

LINK MT. BAKER APARTMENTS

3208, 3212, 3218, 3220, 3224 CLAREMONT AVENUE S
SEATTLE, WASHINGTON 98144



RECOMMENDATION MEETING SDCI #3018722 MAY 8TH, 2018

A. COVER SHEET	1
B. PROJECT INFO	2
C. DEVELOPMENT CONCEPT	3
D. SITE CONTEXT ANALYSIS	4, 5, 6
E. RESPONSE TO BOARD GUIDANCE DESIGN GUIDELINES	7, 8, 9
F. BUILDING MASSING	10, 11
G. BUILDING MATERIALS	12, 13, 14, 15
H. STREETScape /LANDSCAPE	16, 17
I. WAYFINDING	18, 19
J. BUILDING PLANS	
BUILDING FLOOR PLANS	20, 21, 22
BUILDING ELEVATIONS	23, 24, 25, 26
K. WINDOW STUDY	27, 28
L. EXTERIOR CONCEPTUAL LIGHTING	29

RECOMMENDATION PACKET

3208 CLAREMONT AVE. S.
Link Mt. Baker Apartments

SDCI # 3018722

A. COVER SHEET

MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122

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 18550 FIRLANDS WAY N. SUITE #102
 SHORELINE, WA 98133
 PHONE: 206-542-6100

TAX ID# 128230-0395, 128230-0400, 128230-0410, 128230-0420, 128230-0430
LOT AREA 21,600 SQ.FT.
ZONING SM-85
OVERLAY HUB URBAN VILLAGE: NORTH RAINIER
 AIRPORT HEIGHT: CONICAL SURFACE
LIGHT RAIL MC (MOUNT BAKER)

DESCRIPTION OF PROJECT CONSTRUCT (156) UNIT MIXED-USE BUILDING OF (7) STORIES ON COMBINED LOT. 110 PARKING SPACES PROVIDED ON GRADE & ONE LEVEL BELOW GRADE. THERE IS ACCOMODATION FOR 48 LONG TERM BICYCLE PARKING SPACES.

DWELLING UNITS:

STUDIO	35 UNITS
LIVE/WORK	4 UNITS
URBAN	100 UNITS
1BR	<u>17 UNITS</u>
TOTAL	156 UNITS

FLEXIBLE SPACES: (WITH PLUMBING & ADAPTABLE FOR FUTURE RESIDENTIAL OR OTHER PROGRAM USES)

MEETING	1 UNIT (FLOOR 2)
EXERCISE	5 UNITS (FLOORS 3-7)

GROSS AREAS.:

P1 FLOOR	24,780 SQ. FT.
1ST FLOOR	22,116 SQ.FT.
2ND FLOOR	21,737 SQ.FT.
3RD FLOOR	20,447 SQ.FT.
4TH FLOOR	20,447 SQ.FT.
5TH FLOOR	20,447 SQ.FT.
6TH FLOOR	20,447 SQ.FT.
7TH FLOOR	<u>20,447 SQ.FT.</u>
TOTAL	170,868 SQ. FT.

ROOF DECK	3,632 SQ. FT	
TOTAL GROSS RESIDENTIAL AREA		112,553 SQ.FT.
TOTAL GROSS COMMERCIAL AREA		6,720 SQ. FT.
TOTAL GROSS PARKING AREA		33,862 SQ.FT.

ORGANIZATIONAL STRUCTURE / PROJECT NARRATIVE:

THE FOCUS OF THE SITE PLAN IS TO CREATE A POSITIVE NEIGHBORHOOD EXPERIENCE AS A NODE OR FOCAL POINT FOR THE STRONG POTENTIAL OF FUTURE DEVELOPMENT IN THIS EXPANDING AREA IN COLUMBIA CITY NEAR THE LIGHT RAIL STATION. THE INTENTION IS AN INTEGRATION WITH THE COMMUNITY THROUGH A CLARITY OF PEDESTRIAN ACTIVITIES, COMMERCIAL USES, AND NEW LIVING SPACE. PARTICULAR STEPS INCLUDE;

- * INVITING, WELCOMING OUTDOOR AREAS THAT ARE OBVIOUS & VISIBLE FROM MARTIN LUTHER KING JR WAY AND THE ADJACENT, ELEVATED LIGHT RAIL.
- * INTEGRATING THOSE SPACES SEAMLESSLY WITH EXISTING LANDSCAPE AND IMPROVING ON THOSE ELEMENTS.
- * IMPROVING THE PRESENCE AND QUALITY OF LANDSCAPING AND EXTERIOR LIGHTING. INCLUDING; STREET TREES AND ENHANCEMENTS TO THE LARGE OPEN RIGHT OF WAY AREA ARE PROPOSED PENDING SDOT APPROVAL.
- * CREATING A CLEAR DISTINCTION OF PROGRAM USES ON THE FIRST LEVEL WHILE ENSURING THAT ACCESSES OVERLAP WITH LIMITED PHYSICAL BARRIERS.
- * ENSURING A HIGH LEVEL OF DESIGN IN CONJUNCTION WITH INVITING OUTDOOR AMENITIES WILL HELP ENSURE POSITIVE FUTURE TENANT IMPROVEMENT OPPORTUNITIES KEEPING THIS PROJECT OCCUPIED.

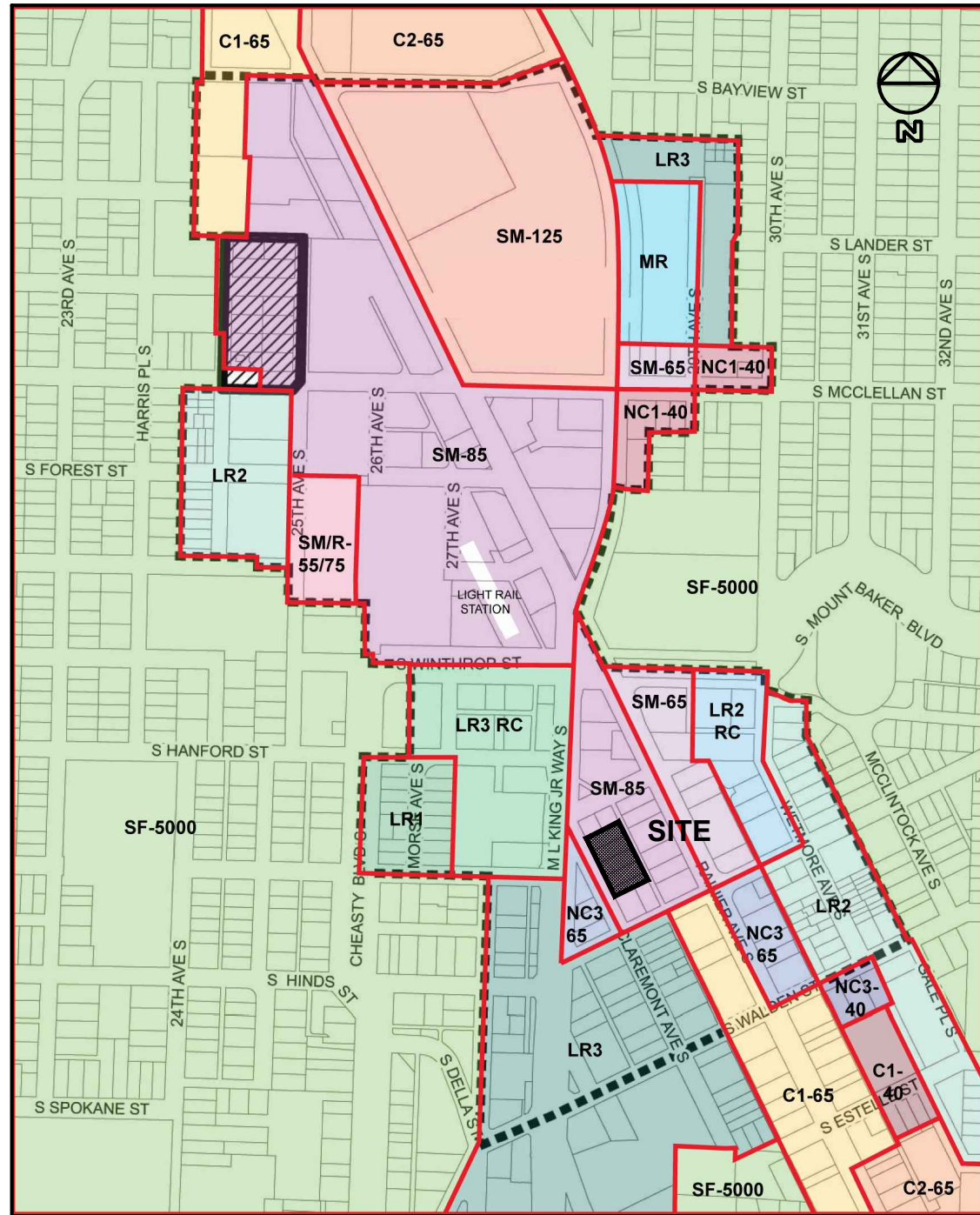
THE OVERALL PROGRAM COMPOSITION IS COMMERCIAL SPACES AND LIVE WORK LOFTS ON THE FIRST FLOOR & RESIDENTIAL UNITS ON FLOORS 2-7. PARKING IS ON THE FIRST FLOOR AND ONE LEVEL BELOW GRADE. THERE ARE 6 FLEXIBLE SPACES ON THE UPPER RESIDENTIAL FLOORS THAT WILL BE SET ASIDE FOR OCCUPANT USES SUCH AS A MEETING ROOM AND EXERCISE SPACES AND THESE WILL HAVE PLUMBING INSTALLED TO ACCOMMODATE FOR THE POTENTIAL OF FUTURE CONVERSION TO ADDITIONAL APARTMENTS OR OTHER UNDETERMINED NEEDS. LIKEWISE, THE ENTIRE FIRST FLOOR HAS THE FLEXIBILITY OF BEING CONVERTED INTO ONE LARGE COMMERCIAL SPACE (MINUS THE RESIDENTIAL LOBBY) OR SUBDIVIDED INTO SMALLER ONES, SHOULD T.I. OPPORTUNITIES ARISE AND WITH CHANGES TO AUTOMOBILE TECHNOLOGY.

THE FIRST FLOOR IS THIRTEEN FEET FLOOR TO FLOOR WITH A RESIDENTIAL ACCESS LOBBY GENEROUSLY SET BACK FROM THE SIDEWALK AND ADJACENT TO AN OUTDOOR PATIO SPACE. IT IS THE INTENTION THAT THIS PATIO IS VISIBLE FROM THE CORNER OF MLK JR WAY AND RAINIER AVE AND WILL SEAMLESSLY FLOW TO THE SIDEWALK AND EXISTING GREEN SPACES AND BE PARTIALLY COVERED BY AN AWNING. THE LIVE WORK LOFTS AT THIS LEVEL ARE TWO STORY UNITS AND THERE IS COMMERCIAL SPACE AT THE SOUTH & NORTH ENDS.

THE VEHICLE ENTRANCE TO THE FIRST FLOOR OF THE BUILDING IS LOCATED IN THE SOUTHEAST CORNER OF THE ALLEY WITH ACCESS TO LOWER LEVEL PARKING AT THE NORTHEAST CORNER. THERE ARE 33 PARKING STALLS AT THE FIRST LEVEL AND ACCOMMODATION FOR BICYCLE STORAGE. UTILITIES AND BUILDING SERVICES ARE LOCATED ALONG THE SOUTH AND THE TRASH/RECYCLE ROOM FEATURES ACCESS FROM THE ALLEY IN THE SOUTHEAST CORNER. THE ALLEY SIDE ELEVATION OF THE PARKING FEATURES OPEN STRUCTURAL BAYS WITH ORNAMENTAL METAL GRILLES FOR SECURITY AND VENTILATION. WE ALSO PROPOSE TO APPLY "GREEN WALLS" AT EXTERIOR LOCATIONS WITH LIMITED FENESTRATION.

FLOOR 2 HAS 21 UNITS AND FLOORS 3-7 HAVE 25 UNITS EACH IN ADDITION TO ONE AFOREMENTIONED FLEXIBLE SPACE PER FLOOR. THE CONFIGURATION FEATURES GENEROUS ELEVATOR LOBBIES & 5' WIDE CORRIDORS. RESIDENTIAL ENTRANCES ARE RECESSED TO SUGGEST PRIVACY AND BREAK UP THE LONG PERSPECTIVES OF THE CORRIDORS WITH A STAIR TOWER AT EACH END. EXTERIOR BUILDING MODULATION IS MEANT TO ADD VISUAL INTEREST TO THIS LARGE PROJECT, CREATE A CLEAR DISTINCTION BETWEEN THE TWO LOWER LEVELS AND THE UPPER LEVELS, & TO OPEN UP THE SPACES BETWEEN ADJACENT EXISTING BUILDINGS AT THE NORTH & SOUTH ELEVATIONS.

THE BUILDING TERMINATES AT A ROOF DECK WITH COMMON AREA FOR THE RESIDENTS AND A PORTION OF GREEN ROOF. THE ROOF IS ARTICULATED WITH VARYING PARAPET HEIGHTS FOR FURTHER MODULATION.



ZONING MAP



MOUNT BAKER STATION AREA OVERLAY DISTRICT



SURROUNDING USES



CONCERN #1: Massing and Architectural Expression

At the EDG2 meeting, the DRB supported the development of Massing Alternate 4, however, the DRB had several unresolved concerns related to the bulk and scale of the massing. *"The Board directed the applicant to further develop the design and proceed with a modified preferred option based on their guidance. In order to break up the scale and bulk of the massing, the Board recommended substantially modulating and setting back the upper stories, breaking up the notches along the roofline...While generally supporting the conceptual response, the Board agreed the design should be further developed to establish a hierarchy and reinforce a less symmetrical expression.*

The Board recommended strategic variation in the modulation and massing expression to help define the hierarchy and emphasize the corners. (DC2-A, DC2-B)"

- a. Massing shifts and rooflines have been modified, but do not yet adequately decrease the perception of bulk or convey a clear hierarchy. Provide additional studies exploring upper massing shifts and roof lines to reduce bulk and establish a clear hierarchy. A potential study may include increasing/continuing massing setbacks around corners.
- b. Related to the added upper story setback, material changes do not fully correspond with massing shifts and as a result, the design does not yet appear resolved. Explore the differentiation of materials and windows to reinforce the upper setbacks and reduce the perceived massing; alternatives may include larger windows and spandrel glass/reflective materials for the upper story. Include street level perspective views of each studied alternative for comparison.
- c. The design does not show the same the amount of glazing or window grouping as reviewed by the DRB. Provide an alternative which clearly demonstrates responsiveness to DRB guidance. In addition to this alternative, other options may also be presented to the DRB; additional studies may include recessed windows and balconies, and/or corner window grouping, similar to what was shown to the DRB.
- d. There is a current proposal for the abutting property to the north (3025190). Address how the design responds to this proposal and potential privacy impacts. Include perceptive views documenting the relationship between the two projects and include a window mapping study. Refine the design as needed to work well for both the existing and future condition.

RESPONSE TO CONCERN #1:

DC2-A Architectural Concept; *Massing and Architectural Expression*

Massing has been further modified after our previous meeting to further express the hierarchy of building setbacks at the third & seventh floors. New wall section sheets are included to illustrate material and setback transitions. Material types and locations have been changed since the first MUP submittal with lap siding replacing the aforementioned metal siding. See Elevation sheets for further design development. Addition, the material transitions at the upper stories steps back significantly compared to the previous proposal. The configuration of the adjacent projects fenestrations leaves few options for change in the window pattern, color and material changes. Follow the fenestration pattern to emphasize the effect. See page 7.

DC2-B Architectural Concept; *Architectural Expression and Blank Façade*

Setbacks have allowed for the same number of windows relevant to the previously approved design from the DRB. Window groupings have changed to respond to modified unit space plans and to create common proportions between windows and blank walls. See Elevation sheets for further design development. Further information, including window study for additional proposed project to the north, see additional page G-15. The North and South elevations have a revised cadence that does not interfere with the proposed project to the North. See page 8.

DC2-C Architectural Concept; *Visual Depth and Interest*

The view from the Northwest capitalizes on the landscaped foreground in addition to a view of the outdoor space and building terrace. The landscaped area in the right-of-way adds depth and interest in the plaza, and helps to provide a sense of destination. See page 7 & 8.

CONCERN #2: Materials and Detailing

- a. Provide more information on the type of material proposed and material transitions. Articulate the relationship between the different materials and how the detailing strengthens the design concept.
- b. For the elevations, include more detailed material descriptions and specify color using callouts or a material legend. Clarify the type of cementitious
- c. Provide an alternate showing the use of brick as the cladding material for the principal residential entry "bay" as shown in the packet submitted dated February 7 2016. This design element was strongly supported by Staff, but that treatment needs to be reflected also as the podium level in order to satisfy the Boar's recommendation that important element 'read' singularly.
- d. Potential alternate may be to extend the second story base glazing proposed for the podium up through the residential entry bay upper volume.

RESPONSE TO CONCERN #2:

DC4-A Exterior Elements and Finishes; *Building Materials*

See page 9 for overall building material callouts, material transitions, and color description. Material selection is brick veneer, metal panels, and cement board panels. Appropriate detailing will be taken into account to ensure the durable of materials over the life of the building after construction.

The two options with using cladding material for the principal residential entry are shown on page 10: Cement Board panel as Option 1, and Brick clad as Option 2.

The cement board panel option is the preferred option. The projection of the entry element with the light colored cement board creates a strong visual image. That image reinforces the entry as a contrasting building element. The brick clad version visually recedes, which contradicts the intent of emphasizing the location of the building entrance.

Regarding extending of the second story base glazing proposed for the podium up through the residential entry bay: Extending the glazing pattern of the entry vertically visually disturbs the cadence and proportion of the of the fenestration pattern. The design intent from the beginning has been based on classic proportions and restraint. A curtain wall system contradicts the desired intent.

Material board is included in the Design Review package. The physical examples of material will be provided and presented at the recommendation meeting.

CONCERN #3: Streetscape Design/Landscape

The DRB encouraged consideration of future retail to drive program of the plaza and requested more information about the plaza program.

- a. The DRB also discussed wayfinding for the site and agreed vehicular parking and loading for the commercial spaces should be clarified to indicate how future retail users will access parking. Provide information about wayfinding and how parking and loading for the commercial/retail spaces will clear to visitors ((DC3-B.1)
- b. Describe the program of the plaza space; while developing the design consider outdoor seating (DC3-B.2)

RESPONSE TO CONCERN #3:

DC3-B-1 Open Space Concept; *Meeting User Needs*

The vehicle entrances off the Alley will be marked with signage. Loading zones within the parking area will also be marked with signage. At the West elevation, signage allocations will be made available for each tenant space as well as the building.

Include signage and lighting plan indicating areas on the building/site where signage might be mounted, any specific building's access identification signage, with separate sign permit required.

See lighting schedule and samples on page 29

DC3-B-2 Open Space Concept; *Matching Uses to Conditions*

The Owner/Developer is committed to attracting a commercial tenant adjacent to the lobby space. The ideal tenant would be hospitality related business such as a coffee shop or restaurant. This would allow for seasonal outdoor seating. The hope is that the hospitality tenant would attract clientele from the building tenants as well as the general public.

The street design of the Claremont Avenue is designed with opportunities to highlight this programmatically different and important area, such as residential versus commercial, with special features in both the ground plan and overhead, which could be part of a solution for hierarchy issues. See additional perspective drawings added on pages 18 and 19.

Furthermore, the landscape and hardscape for the entry and plaza are have been designed to provide an enhance sense of entry for the residential tenants. There is also overhead awnings for weather protection as well as a defining elements,such as lighting and signage.

The texture and color change at the residential entry paving acts as a formal transition form public to private spaces.



WEST ELEVATION PERSPECTIVE

Project is formally expressed as a classic plinth, body, and capital, but with a contemporary aesthetic of material composition on large surfaces and asymmetrical form on the street front responding to building program.

Massing has been modified to further express the hierarchy of building setback at the third and seventh floors.

Minimal overhangs (1" steel plate) over the live/work lofts to avoid visual competition between larger awnings and the two stories of glazing.

Vertical modulation of form and material occurs in response to the first floor building program and setbacks from the sidewalk.

Horizontal modulation of form and material occurs chiefly at the third and seventh levels. Deeper setbacks at the seventh level respond to forced aerial perspective from the viewer at the sidewalk.

The primary material palette is brick veneer for the first two stories with a mix of longboard 'wood lap' siding and cementitious panels on the upper 5 stories. (warm tones)

The building material directly over the main residential entry is cement panels for the entire five stories to create a strong visual presence and wayfinding.

Strongly visually apartment awnings over commercial and residential entry as a clear means of wayfinding. (color & signage are diagrammatic for communication of intent).

The dimensions of these awnings express other building proportions.



WEST ELEVATION BIRD'S EYE PERSPECTIVE

24" setback

12" setback

A change in building material responds to the loft setbacks for a simple delineation of form and material expression on an otherwise flat surface.

These lofts are set back 36" from the main building surface to contribute to the hierarchy of vertical setbacks and a more dynamic sidewalk.

See elevation sheets for accounting of building materials.

24" setback

This commercial entry is under a 5' floor overhang for cover from weather and to contribute to the hierarchy of horizontal setbacks.

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Link Mt. Baker Apartments

SDCI # 3018722

F. BUILDING MASSING

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Seattle, WA 98122



NORTHWEST PERSPECTIVE

Building forms and material selection are meant to be asymmetrical, to reduce the perception of scale, and to create a project that works "in the round".



SOUTHWEST PERSPECTIVE

Vertical expression takes its cues from the change in program at the first floor and carries through the upper levels of the building for visual interest

Building trim at the upper levels relates to upper level setbacks and are regulating lines cutting through the building form while repeating the language of the expressed floor lines at the lower levels.

The building plinth is clearly defined with brick veneer, storefront, and the expression of floor lines.

See elevation sheets for accounting of building materials.

Two story live/work lofts

RECOMMENDATION MEETING

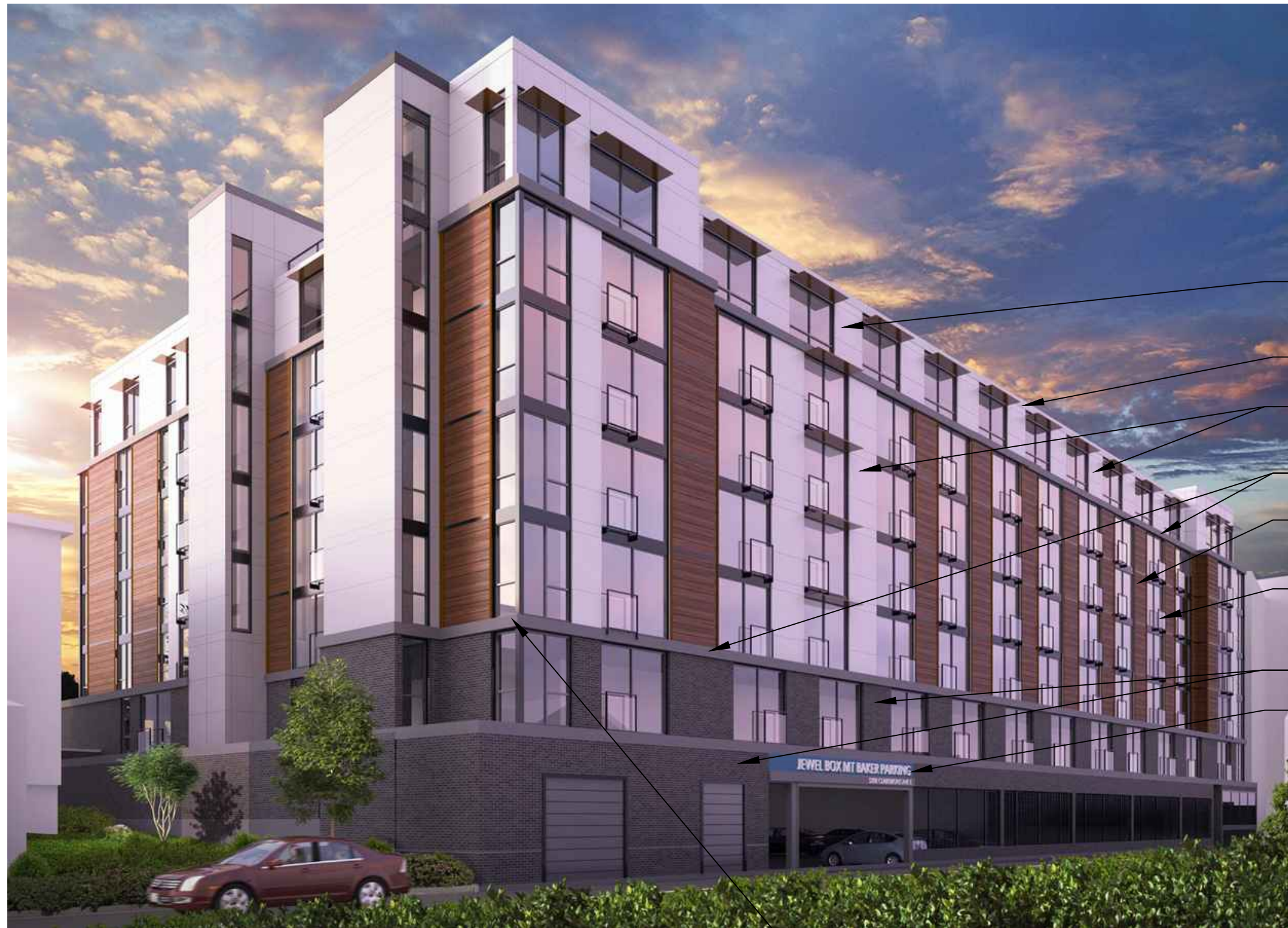
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Link Mt. Baker Apartments

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F. BUILDING MASSING

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Seattle, WA 98122



While the street side responds to the dynamics of pedestrian activity and program, building form on the alley side is symmetrical and seeks to ground the project to the site.

The material selection, color palette, and formal approach to massing and setbacks is repeated on all sides.

24" setback

Trim carries through on flat face.

Cement Board Siding

Pre-Cast Concrete Trim Accent

Longboard V-Grove "Wood" Lap Siding

Infinity Glass Railing, Using 2" Heavy-Wall Posts with Glass Channel Welded to Sides.

Masonry Veneer, Coal Creek

Signage for Vehicular Parking access

See elevation sheets for accounting of building materials.

NORTHWEST PERSPECTIVE

Additional 12" setback, not on the streetside elevation.

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G. BUILDING MATERIALS

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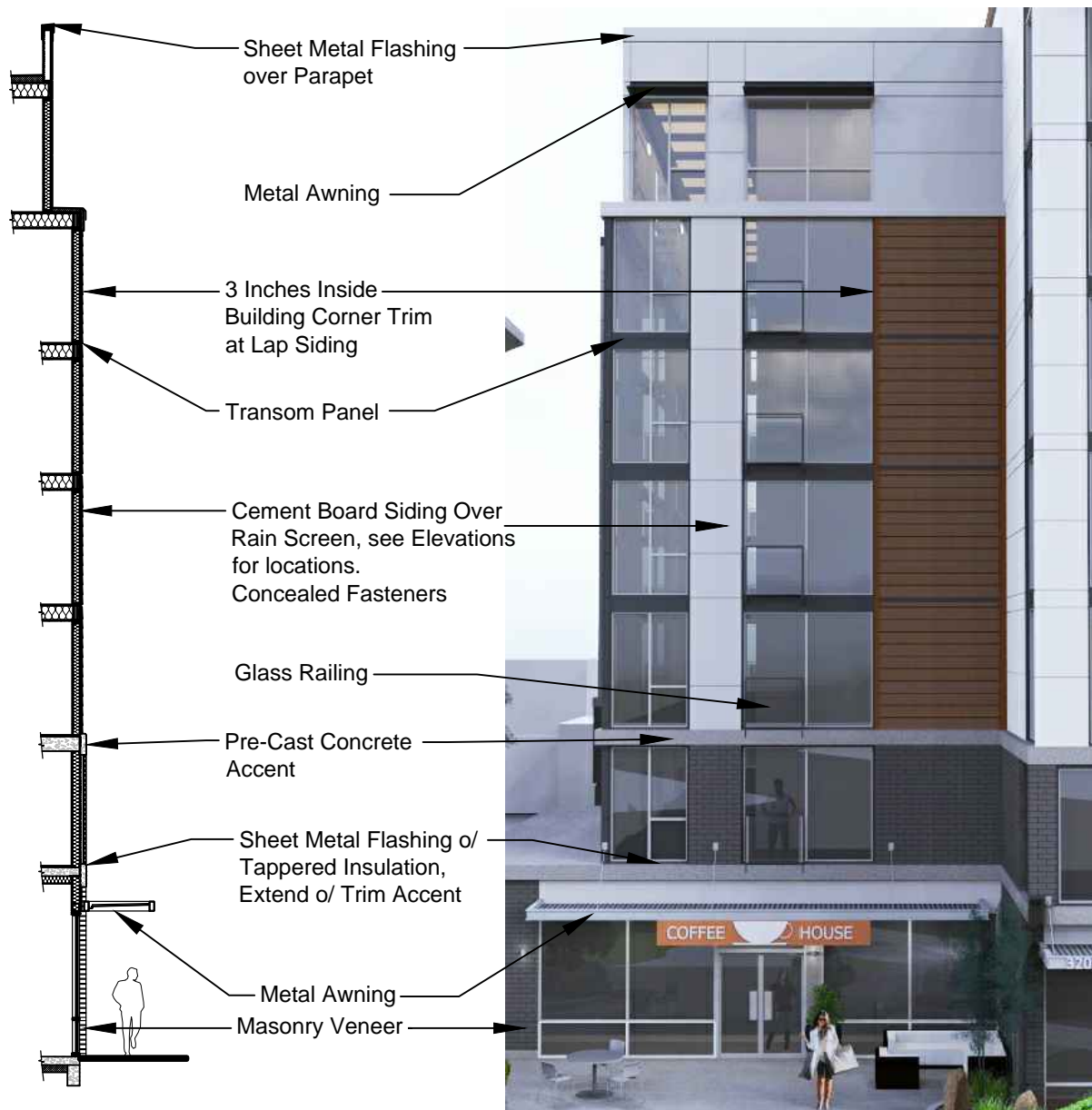
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OPTION 1. CEMENT PANEL SIDING FOR PRINCIPAL RESIDENTIAL ENTRY



OPTION 2. BRICK VENEER SIDING FOR PRINCIPAL RESIDENTIAL ENTRY



WALL SECTION

PARTIAL ELEVATION

PARTIAL FLOOR PLAN

Material Selection :

The masonry base design provides a sense of solid base for the building. Materials and textures become lighter and finer in texture as the building rises.

Horizontal transitions are punctuated by precast concrete at the first and second floors.

Brake formed metal flashing defines the floor lines and parapet at the remaining horizontal transitions.



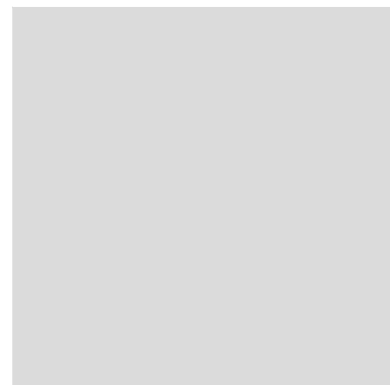
Longboard 6" V-Groove 'Wood' Lap Siding
Color: Dark Cherry



Long Board End-Frame Private Screen System
Light Cherry



Mutual Materials Brick Veneer,
Mauna Loa, Reds & Browns



Cement Board Siding
Warm White, Concealed Fasteners



Pre-Cast Concrete Trim,
Limestone Groundface



Infinity Glass Railing, Using 2"
Heavy-Wall Posts with Glass
Channel Welded to The Sides,
and 1/2" Laminate Glass Infill

RECOMMENDATION MEETING

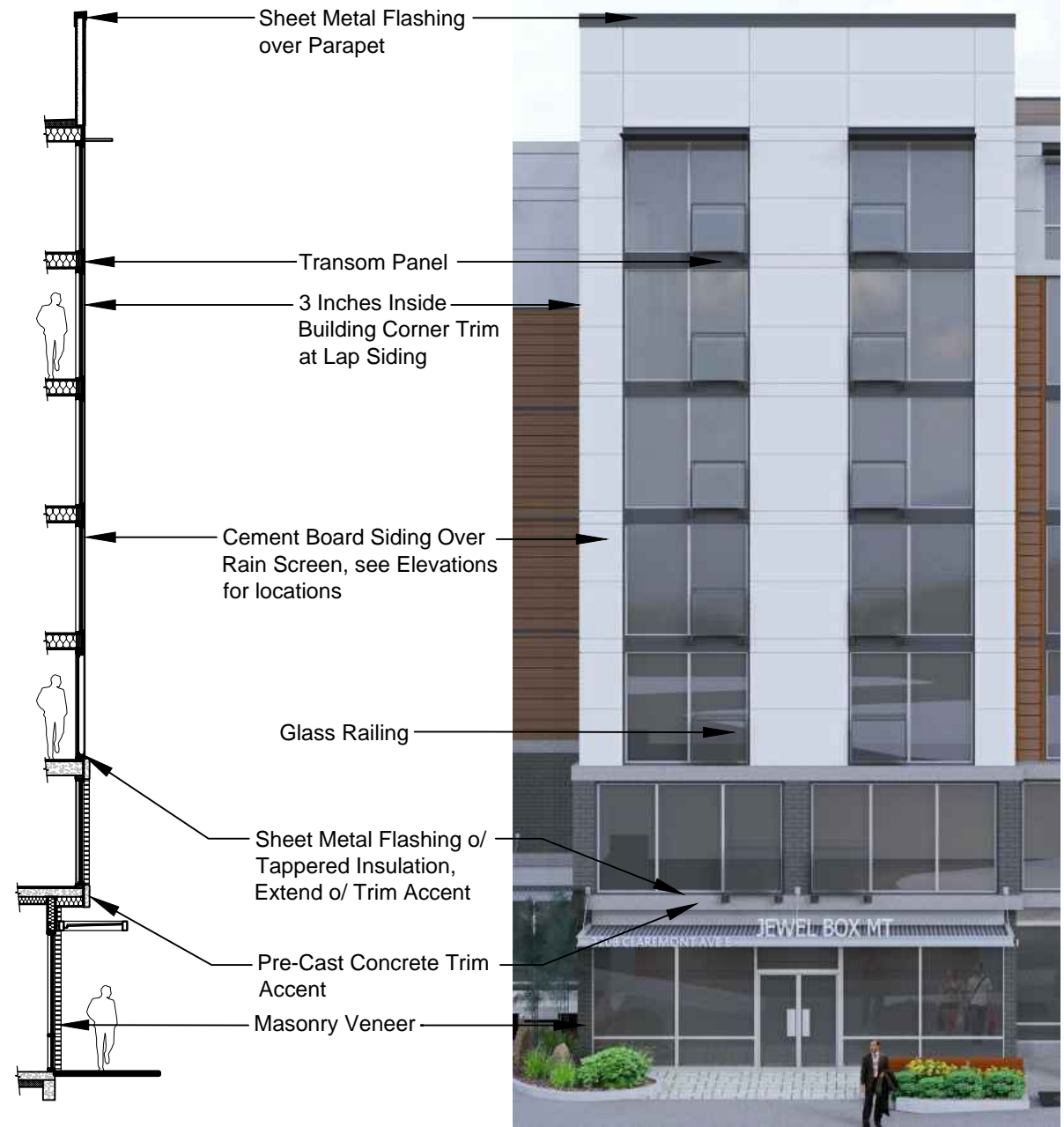
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G. BUILDING MATERIALS

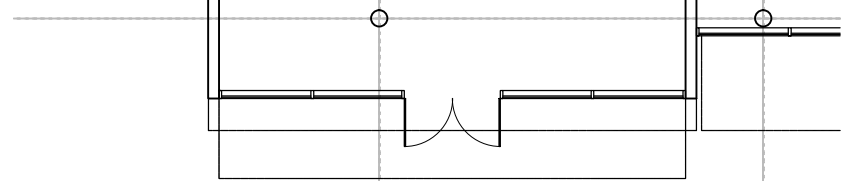
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Seattle, WA 98122

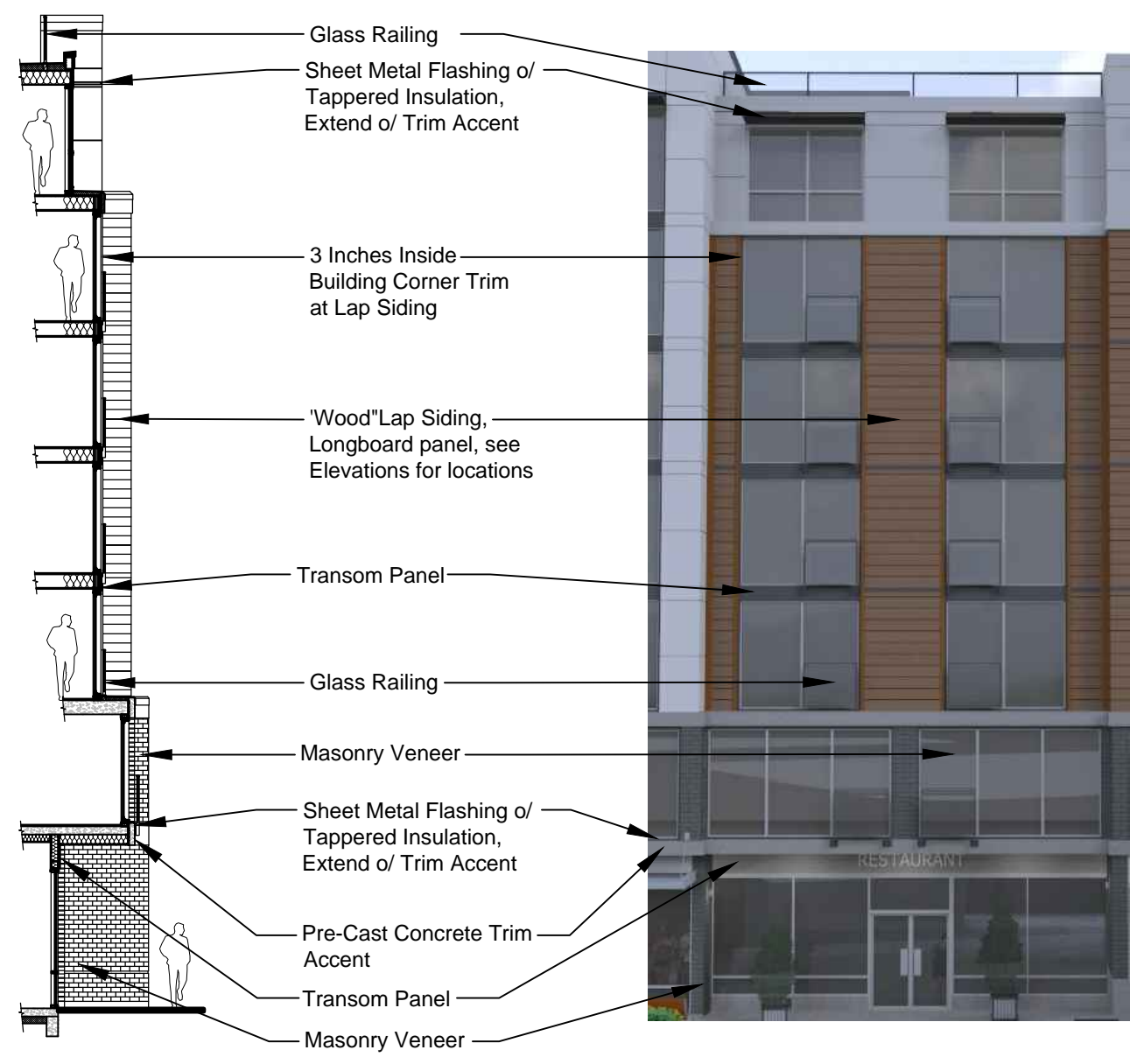


WALL SECTION

PARTIAL ELEVATION

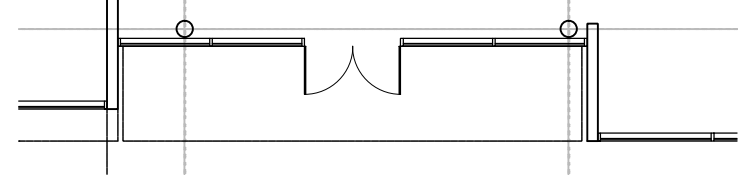


PARTIAL FLOOR PLAN



WALL SECTION

PARTIAL ELEVATION



PARTIAL FLOOR PLAN

RECOMMENDATION MEETING

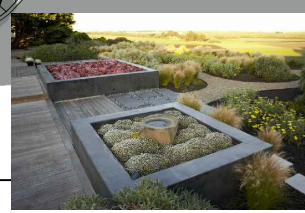
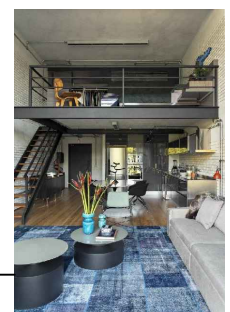
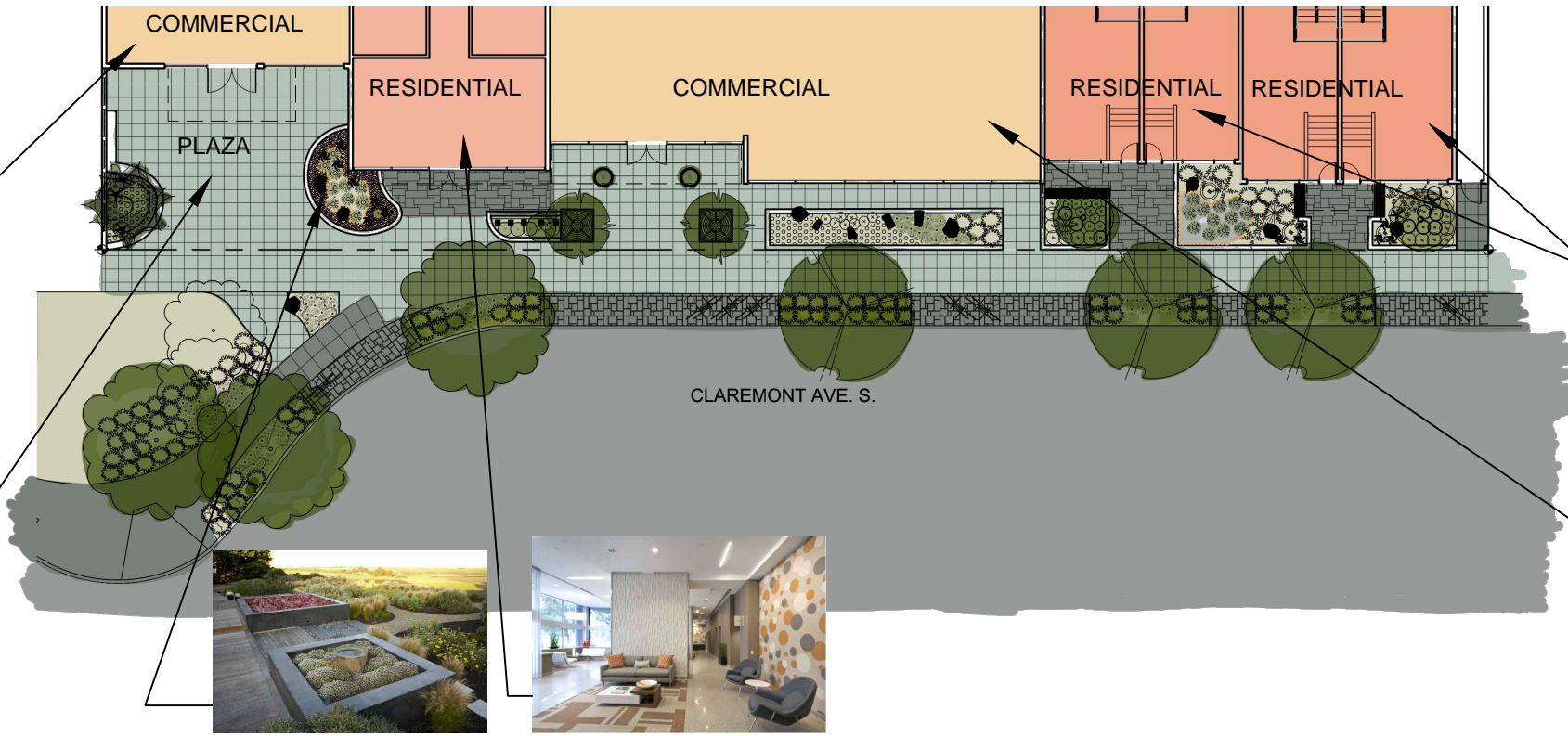
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G. BUILDING MATERIALS

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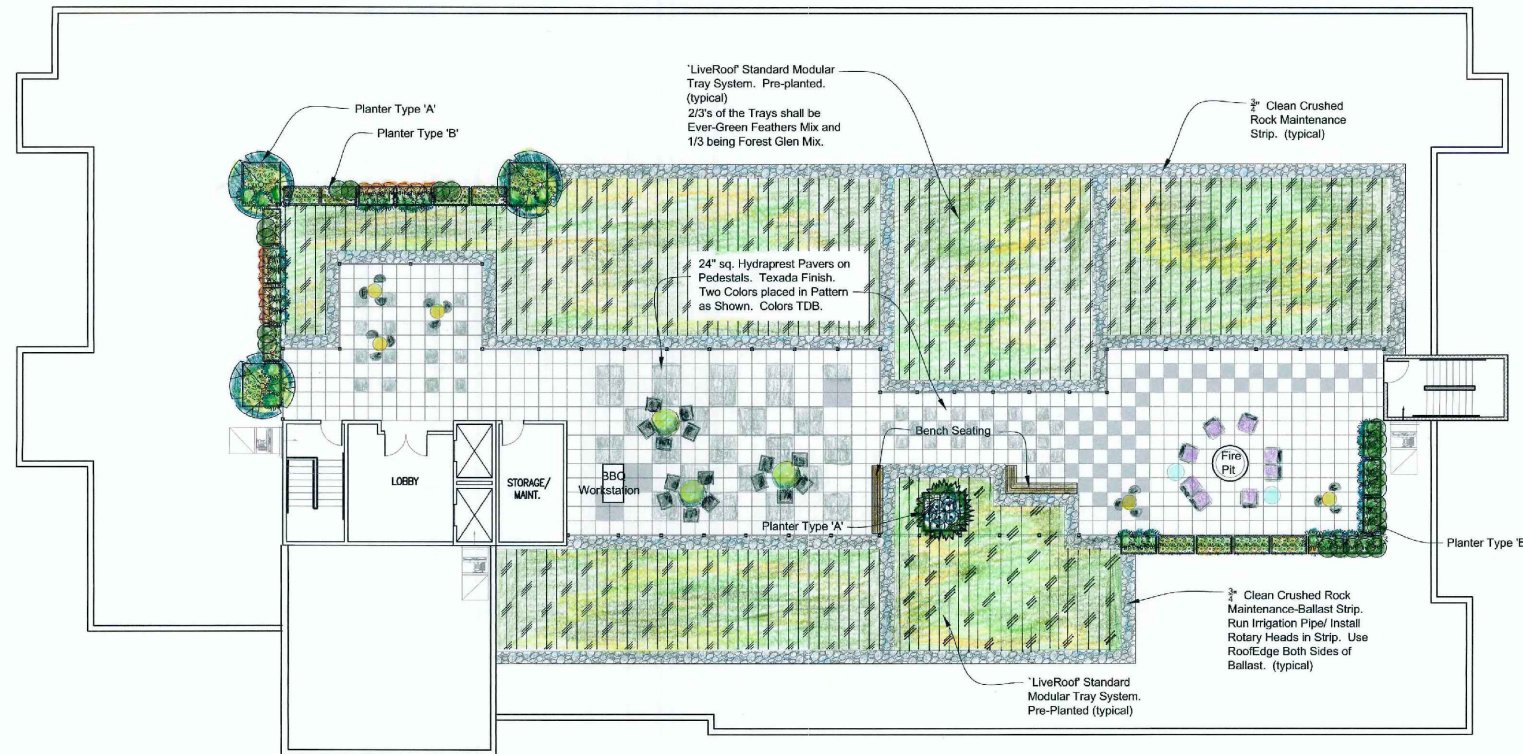
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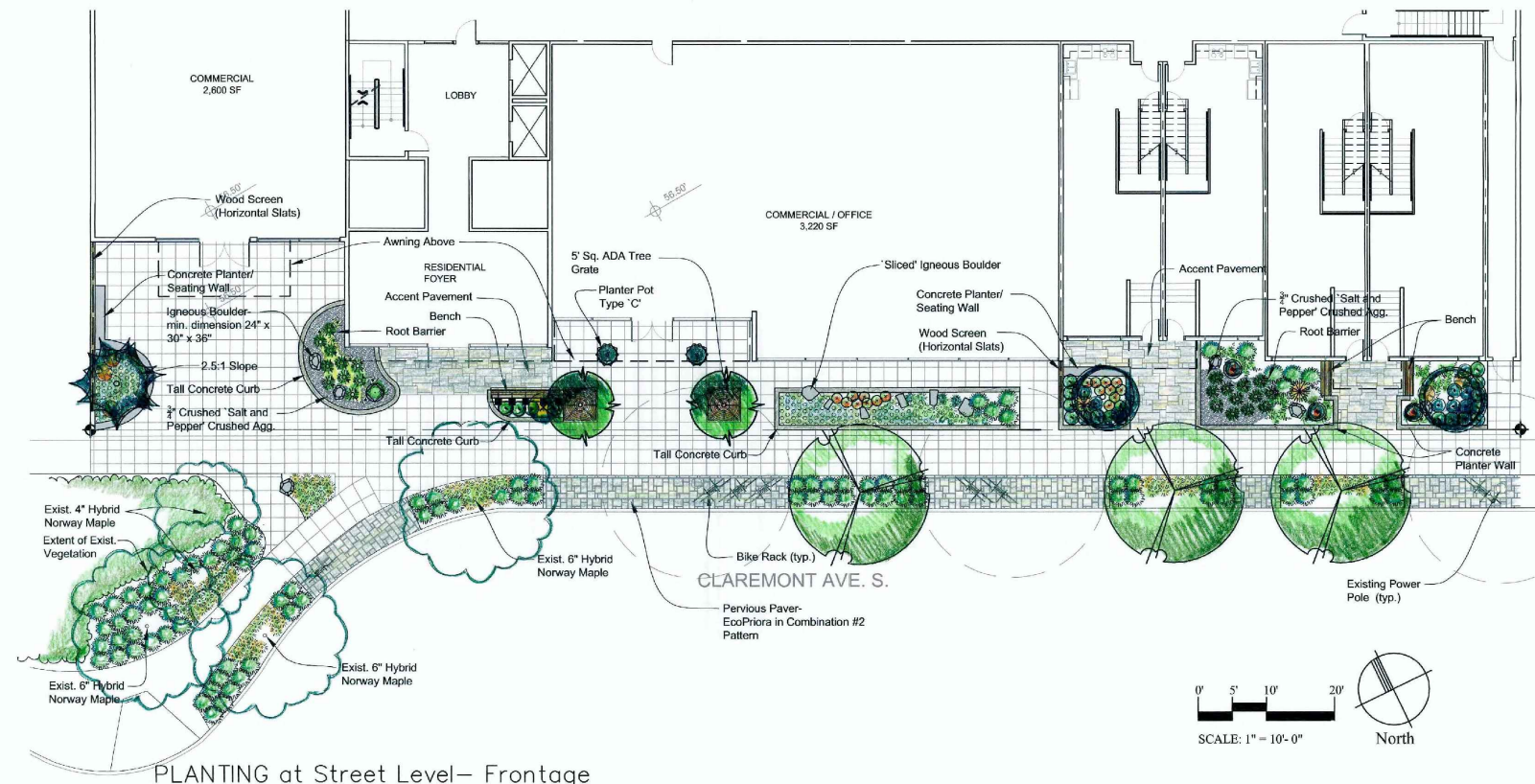
H. STREETScape DESIGN

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PLANTING at Roof Level



PLANTING at Street Level- Frontage

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H. LANDSCAPE PLAN

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1. COMMERCIAL SPACE ENTRY THROUGH PLAZA



2. COMMERCIAL SPACE ENTRY



3. PLAZA



4. ENTRY TO THE GARAGE



1. RESIDENTIAL PRINCIPLE ENTRY



2.. LIVE-WORK UNIT ENTRY

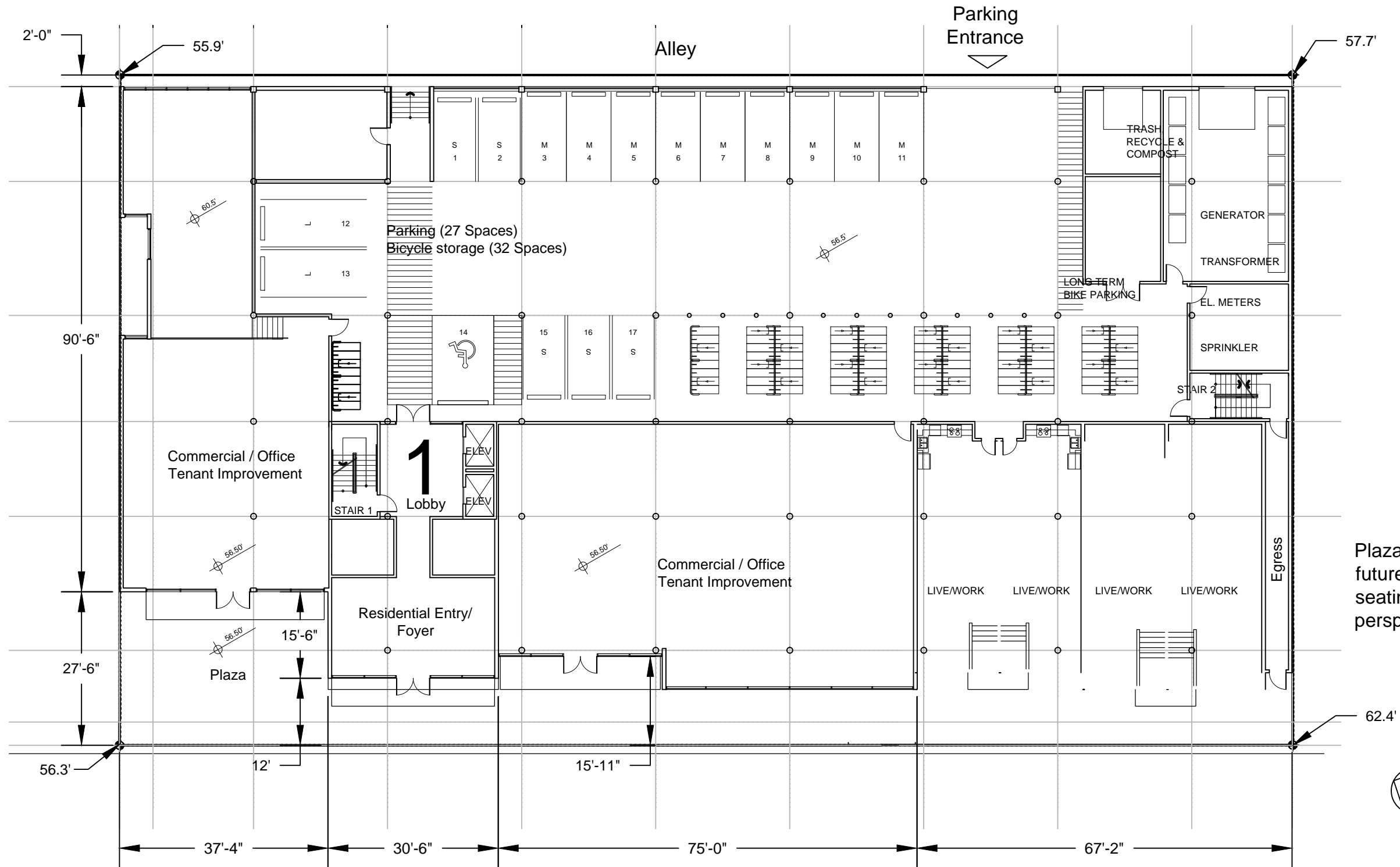


3. LIVE - WORK UNIT ENTRY

FLOOR:
1ST FLOOR PLAN

AREA:
21,618 SQ.FT

USES:
PARKING, COMMERCIAL, (4) LIVE/WORK UNITS



Plaza program, including future retails with outdoor seating area shown on perspectives.



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p20 of 29

J. 1ST FLOOR PLAN

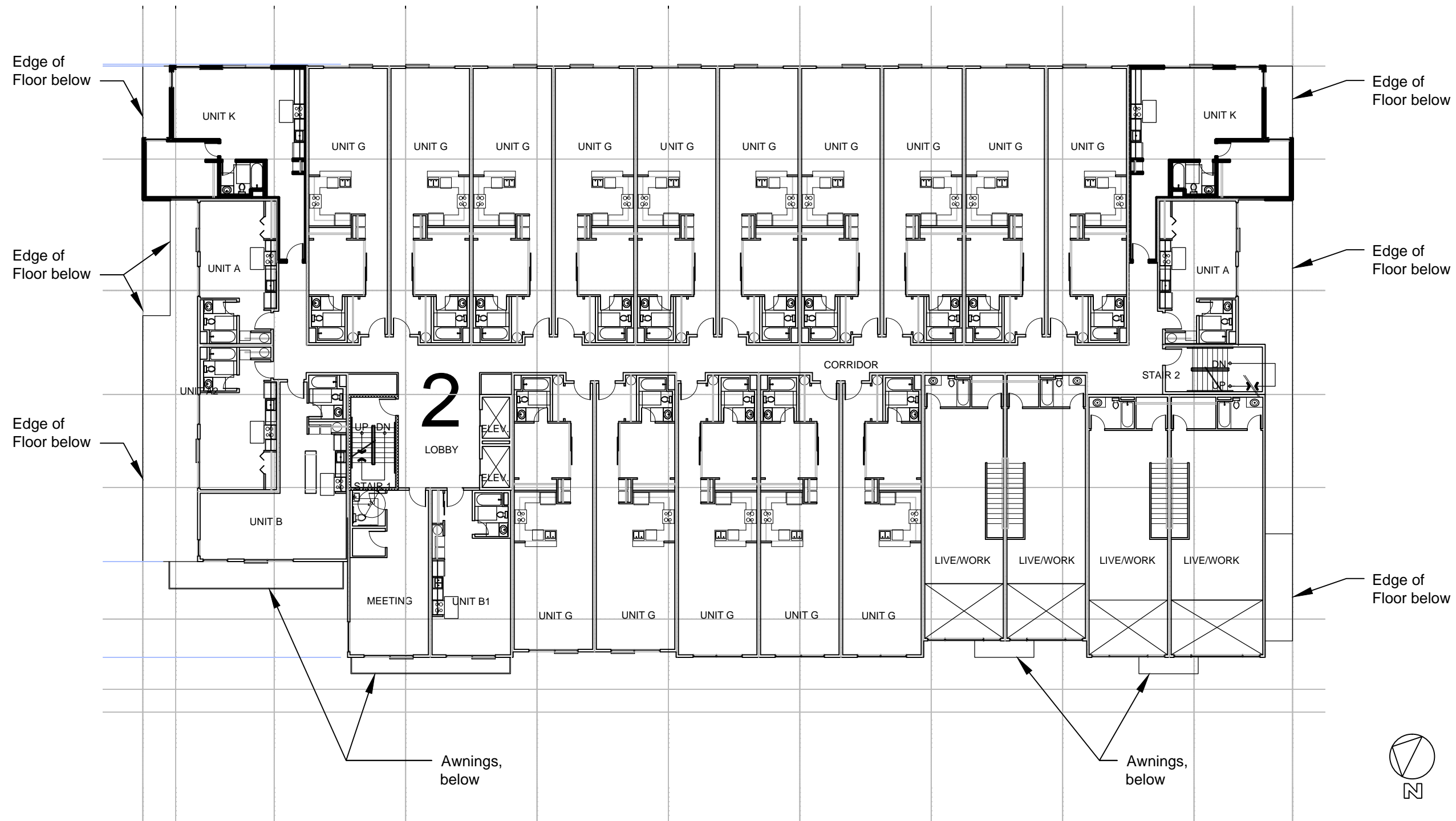
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FLOOR:
2ND FLOOR PLAN

AREA:
20,794 SQ.FT

USES:
(22) DWELLING UNITS, (4) UPPER LIVE/WORK UNITS



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J. 2ND FLOOR PLAN

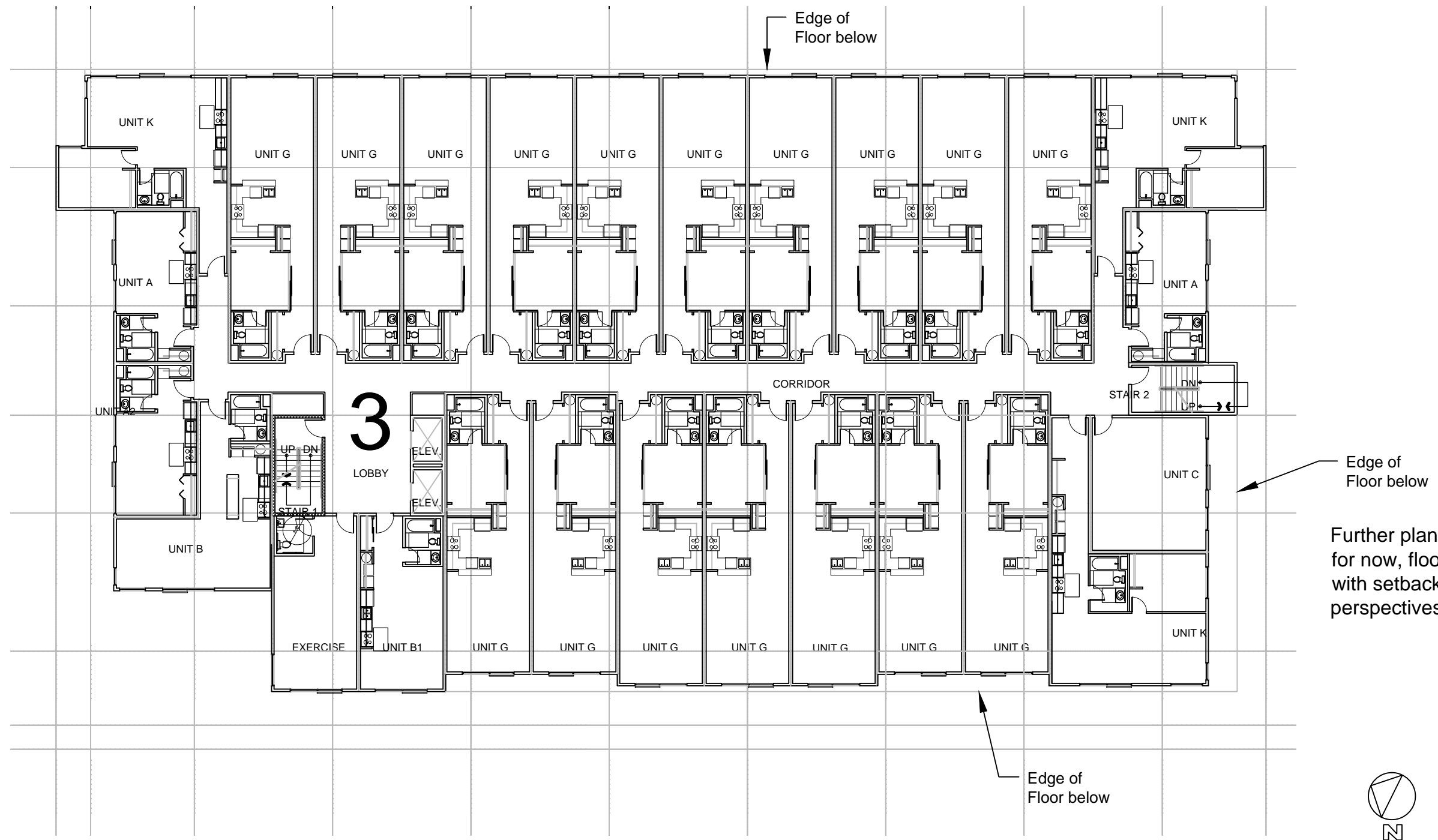
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FLOOR:
3RD FLOOR PLAN

AREA:
20,363 SQ.FT

USES:
(26) DWELLING UNITS



Further plans are not included for now, floor plans area similar with setbacks shown on perspectives and elevations.

RECOMMENDATION MEETING

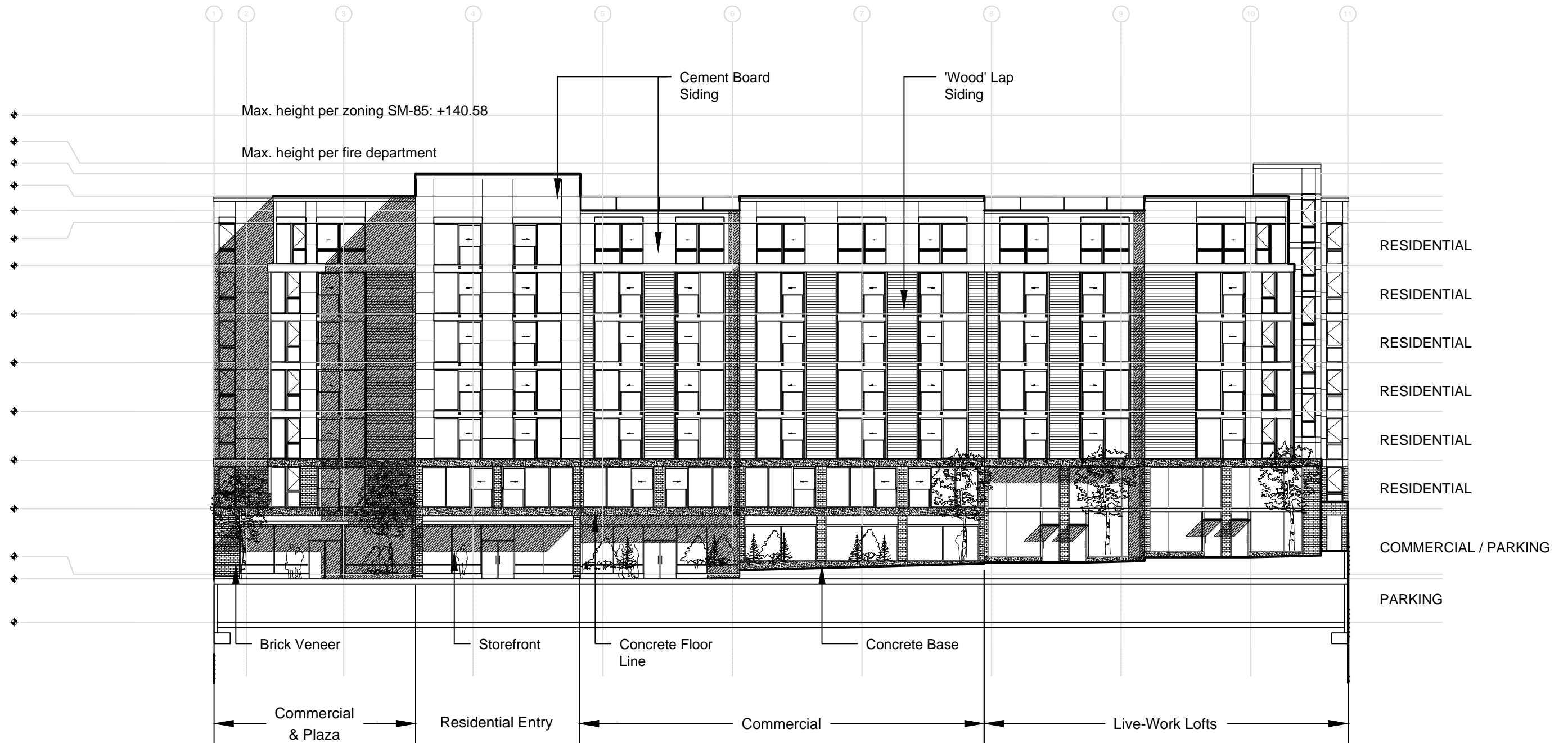
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J. 3RD FLOOR PLAN

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J. WEST ELEVATION

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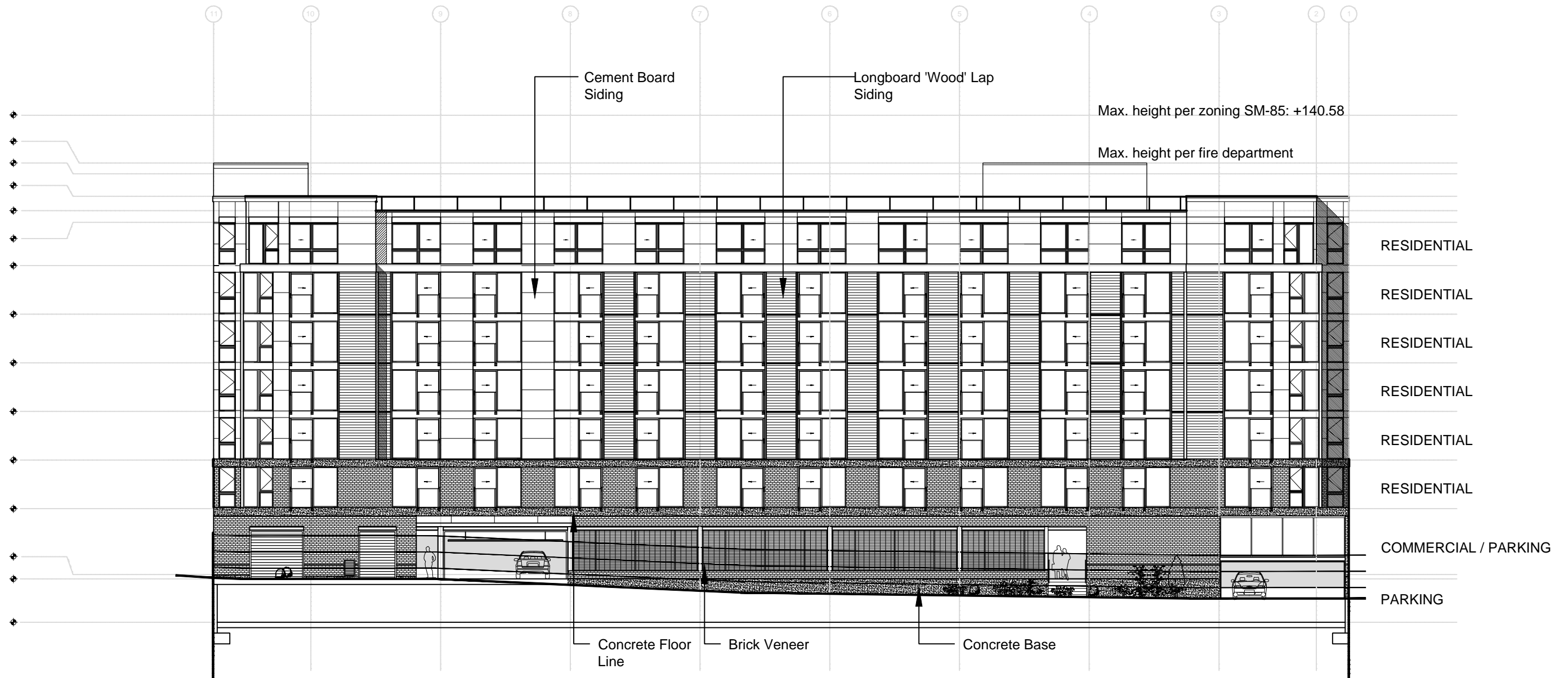
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J. NORTH ELEVATION

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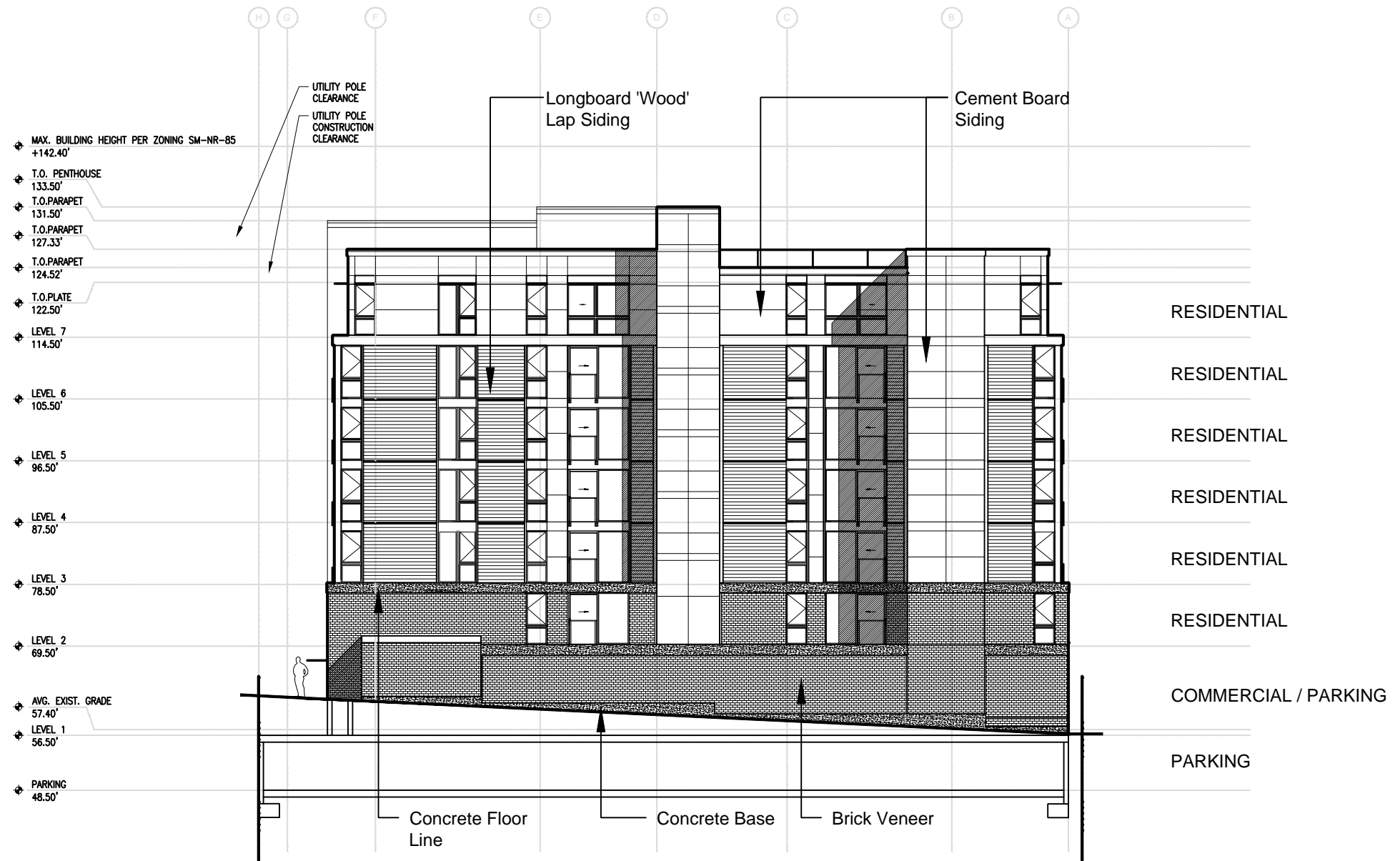
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J. EAST ELEVATION

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Seattle, WA 98122



RECOMMENDATION MEETING

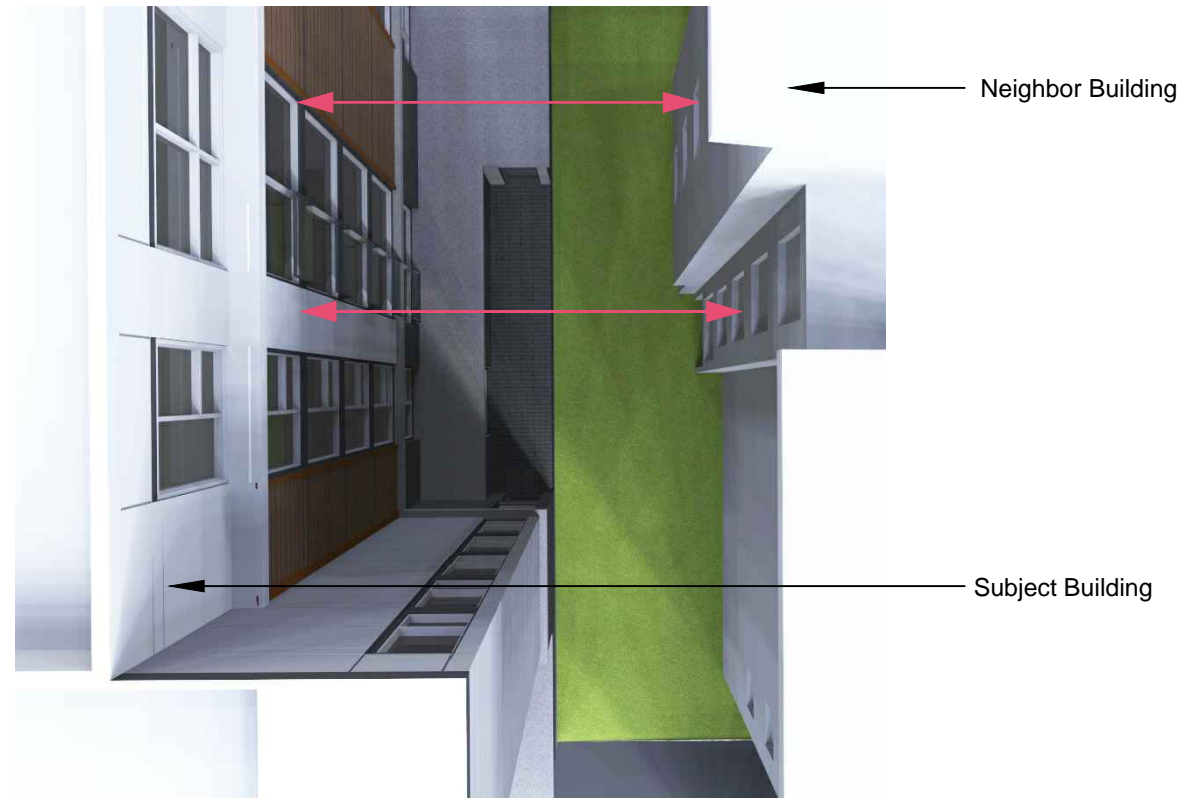
3208 CLAREMONT AVE. S.
Link Mt. Baker Apartments

SDCI # 3018722

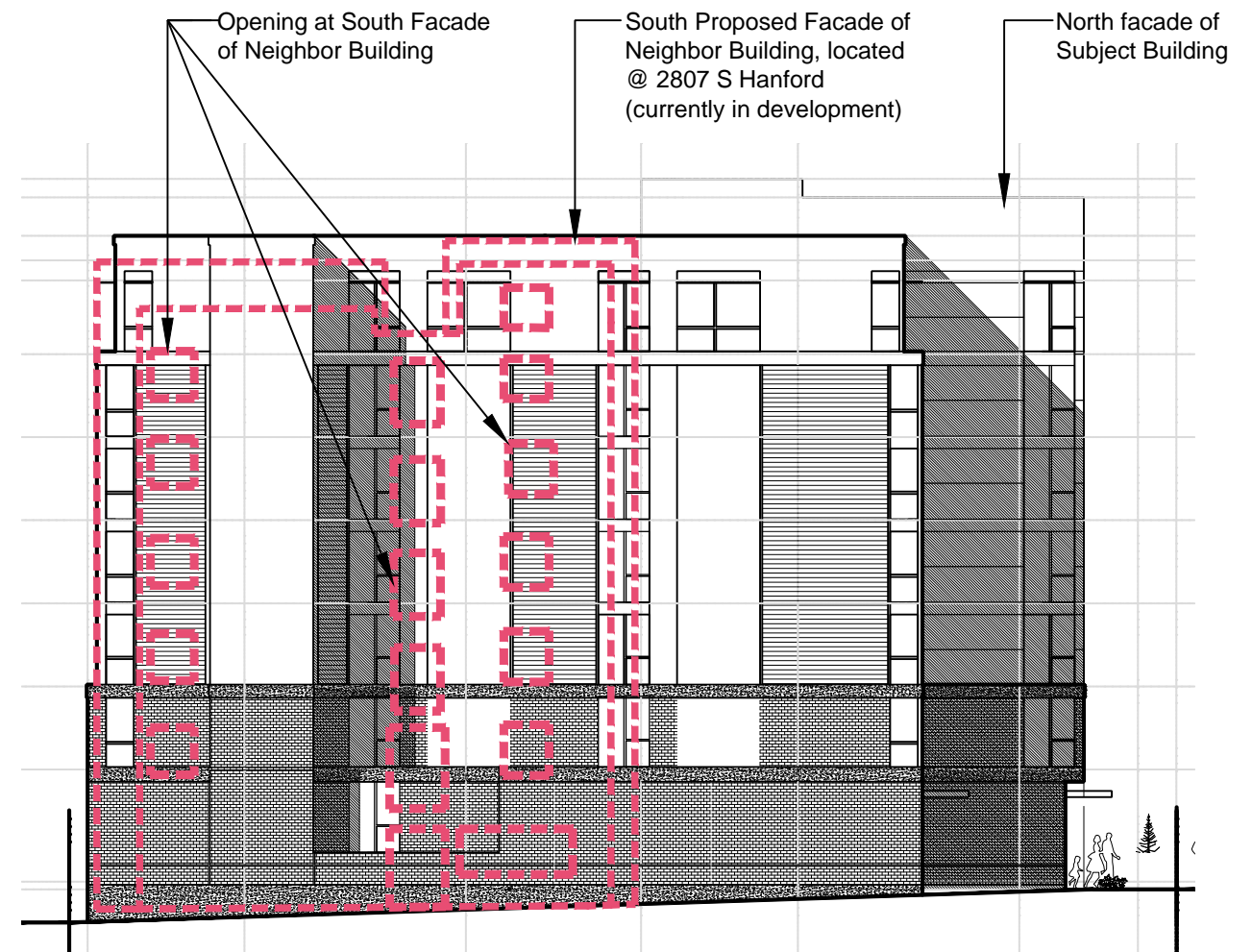
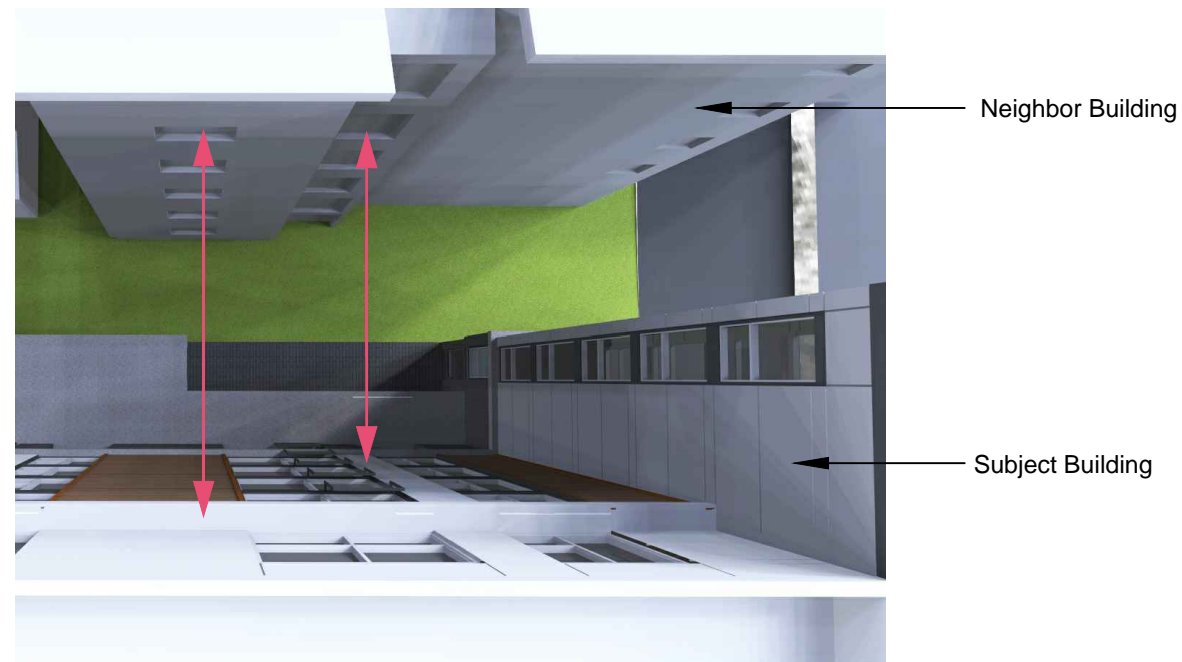
J. SOUTH ELEVATION

MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122



Study of proposed North facade with the proposed facade of neighboring building on Hanford street (also currently under development)





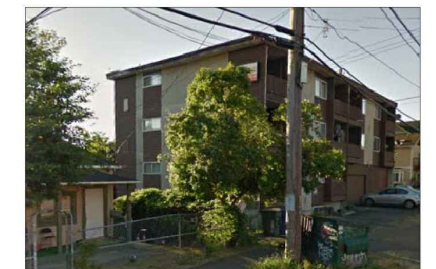
2801 S. HANFORD ST.



3221, 3225 RAINIER AVE. S.

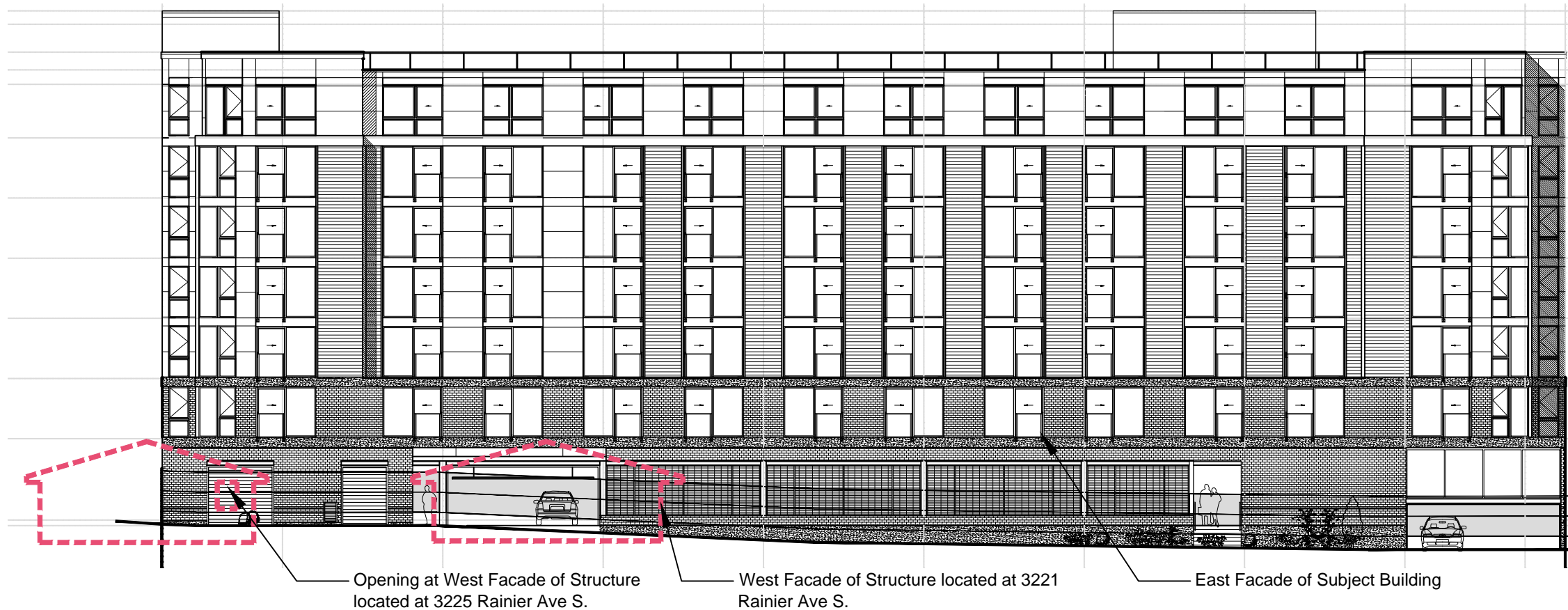


2910 S. BYRON ST.



2900 S. BYRON ST.

ADJACENT STRUCTURES



RECOMMENDATION MEETING

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K. WINDOW STUDY - AT SOUTH & EAST ELEVATIONS

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E1 - METAL HALIDE WALL MOUNTED, TYP @ 8 FT



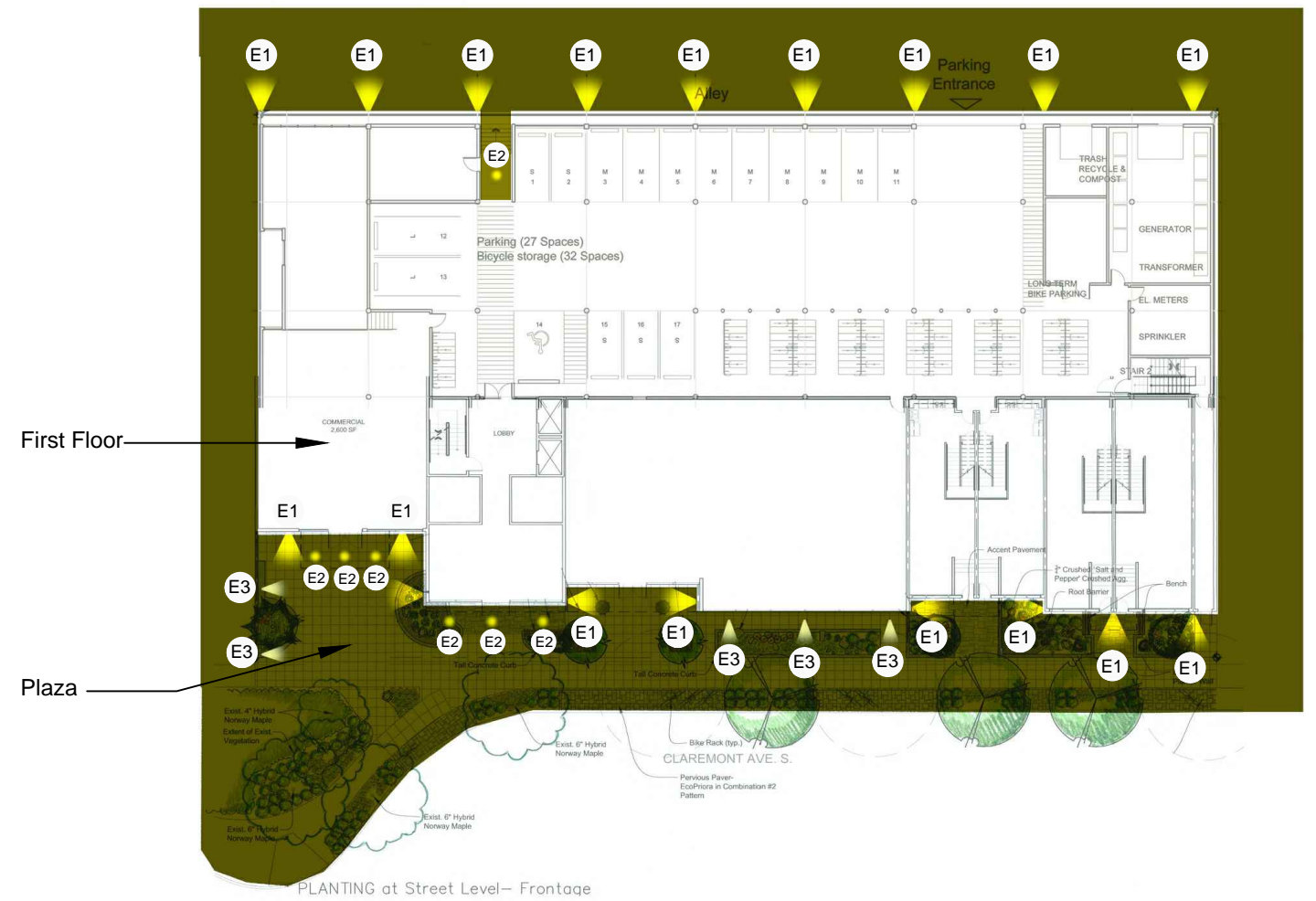
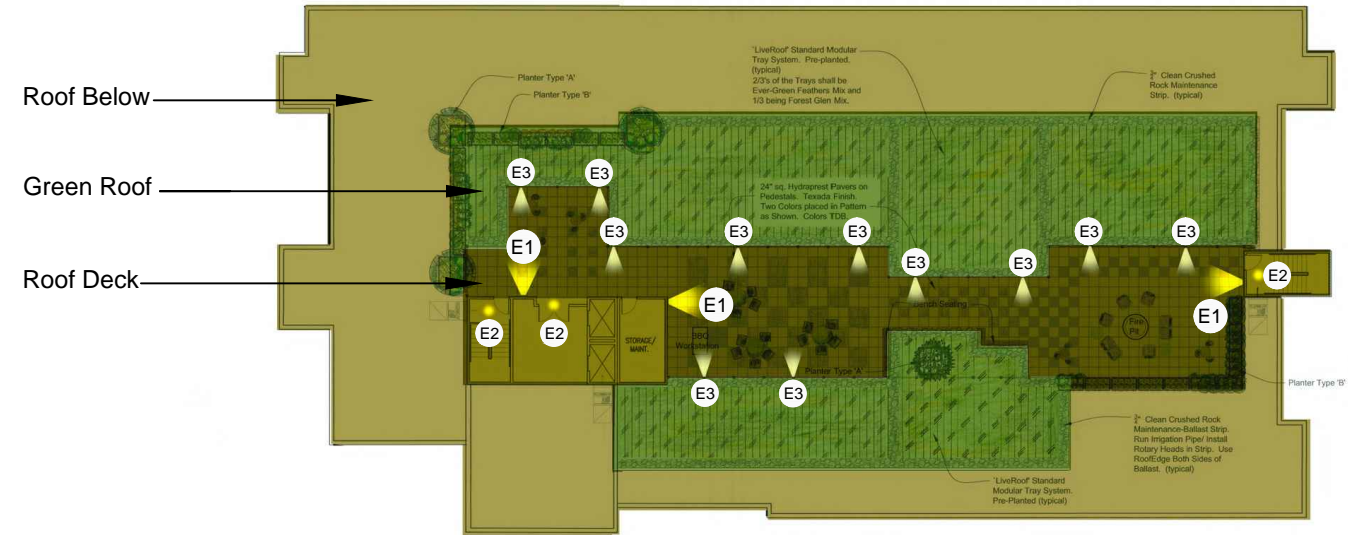
E1 - OPTION, METAL HALIDE WALL MOUNTED, BRONZE FIN. TYP @ 8 FT



E2 - SURFACE MOUNTED, TYP @ EXTERIOR ENTRY OVERHANG AND LOBBY, BRONZE FINISH



E3 - SLOTBOX PATH LIGHT



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L. EXTERIOR CONCEPTUAL LIGHTING

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