height is 40' max.The site has "naturally" guided us to the proposed shape through the existing (High Voltage Power Line) at the NE corner of the site.</p>				<p><i>" Seek a design voice and presence that is coherent at the development site "</i></p> <p>The challenge was to establish a sensitive design form in relationship to the existing adjacent brick building. The neighborhood is in transition architecturally, our statement clearly articulates its presence without overwhelming neighboring structures.</p> <p>The architectural concept was to create something unique that was similar to the new development on 20th Ave E (1 block up) and would mark the corner with the E Alley. The design is minimalistic and unique.</p>	



Design Guidelines - Preliminary Guidance Responses

Site Reconnaissance Checklist Responses

C-4	Exterior Finish Materials	1	ROW Improvements
	<p><i>"Seek durable finishes - how it will wear 7 to 10 years out."</i></p> <p>At the base we are proposing neutral painted hardi-panels with colorful entry doors. At the 1ST levels we propose a deep overhang covered in white painted hardi-panels that is not overwhelming above your head and by being white gives the optical illusion of more height, no other color can provide that. The game of in & out windows & eaves are made of the same hardi-panel painted materials accomodating large windows.</p> <p>A corrugated metal siding insertion is proposed between floors 1 & 2 along E Denny Way for materiality & different texture (we did not want to use brick,not to contrast the old look of the existing building). The highest level is set back and proposed to be covered in the same neutral corrugated metal siding while geometric colorful inserts are located along the South & East elevation. We believe that less is more and we propose the siding to be grey/white with no more than 5% accent color. Please see examples of similar projects built by us for an idea of the materials we are proposing. The proposed hardi-panel is built to last many years while the corrugated metal siding can last forever. Please look at Sheet 23 for siding examples.</p>		By providing an open stoop with green fences and abundant landscaping/planters this building engages with the streetscape. Many of the residences on this block are closed off from the street by tall planters and fence. To counteract this we have used a variety of materials and a large overhang above the first floor to reduce the scale of the building and engage the street in an inviting manner.
		2	Trees
			<p><i>"No trees or plants of significance at development site. Check in with SDOT Urban Forestry group about planting street trees along Denny Way."</i></p> <p>We will check with SDOT to use the 6' Right-of-Way for planting small shrubs for privacy allowed by them.</p>
		3	Landmarks
D-1	Pedestrian Open Spaces and Entrances		<p><i>"Is the adjacent building currently under renovation over 50 years? If so, we will need DON review for adjacency."</i></p> <p>The adjacent brick building is older than 50 years. It was built arround 1900's. We will check with DON to be able to build next to it. We belive that it should not be a problem since we are proposing a 15' no built easment between the two buildings"</p>
	<p><i>" Readable entries are desirable."</i></p> <p>We belive we met this requirement, all entries especially those ones along E Denny Way are extremely readable. Please see sheets 20,21,22.</p>		
D-6	Screening of Dumpsters,Utilities and Service Areas		
	<p><i>" Location of proposed recycling/trash area should be minimized upon adjacent properties."</i></p> <p>We are proposing to store the recycling and trash in 2'x6' containers inside each unit' sgarage and be pick-ed up at the alley. By doing so we minimize the impact upon adjacent properties.</p>		
E-2	Landscape to Enhance the Building and/or Site		
	<p>Please see sheets 20,21,22 with the proposed landscape in front of the main entrances on E Denny Way that improves the pedestrian experience in walking down the street and screens the residential units for privacy, gentle delineating the private-common property. Also we propose the green factor of 0.3 to be met by planting & creating an amenity area along the separation between the proposed development and the existing building. See sheet 8.</p>		

Thank you for reviewing our proposal !

Ana Buttrey,designer
Playhouse Design Group / Seattle, WA

Thank you for reviewing our proposal !

Ana Buttrey,designer
Playhouse Design Group / Seattle, WA

