

**RECOMMENDATION  
MEETING  
JULY 8, 2015  
6:30PM**



**PROJECT # 3018035 1305 E. MARION ST**

**PROPOSAL:**

The preferred proposal is a four-story mixed use structure containing 18 residential units, amenity area along the right-of-way, and bicycle parking at the rear of the lot.

**CONTEXT:**

The subject site is within the 12th Ave Urban Center Village. Surrounding development may be characterized as a rectangular street grid with a mixture of houses, apartment buildings and an occasional commercial structure. Pedestrian access is proposed from E. Marion St. No vehicular access is proposed.

**DPD PROJECT #**

3018035  
King Co. APN: 225450-0975  
Please see the following pages for a graphic contextual analysis.

**CURRENT DEVELOPMENT:**

The subject site currently contains a multi-family apartment structure and a single-family structure. The single-family structure is to be removed, and the apartment structure is to remain. The site contains an existing Exceptional Tree, located at the center of the East Marion Street frontage.

**SURROUNDING DEVELOPMENT AND NEIGHBORHOOD CHARACTER:**

Surrounding development may be characterized as a rectangular street grid with a mixture of houses, apartment buildings and an occasional commercial structure. Many structures of the early nineteenth century exhibit a Queen Anne architectural style with hipped roofs, enclosed soffits, and projecting porches. New development demonstrates a contemporary style with clear geometric forms, level roof lines, and interconnecting volumes, shapes, and materials. The Seattle University campus is one block to the west and south.

**PROJECT PROGRAM:**

ZONE: LR3  
 OVERLAY: 12th Ave Urban Center Village  
 # OF RESIDENTIAL UNITS: 18 studio apartment units  
 # OF PARKING STALLS: 0 parking stalls  
 AREA OF RESIDENTIAL USE: 3458 SQFT  
 FLOOR AREA RATIO: 1.70  
 # OF STORIES: Basement + 4 stories

OWNER: Peregrine - 1305, LLC  
 999 N. Northlake Way  
 Suite 215  
 Seattle, WA 98103

DPD Contact: Carly Guillory  
 Carly.Guillory@seattle.gov  
 206-684-0720

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## ZONING ANALYSIS

Address: 1305 E Marion St  
 Parcel #: 225450-0975  
 Zoning: LR3  
 Overlays: 12th Ave Urban Center Village  
 Lot Area: 5220 SqFt

### PROJECT DESCRIPTION

The applicant proposes one four-story residential structure containing 18 units. No on-site vehicular parking is proposed. Bicycle parking is proposed on the south portion of the site. Pedestrian access is proposed from E Marion St. No vehicular access is proposed.

### FLOOR AREA RATIO:

SMC 23.45.510 - 2.0 for apartments that meet Green Building Performance Standards and are located inside an Urban Center Village Overlay

### STRUCTURE HEIGHT:

**SMC 23.45.514** - 40' for apartments located within an Urban Center Village overlay

### SETBACK AND SEPARATION REQUIREMENTS:

**23.45.518 Table A** - 5' minimum front setback. 15' rear setback (no alley). 5' minimum side setback  
**23.45.518.H.1** - Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.  
**23.45.518.J.2.** - Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Section R322 or Seattle Building Code, Chapter 11-Accessibility, are permitted in any required setback or separation.

### AMENITY AREA:

**23.45.522.A** - Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones:  
 1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.  
 2. A minimum of 50 percent of the required amenity area shall be provided at ground level  
 4. For apartments, amenity area required at ground level shall be provided as common space.  
**23.45.522.D.5** - Common amenity area for rowhouse and townhouse developments and apartments shall meet the following conditions:  
 a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.  
 b. Common amenity area shall be improved as follows:  
 1) At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.  
 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.  
 c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.

### LANDSCAPING AND SCREENING STANDARDS:

#### **23.45.525.A** - Landscaping requirements

1. Standards. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, number of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants.

#### 2. Green Factor requirement

a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot within a LR zone if development is proposed that has more than one dwelling unit, or a congregate residence. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.

**23.45.524.B.1** Street tree requirements - Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal. The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the number, type, and placement of additional street trees.

### STRUCTURE WIDTH AND FACADE LENGTH LIMITS

**23.45.527.A** - Structure may not exceed 150' in width

**23.45.527.B.1** - Maximum façade length in Lowrise zones. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

### FACADE OPENINGS

**23.45.529.C.1.A** - At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors.

**23.45.529.C.2** - B. If the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required.

C. In order to be considered a separate facade plane for the purposes of this subsection 23.45.529.C.2, a portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting facade planes by a minimum depth of 18 inches.

### REQUIRED PARKING:

**23.54.015** Table B, Section II, L. No minimum parking requirement for all residential uses within urban centers.

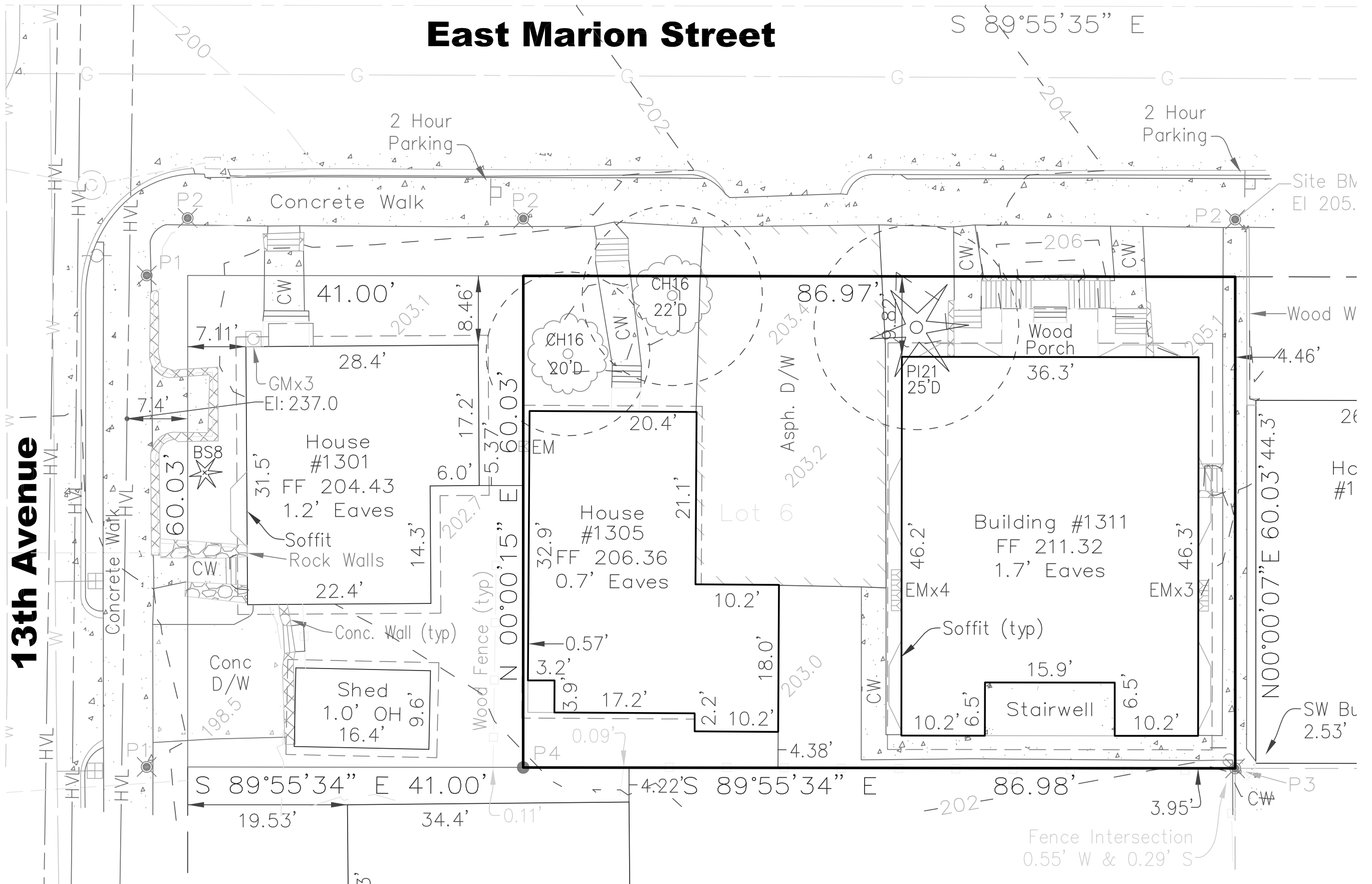
### BICYCLE PARKING:

**23.54.015.** Table E - D.2. 1 per 4 units

### SOLID WASTE AND RECYCLABLES:

**23.54.040.A** Table A - Residential Development for 16-25 dwelling units shall have a minimum area for shared storage space of 225 square feet.

# East Marion Street

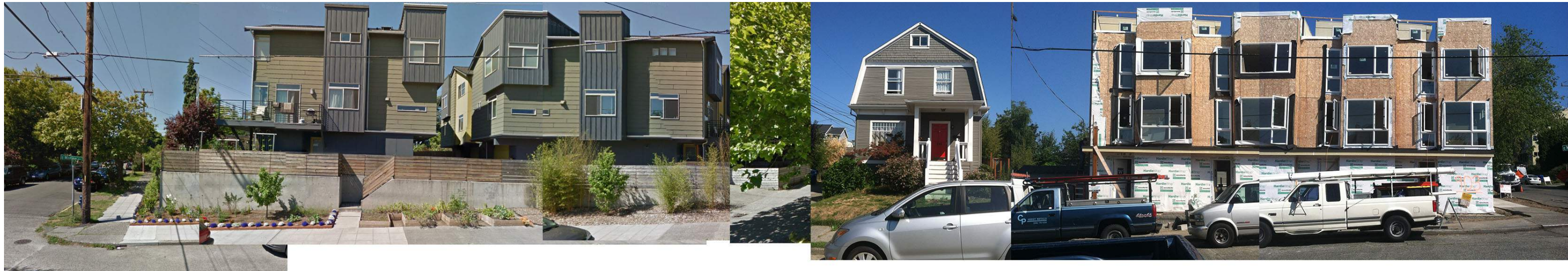


Survey

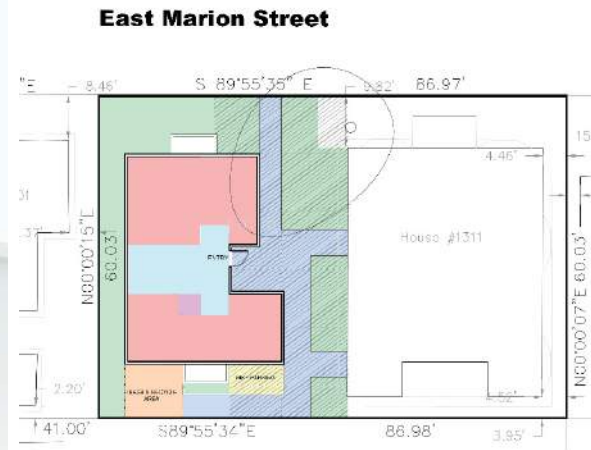




**SITE LOCATION**



**AREA OPPOSITE SITE**



Axonometric view with zoning overlay  
Looking North West

At the first design review meeting, the following guidance was received on the option chosen to move forward to MUP intake:

**1. Open Space Concept: Amenity Area, Courtyard, and Entry Location.** The Board agreed Option 2 presented the best response to the context and site by proposing a central courtyard to be used by the project and the adjacent apartment on site. This courtyard encourages a connection between the two structures (PL1-B, PL1-C, DC3).

a. The Board recommended the main residential entry be located within the courtyard to provide opportunities for interaction among residents and neighbors (PL1, DC3, DC4-A, DC4-C).

b. Within the courtyard, the Board recommended providing a generous entry that provides privacy and security for residents but is also welcoming and identifiable to visitors (PL1-B, PL1-C, PL3-A, DC1-A).

c. The Board requested the following information be presented at the Recommendation meeting: graphics explaining the treatment of the courtyard and main residential entry, and how they relate to the adjacent apartment structure on site (PL1-B, PL1-C, PL3-A, DC1-A).

**RESPONSE:** Hardscape, landscape, signage, glazing, and lighting all work together to create a common courtyard in our new proposal that invites pedestrian, resident, and neighbor interaction. Concrete planters now designate an informal hangout space; partial weather protection and overhead lighting allows this space to be utilized year round. Additional glazing adjacent the front door expands the main entry to the outdoors and into the courtyard. See Page 27 for courtyard renderings.

**2. Design Concept: Solid Waste and Bicycle Parking.** The Board discussed the proposed location of the solid waste and bicycle parking; each option proposing both behind the structure along the south property line.

a. The Board agreed that the solid waste area should be screened and separated from the bicycle parking area (DC4).

b. The Board expressed concern regarding the location of the solid waste area adjacent the south property line. The Board requested additional information describing the screening proposed for the solid waste area be presented at the Recommendation meeting. (DC3-A, DC3-B, DC4)

**RESPONSE:** The updated proposal maintains the location of the trash and recycle area along the south property line. However, a trellis and fencing for screening has been incorporated into the new plan. This results in neighbors and residents no longer being able to look down on dumpsters. Additionally, a staging area has been incorporated along the north side of the site, which will provide contractor access during pickup times. This is a significant improvement over the current situation on site where multiple bins sit in front of the exceptional tree adjacent the ROW.

**3. Public Life: Street-Level Interaction.** The proposed design sets back from the Exceptional Tree on site, creating an increased setback from the public right-of-way.

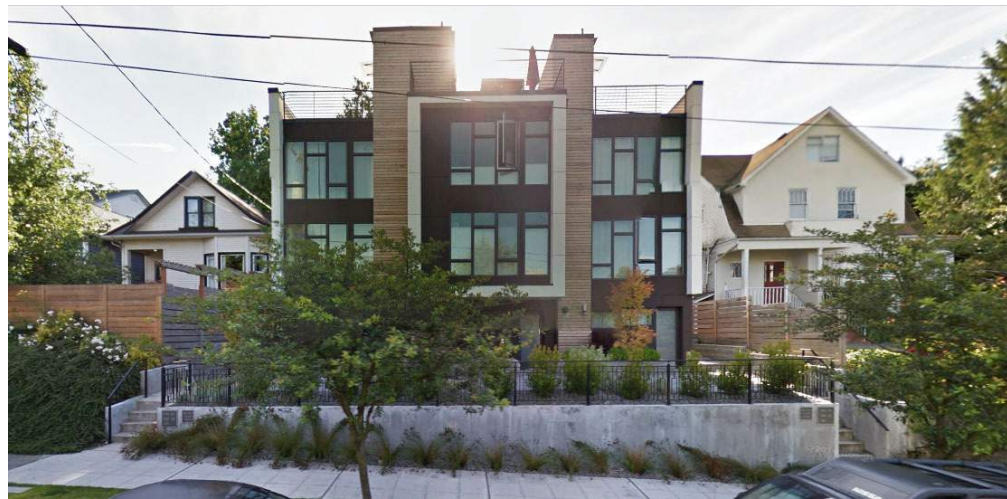
a. The Board expressed concern about the distance between the structure and the street, noting that a strong street edge at this location would be a better response. The Board recommended further exploration of moving the structure closer to the street. (CS2-D, PL1-B, PL2-B, PL3-B, DC1-A, DC2, DC4-A)

b. In consideration of moving the structure closer to the street, the Board questioned the requirements for preservation of the Exceptional Tree on site. The Board requested that the Recommendation packet contain the required tree protection area dimensions. (DC3)

c. To encourage privacy and security with eyes on the street, the Board encouraged moving the internal circulation to the center of the structure, allowing for units at the corners. (PL2-B, PL3-B, DC3)

d. The Board recommended additional glazing at street-level street-facing façade to support the creation of a safe environment by providing lines of sight and encouraging natural surveillance (PL2-B, PL3-A, PL3-B, DC1-A).

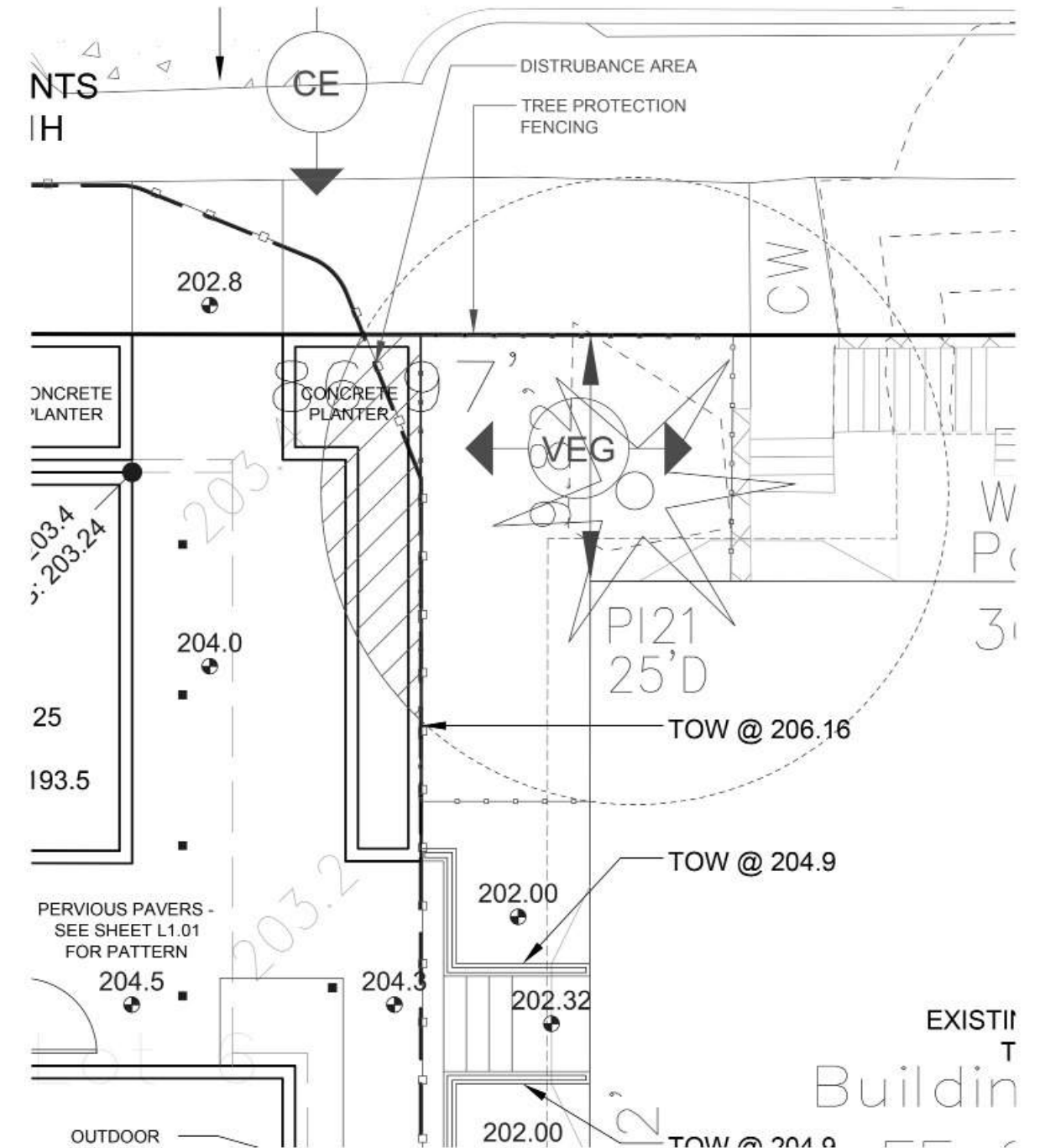
**RESPONSE:** The proposed setback from the original proposal was reduced from 12' to the minimum 5' at the ROW on the north side. We feel that reducing that setback effectively supports natural surveillance with the large amount of glazing proposed (42.4% glazing percentage).



Existing Site - Exceptional Tree in Center

In a study of the architectural character within the neighborhood, the following characteristics were found to be of high importance:

**Interesting Rooflines, Building modulation and material transition (CS-2).** Amenity area at the front yard (PL-3). Primary materials for architectural interest- Cedar, Hardie, and Concrete (DC-4). Inviting open space with glazing that relates to amenity area (PL-1, DC-3). **Relationship between existing and new (CS-3).** Street level amenity area (PL-3, DC-1). **Entryway designation,** pedestrian protection, and material transition (CS-3, PL-3). Variety in building materials and architectural details for building modulation (DC-4). Eye catching rooflines & variety in building materials to reduce building height (CS-2).



**EXCEPTIONAL TREE PROTECTION**  
PER SMC 25.11.050.B.  
Feeder Root Zone: 12.5' Radius (490.87 sqft area)  
Inner Root Zone: 6.75' Radius (143.1 sqft area)  
1/3 of Outer 1/2 Feeder Zone may be disturbed  
490.87-143.1 = 347.74 x .33 = 114.75 sqft disturbance allowed  
Proposed Disturbance: 46.7 sqft

Exceptional Tree Protection

THE FOLLOWING DESIGN GUIDELINES WERE DETERMINED TO BE OF HIGH IMPORTANCE BY THE DESIGN REVIEW BOARD AT THE FIRST MEETING:

### **CS2 URBAN PATTERN AND FORM**

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

**Response:** The proposed development aligns with new development size and scale for the neighborhood, as this is a neighborhood in transition towards denser development. The existing exceptional tree on site is proposed to remain, and thus the new development needed to respond accordingly. Windows were reduced where overlap with neighboring buildings was a concern, and was maximized along the unit frontage for a strong street presence.

### **PL1 CONNECTIVITY**

Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**Response:** An interior courtyard is proposed to strengthen the connection between the existing apartment building onsite, and the new development. The tree between the two entrances is a soft, airy Japanese full moon maple that will be in leaf in these shady conditions from about April until early November. The mature branching structure of this tree will be open and allow visible transparency while reducing the scale of the buildings. Additionally the entry to the adjacent building 1311 is flanked by layered planting that will provide a strong emphasis and visibility to the entrance from the courtyard. The planter adjacent the entry to the proposed development provides a needed aesthetic focal point for the courtyard, it emphasizes the entrances to both buildings while helping to define pathways to either, and it 'softens' the corner of the subject property building as seen from the approach from the street.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

**Response:** The pedestrian courtyard at the entry to the site provides opportunity for interaction among neighbors and passersby, and offers weather protection through an eave providing year round opportunity for use. Directly linked to the ROW along E. Marion St, this area will encourage pedestrian activity and community.



### **PL2 WALKABILITY**

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**Response:** Glazing along the north elevation, facing E. Marion St, has been maximized for natural surveillance and to bring eyes to the street to further activate the space. Overhead lighting highlights the main entry space and courtyard area, which is complemented with path lighting, and security lighting at the bike parking area.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

**Response:** Overhead weather protection is incorporated at the main point of entry to the site for the new development, leads pedestrians to the front door of the development, and encourages neighbor interaction at ground level. The eave is incorporated with the architectural expression of the building to bring down the scale of the building.

### **PL3 STREET-LEVEL INTERACTION**

Encourage human interaction an activity at the street level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be



scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**Response:** The main entry is designed to draw visitors and residents alike into the site. A weather protecting eave with lighting leads pedestrians to the main entry, and 15" house numbers are fixed vertically next to the front door and visible from the ROW to further indicate the front door location to passersby. The space is intimate and welcoming at the same time, and provides a clear connection to the ROW even though the front door is recessed.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

**Response:** Glazing is maximized on the street frontage for natural surveillance, but is minimized within the interior courtyard for resident privacy. Vegetation is utilized as a buffer between the ROW and street-level studios, and between neighboring buildings to maintain privacy for existing buildings.

#### **PL4 ACTIVE TRANSPORTATION**

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**Response:** 14 bike stalls are proposed within the rear yard facing south. The minimum amount required by code is 5 bike stalls. We have decided to go beyond the minimum to further encourage bicycle usage by our residents, as we feel they will be more likely

to ride as we anticipate our primary resident demographic to be students attending Seattle U.



#### **DC1 PROJECT USES & ACTIVITIES**

Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**Response:** The main entry to the new development is located such that it may activate the interior courtyard and encourage interaction with the existing apartment building. Glazing is maximized into the entry and common stairwell so that the common public space within the building all fronts along the interior courtyard.

#### **DC2 ARCHITECTURAL CONCEPT**

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

**Response:** Our site is primarily flat, with a grade change of 24" over the entirety of the site. Our basement level is fully subgrade to reduce the perceived mass and to eliminate the need for an additional ADA ramp. Furthermore, architectural details like the weather protecting eave over the entry are tied into the overall design of the building to better relate to the human scale.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**Response:** Privacy between the new building and existing apartment building was a major consideration, due to the large amount of glazing on the apartment. Blank walls were alleviated with smaller proportion glazing at this location, along with material and color change. Larger glazing was reserved for the public stair way, and placed where the building is modulated further away from the apartment to reduce the privacy impact of the new development. Along the south and west facade material and color change, in addition to vegetation, reduce the impact of any blank facade on neighboring buildings.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

**Response:** A mixture of hardie panel, lap, and glazing work together for an interesting scale and mix of material. Color change between material and at building massing transition points further works to reduce the scale of the building and to bring a sophisticated architectural statement to to the neighborhood.

#### **DC3 OPEN SPACE CONCEPT**

Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**Response:** The interior courtyard space was conceived to place emphasis on the connection with the existing apartment building, to encourage neighborly interaction, and to activate the space for residents and visitors alike. The proposed development was modulated to accommodate this space and make it feel larger and more welcoming. Furthermore, bicycle parking at the rear yard was connected to the interior courtyard to increase activity.

### DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

**Response:** We anticipate our resident demographic to be primarily students attending Seattle U. For this demographic we want to encourage physical activity and promote sense of community. 14 bike stalls (more than twice the code requirement) and the interior courtyard accessed directly from the ROW should promote interaction among residents and neighbors, and promote community along E. Marion St. Zero on site vehicular parking is proposed to further encourage the use of mass transit and cycling.

### DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

**Response:** The tree between the two entrances is a soft, airy Japanese full moon maple that will be in leaf in these shady conditions from about April until early November. The mature branching structure of this tree will be open and allow visible transparency while reducing the scale of the buildings. The sword fern planted along the wall underneath the Japanese maple will remain under 24" in height in these conditions. Additionally the entry to the adjacent building 1311 is flanked by layered planting that will provide a strong emphasize and visibility to the entrance from the courtyard. The planter here provides a needed aesthetic focal point for the courtyard, it emphasizes the entrances to both buildings while helping to define pathways to either, and it 'softens' the corner of the subject property building as seen from the approach from the street.

Concerning the garbage and recycling area along the southern property boundary of the subject property: Visibility and exposure of the garbage and recycling area is being minimized in the following ways:

1. Wooden trellis element added above the area in question. The trellis will tie into the fence pieces already depicted to the east and west of the area in question. The trellis will help visually 'contain' the area for users accessing the bike parking.
2. Vining plants (*Jasminum grandiflorum*/Climbing Jasmine) will grow up the fence sections on either side of enclosure and grow over horizontal trellis. This addition will help to create a pleasant view of the area from the upper units and neighboring properties.
3. Change in paving at the area in question from the 2x2' pavers to the 8x8" pavers shown elsewhere in plan. This change will help to visually separate the area from the pathway and bike storage at the back of the building.
4. A vine maple depicted in the planting bed to the north of the garbage and recycling will screen views of the area as seen from the first floor window on the south elevation of the building. This is the only window at the first level facing the area in question.
5. In order to keep trash and recycle out of view, a staging area was required along the ROW for contractor access during pickup times. This means that dumpsters will be in front of the building 2 mornings during the week, but we feel this is a significant improvement over the current situation where bins and dumpsters sit in front of the existing apartment building at all hours. Plants were specifically chosen for this area to reduce the impact of the staging area on the new development and the ROW.



### DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

#### DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

**Response:** The new development will utilize a mixture of 4x8 Hardie Panel, 2x8 Hardie Panel, 8" Hardie Lap, and black frame windows. The combination of panel sizes will help to add texture and reduce the scale of the building, will aid in bringing depth to the building palette, and color will further enhance the architectural interest.

#### DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**Response:** A mixture of overhead and path lighting is utilized for pedestrian safety and security on site, and was selected to remain on site and not cause glare or cross property lines. Security lighting was selected for the bike area. A landscape uplight was selected for the Japanese Full Moon Maple adjacent the main entry to highlight this area at night, and draw visitors into the site toward the main entry during dark hours.

#### DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

**Response:** A mix of 2' x 2' slab pavers and 8" x 8" pervious pavers were selected for the pathways. The pattern of the two paver scales helps to define space, and inform visitors to the various site uses. Working with our landscape architect, primarily native and drought tolerant species were selected for the landscape plan, and will evenly cover the site at maturity.



View from E. Marion St.





North

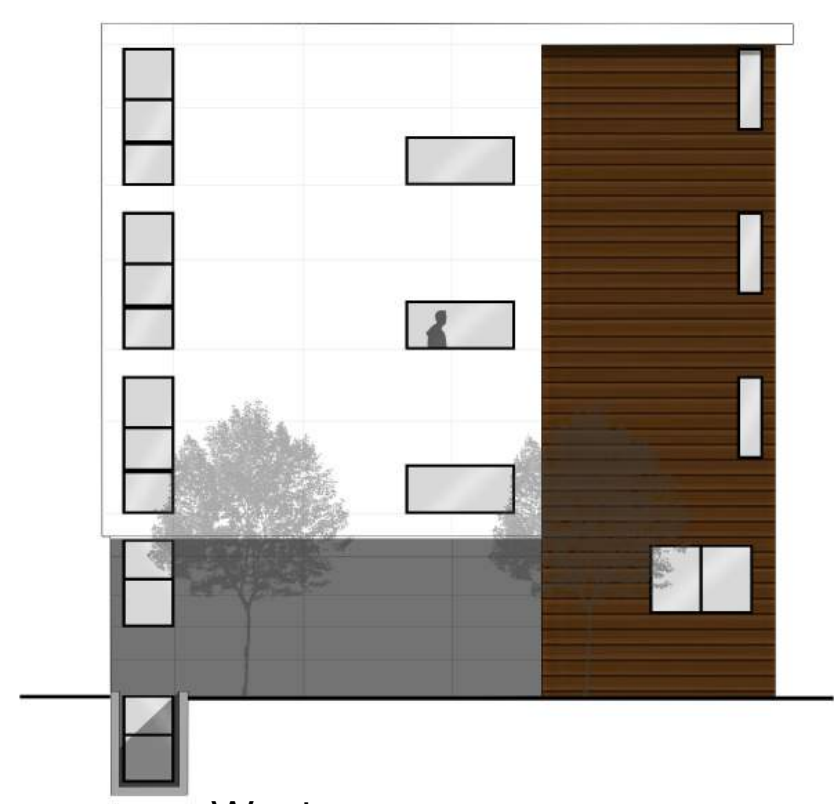


East

2" x 2" cedar utilized to transition material from 2' x 8' panel to 8" lap. Material transition proposed for architectural interest and to alleviate massing of building.



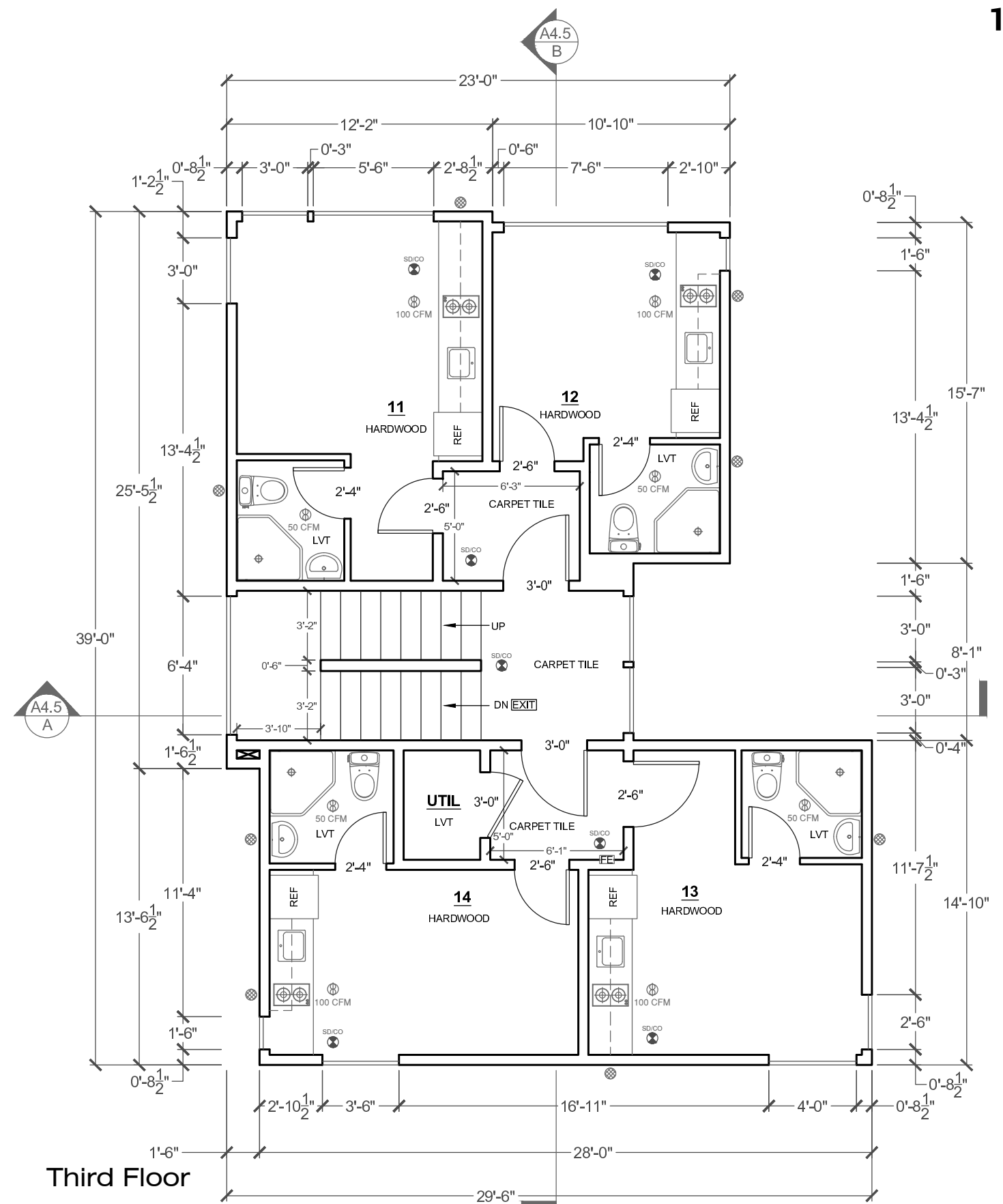
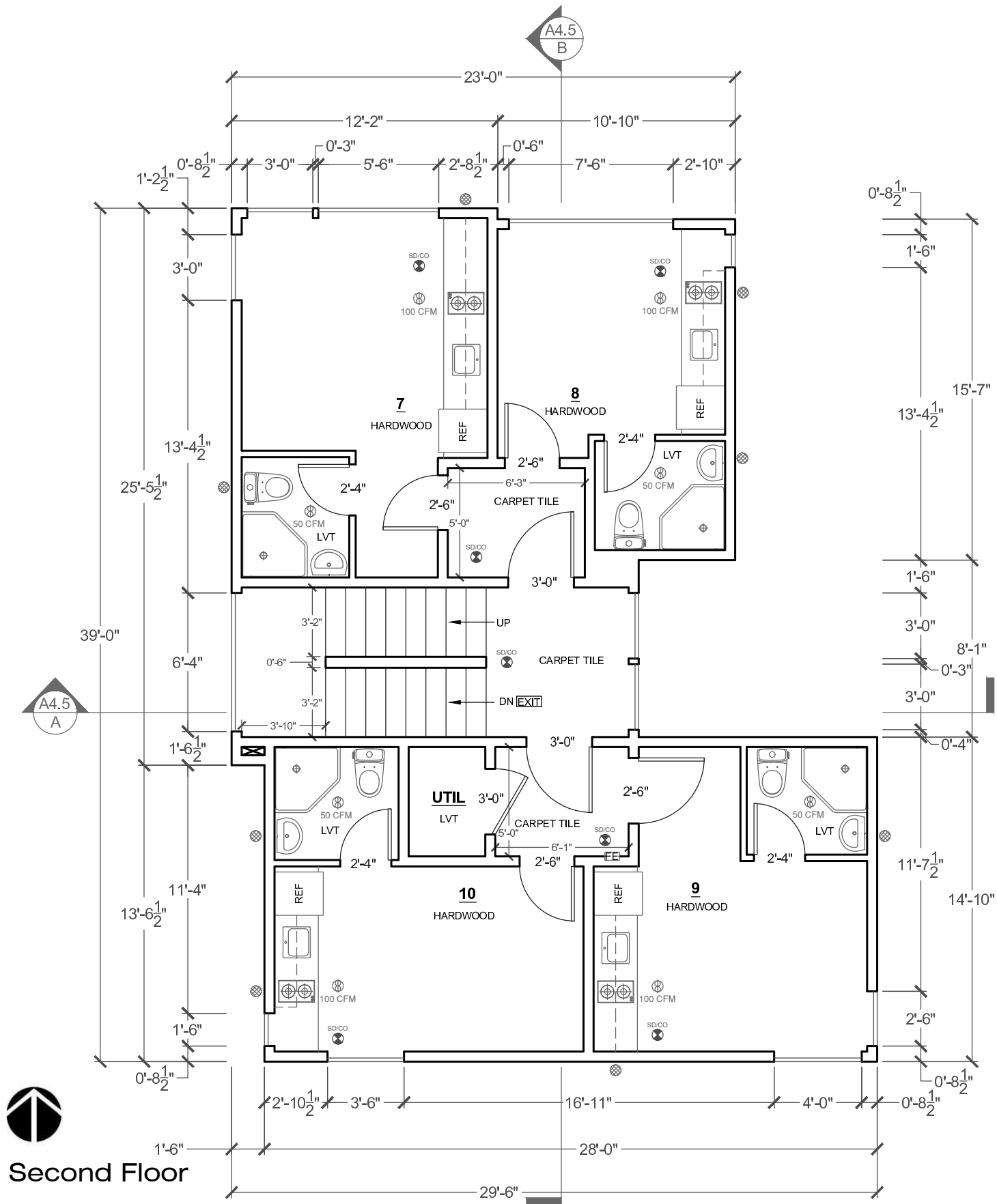
South

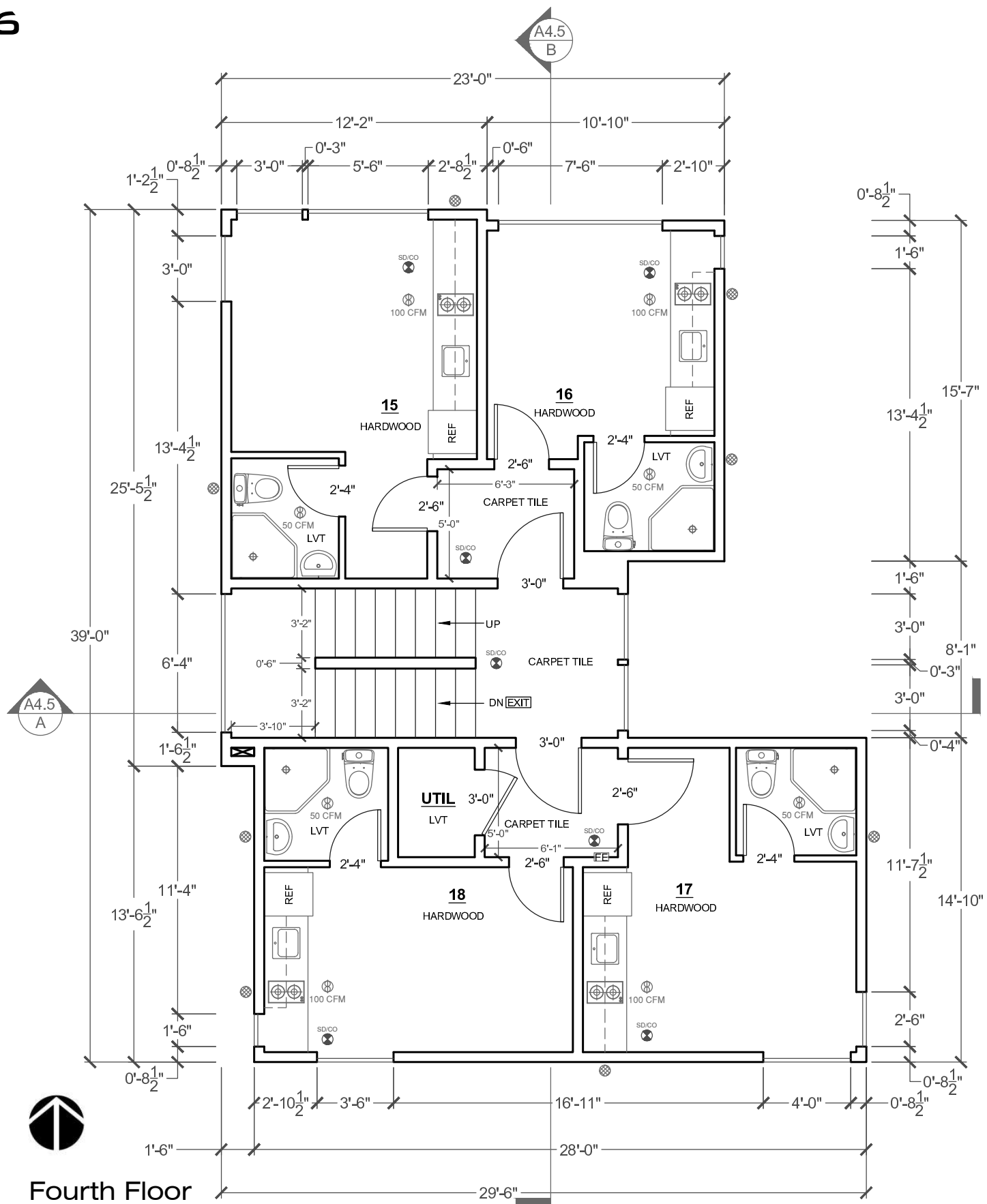


West

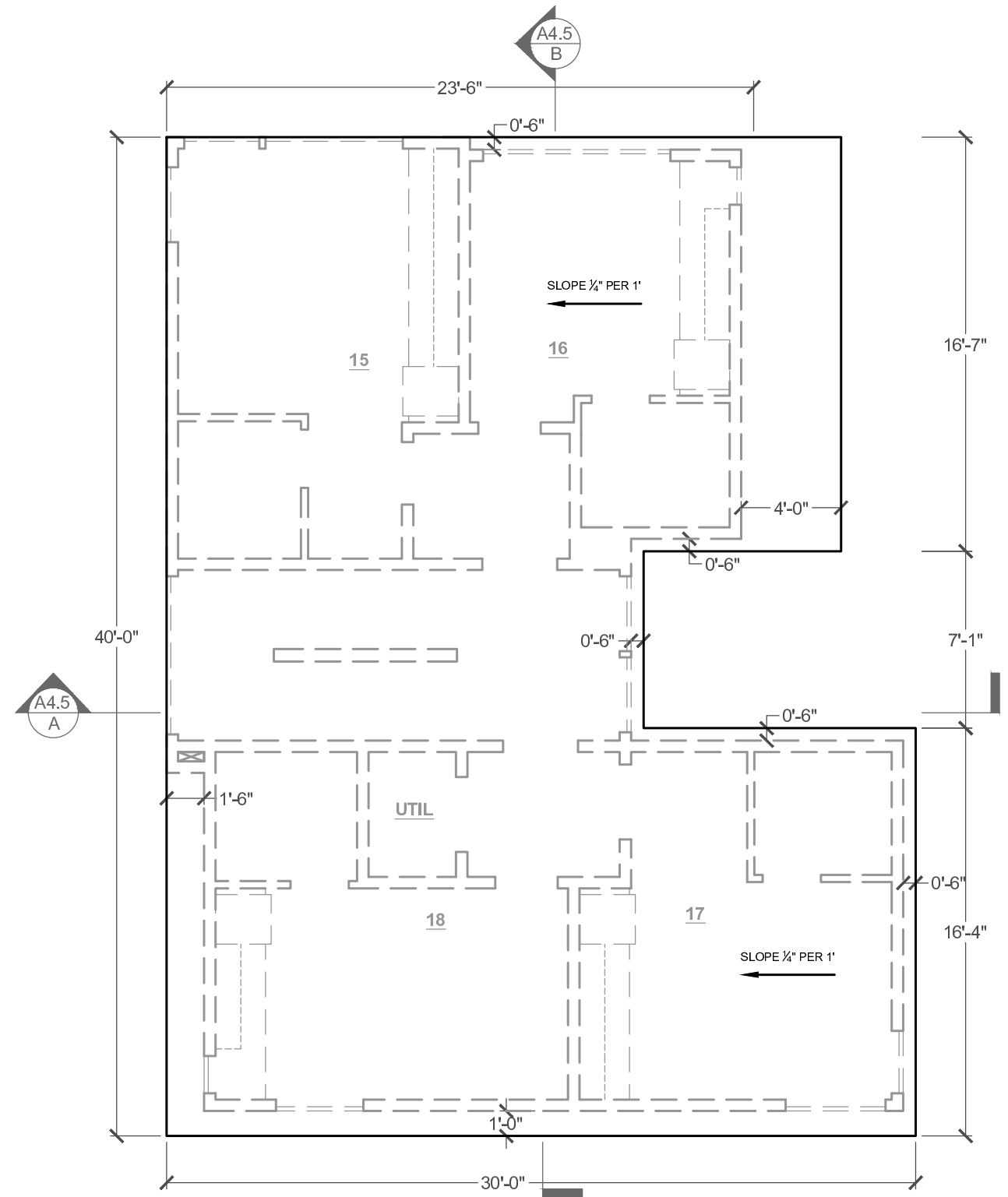
Rendered Elevations







Fourth Floor



Roof





Unit Frontage along E. Marion St.

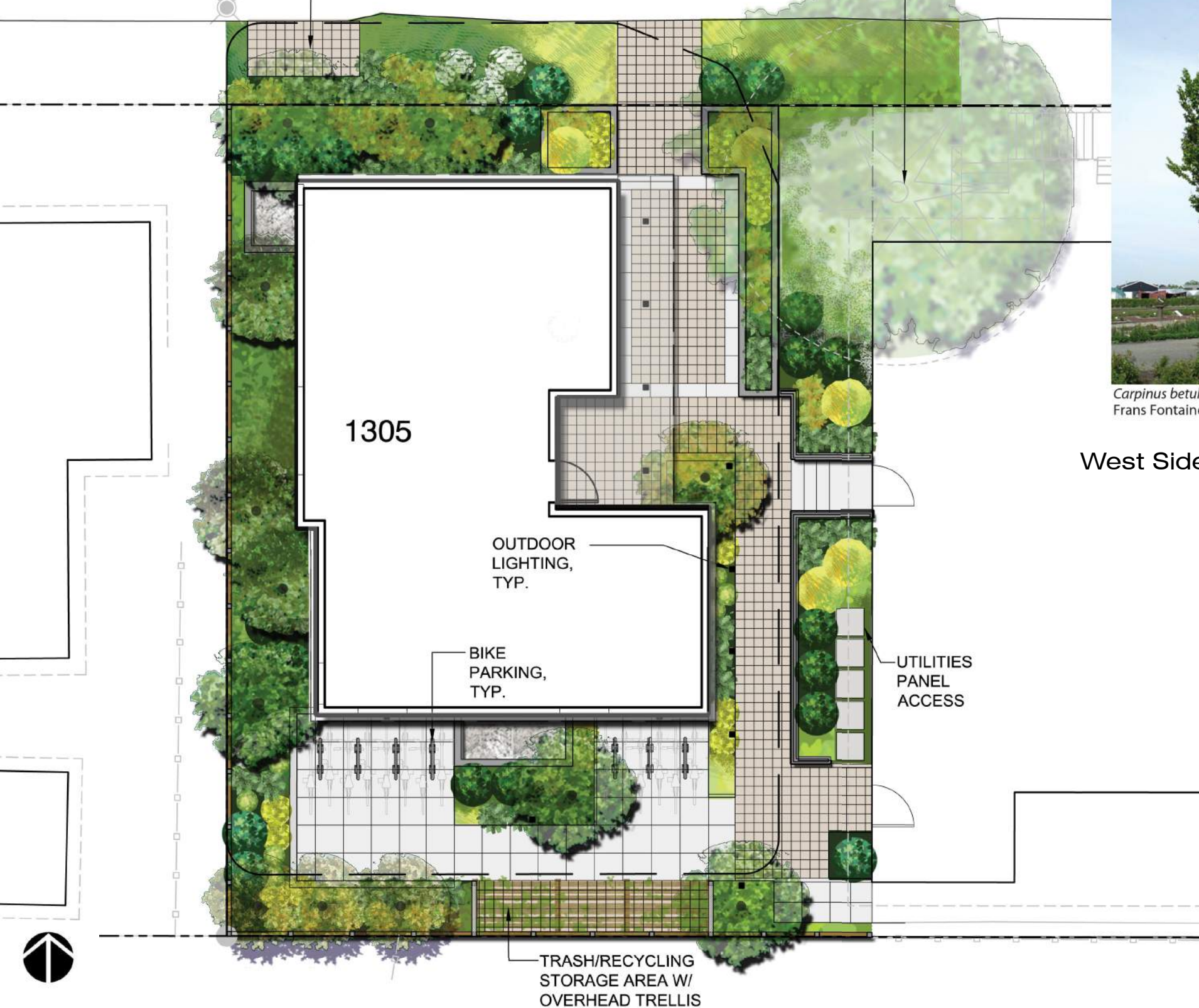
E. MARION STREET

TRASH/RECYCLING STAGING AREA

EXISTING TREE;

TREE

SHRUBS/ FERNS/ GRASSES/ GROUNDCOVERS



*Carpinus betulus 'Frans Fontaine'*  
Frans Fontaine Columnar Hornbeam



*Vaccinium ovatum*  
Evergreen Huckleberry



*Sarcococca ruscifolia*  
Fragrant Sweet Box

### West Side Yard Plants



Rendered Site Plan



*Stewartia pseudocamellia*  
Japanese Stewartia

Front Yard Plant Selections



*Hydrangea quercifolia 'Pee Wee'*  
Pee Wee Oak Leaf Hydrangea



*Sarcococca ruscifolia*  
Fragrant Sweet Box



*Choisya ternata 'Sundance'*  
Sundance Mexican Orange



*Polystichum munitum*  
Western Sword Fern



*Dryopteris erthrosora*  
Autumn Fern



*Hosta fortunei 'Gold Standard'*  
Gold Standard Hosta



*Acorus gramineus 'Ogon'*  
Golden Variegated Sweet Flag



*Liriope spicata*  
Creeping Lily Turf



TREE



*Acer shirasawanum 'Aureum'*  
Golden Full Moon Maple



SHRUBS/ FERNS/ GRASSES/ GROUNDCOVERS



*Vaccinium ovatum*  
Evergreen Huckleberry



*Choisya ternata 'Sundance'*  
Sundance Mexican Orange



*Helleborus argutifolius*  
Corsican Hellebore



*Polystichum munitum*  
Western Sword Fern



*Dryopteris erthrosora*  
Autumn Fern



*Hosta fortunei 'Gold Standard'*  
Gold Standard Hosta



*Acorus gramineus 'Ogon'*  
Golden Variegated Sweet Flag



*Euphorbia amygdaloids var. Robbiae*  
Robb's Euphorbia



*Acer circinatum*  
Vine Maple



*Amelanchier x grandiflora 'Autumn Brilliance'*  
Autumn Brilliance Serviceberry

SHRUBS/ FERNS/ GRASSES/ GROUNDCOVERS



*Vaccinium ovatum*  
Evergreen Huckleberry



*Sarcococca ruscifolia*  
Fragrant Sweet Box



*Helleborus argutifolius*  
Corsican Hellebore



*Polystichum munitum*  
Western Sword Fern



*Dryopteris erthrosora*  
Autumn Fern



*Hosta fortunei 'Gold Standard'*  
Gold Standard Hosta



*Acorus gramineus 'Ogon'*  
Golden Variegated Sweet Flag



*Euphorbia amygdaloids var. Robbiae*  
Robb's Euphorbia



*Clematis armandii*  
Evergreen Clematis



Rear Yard  
Plant Selections



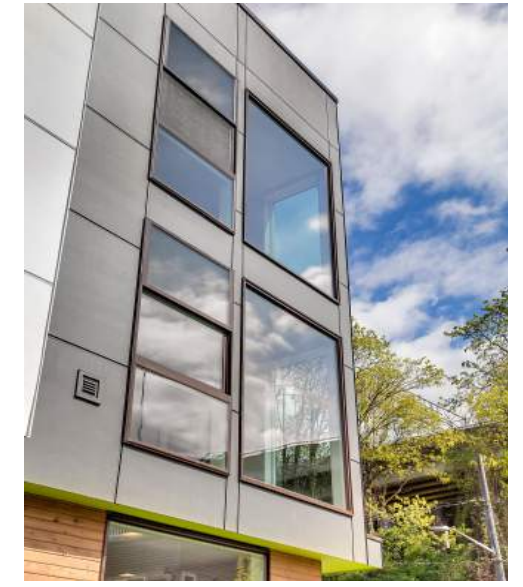
Natural concrete stoop and dark gray powder coated metal railing



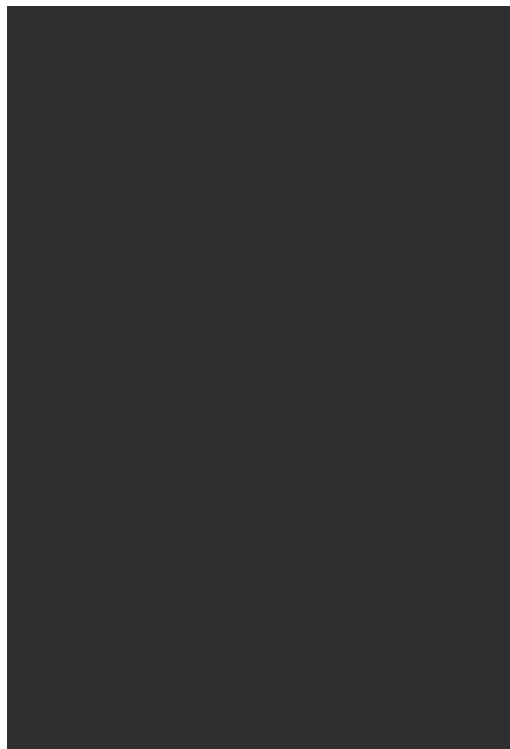
Grizzle Gray and Passive Paint Combination



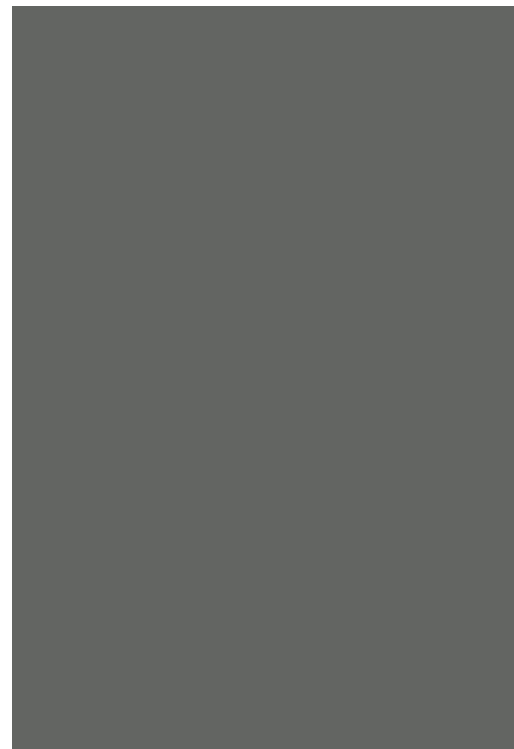
Black windows as material upgrade



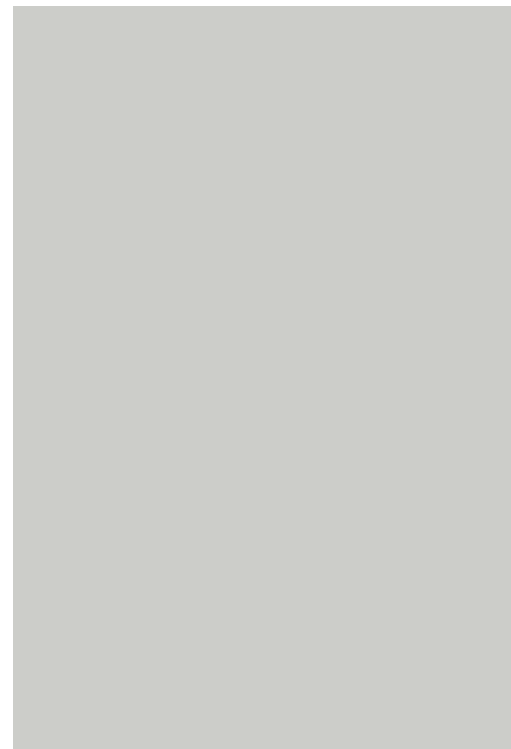
Hardie Reveal - Painted Flashing



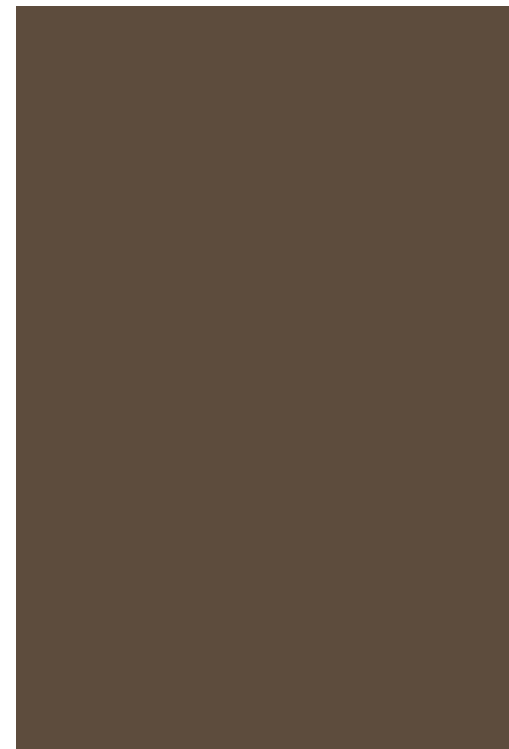
SW 6990 "Caviar"  
4' x 8' Hardie Panel



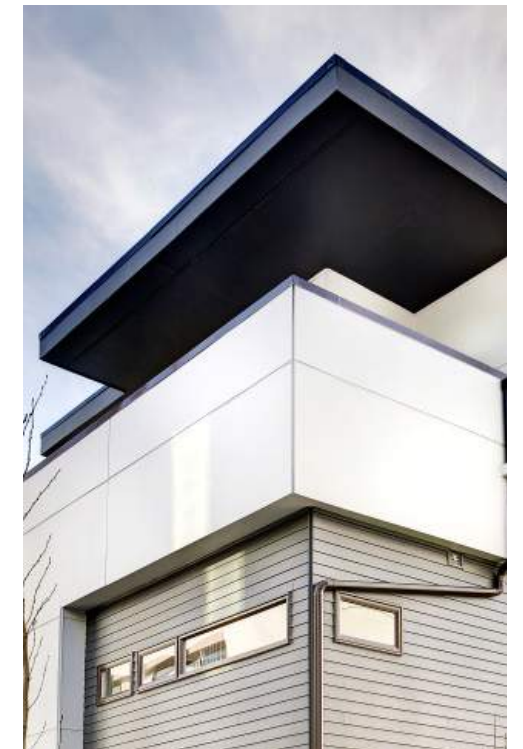
SW 7068 "Grizzle Gray"  
4' x 8' Hardie Panel



SW 7064 "Passive"  
4' x 8' Hardie Panel



SW 6083 "Sable"  
8" Hardie Lap siding



Lap and Panel  
Combination

Exterior Materials - Proposed  
Physical Material board with samples to be provided at meeting



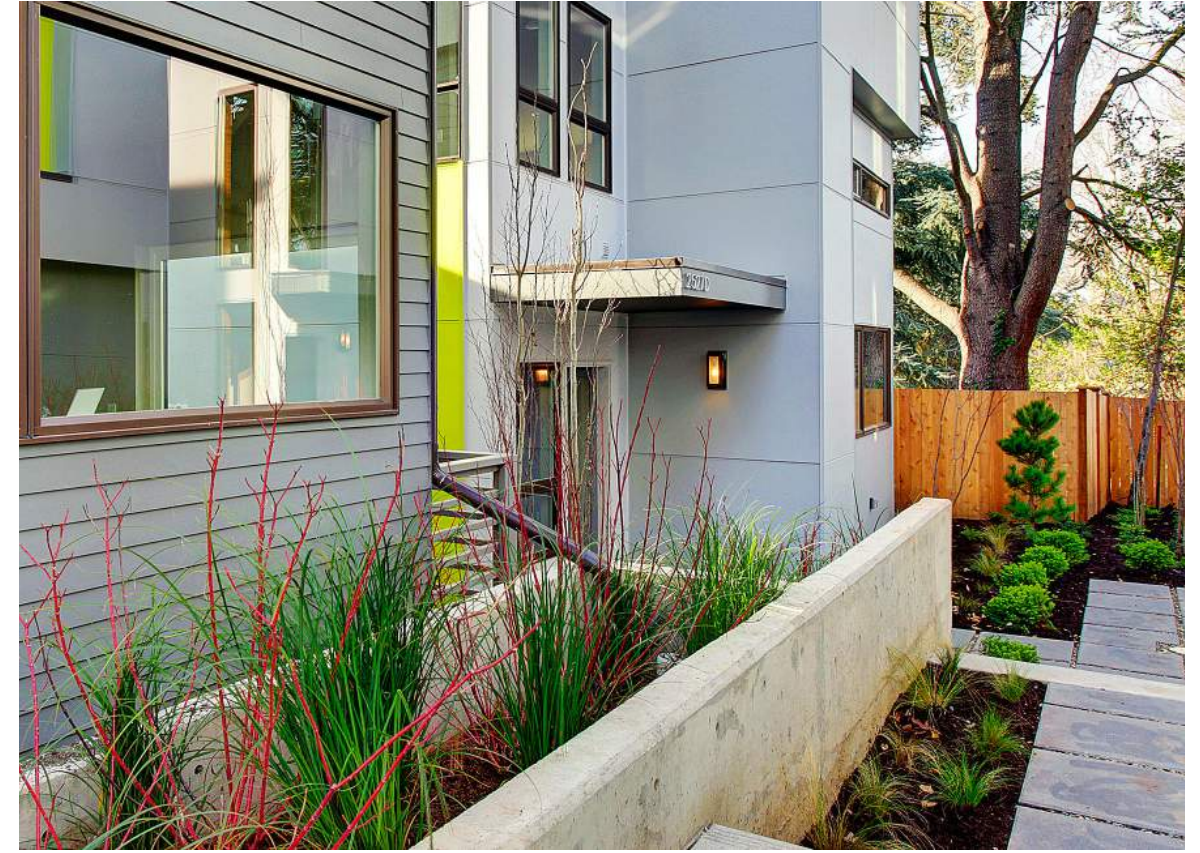
Street Front



Vancouver Bay 2' x 2' slabs in Natural



Eco Piora 8" x 8" permeable pavers in Natural



Concrete at Bioplanter (smooth finish)



Path Lighting



Bike Area Security Light

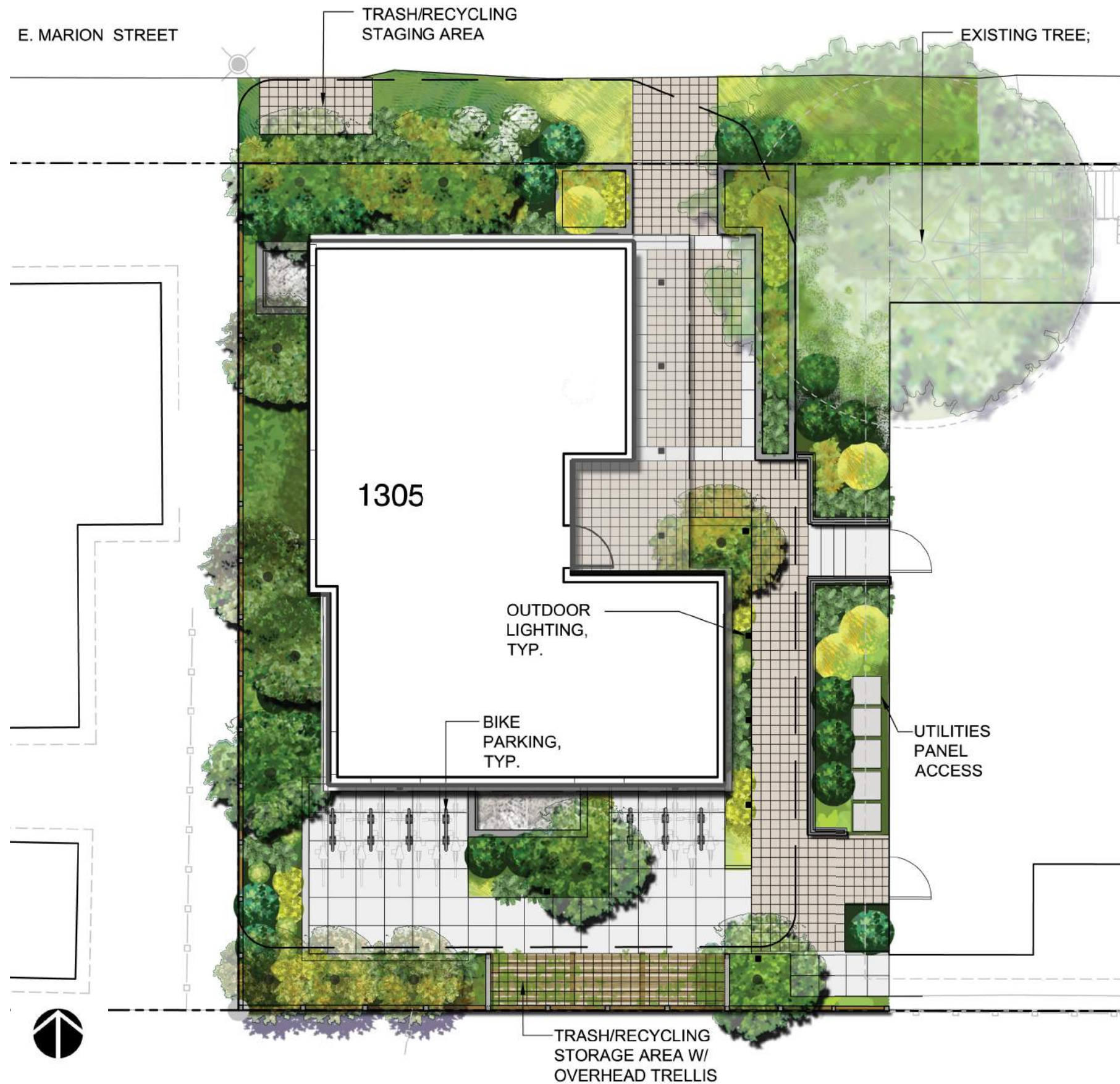


15" Brushed Aluminum House Numbers





E. MARION STREET



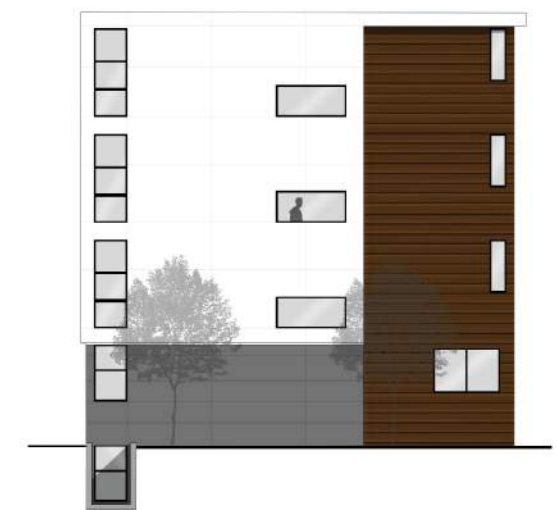
North



East



South



West





Interior Courtyard - view from existing apartment entry



Interior Courtyard



Interior Courtyard - View from Entryway



Bike Parking & Trash & Recycle Area

**DEPARTURE SUMMARY**

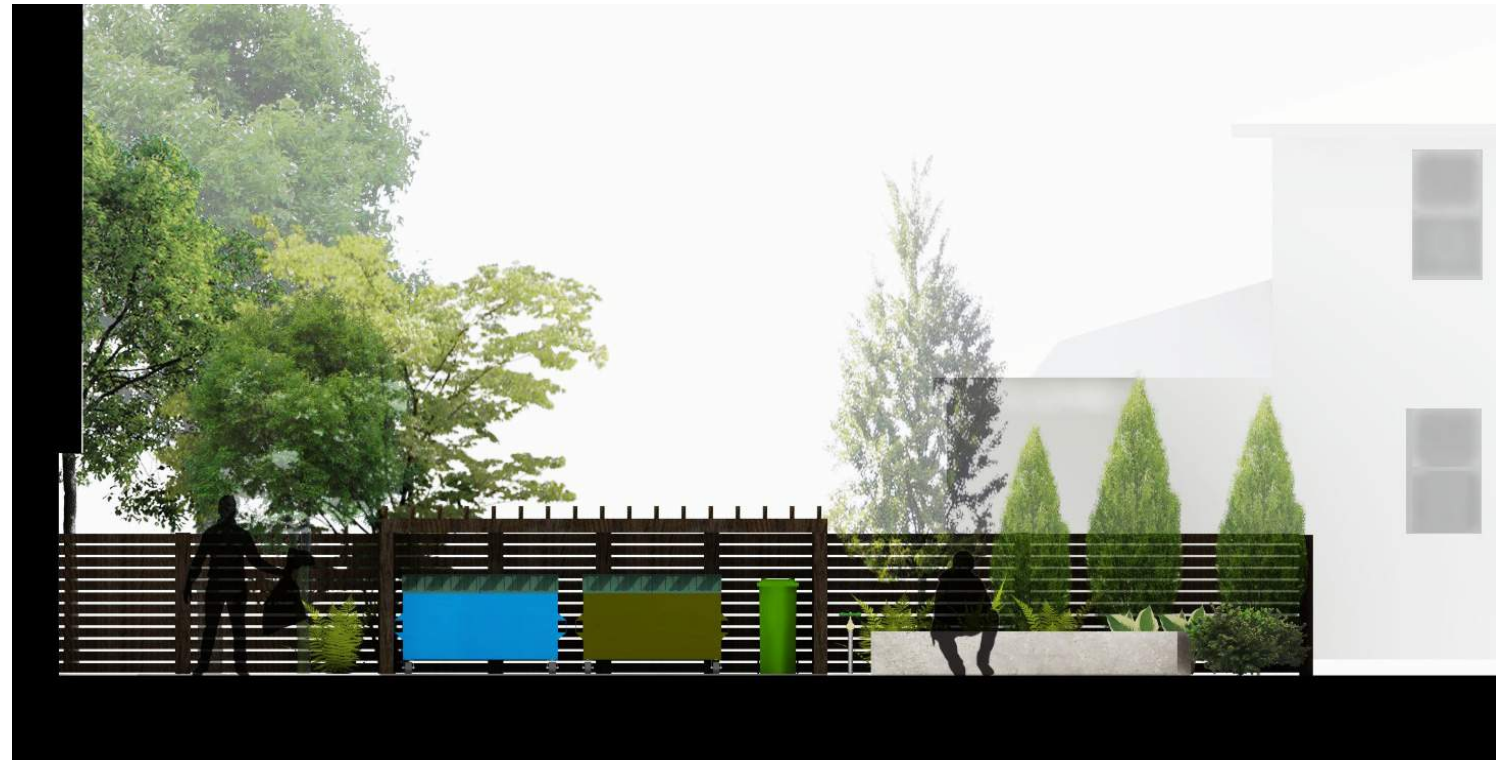
At the time of design guidance, the following adjustments were requested:

- 1. 23.45.522.A** To allow for less than 25% of total lot area in amenity space.

**RATIONALE:** This site proved challenging in meeting the required amenity space while balancing the limits of maintaining the existing building and exceptional tree. We feel the interior courtyard space responds well to the existing pedestrian pathway of the apartment building on site (PL1-B), along with ample amenity space for current and future residents of both buildings. 1305 sqft of amenity space is required per code and 1265 sqft of amenity space is proposed, meeting 96.9% of the amenity requirement.

- 2. 23.45.522.D.5.b.1** To allow for less than 50% planting space in amenity area.

**RATIONALE:** The board agreed Option 2 presented the best response to the context and site by proposing a central courtyard to be used by the project and adjacent apartment on site. This courtyard encourages a connection between the two structures (PL1-B, PL1-C, DC3). Furthermore, this proposal allows us to provide greater amounts of bicycle parking area, and will encourage active forms of transportation (PL4). 41.1% planting space is proposed within the total amenity area, and the .60 Green Factor is met.





Build Urban - Past Work

1305 E MARION ST  
DESIGN REVIEW

