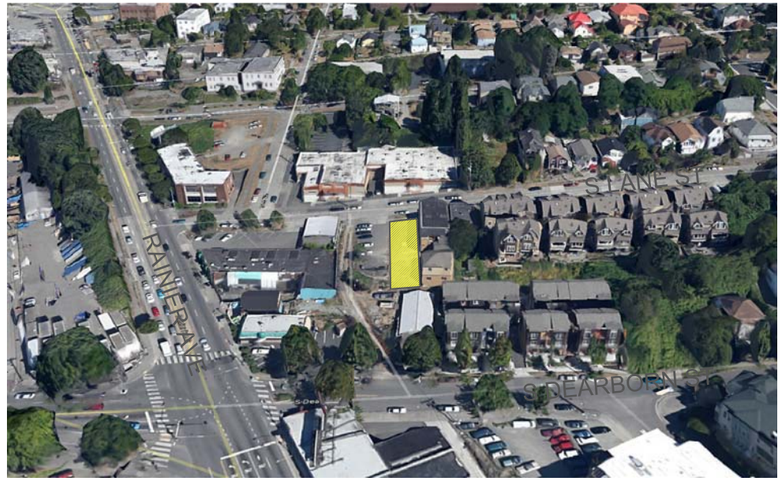
1613 SOUTH LANE ST APARTMENTS

Seattle, Washington
DPD Project # 3017455
October, 2014

PROJECT ADDRESS	1617 SOUTH LANE ST SEATTLE, WA 98144
OWNER:	YUAN ZHANG 9805 NE 116TH ST KIRKLAND, WA 98034 (206) 898-0063
ARCHITECT:	MARK TRAVERS ARCHITECT 2315 E PIKE ST SEATTLE, WA 98122 (206) 763-8496 mark@marktraversarchitect.com CONTACT: MARK TRAVERS
PARCEL NUMBER:	332000-0795
LEGAL DESCRIPTION:	LOTS 2, HILL TRACT ADDITION SUPPLEMENTAL PLAT TO THE CITY OF SEATTLE, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.
SCOPE OF WORK:	CONSTRUCTION OF NEW 13 UNIT APARTMENT BUILDING
CONSTRUCTION TYPE:	V-B SPRINKLERED
ZONE:	LR-3
OVERLAY:	URBAN VILLAGE: 23RD & UNION-JACKSON (RESIDENTIAL URBAN VILLAGE)
OCCUPANCY:	R-2
LOT AREA:	3,600 SF
APPLICABLE CODES:	2012 SBC 2012 SRC 2012 IFC 2012 WSEC 2012 UPC



NORTH

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STATEMENT OF OBJECTIVES: PROJECT SUMMARY

The existing site is located on a vacant parcel of land in the Southeast area of Seattle. Rainier Ave. is the main arterial located to the west of the site, S. Jackson to the north and S. Dearborn to the south. There are no existing trees located on the parcel and the adjacent property to the west of the site is also a vacant lot. The lot located to the east of the property has an existing non-conforming side setback condition where two multi-family buildings are located on the east property line of the proposed site. However, both of these lots (1613 South Lane St. and 1617 South Lane St.) are under the same ownership. The site has an ECA steep slope located on the southern portion of the parcel; a variance has been granted to develop into the slope.

The site is located in an LR-3 urban overlay zone (23rd and Union-Jackson). The site is close to major bus routes including the #7,14 with service to the downtown area and the #4,48 running north and south along 23rd. As the site is located in an urban overlay zone, close to public transportation, parking is not required for the project.

The project is located in a transition zone, in regards to the neighboring developments and uses. Located directly to the west and northwest of the site are commercial developments that connect to Rainier Avenue's commercial corridor. Directly to the east, south and northeast are mutil-family developments that lead into single family residential zones. This project site is part of the multi-family buffer zone between the commercial developments to the west and the single family zones to the east.

The proposal for the project is to construct a new 13 unit apartment building. The design consists of 4 floors and one unit at the basement level. No commercial area will be provided and no parking will be provided. The total proposed height for the design is 38'-4", the maximum allowable height is 40'-0."

The design review is required do to exceeding the threshold for allowable dwelling units. The zoned threshold for the site is 8 units and the requested departure is for 13 units. The design plans to meet the city's design guidelines by developing a project of appropriate massing and scale in keeping with the context of the neighborhood while developing a residential edge and zone transition in the buffer between commercial developments and single family homes. As well, the project aspires to develop an amenity area that will contribute to a sense of community between the project site and the adjacent parcel: 1617 South Lane St.

PROJECT DATA:

ZONE: LR-3

LOT AREA: 3,600 SF

OCCUPANCY: R-2

CONSTRUCTION TYPE: V-B SPRINKLERED

SCOPE OF WORK: CONSTRUCTION OF NEW 13 UNIT
APARTMENT BUILDING
0 COMMERCIAL AREA
0 PARKING STALLS
6 BICYCLE PARKING

23.45.504: PERMITTED AND PROHIBITED USES
A-RESIDENTIAL USE IN LR-3 ZONE: PERMITTED OUTRIGHT

23.45.518: BUILDING SETBACKS (APARTMENT):
FRONT: 5'-0"
SIDE: 7'-0" AVERAGE
REAR: 15'-0" MIN W/O ALLEY

23.45.514: BUILDING HEIGHT (APARTMENT):
40'-0"
(+5'-0" FOR ROOF WITH MIN. 6:12 PITCH AND +4'-0" FOR PARTIALLY BELOW-GRADE FLOOR)

23.45.527.B.1: MAX. BUILDING DEPTH:
MAX BUILDING DEPTH = 65% OF TOTAL SITE DEPTH
= 191'-11" X .65 = 78'-0" MAX DEPTH

23.45.522: AMENITY AREA:
25% OF LOT AREA, 50% OF THE REQUIRED AREA SHALL BE AT GROUND LEVEL IF PROVIDED AS COMMON SPACE
= 3,600 x 0.25 = 900 SF

23.54.015 TABLE B-II-L: PARKING REQUIREMENTS:
NO MINIMUM REQUIREMENT: ALL RESIDENTIAL USES WITHIN URBAN CENTERS OR STATION OVERLAY DISTRICT 1
= URBAN VILLAGE OVERLAY (23RD & UNION-JACKSON)

23.45.510 FLOOR AREA RATIO IN LR3 ZONE (APARTMENT):
1.5 OR 2.0 (*) (INSIDE URBAN VILLAGE)
* APARTMENT IN LR3 ZONE THAT QUALIFY FOR THE HIGHER F.A.R. LIMIT IF THE DEVELOPMENT MEETS THE STANDARDS OF SUBSECTION 23.45.510.C:

LOT AREA = 3,600 SF
= 3,600 X 2*
= 7200 SF

*THE PROJECT WILL BE SUBJECT TO THE DEVELOPMENT STANDARDS FOR BUILT GREEN CONSTRUCTION PER 23.45.510.C

PER TABLE 23.54.040: SOLID WASTE CONTAINERS
RESIDENTIAL DEVELOPMENT:
9-15 DWELLING UNITS = 150 SF

23.45.524: LANDSCAPING REQUIREMENTS
0.6 GREEN FACTOR REQUIRED

23.45.015.TABLE E: BICYCLE PARKING
REQUIRED SPACES = 1 PER 4 UNITS
TOTAL SPACES REQ'D = 5 SPACES

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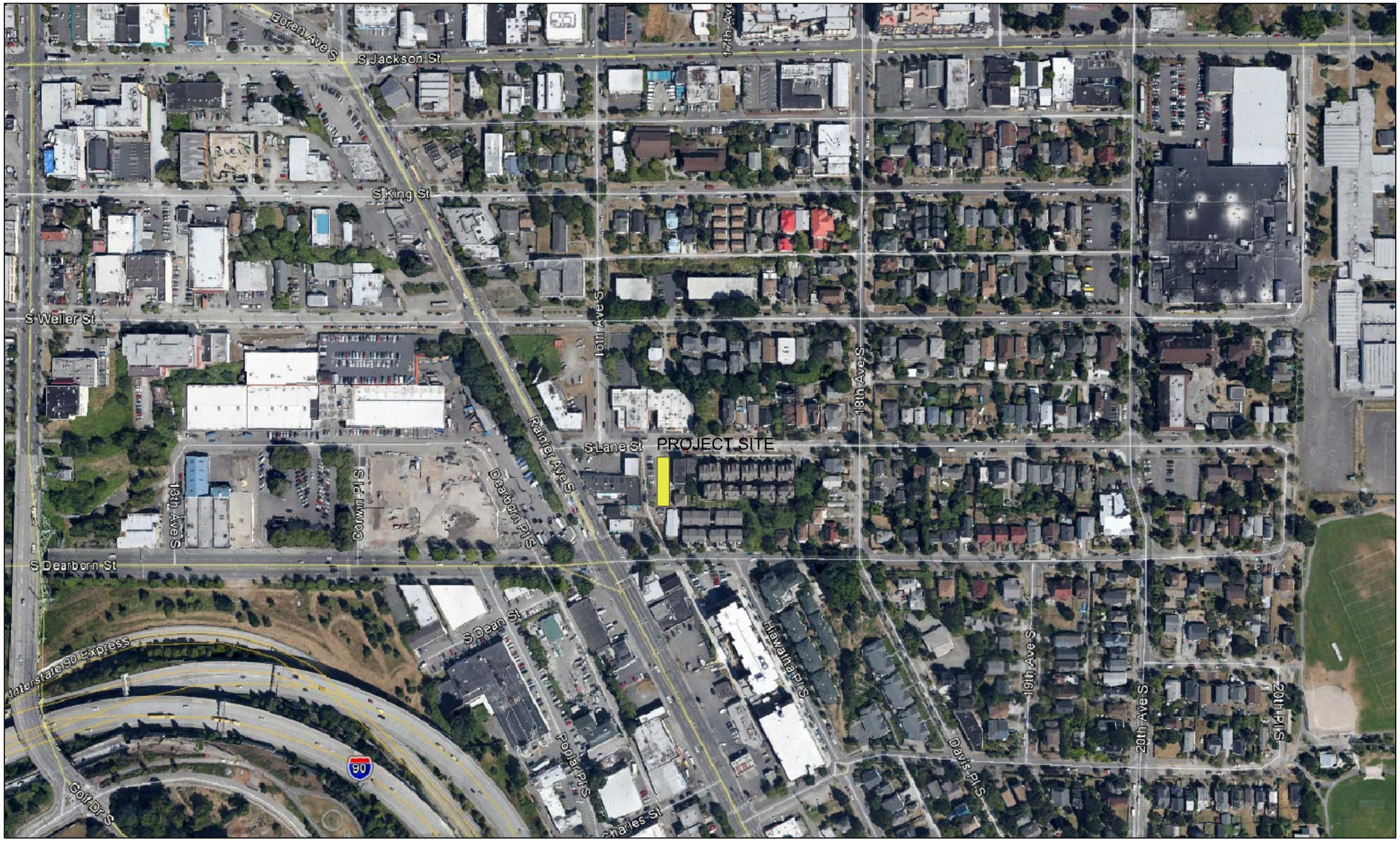

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SITE CONTEXT A.2

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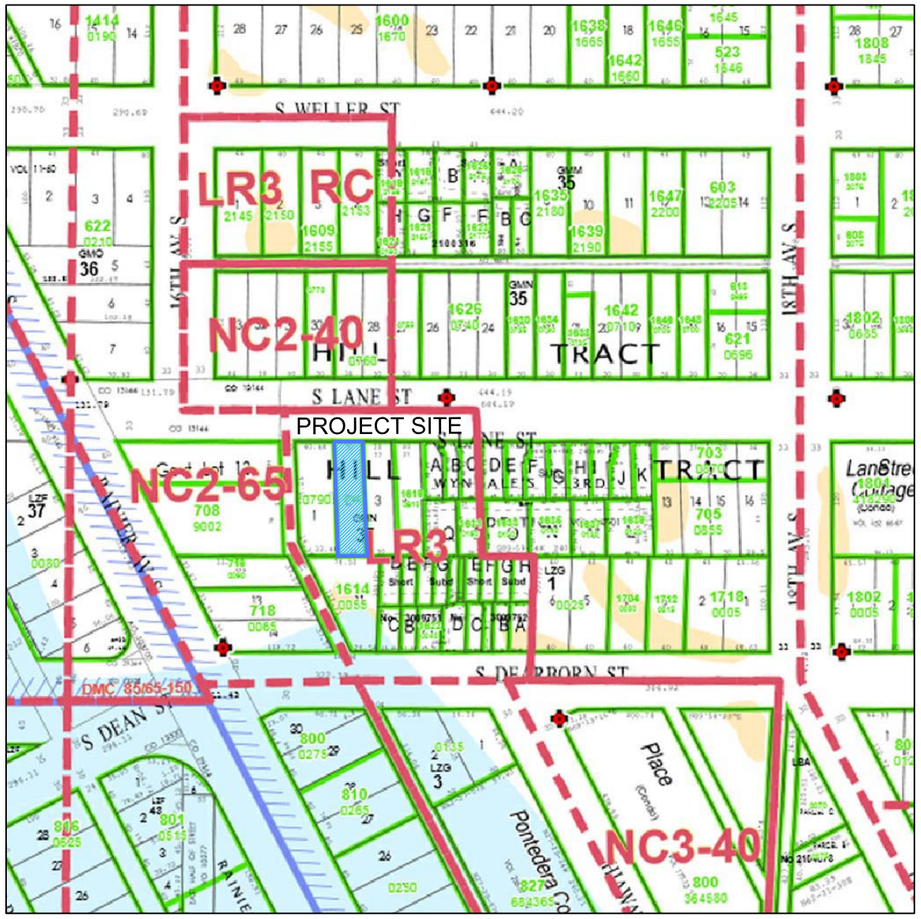
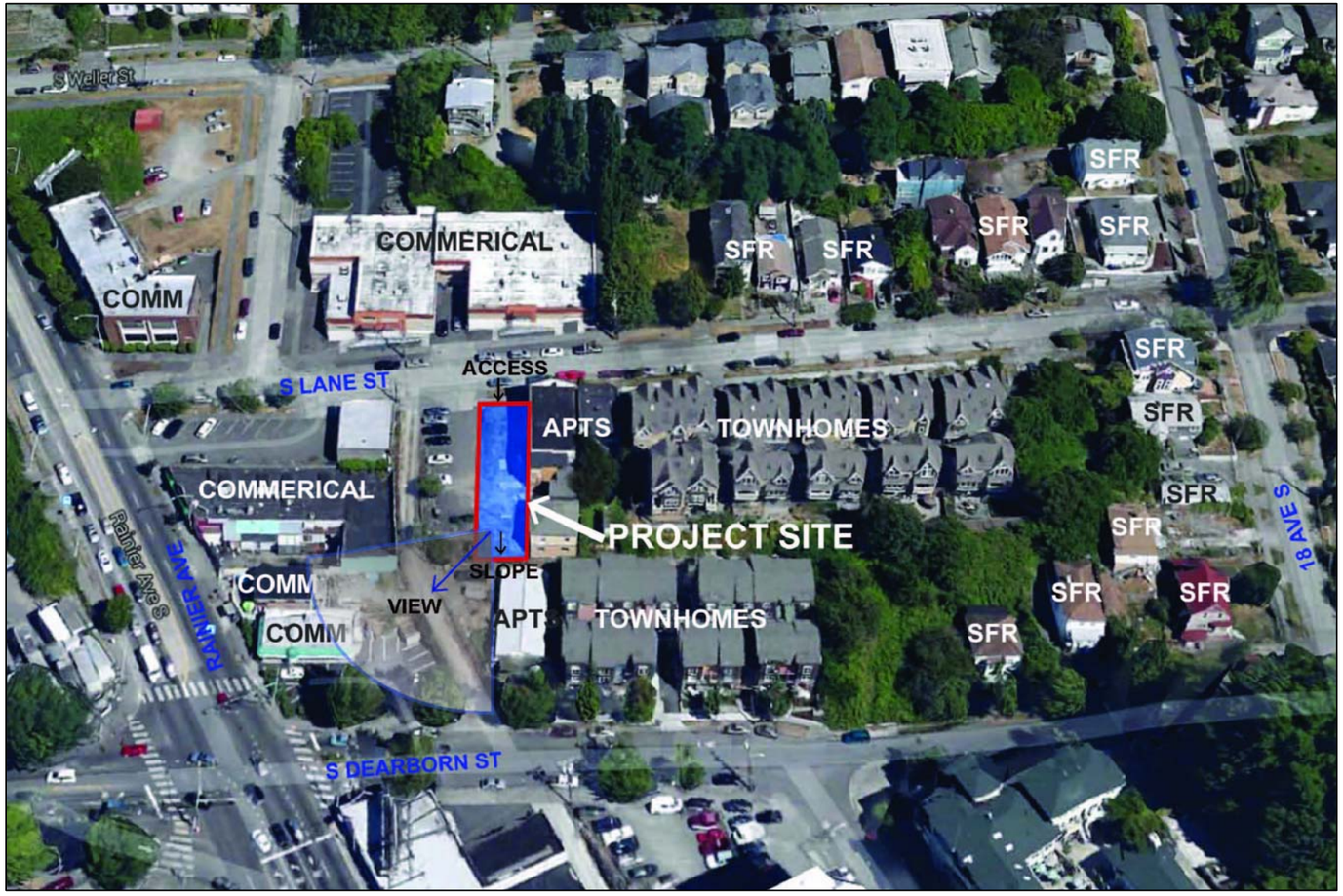


ZONING MAP:

LR3: LOWRISE 3
LR3-RC LOW RISE 3- RESIDENTIAL/ COMMERCIAL
NC2-40: NEIGHBORHOOD COMMERICAL2-40
NC2-65: NEIGHBORHOOD COMMERICAL2-65
NC3-40: NEIGHBORHOOD COMMERICAL3-40

NORTH



SITE AERIAL:

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SITE ANALYSIS A.3

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SOUTH LANE STREET: LOOKING SOUTH

SOUTH LANE STREET: LOOKING NORTH

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STREET CONTEXT A.4

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SITE: SOUTH LANE STREET

VIEW: SOUTHWEST

SITE: SOUTH SIDE OF LOT

ECA: STEEP SLOPE

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SITE PHOTOS A.5

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OPTION 1

The building is broken into two separate structures to visually decrease the massing, as well as to maintain scale with the adjacent multi-family building. The massing also steps with the natural topography of the site to decrease the apparent height of the structure. The third and fourth floors of building A step back away from the street to decrease the apparent height, as well as creating a datum line with the architectural features of the neighboring building.

A courtyard as amenity area at the interior of the site will also serves the adjacent property (1617 South Lane) to promote social interaction and connectivity between residents and neighbors, creating a strong sense of community.

Bay windows modulate along the length of the east and west facades to create depth and architectural interest as well as opportunities for window placement directed away from the west facade of the neighboring property.

BUILDING HEIGHT: 40'-0" (Allowable = 40'-0")
DWELLING UNITS: 13 studios approx. 340 sf
AMENITY SPACE: 1200 sf grade level courtyard and rooftop deck, 150 sf of trash enclosure
BICYCLE PARKING: 6 spaces
PARKING: No parking provided

DEPARTURE REQUESTS

REAR SETBACK 15-0": 50% reduction of rear setback from 15'-0" to 7'-6" to push building B towards the south property line and increase the amenity area between the two buildings, which will also allow more daylight on the west facade of the neighboring property.

WEST SIDE SETBACK 7'-0" AVG: A reduction to the 5'-0" minimum as the west side setback. This will allow the building to be pushed to the west property line and the circulation and access path between the site and 1617 South Lane to increase to 9'-0".

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OPTION 1: A.6

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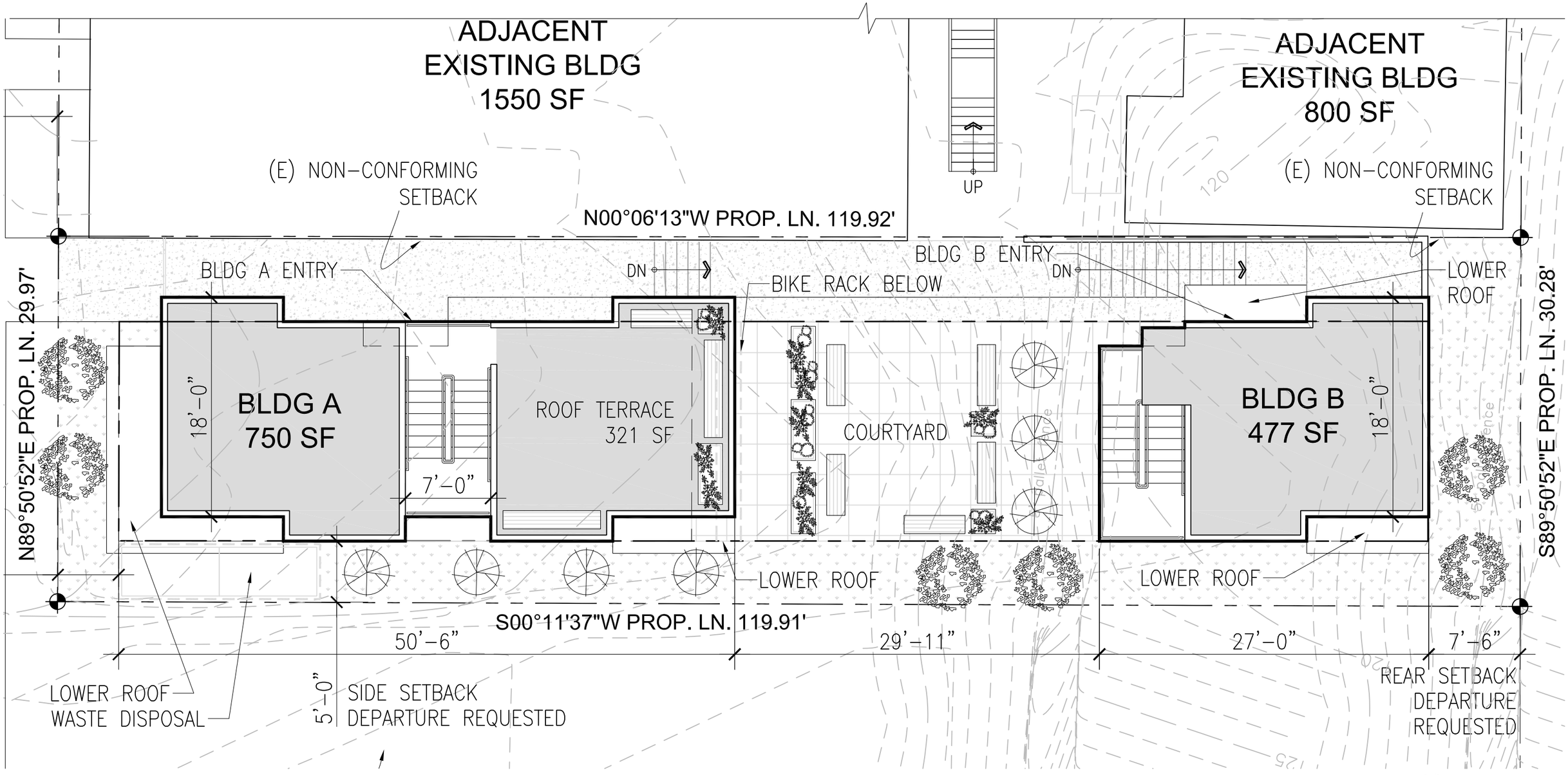

Scale: 1/8"=1'-0" NORTH

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OPTION 1: SITE PLAN A.7

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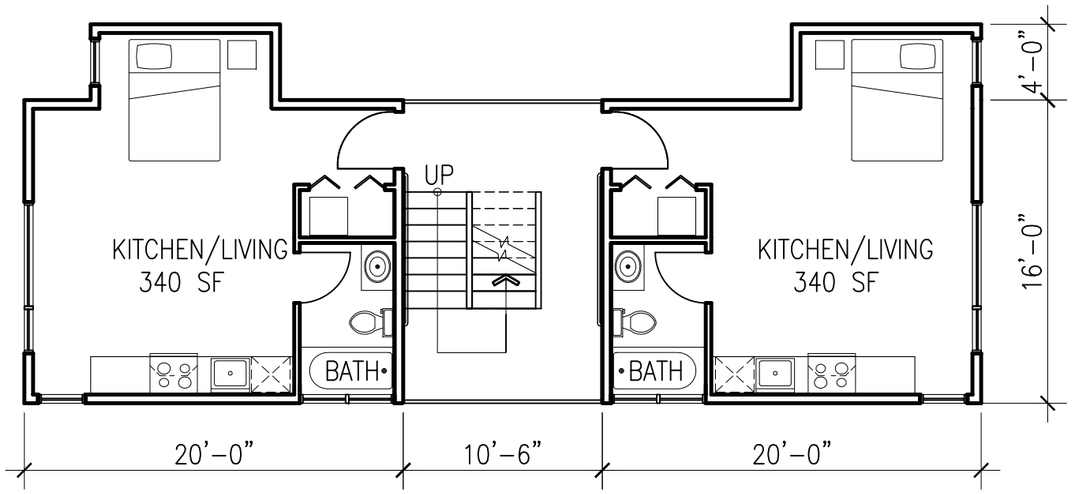
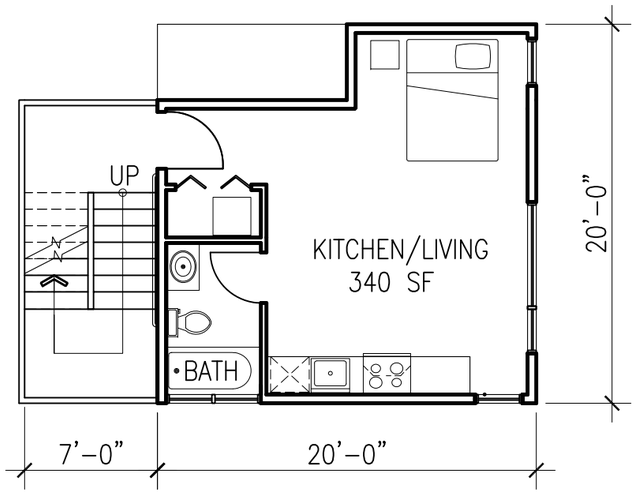
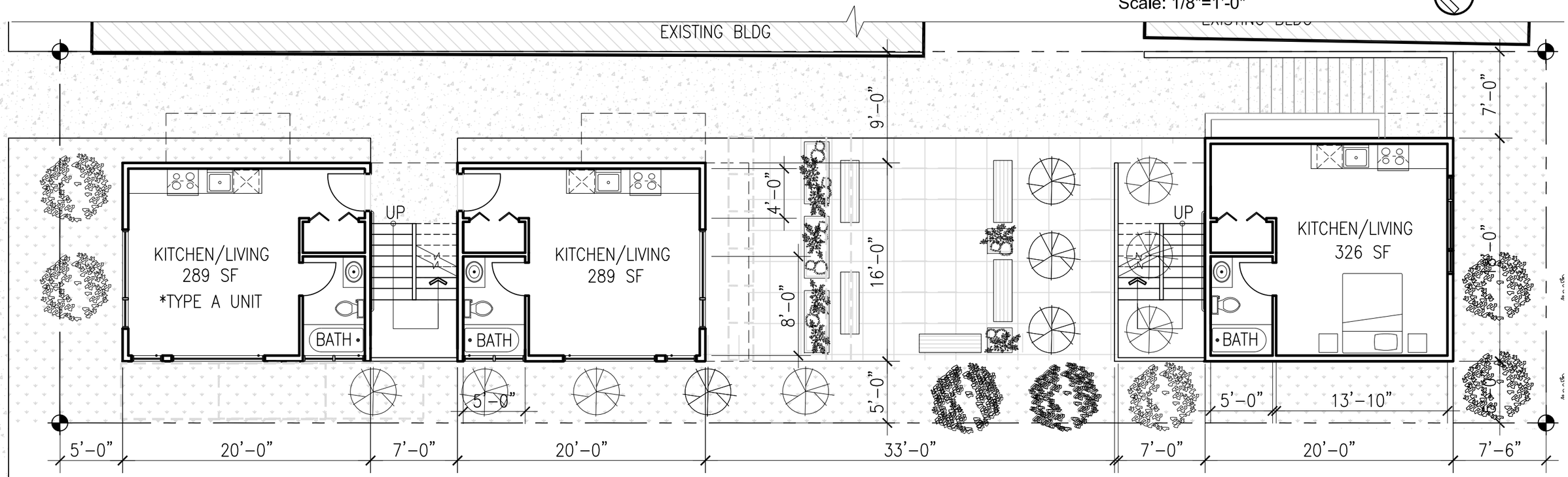




Second Floor Plan
Scale: 1/8"=1'-0"



First Floor Plan
Scale: 1/8"=1'-0"

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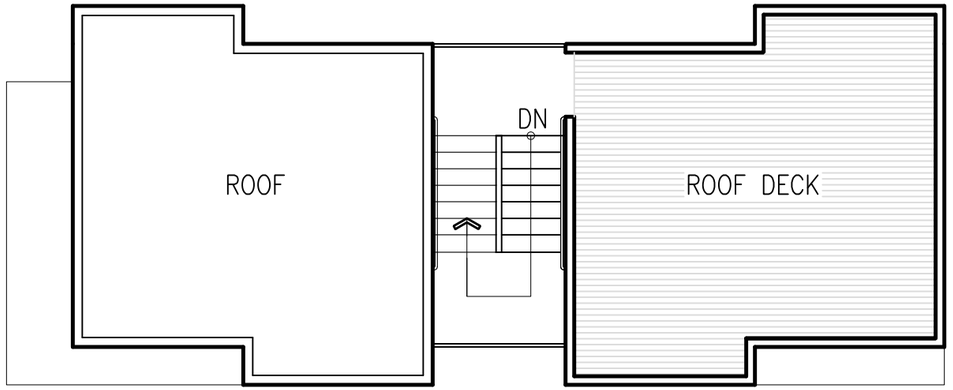
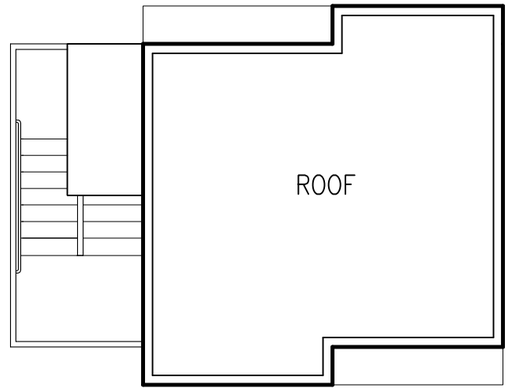
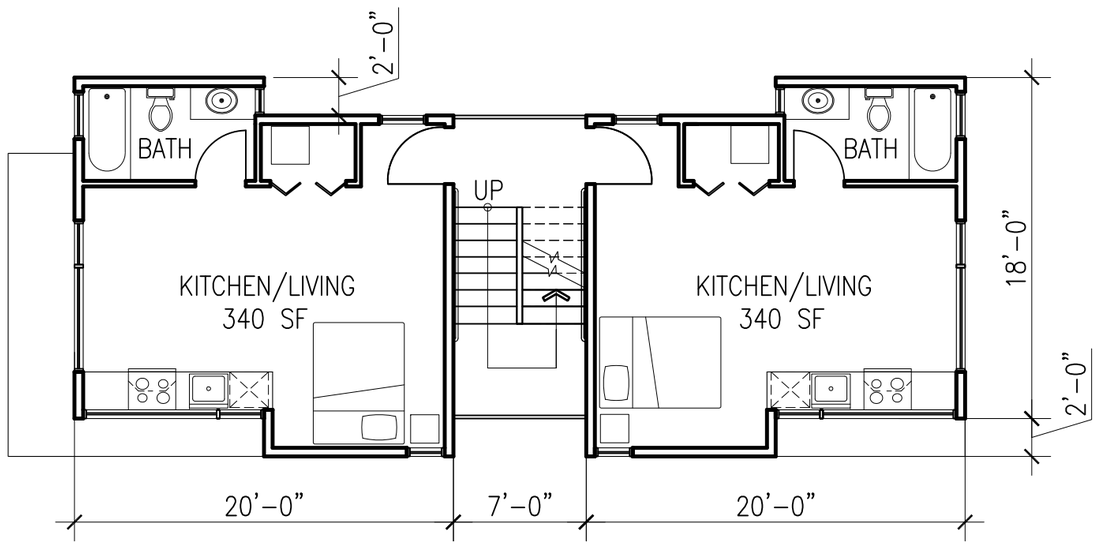
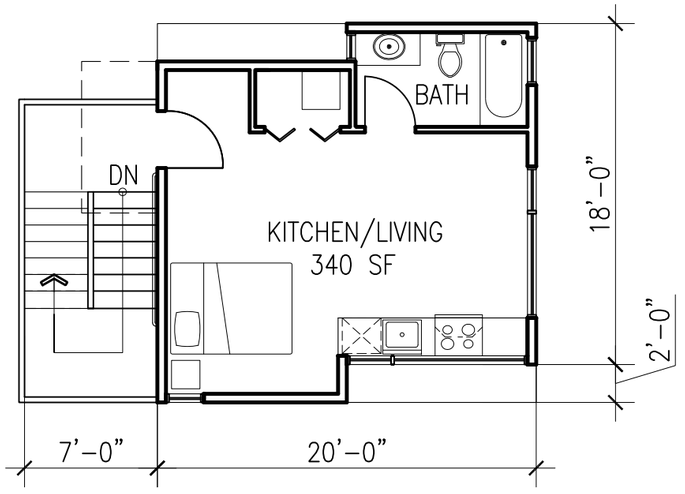
OPTION 1: FLOOR PLANS A.8





Roof Plan
Scale: 1/8"=1'-0"





3rd-4th Floor Plan
Scale: 1/8"=1'-0"

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OPTION 1: FLOOR PLANS A.9

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1. Roof deck and courtyard at ground level: ~1200 sf of amenity area.

2. Northwest perspective

3. West elevation

4. Southwest perspective

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OPTION 1 PERSPECTIVES: A.10

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5. Roof deck: Southwest view

6. Circulation / access

7. Building A entrance

8. Building A stairwell

9. Courtyard and bike rack

10. Building A circulation

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OPTION 1 AMENITY AREAS: A.11

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OPTION 2

The massing for option 2 is one building pushed to the street front, maintaining the same depth as the adjacent apartment building. The undulation of the massing allows for portions of the building to be moved away from the adjacent property to the east, which has an existing non-conforming setback condition. Architectural features such as balcony cut outs and facade composition were implemented to decrease the visual massing of the building. A large courtyard and service area is located at the back of the site, which will require grading as an ECA steep slope exists in this area.

The private balconies were included for each unit to supplement the exterior open amenity space with a more intimate exterior space.

BUILDING HEIGHT: 38'-4" (Allowable = 40'-0")
DWELLING UNITS: 12 studios approx. 300 sf, 40 sf balconies
AMENITY SPACE: 900 sf grade level courtyard, 150 sf of trash enclosure
BICYCLE PARKING: 6 spaces
PARKING: No parking provided

DEPARTURE REQUESTS

WEST SIDE SETBACK 7'-0" AVG: A reduction to the 5'-0" minimum as the west side setback. This will allow the building to be pushed to the west property line and the circulation and access path between the site and 1617 South Lane to increase to 9'-0".

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OPTION 2: A.12

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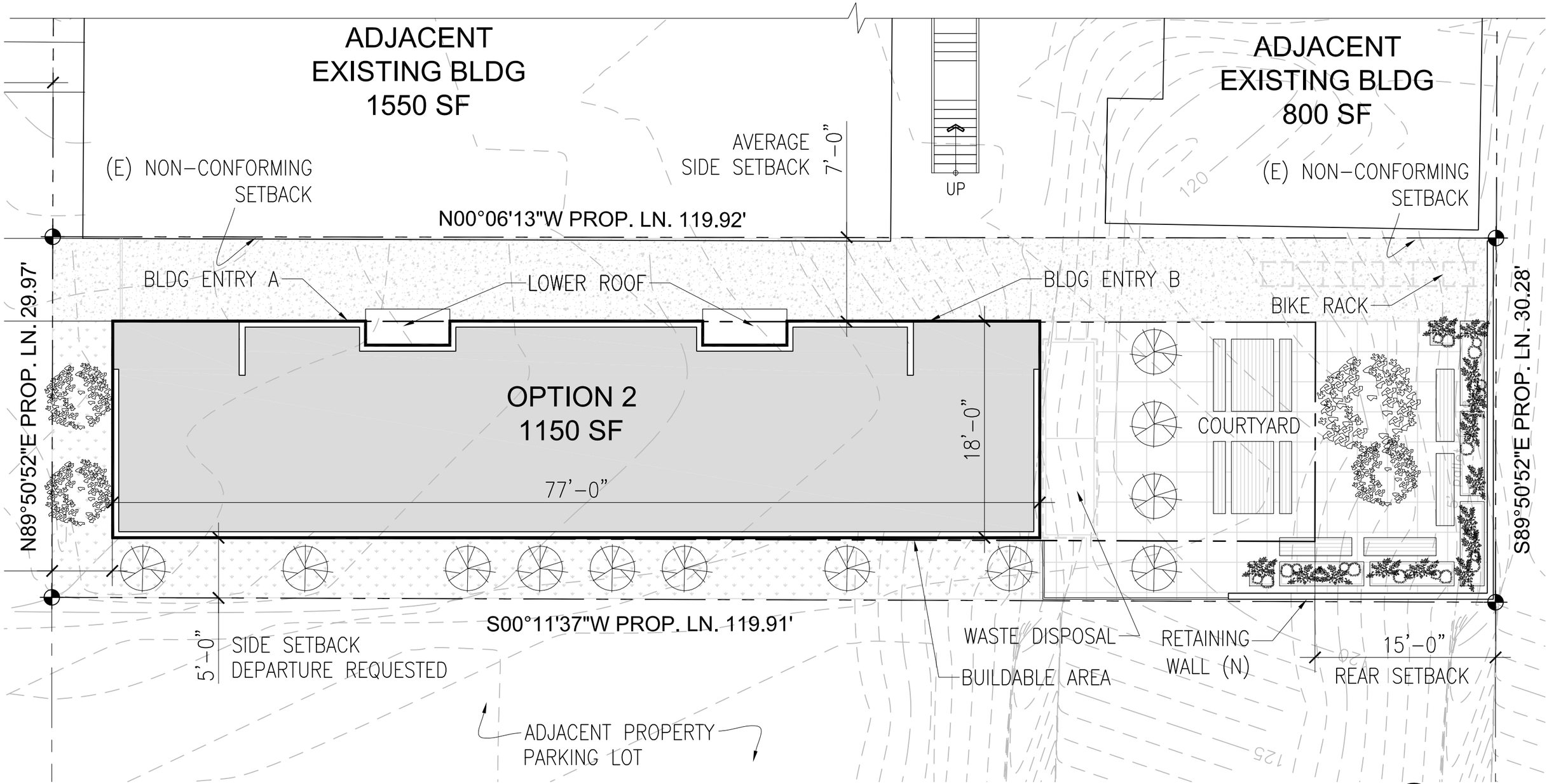

Scale: 1/8"=1'-0" NORTH

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OPTION 3: SITE PLAN A.13

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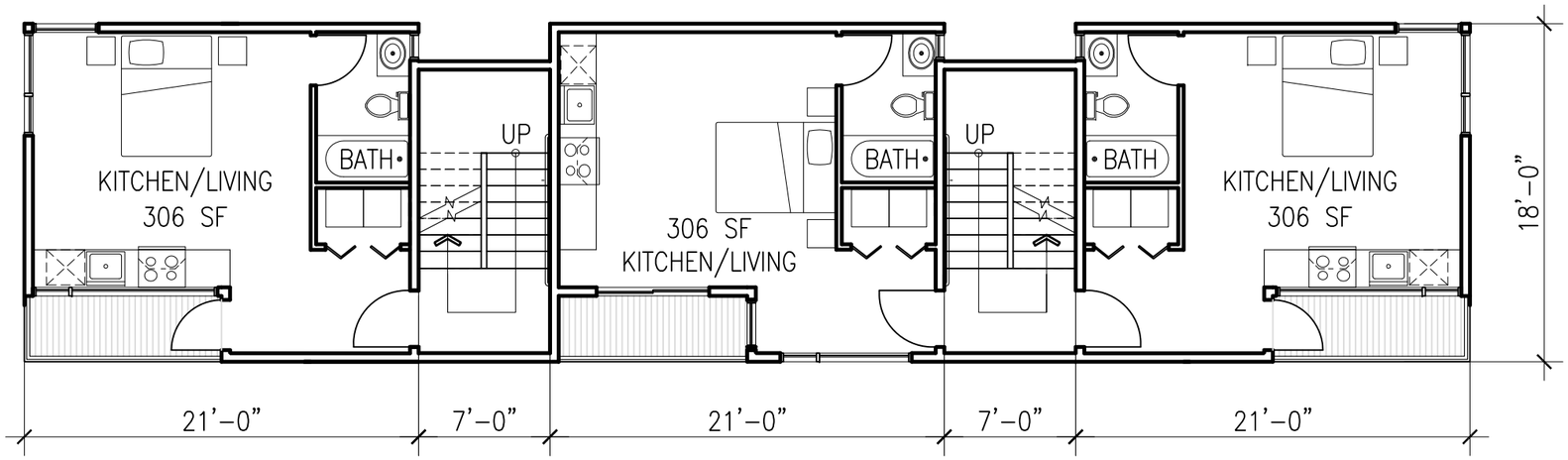
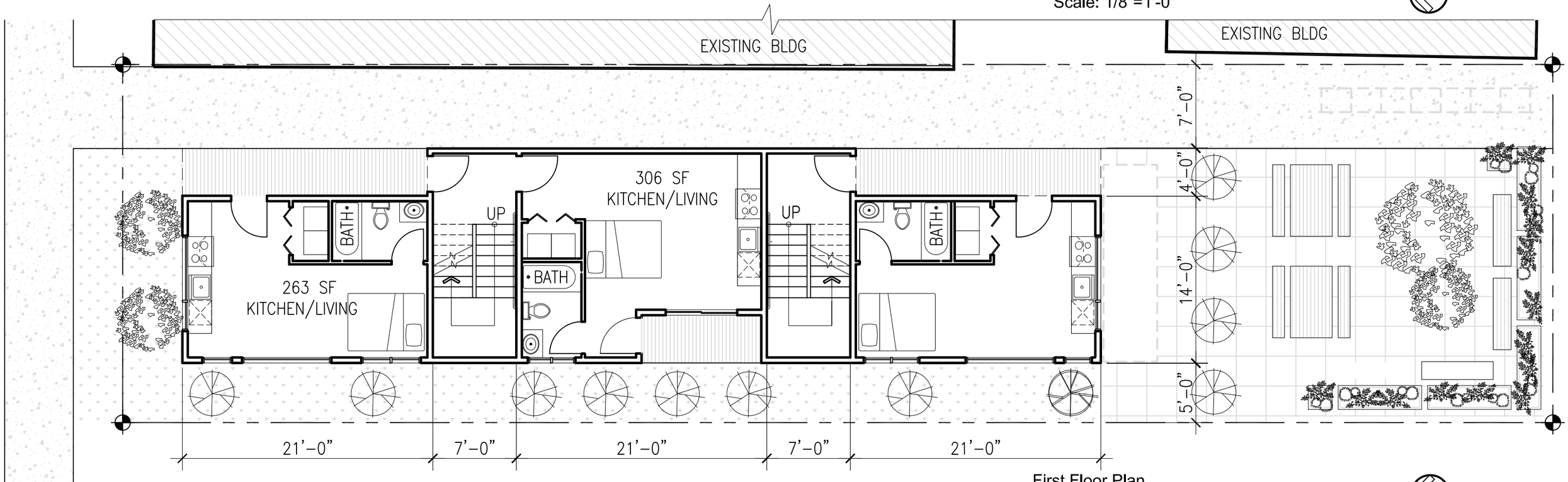


Second Floor Plan
Scale: 1/8"=1'-0"



First Floor Plan
Scale: 1/8"=1'-0"

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OPTION 2: FLOOR PLANS A.14

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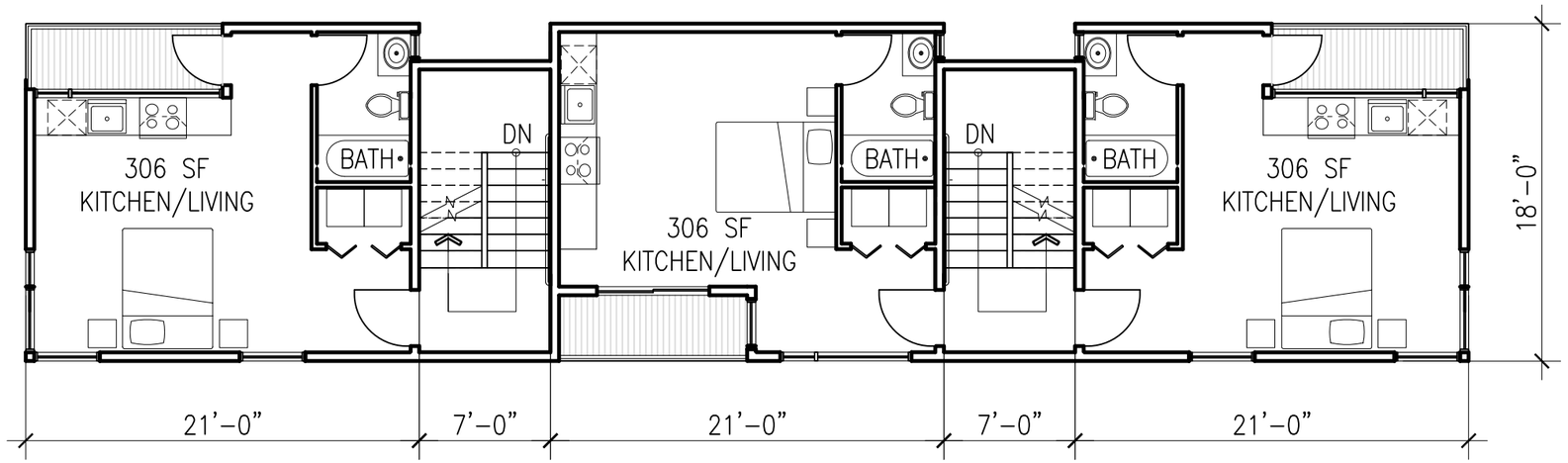
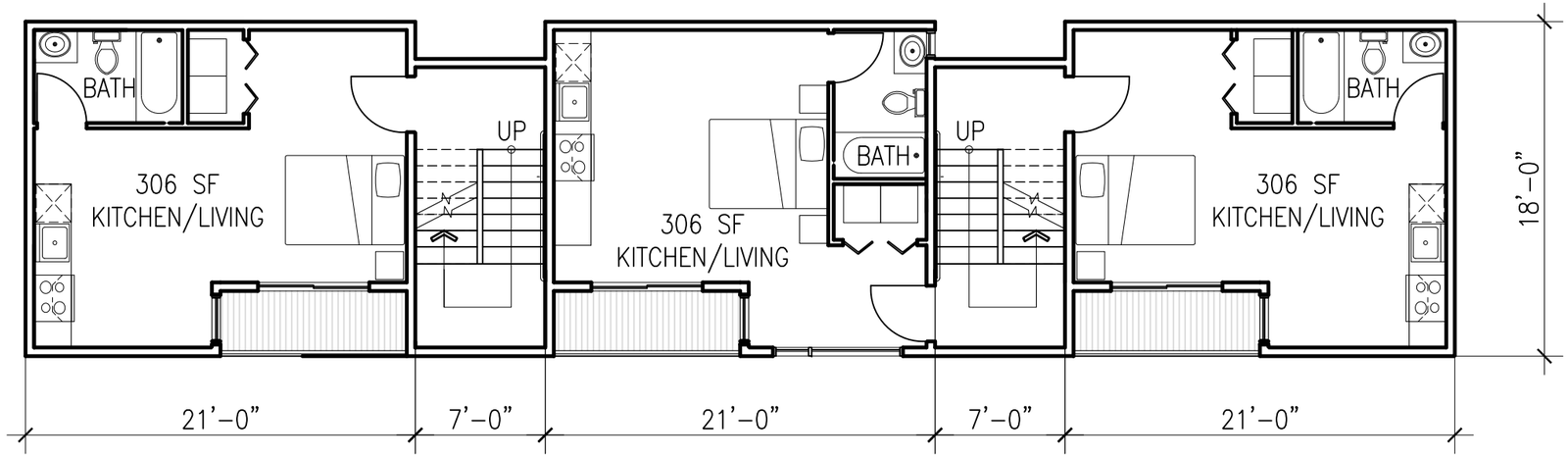


Fourth Floor Plan
Scale: 1/8"=1'-0"



Third Floor Plan
Scale: 1/8"=1'-0"

OPTION 2: FLOOR PLANS A.15

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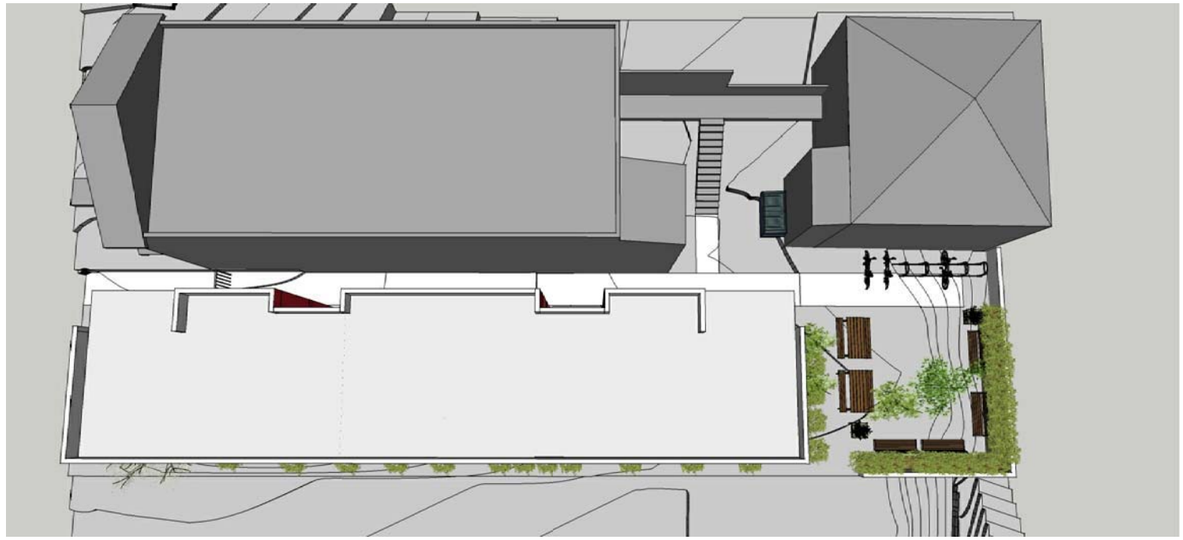

1. Amenity area at ground level: ~900 sf of amenity area.

2. Northwest perspective

3. West elevation

4. Southwest perspective

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OPTION 2 PERSPECTIVES: A.16

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5. Northeast perspective

6. Southeast perspective

7. Building A entrance

8. Private balcony

9. Circulation / access

10. Green space and bike rack

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OPTION 2 AMENITY AREAS: A.17

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CONTEXT AND SITE

CS1- Natural Systems and Site Features

CS1-A Energy Use:

The open studio design has been oriented to provide the maximum amount of daylight into the building along the north, west and south facades. Bathrooms and storage areas that do not need as much sunlight were location along the interior stairwell wall or along the east façade.

CS1-B Sunlight and Natural Ventilation:

CS1-B-1 Sun and Wind:

Large, operable windows along the facades allow in natural daylight while providing natural ventilation, and cutting the need of mechanical systems in the building.

CS1-B-2 Daylight and Shading:

The massing for option 1 has been broken down into two smaller structures to allow airflow and daylight onto the west façade of the adjacent apartment building and duplex at 1617 South Lane. A departure request for a 50% reduction in the rear setback for option 1 also allows the south building to be pushed back farther towards the south property line, increasing the amenity space between the two buildings, but also allowing more daylight into the neighboring property.

CS1-B-3 Managing Solar Gain:

Vegetation at the lower levels of the building will provide a filter for direct sunlight into the studios, as well, architectural shading devices such as a bris-soleil or thermally efficient windows can be further developed to filter direct sunlight onto the south façade, managing solar heat gain.

CS1-C Topography:

CS1-C-1 Land Form:

The natural topography has been used in option 1 to step the massing down the south slope to decrease the apparent height of the structure.

CS1-C-2 Elevation Changes:

As mentioned above the steep slope at the south end of the lot will be used to step the massing of the structure. The rest of the vacant lot is relatively flat, which is optimal for locating the amenity area in between the two buildings.

CS1-D Plants and Habitat:

CS1-D-1 On-Site Features:

The existing site is a vacant lot with no existing trees or natural habitat. The intention of the landscaping design is to incorporate year-round native vegetation around the project to connect with the existing streetscape vegetative fabric and increase the vibrancy of vegetation on site.

CS1-S-2 Off-Site Features:

There are no existing off site features, however as mentioned above the intention is to develop a varied landscaping plan that will connect with the existing habitat and green space of the neighborhood.

CS2-Urban Pattern and Form

CS2-A Location in the City and Neighborhood:

CS2-A-1 Sense of Place

The current neighborhood consists of multi-family residences between single family and commercial uses. This proposal aims to add to the multi-family buffer zone by developing a multi-family structure of complimentary bulk and scale to the adjacent apartment to the east.

CS2-A-2 Architectural Presence:

The current site is a vacant lot straddling a buffer zone between commercial and residential. This project is an opportunity to create a transitional design between these two zones, as well as infilling a vacant spot in the urban fabric.

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CS2-B Adjacent Sites, Streets and Open Spaces:

CS2-B-1 Site Characteristics:

The project proposes to infill a vacant, narrow, rectangular lot that steps down in massing at the south end of the site in response to the natural topography, while decreasing the apparent height of the structure. The mass of the building is consistent with the mass and scale of the adjacent multi-family structure to the east, while there is no development to the adjacent property to the west (a parking lot).

CS2-B-2 Connection to the Street:

The project proposes to make a connection to the street through landscaping and street streets, providing a continuation of the existing street landscaping and public amenity area, while providing a degree a privacy to the first floor residents of the proposed project. The street trees, gate and landscaping located at the street elevation provided a layered treatment of textures as well as a gradation of public to private.

CS2-B-3 Character of Open Space:

The project site is currently a vacant lot without existing trees. The project proposes to contribute to the existing vegetative streetscape of South Lane Street by continuing the landscaped fabric of the streetscape.

CS2-D Height, Bulk and Scale:

CS2-D-1 Existing Development and Zoning:

The existing zoning for the site is LR-3 with a maximum height of 40'-0" for apartment buildings and a building depth of 65% of the lot length. The bulk and scale of the proposed development keeps the continuity of the streetscape in regards to height and scale of adjacent structures. The proposed building is a four story structure, while the adjacent apartment building is three stories and the townhouse development to the east of the site also consists of three story buildings. The narrow width of the structure maintains the continuity of scale with the townhouse development, as seen in the streetscape images. Finally, the mass of the building for option one is to break the depth of the proposed development into two separate structures to decrease the apparent bulk of the building, while keeping in scale with the adjacent multi-family building to the east.

CS2-D-2 Existing Site Features:

The existing topography of the site is used in the proposed option 1 design. The steep slope at the south end of the lot is used to decrease the apparent height of the second building at the back of the lot to buffer the transition in height to the neighboring properties.

CS2-D-3 Zone Transitions:

The proposed site sits within a buffer zone between single family and commercial developments. The projects acts as a transition between developments; the modernist rectilinear design compares to the adjacent warehouse to the west, while the height, bulk and scale of the project compares to the adjacent multi-family structures to the east.

CS2-D-4 Massing Choices:

The massing choice for option 1 of the proposed designs was to break up the mass of the structure to match the scale of the adjacent multi-family structure to the east. This also enables better solar exposure to the neighboring property.

CS2-D-5 Respect for Adjacent Sites:

The site planning of the design proposes to increase the connectivity of public life with the neighboring property by siting a courtyard amenity area between the two buildings to create open space for both developments to use.

PUBLIC LIFE

PL1 Connectivity:

PL1-A Network of Open Spaces:

PL2-A-1 Enhancing Open Space:

The project proposes to positively contribute to the network of open spaces by continuing landscaping along the streetscape of the residential neighborhood, as well as providing a courtyard amenity area on site, with benches, tables and landscaping to provide a place that encourages human activity and connectivity.

PL1-A-2 Adding to Public Life:

Landscaping the streetscape through a selection of year-round vegetation is a way to enliven the pedestrian sidewalk and contribute to the continuation of plantings along the residential street. The sidewalk and planting strip are wide in comparison to other streets in the city. This offers pedestrians more room and distance from vehicular traffic. The landscaping will produce a variety of textures and scales that will help to transition from the public pedestrian environment to the private residential realm.

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PL1-B Walkways and Connections:

PL1-B-1 Pedestrian Infrastructure:

As mentioned above the project aims to connect the on-site pedestrian walkways with the existing public infrastructure and develop a planting strip between pedestrians and vehicular traffic, planted with year-round vegetation to increase the vibrancy and positively contribute to the existing pedestrian infrastructure.

PL1-B-2 Pedestrian Volumes:

The site sits between residential and commercial zones and aims to provide ample space for the pedestrian flow and circulation between these two zones by providing wide sidewalks and transitional landscaping from public to private.

PL1-B-3 Pedestrian Amenities:

The main feature of the amenity area is the courtyard which is accessible to all residents as well as the residents of the adjacent apartment building and duplex. The materials used for the courtyard will include outdoor furniture, container plantings and architectural paving. There is also amenity area at the roof level that will include outdoor benches, container plantings, as well as wood decking. This area will provide an amenity area for the residents of the project as well as offer a view to the southwest of the city.

PL1-C Outdoor Uses and Activities:

PL1-C-1 Selecting Activity Areas:

The above mentioned courtyard is accessible from the street through the circulation path between 1613 and 1617 South Lane St where is there also landscaping along the path to connect the public amenity landscaping at the sidewalk to the private courtyard landscaping to the south of the property. The roof deck and courtyard have ample sun exposure and air flow, while providing lines of view to the southwest part of the city.

PL1-C-2 Informal Community Uses:

As the project sits within a residential neighborhood the open space activities are limited to activities with an appropriate level of noise for the area. The courtyard and roof deck are designed to be areas of social gatherings for families with children, and meeting places as well as places for individual activity such as sitting and reading. The amenity spaces are places for residents to interact with one another and also provide usable and protected bicycle parking and storage.

PL1-C-3 Year-Round Activity

The courtyard landscaping will be year round planting to provide vibrancy for the residents throughout the seasons. The courtyard seating will be moveable, which will give flexibility to the open space to provide a variety of activities that may occur throughout the year.

PL2 Walkability

PL2-A Accessibility

PL2-A-1: Access for All

The project will conform to all accessibility requirements. One type A unit will be provided.

PL2-A-2: Access Challenges

The project will conform to all accessibility requirements including circulation and access.

PL2-B Safety and Security

PL2-B-1 Eyes on the Street:

The project aims to encourage a safe environment to both residents and neighbors. Large windows look onto the street as a tool of natural surveillance and a gate will be provided as a security measure to residents of the project.

PL2-B-2 Lighting for Safety:

Lighting at sufficient lumen intensities including lighting the circulation and access path between 1613 and 1617 South Lane, as well as entry lighting for the units and sufficient lighting within the circulation stairwell.

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PL3-B-3 Street-Level Transparency

Semi-transparent screening will be selected for the gated entrance of the project to keep views open into spaces within the project, while maintaining a diffusion between private and public, while not presenting a harsh face to the neighborhood or residents. A transition of landscaping textures and heights will also be provided to create layered, semitransparent screening to maintain a sense of privacy while maintain a level of visual connection to the street.

PL3- Street-Level Interaction

PL3-A Entries

PL3-A-1 Design Objectives:

Primary entrances are designed to be identifiable through material choice and application as a method of identifiable way-finding. While the location of the unit entries within the resident stairwell provide a level of privacy and security.

PL3-A-2 Ensemble of Elements:

The design will include overhead canopies for the main building entrance as well as the courtyard as a transitional space between the two proposed buildings that will provide architectural pavings, bench seating and landscaping. As 1613 and 1617 South Lane are close together lighting the corridor between the two buildings is also important to include a sense of security.

PL3-B Residential Edges

PL3-B-1 Security and Privacy:

As mentioned above the security measures provided will include landscaping transitions, sufficient lighting in the access corridor, a setback from the sidewalk, and a semi-transparent gate to indicate a transition from public to private.

PL3-B-2 Ground Level Residential

A range of exterior finishes as the façade treatment to articulate the location of residential entries. Locating the windows higher along the elevation at the ground level to allow for ample lighting as well as privacy, a setback of the building from the pedestrian walk, filtered transition with landscaping.

PL3-B-4 Interaction:

The main area for interaction between residents and neighbors will be the proposed courtyard with features to encourage interaction and activity and a positive social connection to the neighborhood.

PL4 Active Transportation:

PL4-B Planning Ahead for Bicyclists:

PL4-B-1 Early Planning:

The project aims to connect to bicycle traffic outside of the site and encourage bicycle use as no parking will be provided for the project.

PL4-B-2 Bike Facilities:

Protected bicycle parking will be provided at the interior of the site, where it is visually protected as well as being a secured area. The circulation and access path is a width to provide enough space for bicyclists to enter and exit in a comfortable manner and is conveniently located, while also providing a level of security.

PL4-B-3 Bike Connections:

Bicycles will move through the site via the circulation path between 1613 and 1617 South Lane to have access to the street. The project is located in a quiet residential area, not busy to vehicular traffic, and safe for bicyclists that will then transition and connect into the larger bicycle infrastructure of the city.

DESIGN CONCEPT

DC1 Project Uses and Activities:

DC1-A Arrangement of Interior Uses:

DC1-A-1 Visibility:

The building entries are located in visible areas, but also provide a level of privacy and security.

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DC1-A-2 Gathering Places:

The courtyard amenity area is sited between the buildings to provide a convenient location to the residents, easy accessibility to the neighboring property at 1617 South Lane, while also providing a level of privacy and security by siting the area to the interior of the lot.

DC1-A-3 Flexibility:

The building does not provide much flexibility in regards to a change in program, but can provide flexibility to the evolution of the existing residential program. The building can provide flexibility to the change in unit design, by changing single level studio layouts into multi- story, multi-room apartments.

DC1-A-4 Views and Connections:

Large windows are placed along the north, west and south elevations to provide the residents with ample daylight and access to views around the site.

DC2 Architectural Concept:

DC2-A Massing:

DC2-A-1 Site Characteristics and Uses:

The massing of the building for option 1 is broken into two separate structures with the building at the back of the lot stepping down with the topography. This massing also allows daylight into the closely adjacent 1617 South Lane and provides amenity space in between the two structures. The second massing is to provide one building in scale with the adjacent apartment and provide a larger amenity space at the south end of the lot through grading.

DC2-A-2 Reducing Perceived Mass:

Secondary architectural elements to reduce the perceived mass include bay windows articulated along the façade, balcony cut outs of the massing and stepping the massing back from the street at the third and fourth stories to decrease apparent height and create secondary elements to reduce the perceived bulk of the building. Façade treatment and choice of color are other ways to visually break down the mass of the building.

DC2-B Architectural and Façade Composition:

DC2-B-1 Façade Composition:

The façade treatment of the proposed project uses proportioned patterning to break the perceived mass of the building while presenting an attractive façade to the street.

DC2-B-2 Blank Walls:

Option 2 has a large and long blank wall that faces an empty lot and therefore is visible at the street level. The massing was broken down through balcony cut outs in the façade, which also lends the façade to the vibrancy of human activity on the façade as well as breaking the massing down through the patterned façade treatment.

DC2-C Secondary Architectural Features:

DC2-C-1 Visual Depth and Interest:

Balconies and entrance awnings have been added as secondary architectural features to both option 1 and 2 to create visual depth and interest as well as breaking down the perceived massing of the buildings.

DC2-C-2 Dual Purpose Elements:

The window treatments along the façade provide views and daylight into the studios while also providing a rhythm and pattern for the façade treatment. Entrance canopies provide architectural interest and detailing while also providing weather protection.

DC2-C-3 Fit with Neighboring Buildings:

Trees and landscaping were used to enhance the building design and fit the project within the streetscape of the community. For option 1 the third and fourth stories of the building were setback from the street to create a datum line between the architectural features of the neighboring property at 1617 South Lane.

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DC2-D Scale and Texture:

DC2-D-1 Human Scale:

Elements of the building that are of human scale include patterning within the facade materials.

DC2-D-2 Texture:

The variety of scales (massing, façade material, human scale) have been taken into account to create a texture with interest and depth at a variety of scales.

DC2-E Form and Function:

DC2-E-1 Legibility and Flexibility:

The form of the building within the context of the site surroundings provide legibility of programmatic use of the structure. Large windows, a variety of public to private screening strategies help to indicate to pedestrians the use of the building.

DC3 Open Space Concept:

DC3-A Building-Open Space Relationship:

DC3-A-1 Interior/Exterior Fit:

The interior and exterior spaces have been thought of to support the functions of the development. Large windows along the north, west and south facades bring in daylight, provide views and connect the residents visually to the street level and courtyard. Few windows have been placed along the east façade where the circulation corridor exists between the site and its neighbor to provide privacy for the residents of 1617 South Lane that have windows looking onto the project's east façade.

DC3-B Open Space Uses and Activities:

DC3-B-1 Meeting User Needs:

A departure of the rear setback [a 50% reduction of the 15'-0”] has been requested for option 1 to increase the size of the amenity area so that it may comfortably support the residents of the project as well as the neighboring property. A side setback departure [west] has been requested for both options to push the building towards the west setback line to increase the circulation and access path between the site and 1617 South Lane.

DC3-B-2 Matching Uses to Conditions:

The open area courtyard has weather protection from wind and driving rain along the north, east and south, while the east elevation is open allowing airflow and sunlight into the amenity space.

DC3-B-3 Connections to Other Open Space:

The amenity area for the residents and neighbors adds to the available open space of the neighborhood which includes Judkins and Pratt Park.

DC3-B-4 Multi-Family Open Space:

As mentioned above the project includes a courtyard and roof top amenity space for option 1 which encourages social interaction and connectivity among the residents. Option 2 also provides for private balconies, giving personal exterior space for residents to enjoy.

DC3-C Design:

DC3-C-1 Reinforce Existing Open Space:

A pattern of street tree plantings exists in the neighborhood that will be developed upon to reinforce the character of the residential street.

DC3-C-2 Amenities/Features:

The roof top deck and courtyard will be designed such that they encourage social interaction, but also provide quiet places for the residents to engage in individual activity, this is accomplished through place-making with the landscaping and layout of the outdoor furniture to develop both intimate and open outdoor spaces.

DC3-C-3 Support Natural Areas:

The existing site is a vacant lot devoid of trees or natural vegetation, this project seeks in increase and enhance the existing site through native and year-round plantings.

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DC4-A Exterior Elements and Finishes:

DC4-A-1 Exterior Finish Materials:

Exterior materials will be selected that have texture or pattern that develops the project from the façade scale to the human scale. A mixture of exterior finishes will also be proposed to develop depth, interest and pattern to the façade. Some of the proposed materials are tongue and groove cedar, hardi-board, metal siding or clapboard.

DC4-A-2 Climate Appropriateness:

Materials will be selected that are durable and can withstand the climatic events of the geographic area. Special attention will be provided to the detailing of the cladding system to protect the structure against wind driven rain and elongate the lifespan of the building.

DC4-C Lighting:

DC4-C-1 Functions:

Lighting along the circulation and access corridor as well as towards the street will be provided for the security of the residents and the neighborhood.

DC4-C-2 Avoiding Glare:

Lighting will be directed where is does not produce glare of light pollution for the neighborhood.

DC4-D Trees, Landscape and Hardscape Materials

DC4-D-1 Choice of Plant Materials:

The selection of plant materials will be one that takes into account year-round vegetation, height, and textures to provide a diffusion of vegetative screening of public to private as well as providing public amenity space at the street level.

DC4-D-2 Hardscape Materials:

Architectural pavers are proposed for the courtyard to create texture, color and pattern to the open area. A variety of hardscape materials will be selected as a way of circulation way-finding around the building distinguishing between the public and private areas of the site.

DC4-D-3 Long Range Planning:

Plants will be selected that will be of an appropriate height and scale to complement the existing landscape at the streetscape level.

DC4-D-4 Place Making:

As mentioned in previous selections, landscaping will be used as a place-making strategy for open courtyard and amenity area of the site.

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