

**PROPOSAL:**

For generations, people prioritized two categories of property: a home and a car. Combined, these result in nearly half this country's emissions and nearly half the household's annual income. Now however, amidst increasing concern for our environment, more people are choosing smaller living spaces, fewer material items, and efficient modes of transportation such as car sharing or bike commuting. This certified built-green structure will be a three-story apartment building containing 18 efficiency studio and open one-bedroom residential units. Solar panels, rainwater harvesting, tight insulation, and other green technologies will be used. The building is located at the intersection of Ballard's two neighborhood greenways, which were designed to facilitate urban transportation by bicycle. Indoor parking for 18 bikes will be provided in a dedicated, secure, conditioned room at ground level in lieu of motorized automobile parking. The single-family structure is to be removed. A new apartment structure will remain with a contemporary style, clear geometric forms, interconnecting volumes, and materials.

**CONTEXT:**

The project site, located within the Ballard Hub Urban Village neighborhood of Seattle, is a 3,900 Sq Ft parcel zoned for low-rise development (LR2). The parcel is bound by NW 58th st to the south, 17th ave NW to the west, a single family home to the north and a duplex to the east. The site is primarily flat, raised an average of 6 ft above the sidewalk running along the south and west edges of the site. The neighborhood is a mix of single and multifamily homes just blocks from downtown Ballard, the Ballard municipal district and several bus stops.





## SITE CONTEXT

VICINITY USE MAP	4
ZONING MAP	5
LOCAL TRANSPORTATION	6
URBAN ANALYSIS	7
ADJACENT USES	8
NEIGHBORING BUILDINGS	9 - 12
EXISTING SITE CONDITIONS	13

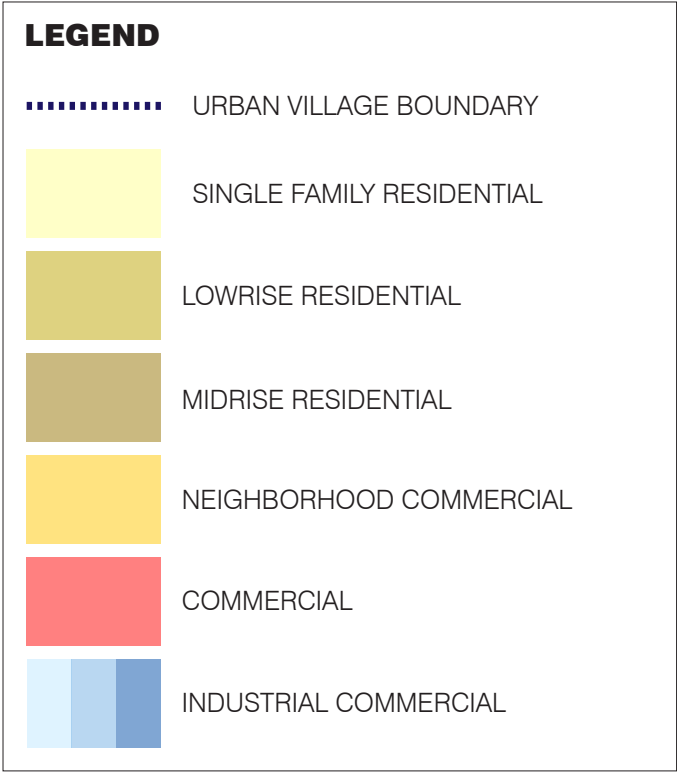
## PROJECT GOALS

BUILDING CODE ANALYSIS	14 - 15
PROPOSED DESIGN RESPONSE TO CODE	16 - 20
SEATTLE DESIGN GUIDELINE INTERPRETATION	21 - 23

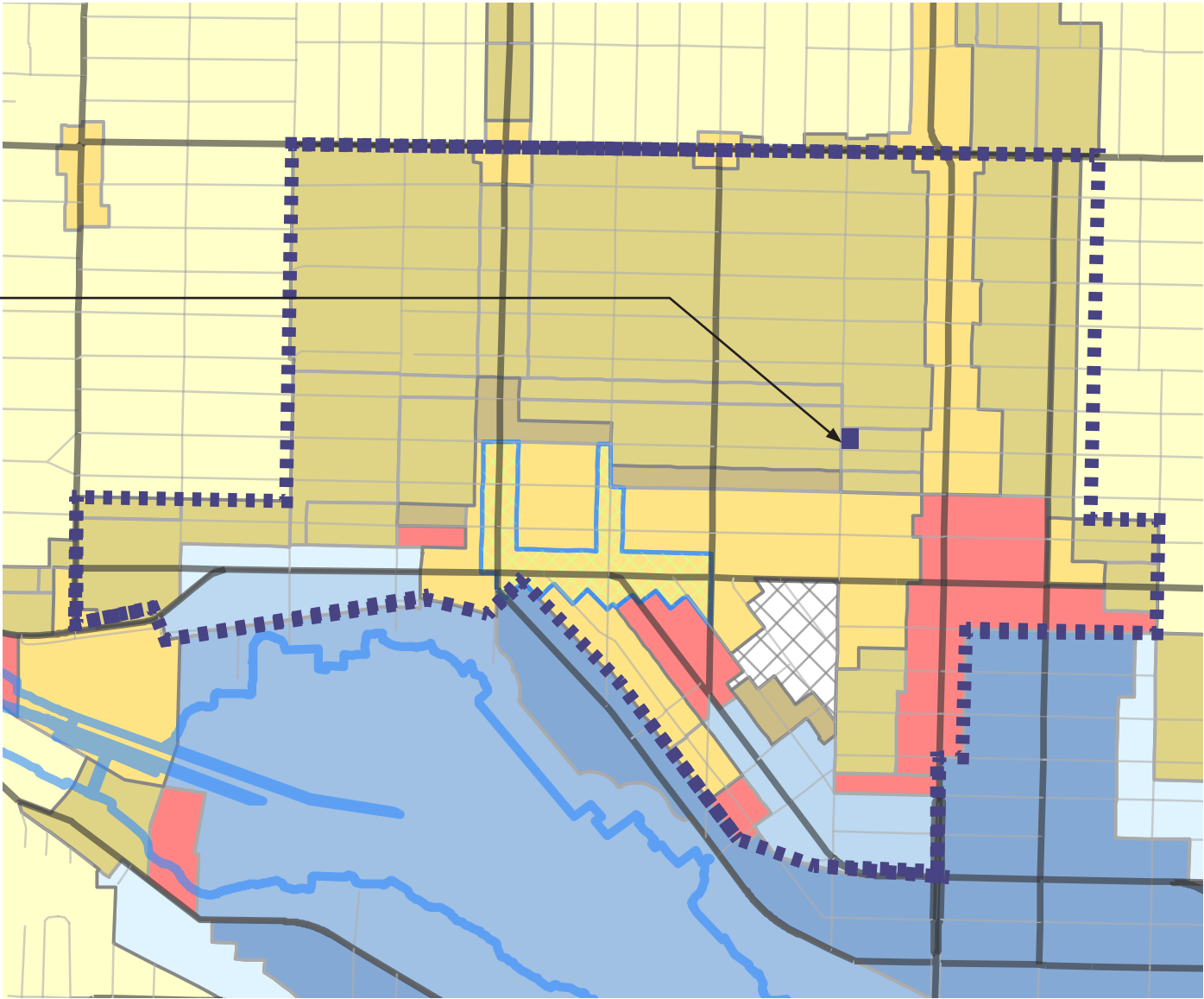
## ARCHITECTURAL CONCEPT

FLOOR PLANS	24 - 27
ELEVATIONS	28 - 33
RENDERINGS	34 - 37
LANDSCAPE	38 - 39
MATERIALITY	40
PREVIOUS WORK	41
ADJUSTMENTS	42-45

EXISTING SITE CONTEXT



SITE

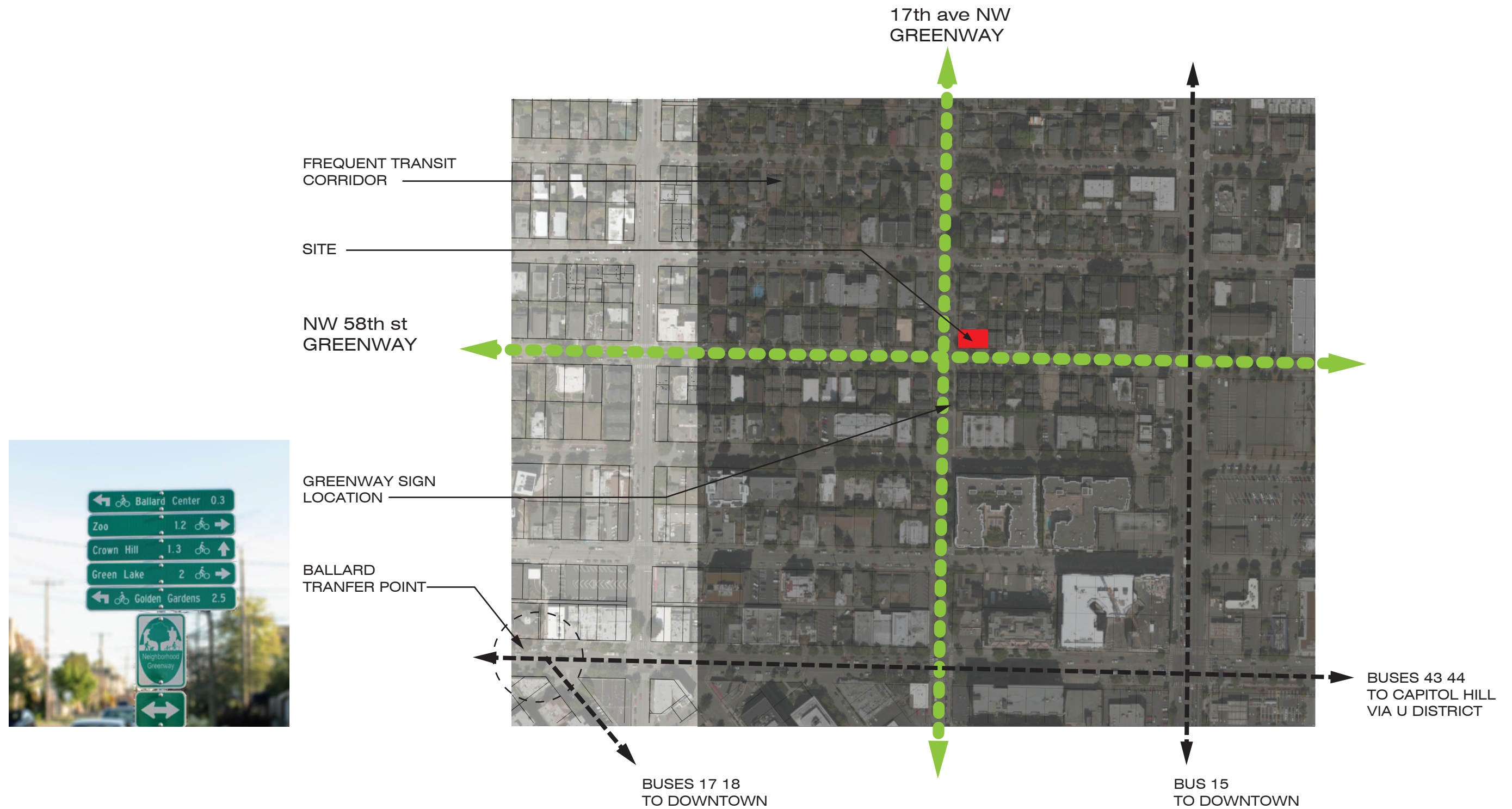


VICINITY USE MAP





## EXISTING SITE CONTEXT



FREQUENT TRANSIT  
CORRIDOR \_\_\_\_\_

SITE

NW 58th st  
GREENWAY

GREENWAY SIGN  
LOCATION —————BALLARD  
TRANSFER POINT-

BUSES 17 18  
TO DOWNTOWN

BUS 15  
TO DOWNTOWN

BUSES 43 44  
TO CAPITOL HILL  
VIA U DISTRICT



## LOCAL TRANSPORTATION



EXISTING SITE CONTEXT



URBAN ANALYSIS

EXISTING SITE CONTEXT

**LEGEND**

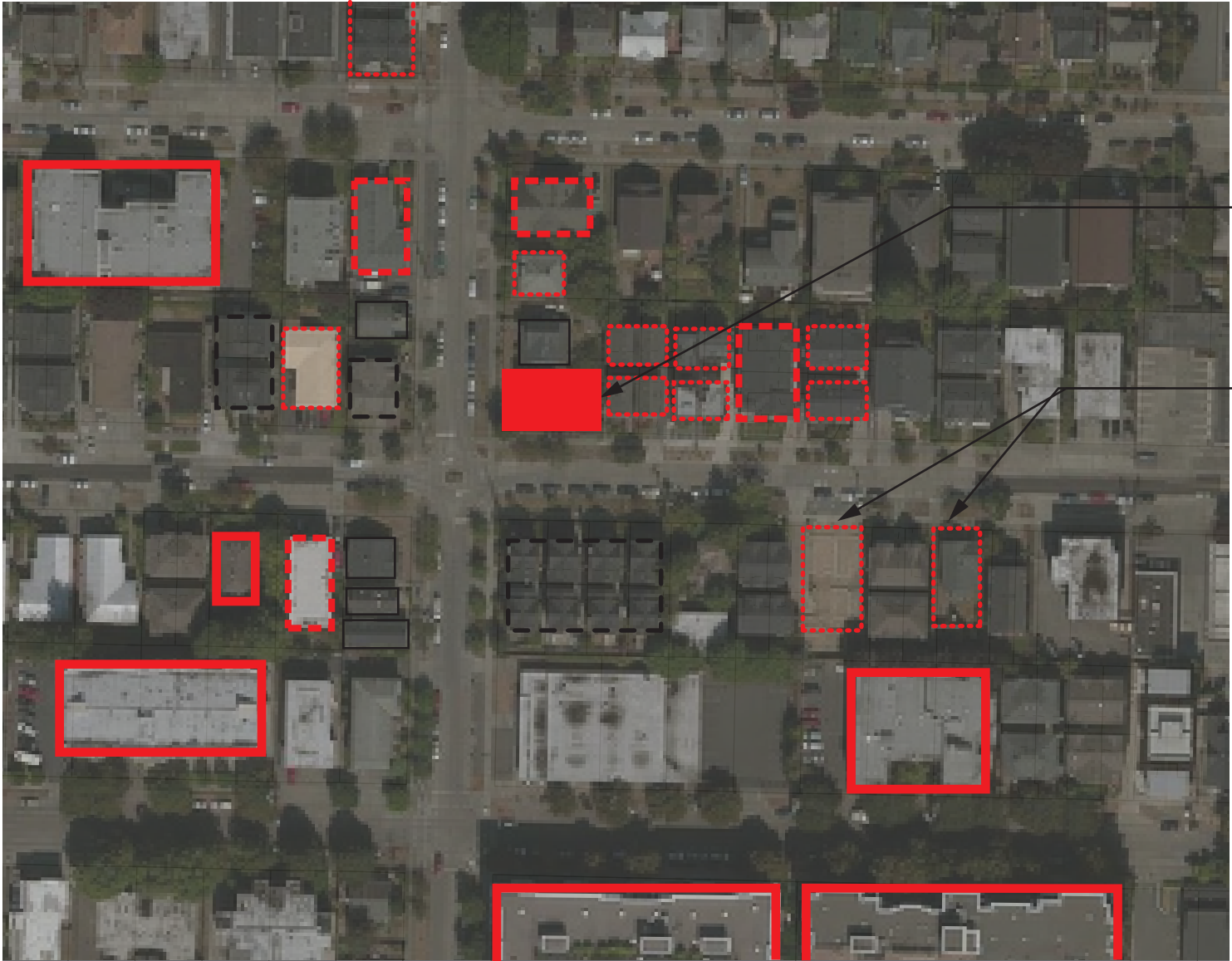
NEW APARTMENT BUILDINGS

SMALLER RENOVATED APARTMENTS

DUPLEX / TRIPLEX

TOWNHOMES

SINGLE FAMILY HOUSES



SITE

DESIGN  
INSPIRATION  
(analysis on page 12)

ADJACENT USES



EXISTING SITE CONTEXT



LOCATIONS OF BUILDINGS ON THE FOLLOWING PAGES



VIEW LOOKING SOUTH ON 17TH AVE NW



VIEW LOOKING NORTHEAST FROM THE INTERSECTION OF 17TH AVE NW AND NW 58TH ST

NEIGHBORING BUILDINGS



EXISTING SITE CONTEXT



A. NEIGHBOR TO THE EAST



B.



C.



D.



E.



F.

NEIGHBORING BUILDINGS



## EXISTING SITE CONTEXT



G.



H.



I. NEIGHBOR TO THE NORTH



J.



K.



L. EXISTING TREE ON SITE

## NEIGHBORING BUILDINGS



EXISTING SITE CONTEXT



Two new duplexes across NW 58th street from the proposed building.

Primarily horizontal orientation delineated via materiality and railing placement.

Manipulating several scales of glazing delineates space within the building and creates an interesting pattern on the exterior.

Materiality is kept very simple in both buildings to allow modulation and windows to stand out; the buildings are primarily poured concrete, white painted hardie and cedar siding.



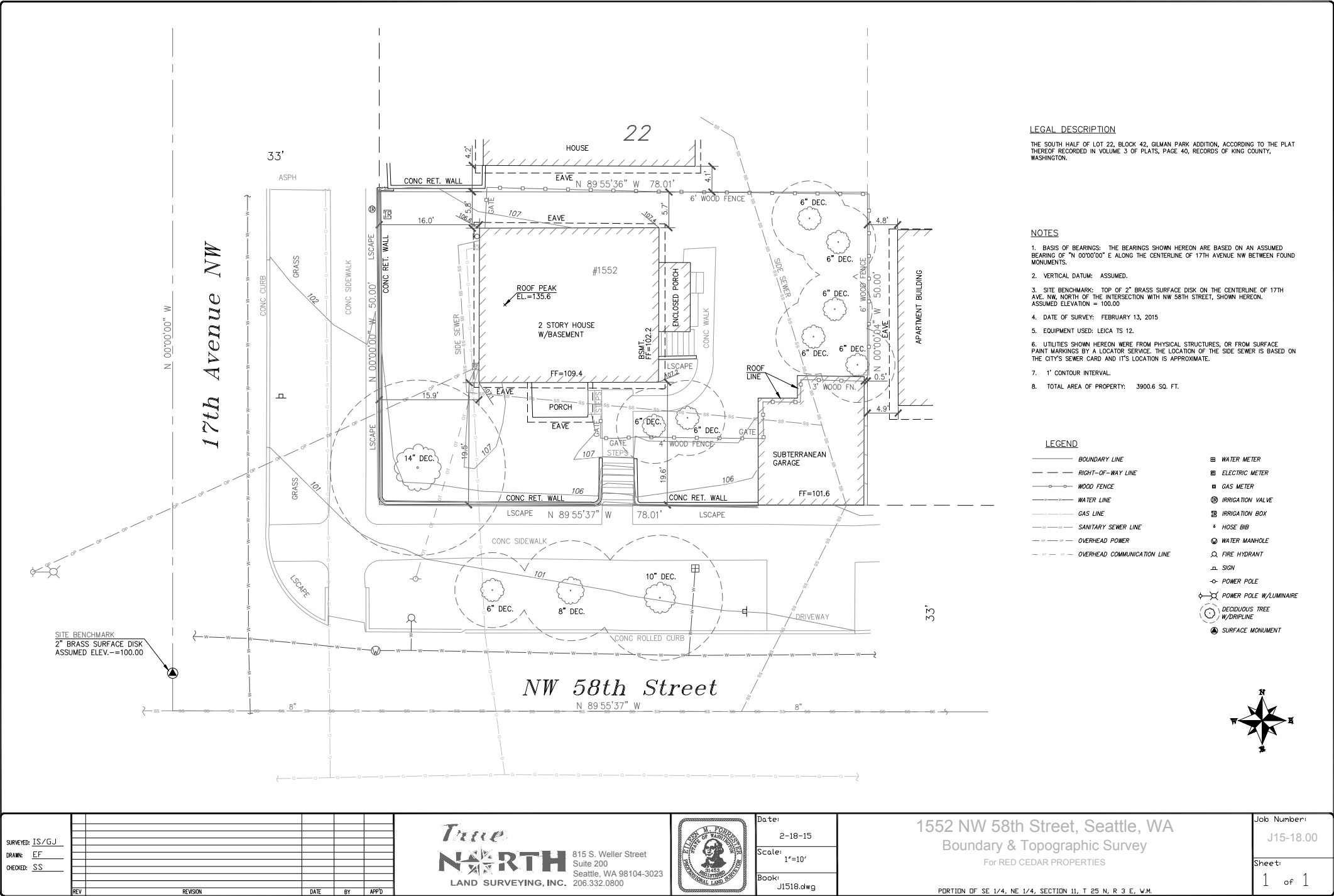
Modulation breaks up the mass of the building and defines different zones of living space.

Vertical massing is accentuated with material placement and specific glazing geometry.

NEIGHBORING BUILDINGS: LOCAL DESIGN INSPIRATION



EXISTING SITE CONTEXT



EXISTING SITE CONDITIONS

PROJECT GOALS

23.45.510 FAR LIMITS:  
FAR limit is increased from 1.1 to 1.3 for LR2 apartments that meet requirements of 23.45.510 C.  
E4. Floor area within portions of a structure that extend no more than 4 ft above existing or finished grade is exempt from FAR limits.  
E5. Floor area within a structure that is partially above grade, is used for parking or other accessory uses, has no additional stories above and meets all other requirements of 23.45.510 E5 is exempt from FAR.

23.45.512 DENSITY LIMITS:  
For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 zones.

23.45.514 STRUCTURE HEIGHT:  
A. Apartments in LR2 zones are permitted 30’ above average grade.  
F. The applicable height limit is increased 4 ft for a structure that is partially below-grade and meets requirements of 23.45.514 F.  
J2. Clerestories may extend 4 ft above the maximum height limit set in subsections A,B,E,and F.  
23.45.545 3a. solar collectors on roofs are permitted to extend up to 4 ft above the maximum height limit

23.45.518 SETBACKS AND SEPARATIONS:  
A. apartments in all LR zones:  
Front: 5 ft min  
Rear: 15 ft min  
Side: 5 ft min for facades less that 40ft in length  
7 ft avg for facades greater than 40ft in length  
H1. 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.

23.45.522 Amenity Area  
Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones.  
A1. For apartments in LR zones the required amount of amenity area is equal to 25 percent of the lot area.  
A2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.  
D5 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.  
D5 b1. At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.  
D5 b2. 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.

ADDRESS: **1552 NW 58th st SEATTLE WA 98107**  
  
OWNER: **1552 NW 58TH ST LLC.**  
  
ASSESSOR PARCEL NO.: **276760-4580**  
  
LEGAL DESCRIPTION: **LOT 22 BLOCK 42 GILMAN PARK**  
  
**ADD S 1/2**  
  
LOT AREA: **3900 Sq Ft**  
  
ZONE: **LR2 - RESIDENTIAL URBAN VILLAGE**

BUILDING CODE ANALYSIS

PROJECT GOALS

23.45.524 LANDSCAPING

A2 a. Landscaping that achieves a Green Factor score of 0.6 or greater is required for any lot within a LR zone if development is proposed that has more than one dwelling unit. Vegetated walls may not count towards more than 25 percent of a lot’s Green Factor score.

B1. Existing street trees shall be retained.

23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

A. Built Green 4-star rating compliance must be demonstrated per 23.45.510 C.

23.45.526 STRUCTURE WIDTH AND FACADE LENGTH LIMITS

A. Max. structure width for apartments in LR2 zones: 90 ft.

B. Max. combined facade length within 15 feet of property line: 65% depth of lot

23.45.534 LIGHT AND GLARE STANDARDS

Design to minimize glare on adjacent properties

23.54.015 PARKING REQUIREMENTS

Table B - II M. No minimum parking requirement for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Table E - D.2. 0.75 bicycle parking spaces required per small efficiency dwelling unit

K2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer’s specifications.

K5. Bicycle parking required for small efficiency dwelling units is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits.

23.54.040 SOLID WASTE AND RECYCLABLES

Table A. 16-25 dwelling units require a minimum of 225 ft²

D1. For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 ft.

D2. The floor of the storage space shall be level and hard-surfaced

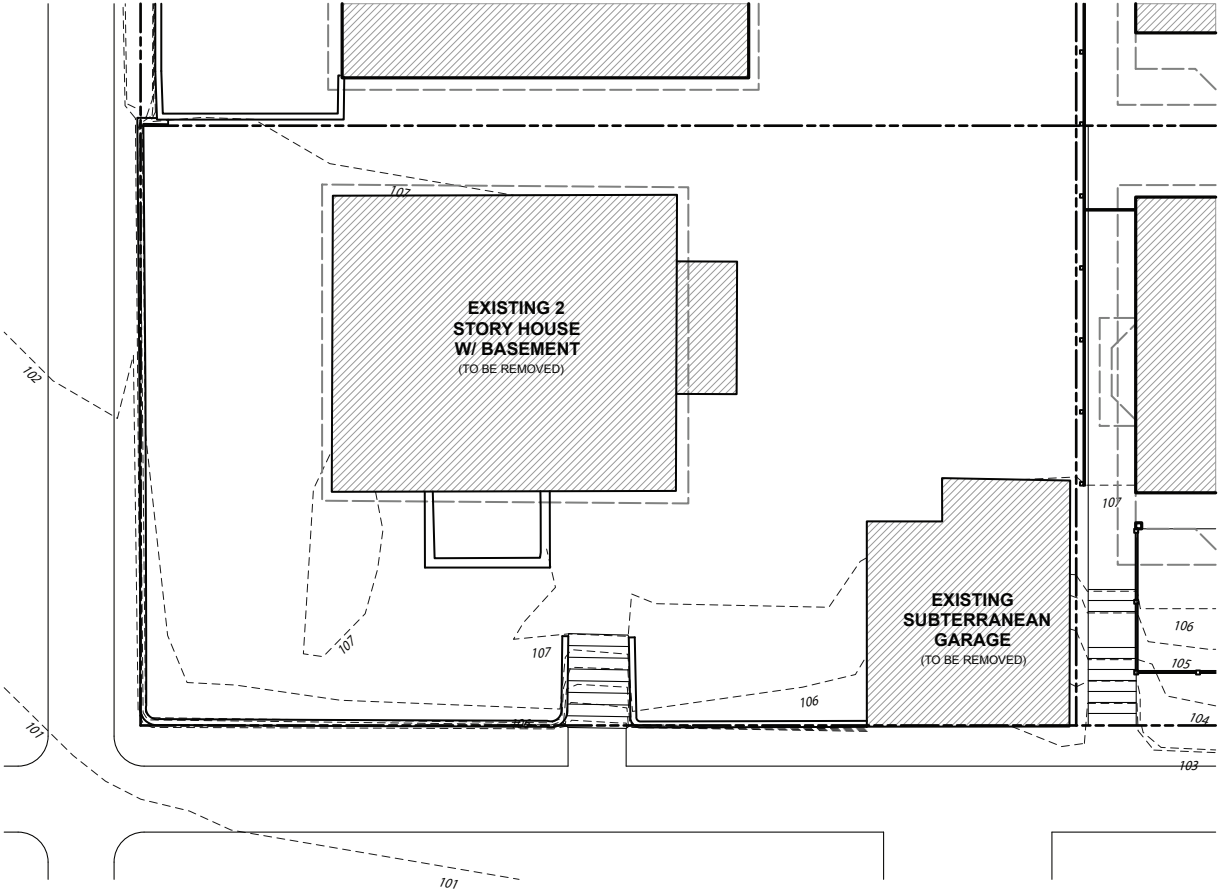
D3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

E1. The storage space shall not be located between a street facing facade of the structure and the street

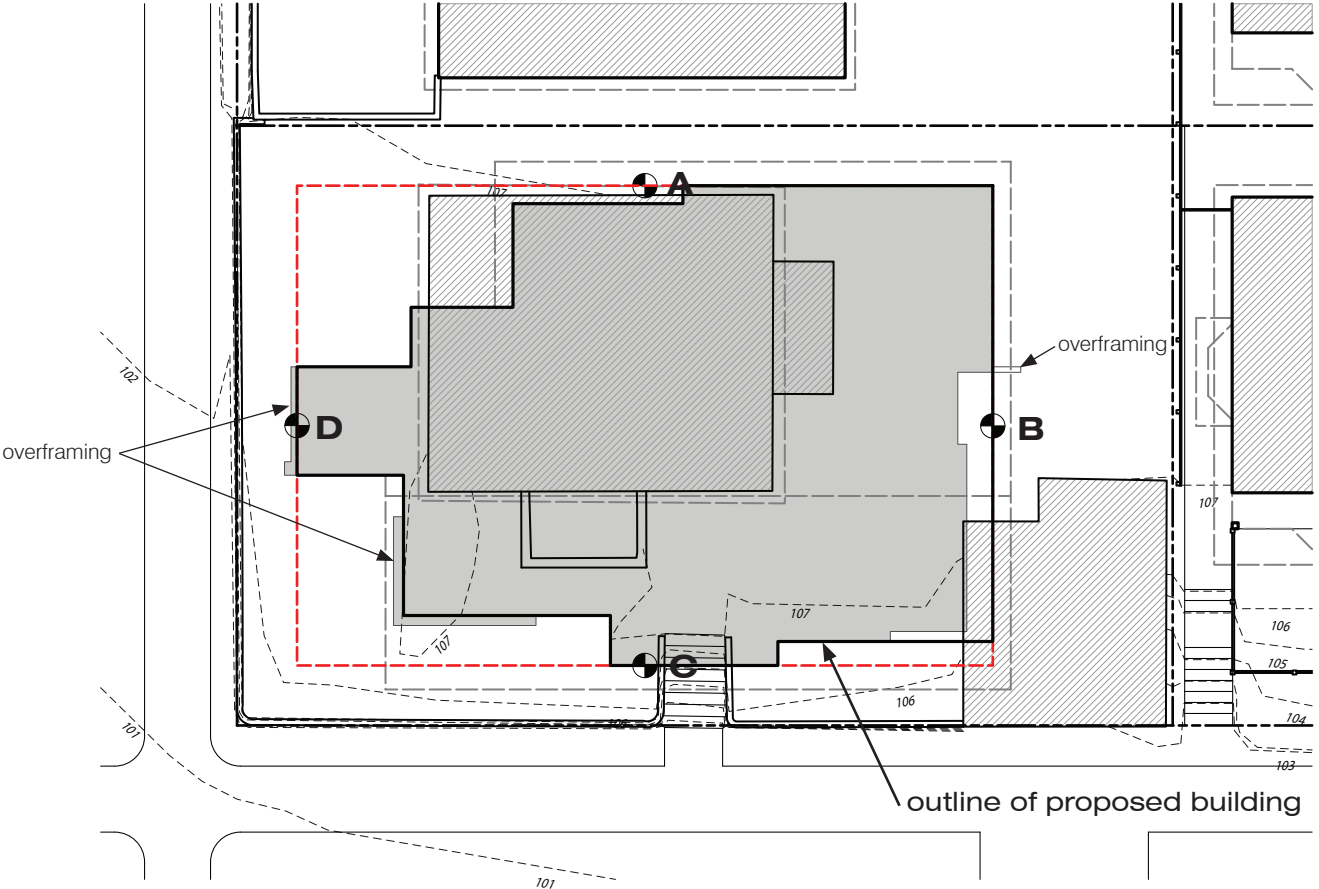
F1. Containers to be manually pulled shall be placed no more than 50 ft from a curb cut or collection location.

BUILDING CODE ANALYSIS

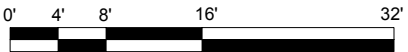
PROJECT GOALS



EXISTING SITE PLAN



EXTENTS OF PROPOSED BUILDING



CALCULATING AVG. GRADE

$$\frac{(107 \times 58) + (107.5 \times 40) + (106.5 \times 58') + (106.5 \times 40)}{58 + 40 + 58 + 40}$$

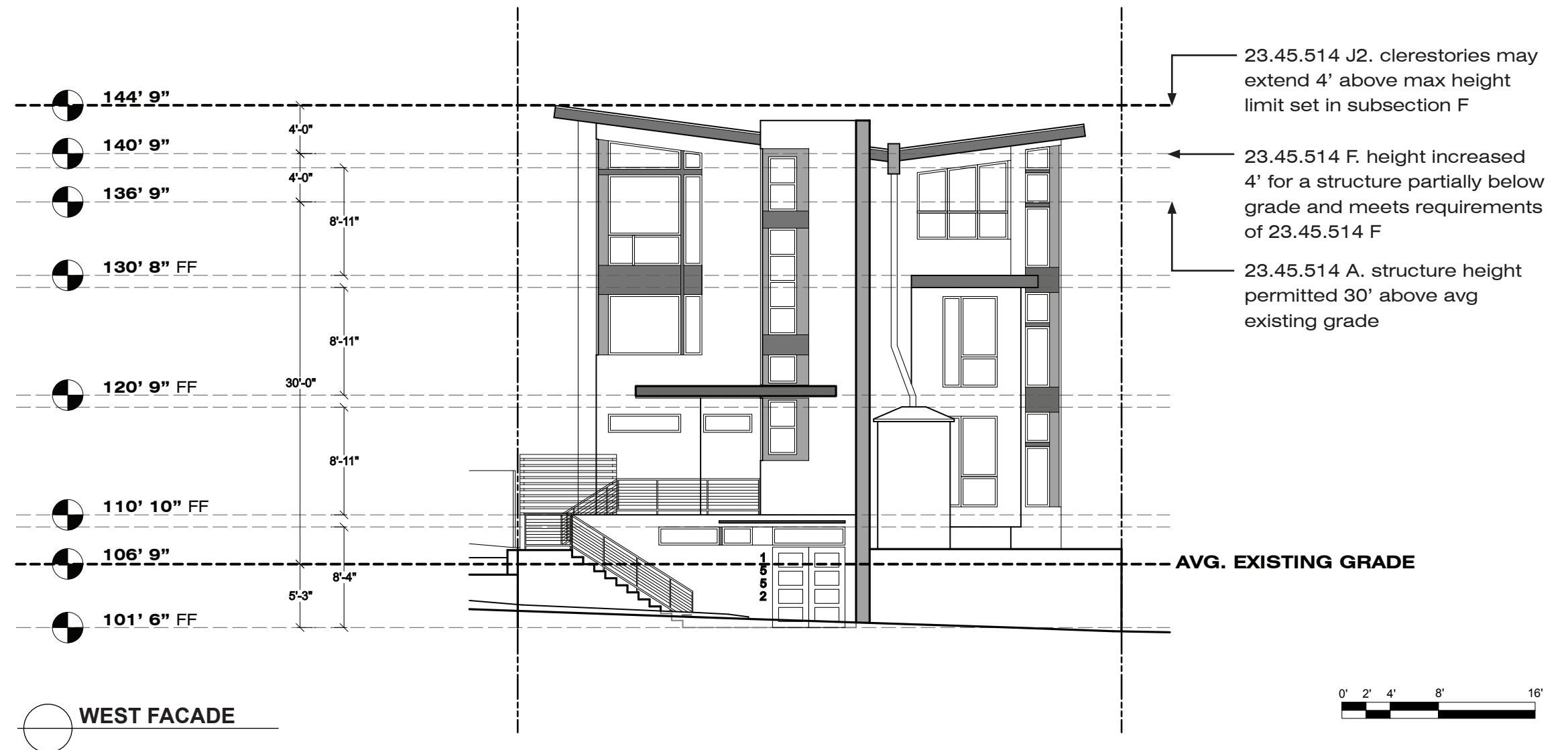
A = 107'  
 B = 107.5'  
 C = 106.5'  
 D = 106.5'

AVG GRADE = 106.8'

PROPOSED DESIGN RESPONSE TO CODE

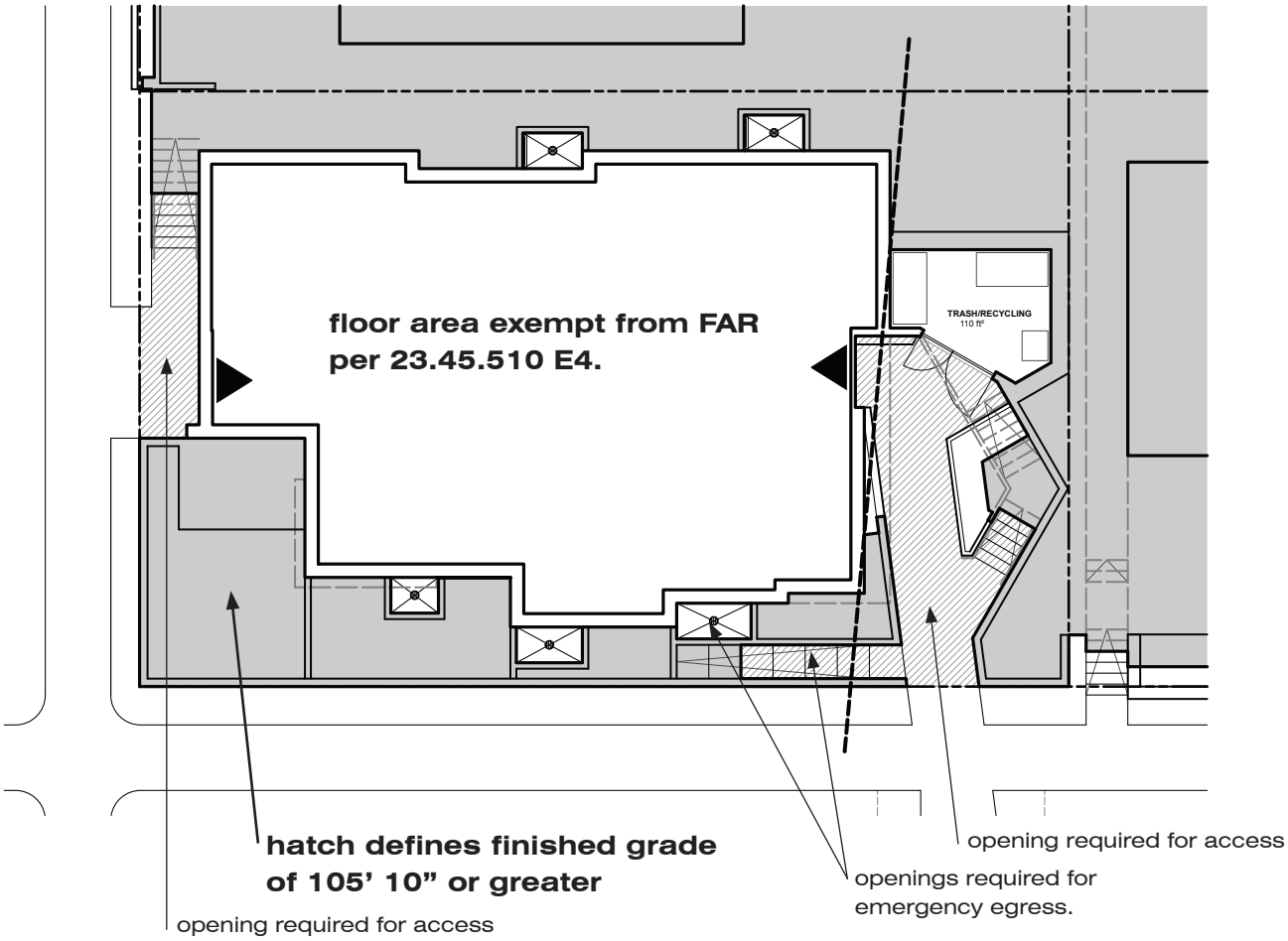


# PROJECT GOALS



PROPOSED DESIGN RESPONSE TO CODE

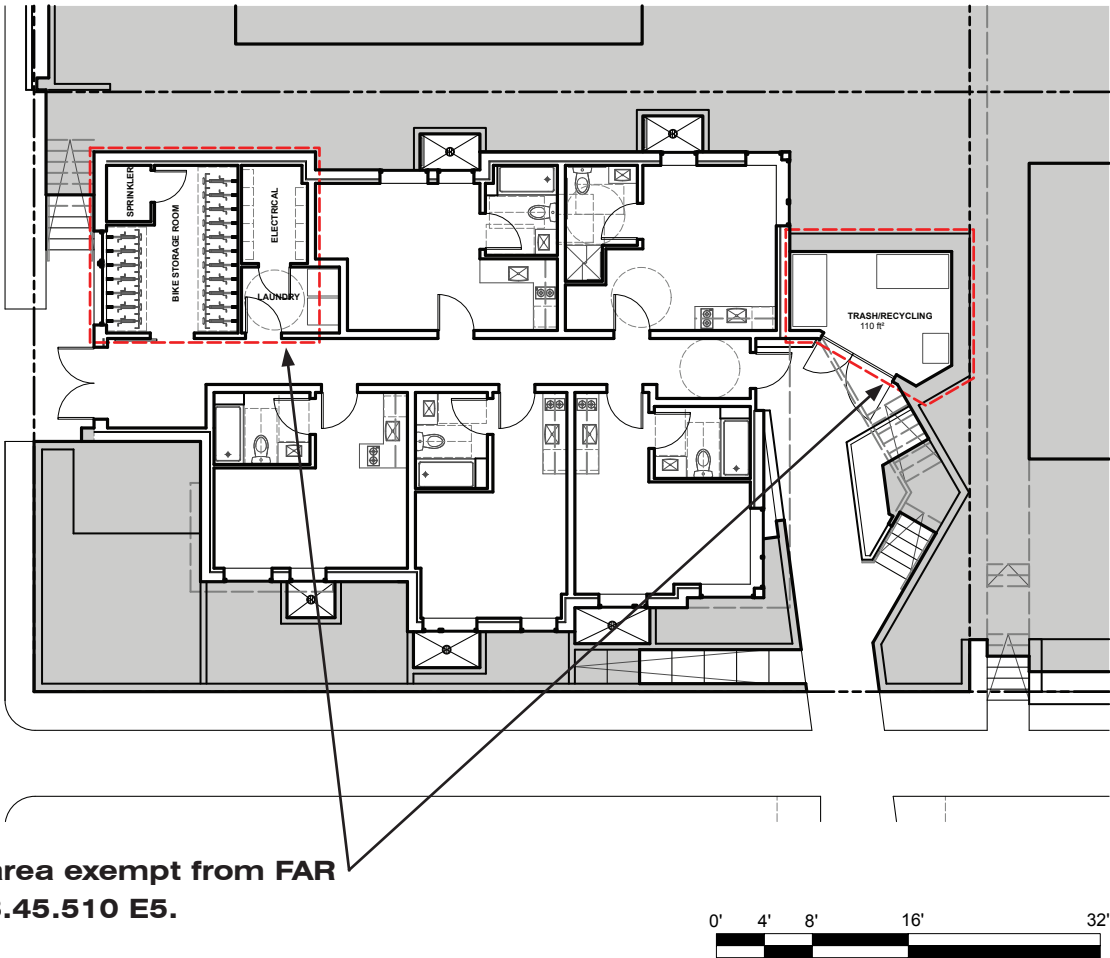
PROJECT GOALS



**BASEMENT FLOOR PLAN - FAR EXEMPTIONS**

**23.45.510 E4.** For apartments that qualify for the higher FAR limit per 23.45.510 C: Floor area within portions of a structure that extend no more than 4’ above existing or finished grade is exempt from FAR limits. (measured as 4’ below the the ceiling of the partially below grade story)

avg. existing grade = 106’ 9”  
basement ceiling = 109’ 10”  
4’ below basement ceiling = 105’ 10”



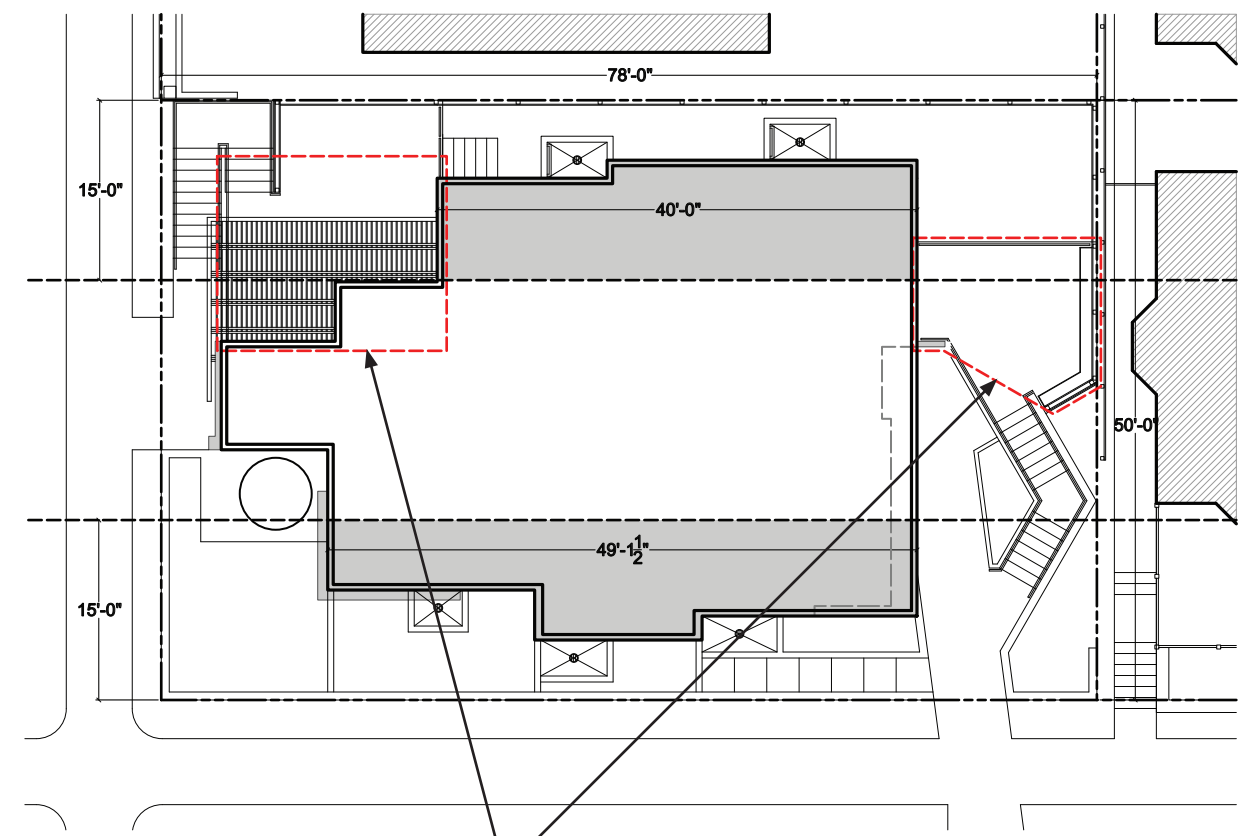
**BASEMENT FLOOR PLAN - FURTHER FAR EXEMPTIONS**

Floor area exempt from FAR pursuant to 23.45.510 E5 and therefore exempt from facade length calculations:

- 23.45.510 E5:** For apartments that qualify for the higher FAR limit per 23.45.510 C: Floor area within portions of a structure that is partially above grade, used for parking or other accessory uses, ans has no additional stories above, if the following conditions are met:
- a. avg. height of walls enclosing flloor area does not exceed 1 story.
  - b. roof area above exempt floor area is used as amenity area and meets the standards for amenity area at ground level.
  - c. at least 25% of the perimeter of the amenity area on the roof above is not enclosed by walls of the structure

PROPOSED DESIGN RESPONSE TO CODE

# PROJECT GOALS



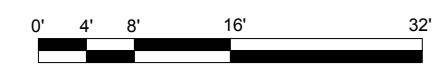
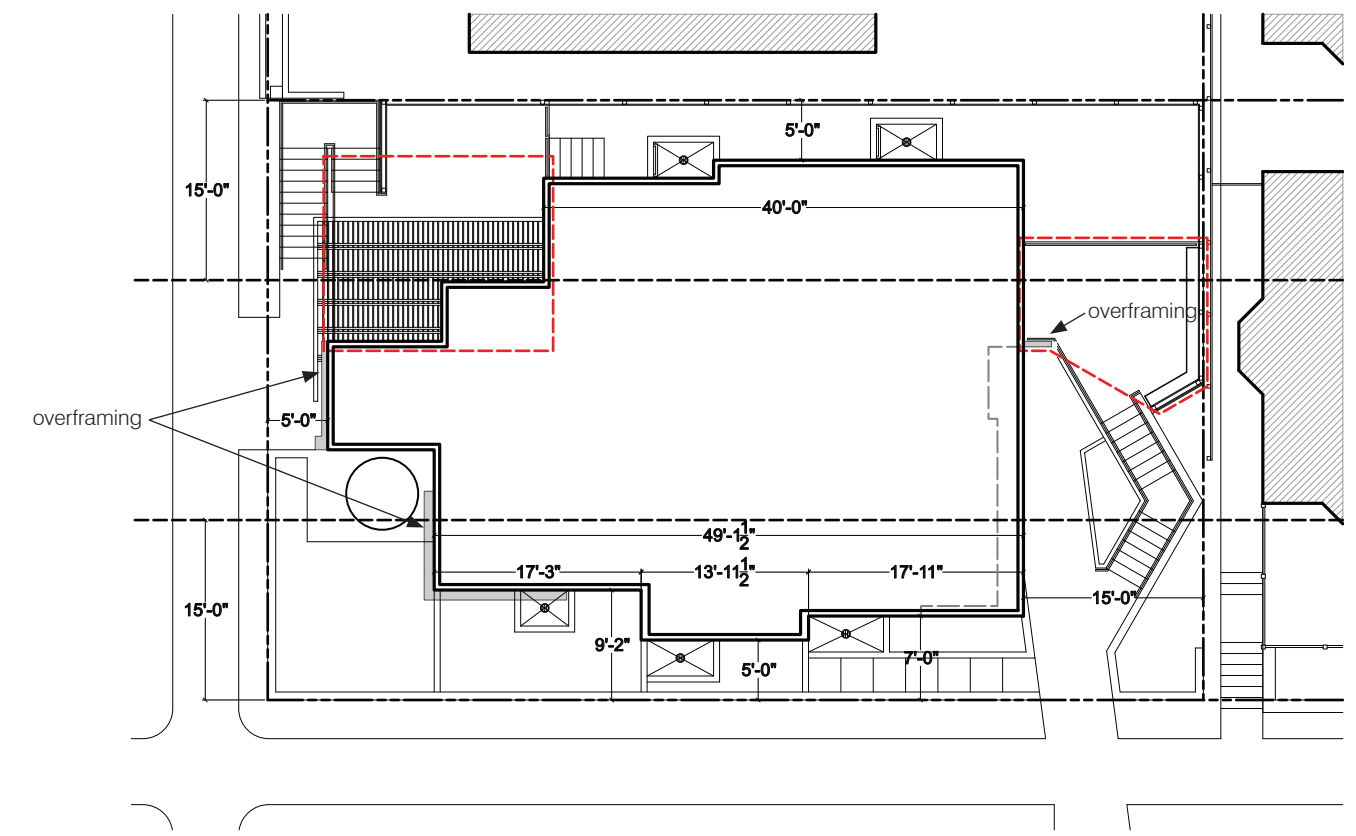
floor area exempt from FAR per 23.45.510 E5 and therefore exempt from facade length measurement.

## FLOOR 3 - FACADE LENGTH MEASUREMENT

**23.86.015 C6:** Portions of a structure that are not included in facade length measurement include: in lowrise zones, portions of a structure that are exempt from FAR pursuant to subsection 23.45.510 E5.

### FACADE LENGTH CALCULATION

78' x 65% = 50.7'  
**MAX FACADE LENGTH = 50.7'**  
 NORTH FACADE = 40'  
 SOUTH FACADE = 49' 1.5"



## FLOOR 3 - SETBACK MEASUREMENT

**SETBACKS:**  
 Front (west facade): 5 ft min  
 Rear (east facade): 15 ft min  
 Side (north facade): 5 ft min  
 Side (south facade): 5 ft min, 7 ft avg  
 (facade length 40 ft or less)  
 (facade length 40 ft or greater)

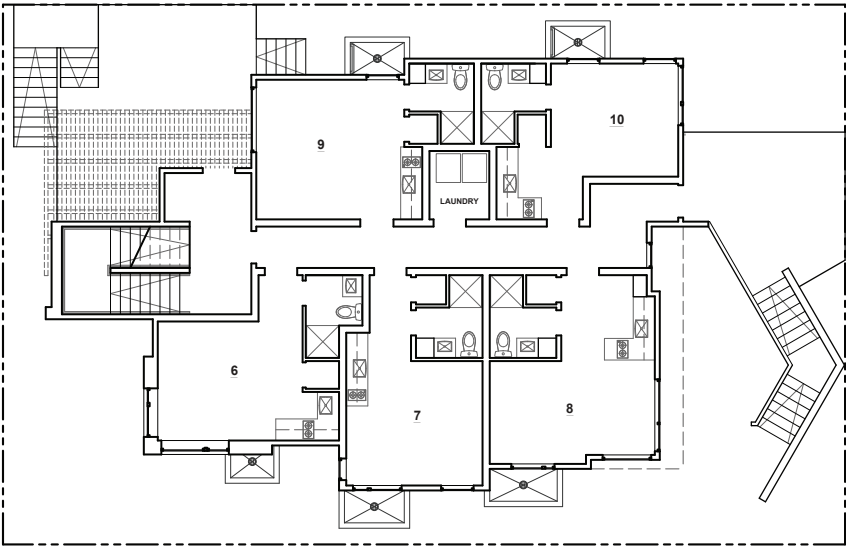
### CALCULATING SOUTH FACADE SETBACK

$$\frac{(17' 3" \times 9' 2") + (13' 11.5" \times 5') + (17' 11" \times 7')}{49' 1.5"}$$

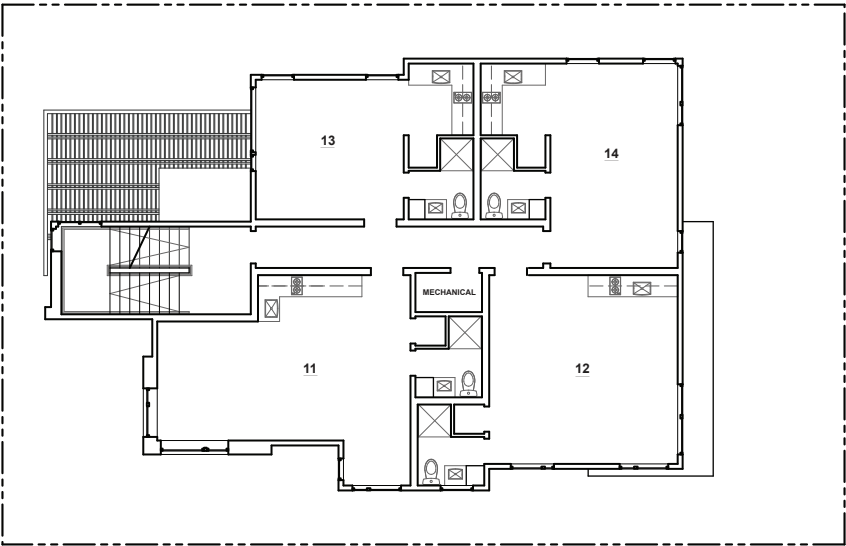
**AVG SETBACK = 7' 3"**

### PROPOSED DESIGN RESPONSE TO CODE

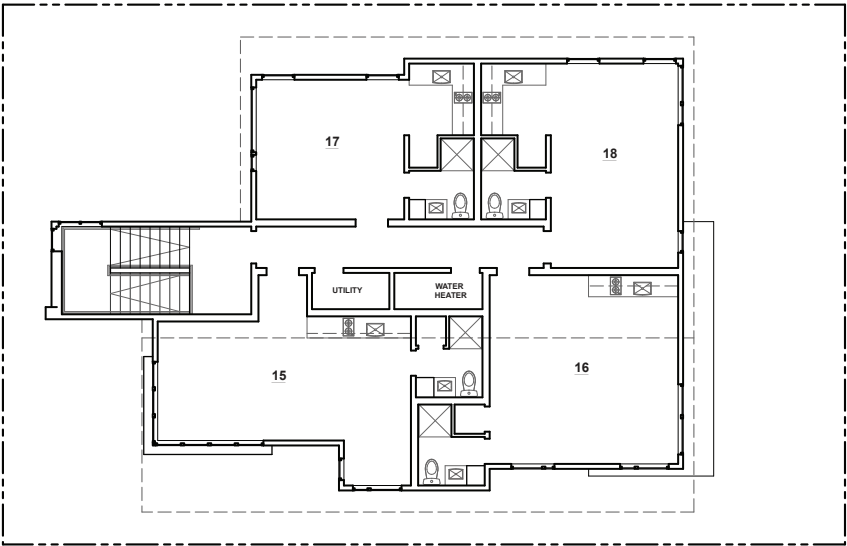
PROJECT GOALS




 FLOOR 1



 FLOOR 2



 FLOOR 3



FAR limit is increased from 1.1 to 1.3 for apartments in zone LR2 that meet requirements of 23.45.510 C

TOTAL PROPERTY AREA:  
78' x 50' = 3900 ft<sup>2</sup>

MAX BUILDING SQUARE FOOTAGE:  
3900 x 1.3 = 5070 ft<sup>2</sup>

**BUILDING AREA:**  
  
FLOOR 1: 1671 ft<sup>2</sup>  
FLOOR 2: 1689 ft<sup>2</sup>  
FLOOR 1: 1689 ft<sup>2</sup>  
TOTAL: **5049 ft<sup>2</sup>**

**FAR:**  
  
5049/3900 = **1.295**

PROPOSED DESIGN RESPONSE TO CODE



## PROJECT GOALS

### CS1. NATURAL SYSTEMS AND SITE FEATURES:

*Use natural systems and features of the site and its surroundings as a starting point for project design.*

The site is a corner lot, leaving the south and west facades open to maximum solar exposure. The proposed building facades have been kept light in color to reflect sunlight along with insulated glazing to decrease heat gain during the summer.

The existing horsechestnut tree, located on the SW corner of the lot, will be replaced with a new mature deciduous tree of similar character to provide shade for the building during the summer and allow more solar exposure in the winter.

A butterfly roof is proposed to allow for clerestory windows on the top floor, it is asymmetrical to provide a larger south facing slope for solar panels to be mounted on. The roof form also allows us to capture and reuse some of the stormwater runoff towards irrigating the proposed vegetation.

The floor plans were designed to allow for the best views out of the apartments. Each above ground apartment has corner windows to create larger views and access to natural light.

### 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.*

Neighboring houses have pitched roofs of varying form; the proposed butterfly roof will reinforce this typology while still creating a strong presence on the corner site. The existing houses are primarily finished in simple material palettes, pattern and forms which the proposed building relates to.

The site is located at the intersection of two major greenways through Ballard. The existing horsechestnut tree contributes to the character of the site, visually balanced with the height of the proposed new structure. Due to excavation depths, the existing tree cannot be retained so a new mature tree will be planted to maintain the strong focal point for the corner. The existing retaining wall will be replaced and new plantings will be added to help maintain the human scale of the street while still creating a privacy buffer

for lower apartment windows.

The site is located at a transition to PL3 zoning so the height of the building helps reference the scale of larger buildings across the street.

Two open areas are proposed, surrounded by lush plantings, to create a small oasis within the greater urban context.

### CS3. ARCHITECTURAL CONTEXT AND CHARACTER:

*Contribute to the architectural character of the neighborhood.*

58th street contains a diverse collection of very interesting building shapes and material selections. To maintain the same scale of architecture as the existing townhomes and duplexes, the building facade is articulated through proportions of modulation, materiality and window design, creating a smaller scale appearance.

### PL1. CONNECTIVITY:

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

The site offers two open gathering spaces for residents, a raised patio on the NW entrance and a courtyard and raised deck on the eastern side of the site.

The courtyard space to the east, surrounded by dense plantings, creates an opportunity for residential pedestrian open space and should serve to enliven the area. Removable seating and ample shade provided by new trees encourage pedestrian usage of the space. The raised patio to the NW is outfitted with more seating and a grill to allow residents a relaxing area to hangout in and enjoy. A 5 foot open cedar fence and plantings wrap both spaces, creating a more intimate feeling and providing privacy for the neighboring buildings.

The east courtyard space also allows access to a trash and recycling room hidden below the raised patio.

## SEATTLE DESIGN GUIDELINE INTERPRETATION

PROJECT GOALS

PL2. WALKABILITY:

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

The project maximizes the existing grade change on the site to provide two seperate entries to both the basement floor and the first floor. The basement floor is fully accessible with ample space at both entrances.

A bicycle storage room has been integrated into the main lobby of the building on the basement floor to provide secure storage for resident’s bicycles level with the existing sidewalk grade.

PL3. STREET-LEVEL INTERACTION:

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

A comprehensive lighting plan for the site will provide enough light to maintain a sense of safety for the residents and pedestrian access. All entry doors have glass insets to provide natural light to public spaces where windows might not be possible.

The site offers two open gathering spaces for residents, a raised patio on the NW entrance and a courtyard and raised deck on the eastern side of the site. The eastern amenity area is fully visible from the adjacent right-of-way. The main lobby opens directly onto the sidewalk to the west with large trees planted in the right-of-way to visually locate the entrance. Vertical window sets on the west-facing stair tower announce the main lobby entry point directly below, especially at night when they are lit from the interior.

Where possible canopys are provided as weather protection for entry points and to visually identify entry locations. In addition, lighting, hardscape, and landscaping further help to identify these locations.

Massing and materiality delineate entry points by decreasing the percieved mass of the buiding to a human scale and using cedar siding which is a softer and more welcoming material.

PL4. ACTIVE TRANSPORTATION:

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

This apartment complex is designed specifically for professionals looking to live a low-environmental-impact lifestyle. A secure storage facility is provided for 18 bicycles in lieu of parking, aiming the project toward occupants without cars.

The site is located within walking distance to downtown Ballard, the Ballard municipal district and is also just a few blocks from multiple grocery stores, pharmacies, Ballard Market, and the Swedish medical center Ballard Campus.

There are several bus stops nearby that provide direct access to downtown, the U-district, and Capital hill.

DC1. PROJECT USES AND ACTIVITIES:

*Optimize the arrangement of uses and activities on site.*

The interior aggregation of apartments is designed to maximize views and access to natural light for all apartments. There is no parking proposed for the site but bicycle storage is located within the main lobby of the building which is 7’6” wide to accomodate bikes moving through and any other accessory uses of the space.

The trash and recycling area has been integrated into the open space design by housing it beneath a raised deck on the eastern edge of the site; the area is screened by a cedar gate and surrounded by plantings to hide it from view while remaining easily accessible to all occupants. The space is only partially enclosed by retaining walls with large openings on two sides to bring in light and allow any possible odors to dissipate quickly.

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.*

SEATTLE DESIGN GUIDELINE INTERPRETATION

## PROJECT GOALS

Massing of the building has been organized to demarcate entrances and create open exterior spaces for residents.

The asymmetrical butterfly roof provides ample space for solar panels on the south facing surface while still allowing for clerestory windows on all third floor apartments.

Modulation and materiality of the west and east facades combine to reduce the scale of the building and better relate to the human scale adjacent to entrances. Modulation on the south facade along with material transition and glazing help to reduce the perceived mass of the building.

Glazing scale and location was designed to maximize views along streets and toward plantings while minimizing views directly toward neighboring buildings and allowing for privacy near public entrances.

The facade materiality is kept simple to allow for the modulation to stand out while detailing on the window sets provides a smaller scale of interest within the whole. The material selection was informed by the colors and textures existing on adjacent developments to both fit in with the neighborhood and provide a strong focal point on the corner of the block.

### DC3. OPEN SPACE CONCEPT:

*Integrate open space design with the design of the building so that each complements the other.*

The two open spaces compliment each other by providing varying environments. The eastern courtyard and raised deck spaces are naturally lit in the morning and surrounded by lush plantings to provide a scenic and private morning retreat ideal for relaxing, while the northwest space receives late afternoon sun making it perfect for a lunch or dinner gathering around the grill while the pergola provides modest weather protection and privacy for the neighbor to the north. The cedar fence that wraps the deck provides a buffer from wind.

### DC4. EXTERIOR ELEMENTS AND FINISHES:

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

Materiality along NW 58th st is primarily in warm off-white tones of various painted cladding materials with a few buildings having dramatic additions of darker materials to emphasize massing. The proposed material selection for this project uses an off white paint tone for the primary color with the strategic addition of darker paint tones and cedar siding to highlight specific window geometry and massing. The retaining walls are poured concrete with a mixture of light colored pervious concrete pavers for exterior paving.

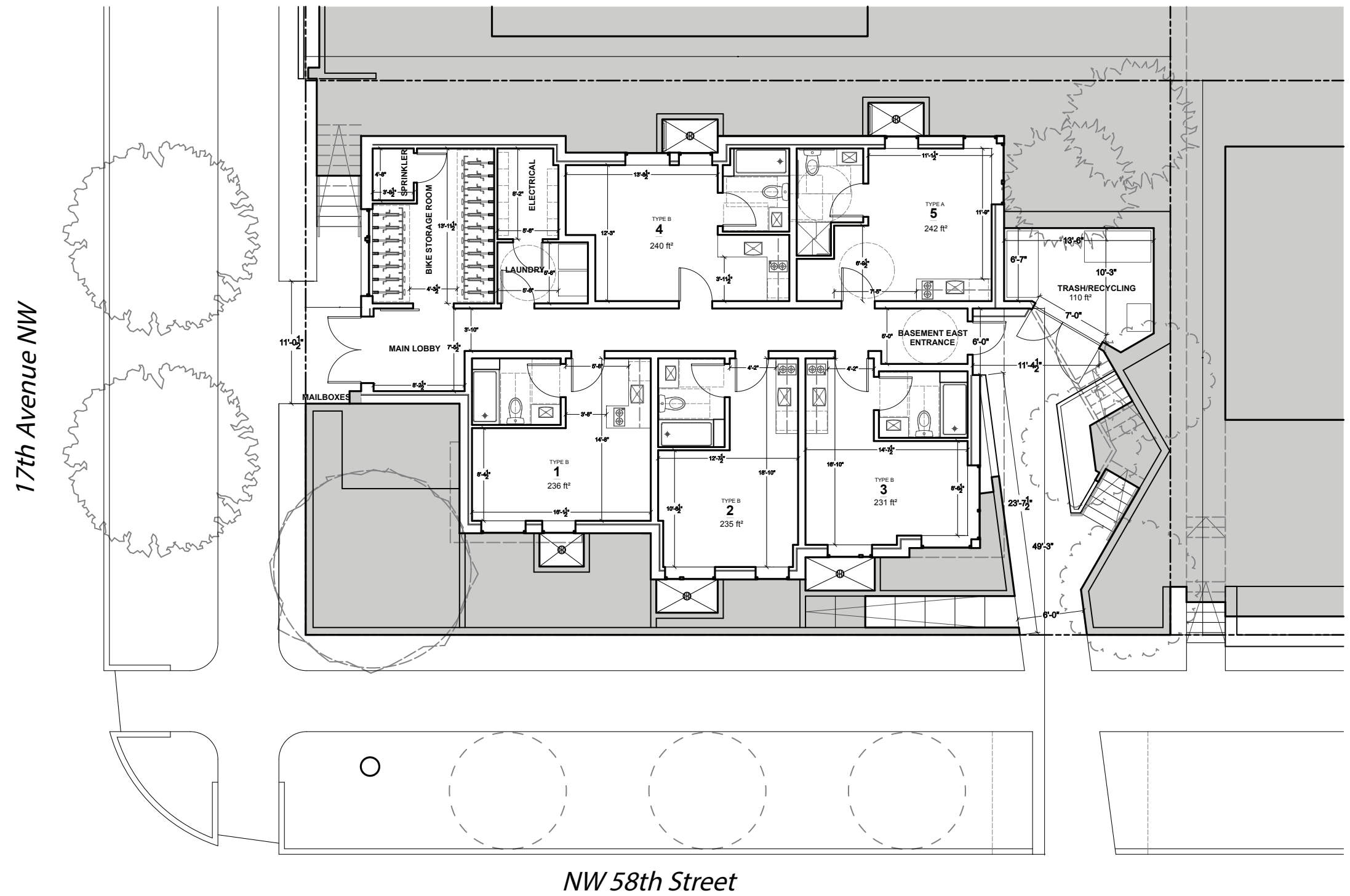
A mixture of cedar siding, hardie paneling, concrete and glazing all contribute to a high quality of construction for the proposed development. A semi transparent wood stain will allow the cedar siding to show its natural grain and bring a nice texture throughout the development. This grain will be balanced by the smooth texture of the glazing and hardie paneling. Color transition will further help to detail the proposed development. This material palette will age well in Seattle's climate and is proven to be long lasting.

A selection of pathway lighting, sconces and wall fixtures all work together to increase safety on site, inform pedestrians of entry locations and increase usability of the outdoor spaces.

New trees and plants have been chosen based on shape, size, color and texture to reinforce the overall design and create dense plantings that provide privacy, shade and define spaces.

## SEATTLE DESIGN GUIDELINE INTERPRETATION

## ARCHITECTURAL CONCEPT

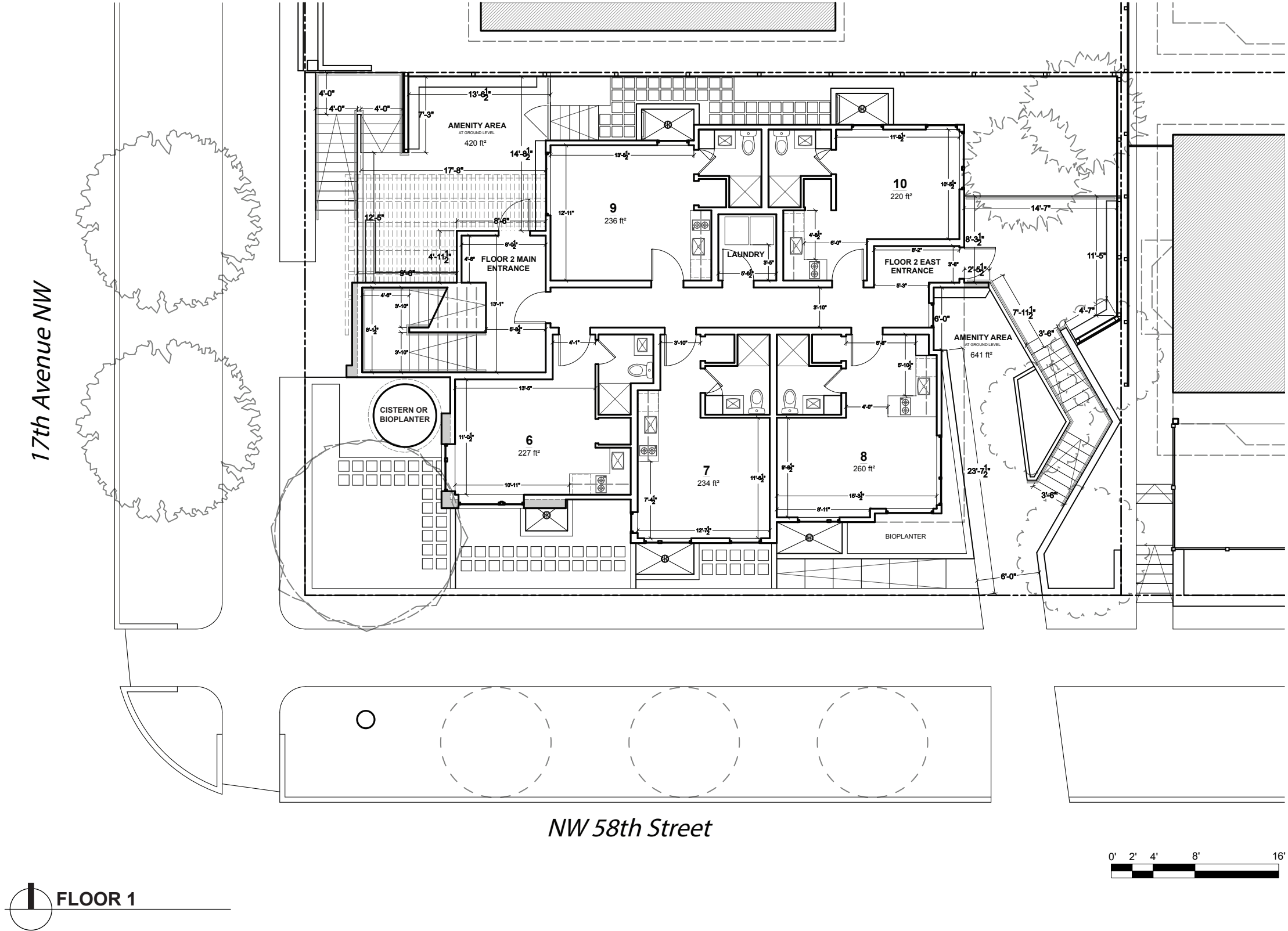


*NW 58th Street*



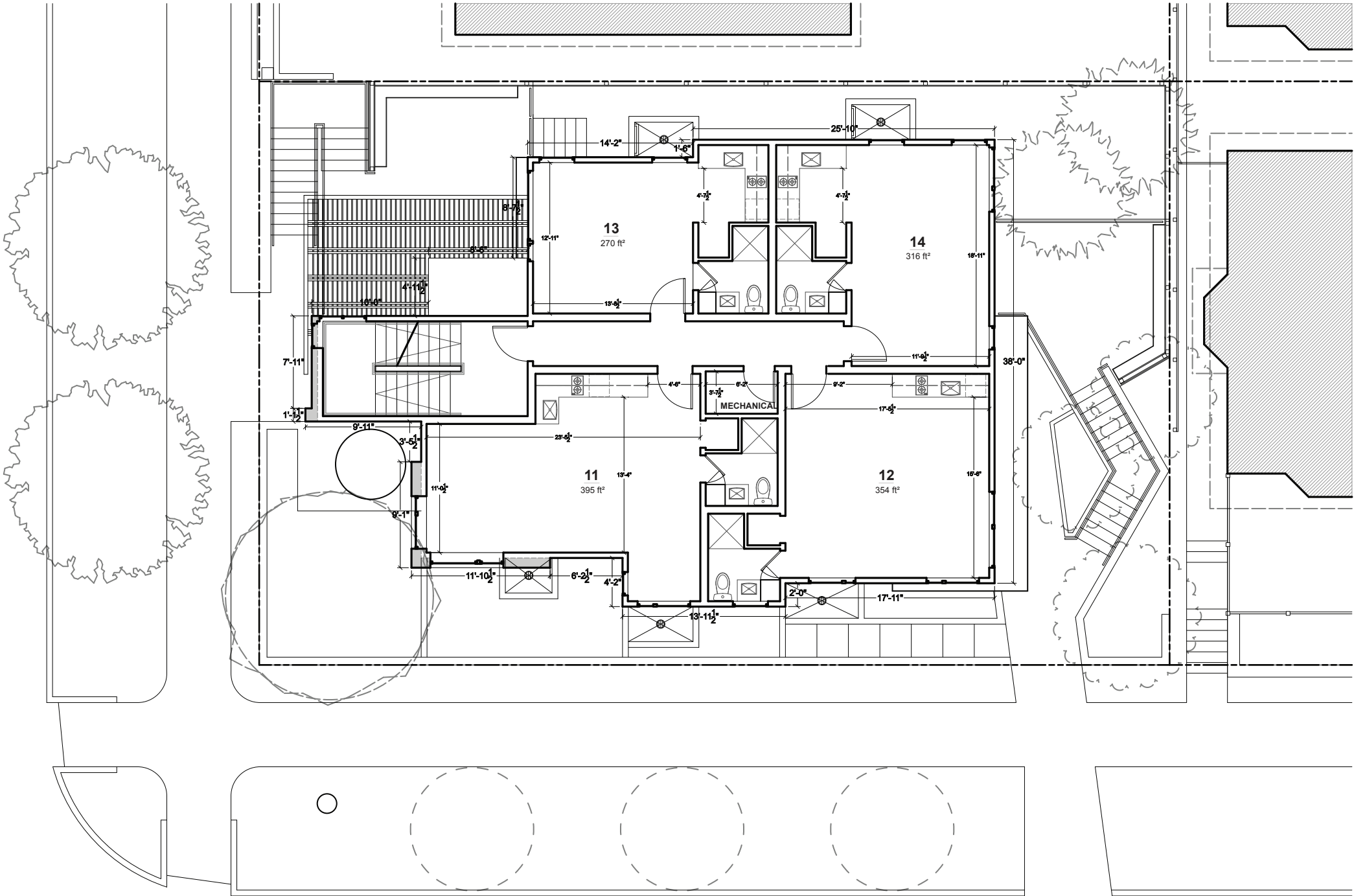
## BASEMENT

ARCHITECTURAL CONCEPT



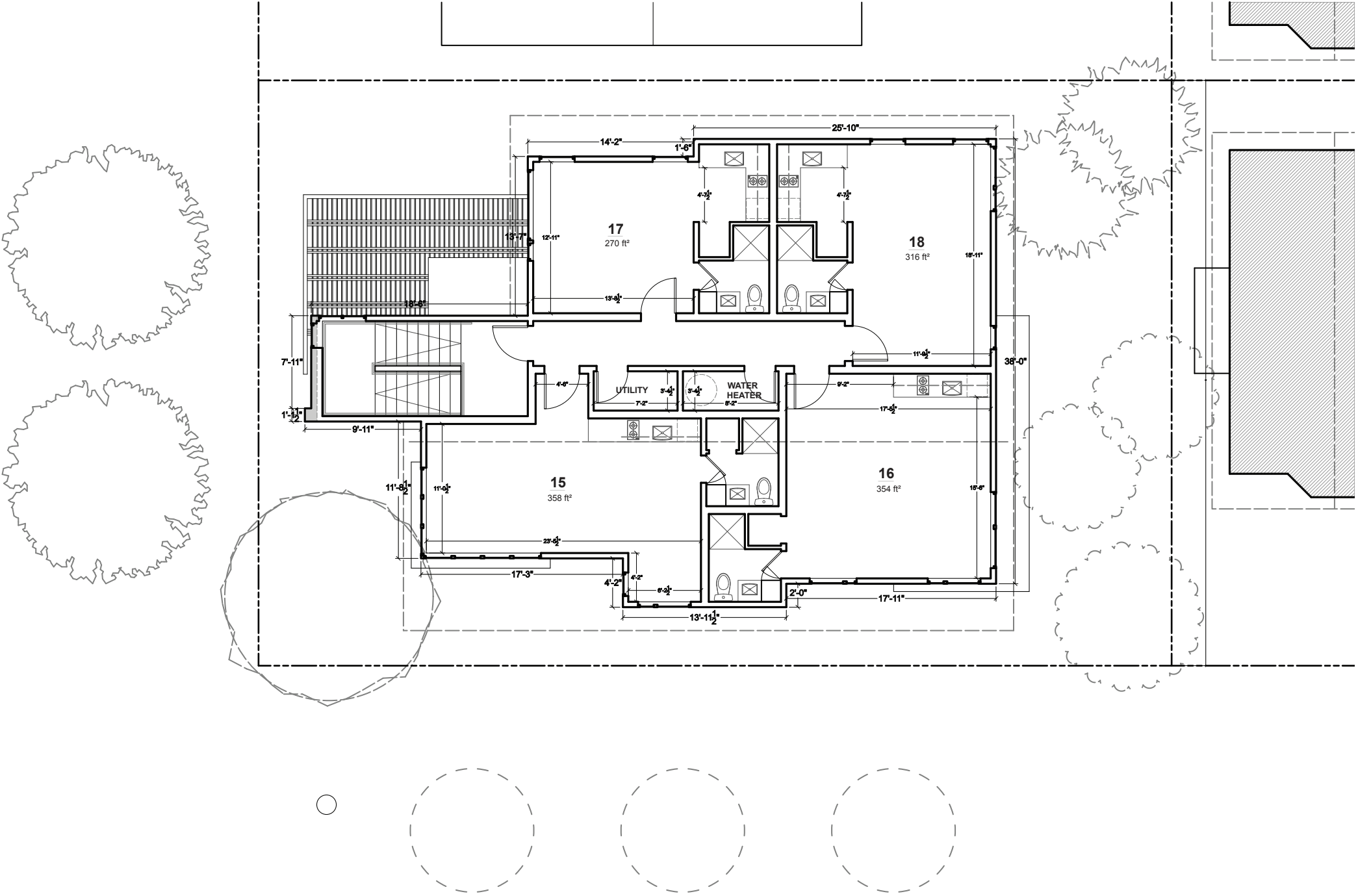


ARCHITECTURAL CONCEPT



 FLOOR 2

ARCHITECTURAL CONCEPT



FLOOR 3

ARCHITECTURAL CONCEPT



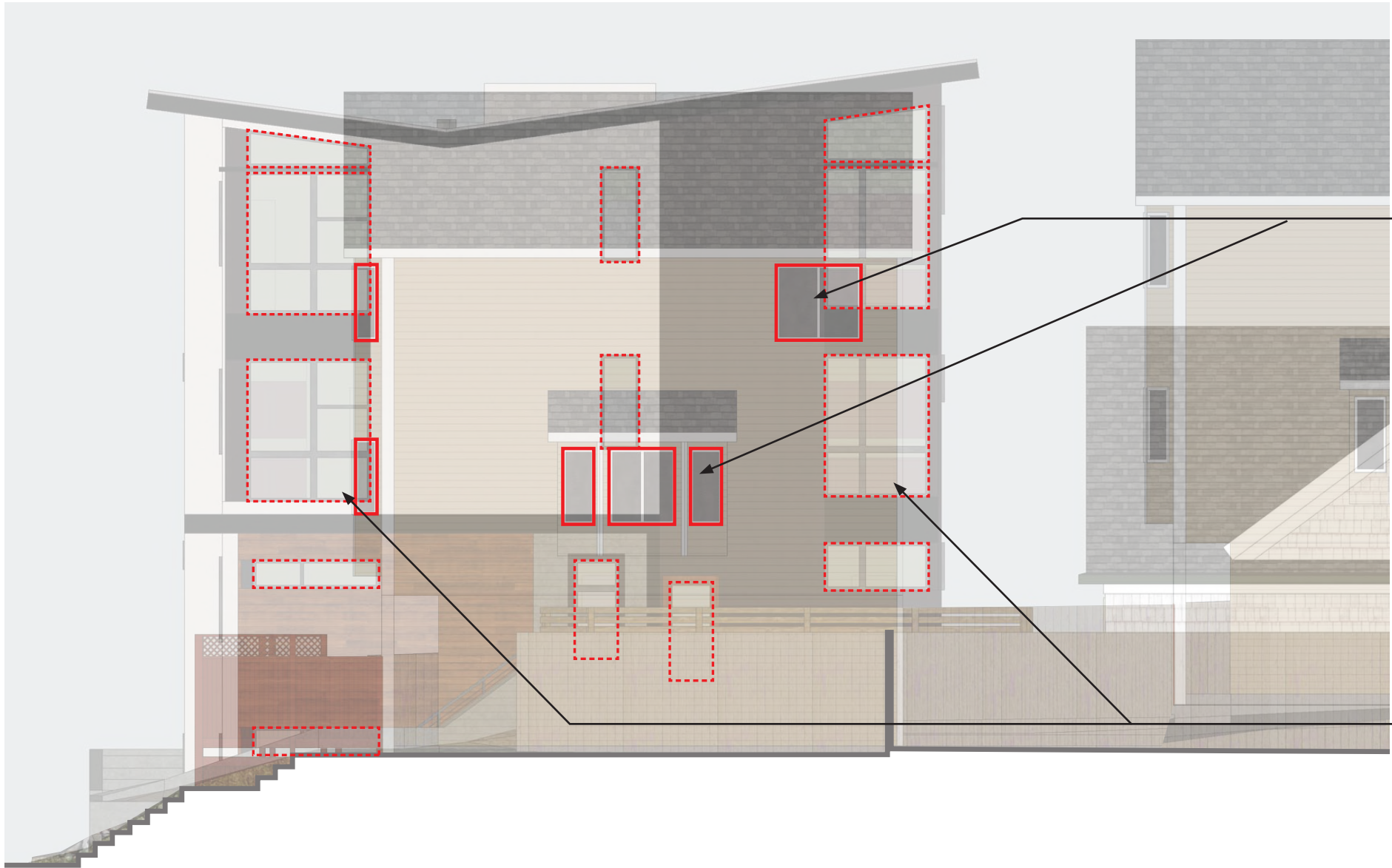
ELEVATIONS

# ARCHITECTURAL CONCEPT





ARCHITECTURAL CONCEPT



Neighbor to the east has very few windows on west facade.

DC2. Windows on proposed east facade are shifted to edges of building to maximize desirable views toward northeast and southeast and decrease views directly toward neighboring building.

ELEVATIONS: EAST FACADE WINDOW STUDY

## ARCHITECTURAL CONCEPT

Clerestory windows are used on north facade to allow more natural light into the apartments while obscuring views towards neighboring houses.

Glazing is minimized on north facade to maintain privacy for neighboring house.



ELEVATIONS: NORTH FACADE WINDOW STUDY



ARCHITECTURAL CONCEPT



CS2. Neighbor to the north has an asymmetrical massing and roof line that is replicated with the proposed butterfly roof.

CS3. Materiality of proposed structure is similar to existing material palette of the neighborhood.

CS1. Asymmetrical butterfly roof creates an ideal slope for solar panels to be mounted on the larger south-facing slope.

PL2. A bicycle storage room has been integrated into the main lobby of the building to provide secure storage for resident's bicycles at ground level.

CS1. Proposed mature deciduous tree provides shade in summer and allows solar exposure in winter.

ELEVATIONS: WEST FACADE ALONG 17TH AVE NW



## ARCHITECTURAL CONCEPT



CS2. New plantings are proposed to help maintain the human scale of the street and create a privacy buffer for lower apartment windows.

DC2. Modulation and materiality of the south facade are designed to break up the perceived mass of the building and relate it to the scale of neighboring houses.

DC4. The rough texture of cedar siding and poured concrete is balanced with the smooth appearance of painted hardie panels and simple glazing geometry.

ELEVATIONS: SOUTH FACADE ALONG NW 58TH ST



ARCHITECTURAL CONCEPT



CS1. Window sets wrap corners to allow for more views and access to natural light and ventilation.

PL4. Vertical windows on stair tower direct attention toward west entries, especially at night.

PL4. Massing and materiality delineate entry points by decreasing the perceived mass of the building to a human scale and using cedar siding which is a natural material with a smaller scale of texture.

PL4. Where possible, awnings are provided as weather protection for entry points and to visually identify entry locations.

PL1. northwest raised patio is outfitted with seating and a grill to create a relaxing outdoor dining area for residents.

RENDERINGS: VIEW FROM NORTHWEST CORNER



## ARCHITECTURAL CONCEPT

CS1. South and west facades are kept light in color to minimize solar gain in summer.

CS2. Existing tree on southwest corner to be replaced with mature deciduous tree of similar character to maintain the strong focal point and termination to the block.

CS2. Existing retaining wall will be replaced and new plantings will be added to help maintain the human scale of the street while still creating a privacy buffer for lower apartment windows.



RENDERINGS: VIEW FROM SOUTHWEST CORNER



ARCHITECTURAL CONCEPT



CS1. Asymmetrical butterfly roof provides ample space for solar panels on the south facing roof surface while still allowing clerestory windows on the south facade.

PL4. Where possible, canopys are provided as weather protection for entry points and to visually identify entry locations.

DC2. Glazing is designed to maximize views and natural light while still providing privacy near public entrances.

PL4. Massing and materiality delineate entry points by decreasing the percieved mass of the building to a human scale and using cedar siding which is a natural material with a smaller scale of texture.

RENDERINGS: VIEW FROM SOUTHEAST CORNER



## ARCHITECTURAL CONCEPT

PL1. Open space to the east offers removable seating and generous shade during the summer, encouraging pedestrian usage of the space.

DC3. Eastern open space is naturally lit in the morning and surrounded by dense plantings of primarily native plants to provide a scenic morning retreat ideal for relaxing.

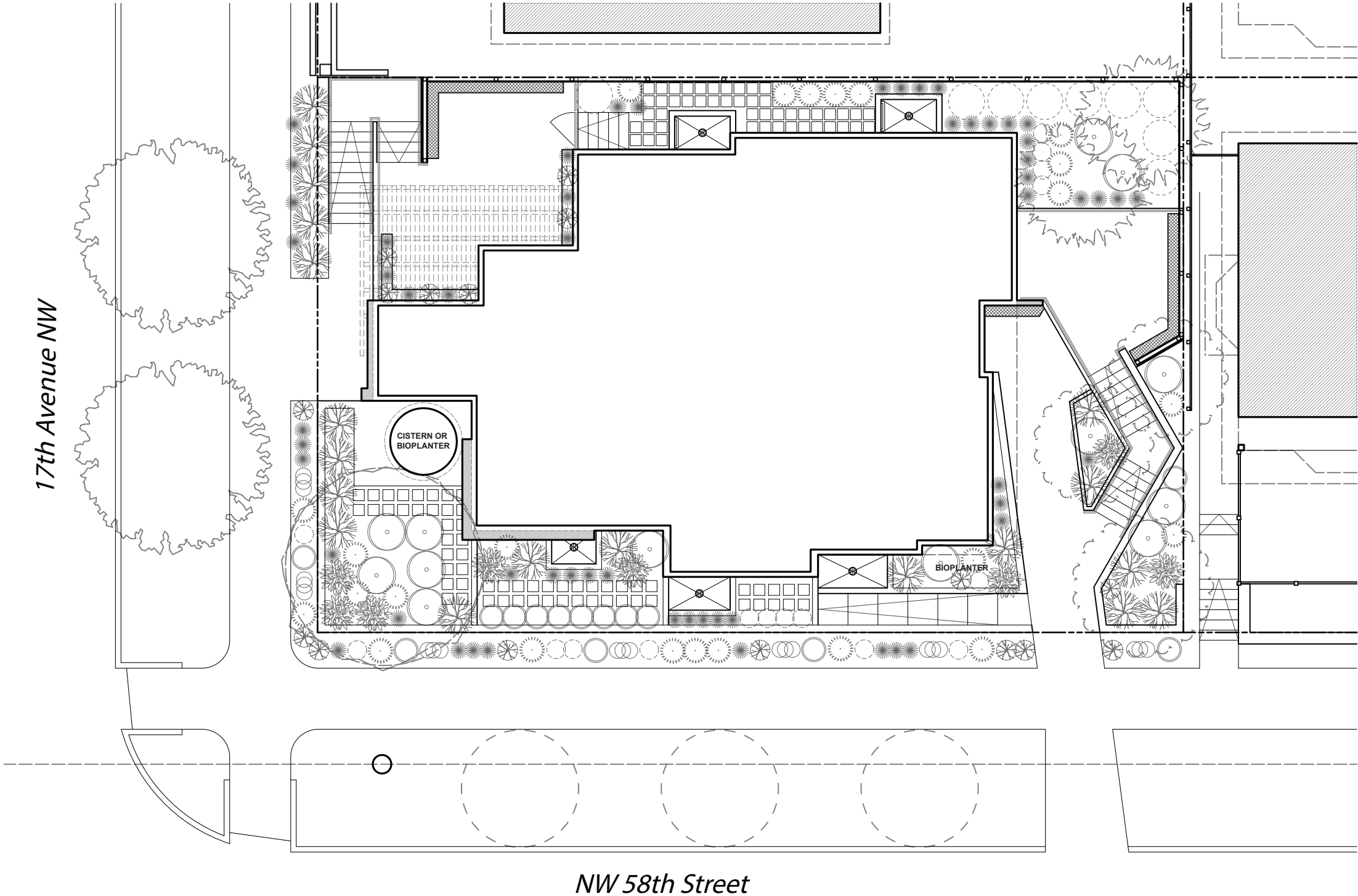
PL1. Eastern courtyard space allows access to an open-air trash and recycling room hidden below the raised deck, with a cedar gate obscuring views directly into the trash area.



RENDERINGS: VIEW OF EASTERN COURTYARD SPACE



ARCHITECTURAL CONCEPT



CONCEPTUAL LANDSCAPE DESIGN

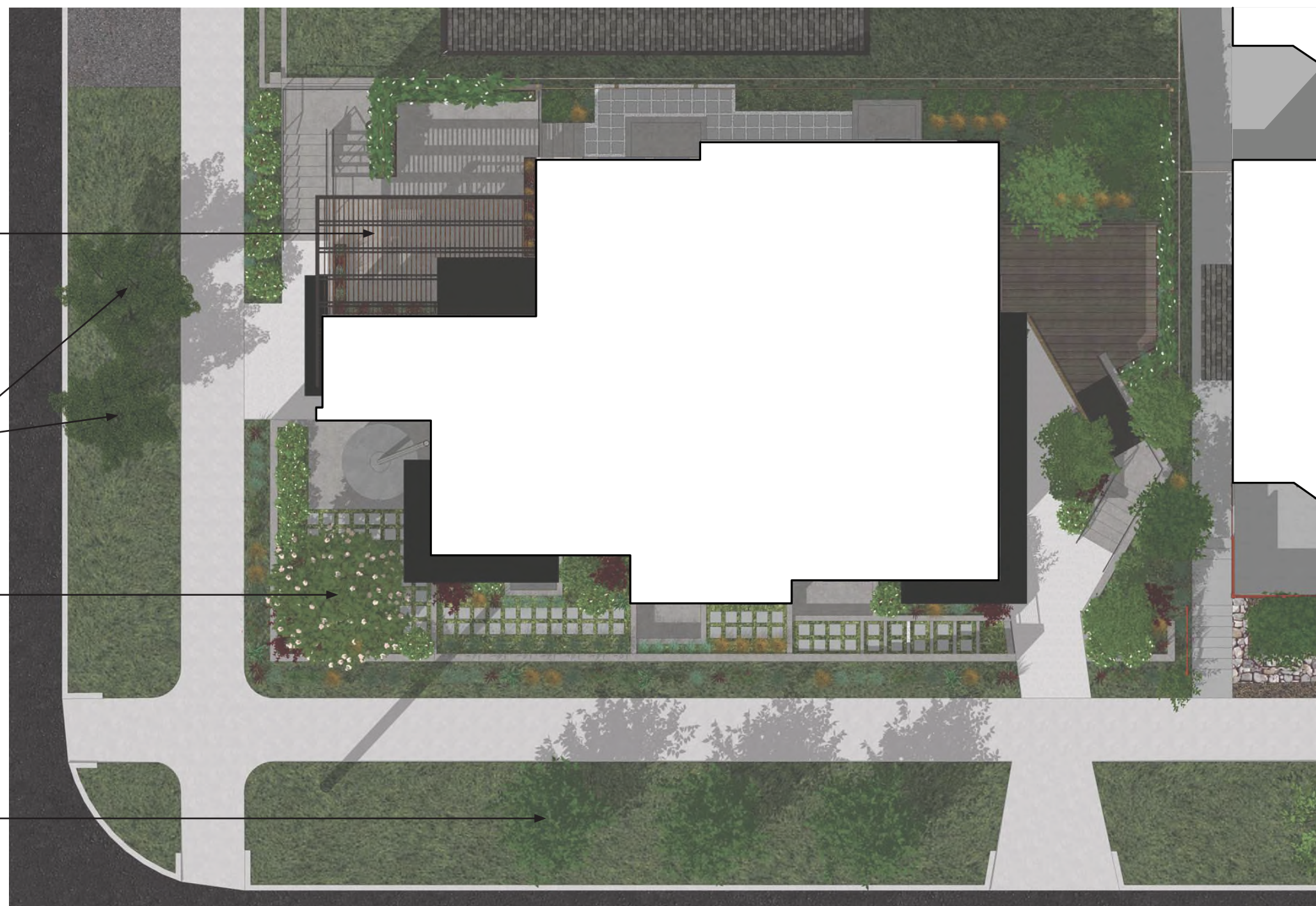
## ARCHITECTURAL CONCEPT

Pergola above raised patio provides moderate weather protection.

Tall deciduous trees proposed in the right-of-way frame the main entrance on the west side of building and provide interesting fall color.

Existing horsechestnut tree to be replaced with a mature tree of similar character in order to maintain strong street presence.

Smaller trees are chosen for south right-of-way under existing power lines.



0' 2' 4' 8' 16'

CONCEPTUAL LANDSCAPE DESIGN RENDERING



ARCHITECTURAL CONCEPT



Natural concrete stoop and dark gray powder coated metal railing



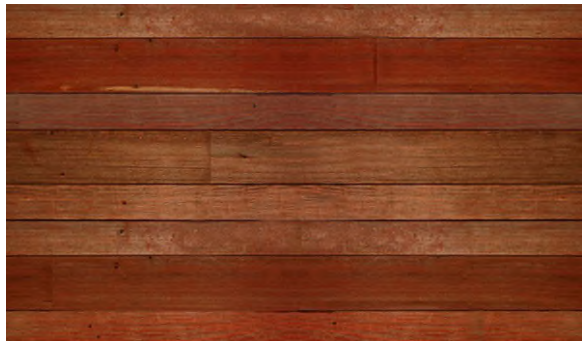
Proposed color and material scheme.



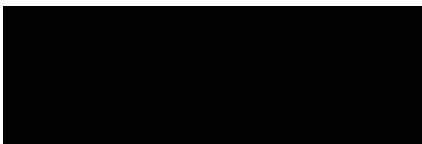
Material palette at night.



Natural concrete and untreated cedar fence.



Cedar Siding



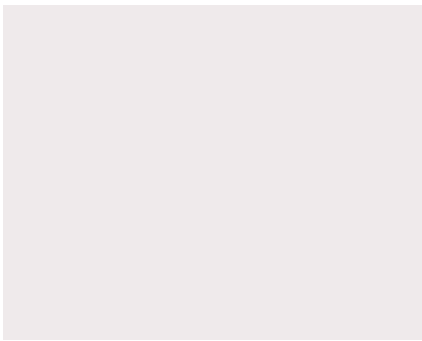
Trim



Trim



Natural Concrete



Body

MATERIALITY



## ARCHITECTURAL CONCEPT



BUILD URBAN PREVIOUS WORK

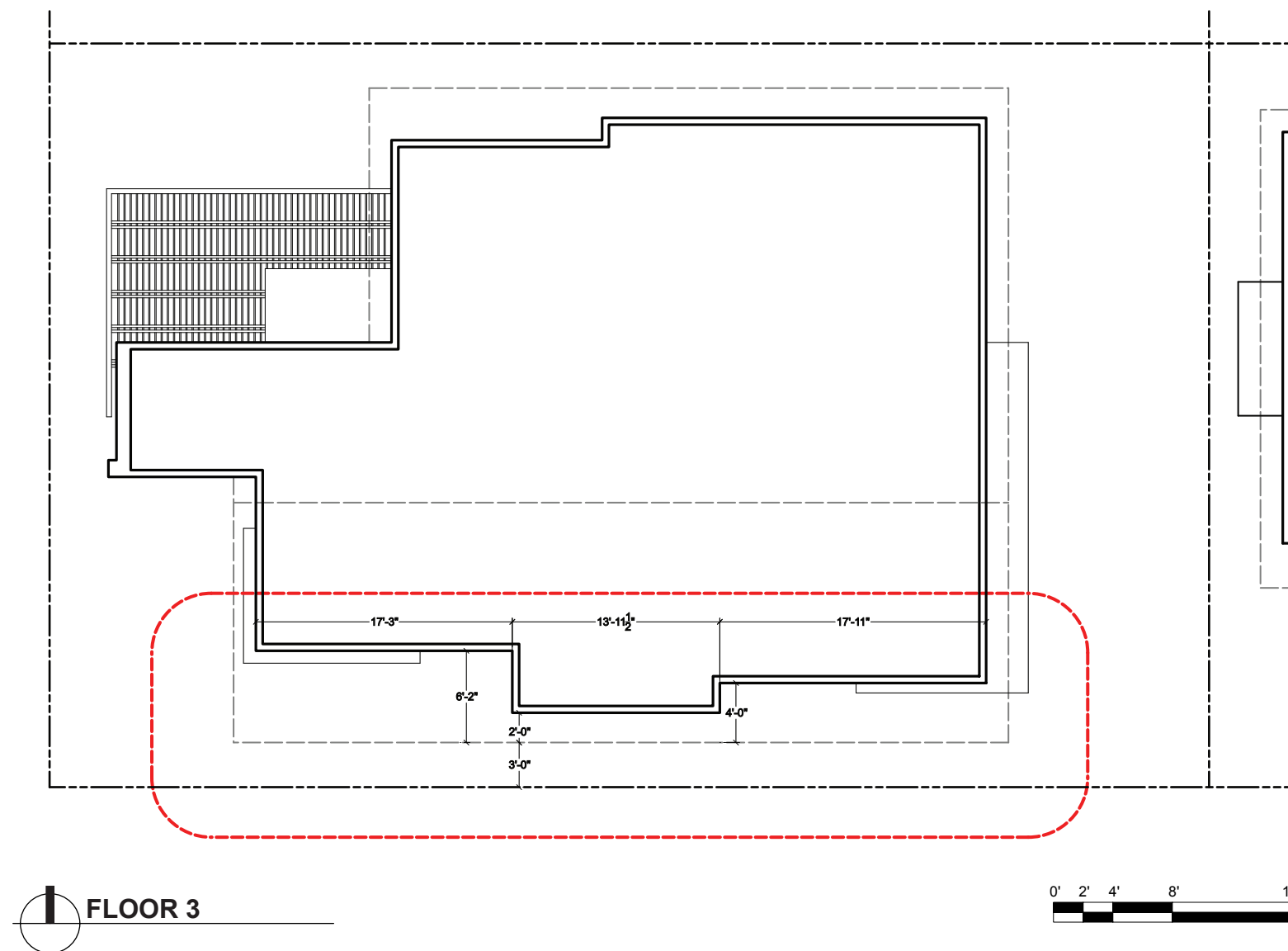
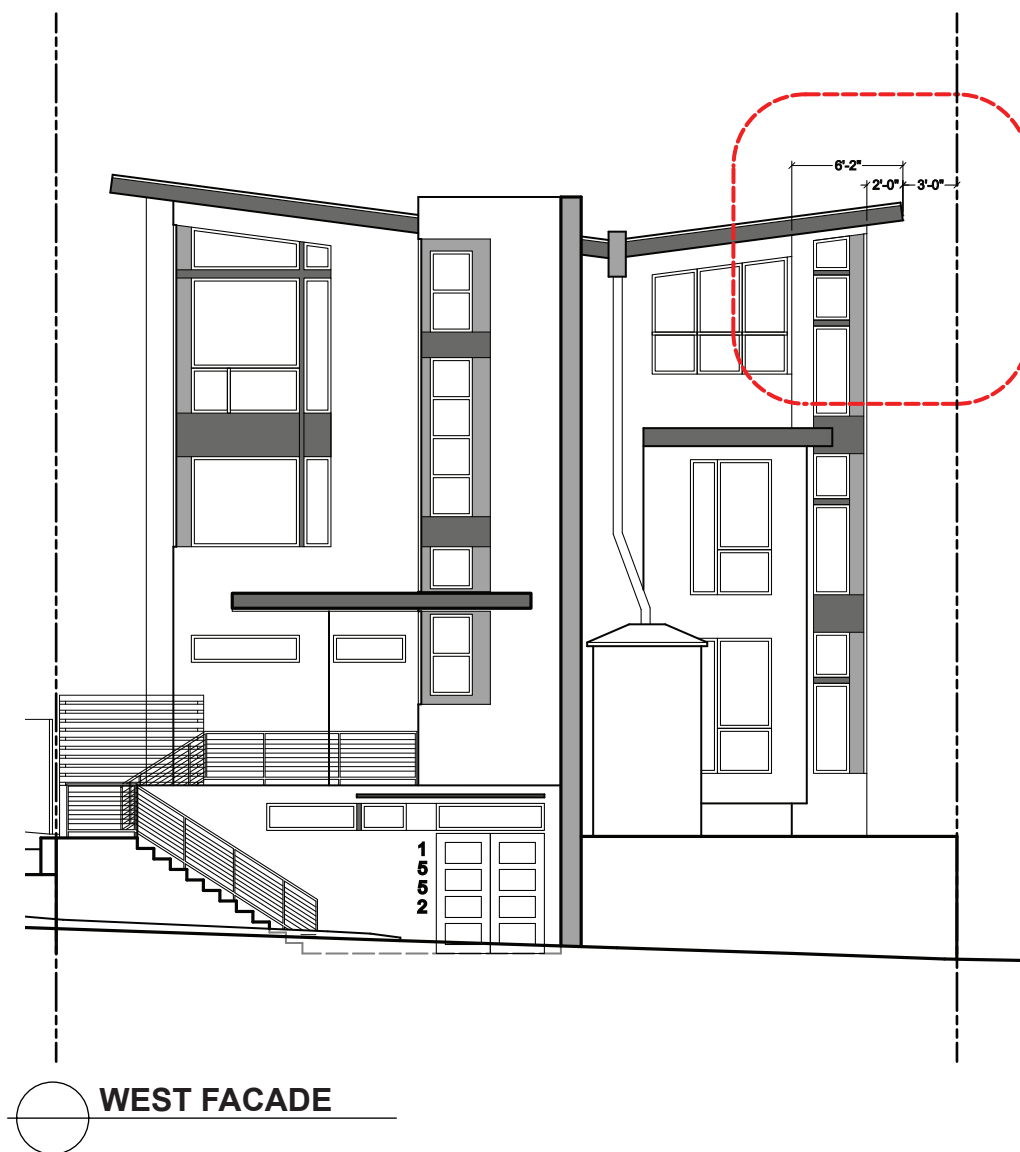


ARCHITECTURAL CONCEPT

ITEM	REQUIREMENT NAME & CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	<b>SOUTH SETBACK: PROJECTIONS</b> SMC 23.45.518.H.1  (see pg. 43 for diagram)	ROOF MAY PROJECT INTO REQUIRED SETBACKS A MAXIMUM OF 4' IF THEY ARE NO CLOSER THAN 3' TO ANY LOT LINE	SOUTH ROOF PROJECTS A MAXIMUM OF 6'2" FROM FACADE BUT REMAINS 3' FROM SOUTH LOT LINE	INCREASE OF ALLOWED PROJECTION FROM 4' TO 6'2" OR 54% INCREASE	SOUTH FACADE IS MODULATED TO DECREASE PERCIEVED SCALE OF BUILDING ALONG NW 58TH ST, INSTEAD OF MODULATING THE ROOF LINE TO FOLLOW THE BUILDING MASSING, WE HAVE EXTENDED IT AS A SOLID VISUAL ELEMENT FOR A STREET FACING FACADE. THE ROOF MAINTAINS A 3' SETBACK FROM THE SOUTH LOT LINE AND ONLY EXTENDS FARTHER THAN THE 4' LIMIT FOR 17'3" OF THE 49'1.5" FACADE.	CS2.C. RELATIONSHIP TO THE BLOCK; CS3. ARCHITECTURAL CONTEXT AND CHARACTER; DC2.B. FACADE COMPOSITION; DC2.D. SCALE AND TEXTURE
2	<b>REAR SETBACK: PROJECTIONS</b> SMC 23.45.518.H.4  (see pg. 44 - 45 for diagram and further information)	UNENCLOSED DECKS UP TO 18" ABOVE EXISTING GRADE MAY PROJECT INTO REQUIRED SETBACK TO LOT LINE	DECK 3'4" ABOVE EXISTING GRADE PROJECTS INTO REAR YARD SETBACK TO THE EAST LOT LINE	INCREASE MAX HEIGHT OF UNENCLOSED DECK ABOVE EXISTING GRADE FROM 18" TO 3'4"	THE DECK PROJECTION IS LOCATED ABOVE AN OPEN TRASH ROOM SUNK INTO EXISTING GRADE IN THE REAR YARD SETBACK. THE TRASH ROOM IN THIS LOCATION IS EASILY ACCESSIBLE TO ALL OCCUPANTS OF THE BUILDING WHILE REMAINING OUT OF THE WAY AND SCREENED FROM VIEW WITH AN OPEN CEDAR FENCE. DECK ABOVE TRASH ROOM PROVIDES A SECONDARY ENTRANCE TO THE FIRST FLOOR OF THE BUILDING AND SHIELDS VIEWS DIRECTLY INTO THE TRASH ROOM FROM NEIGHBORING BUILDINGS. DENSE PLANTINGS AROUND THE DECK AND TRASH AREA FURTHER SCREEN VIEWS DIRECTLY INTO THE TRASH AREA AND PROVIDE PRIVACY FOR NEIGHBORING BUILDINGS. TRASH ROOM LOCATION UTILIZES EXISTING CURB CUT FOR FUTURE STAGING AREA.	PL1.A. NETWORK OF OPEN SPACES; PL3.B. STREET-LEVEL INTERACTION - RESIDENTIAL EDGES; DC1. PROJECT USES AND ACTIVITIES; DC3.B. OPEN SPACE USES AND ACTIVITIES; DC3.C. OPEN SPACE CONCEPT - DESIGN

SUMMARY OF ADJUSTMENT REQUESTS

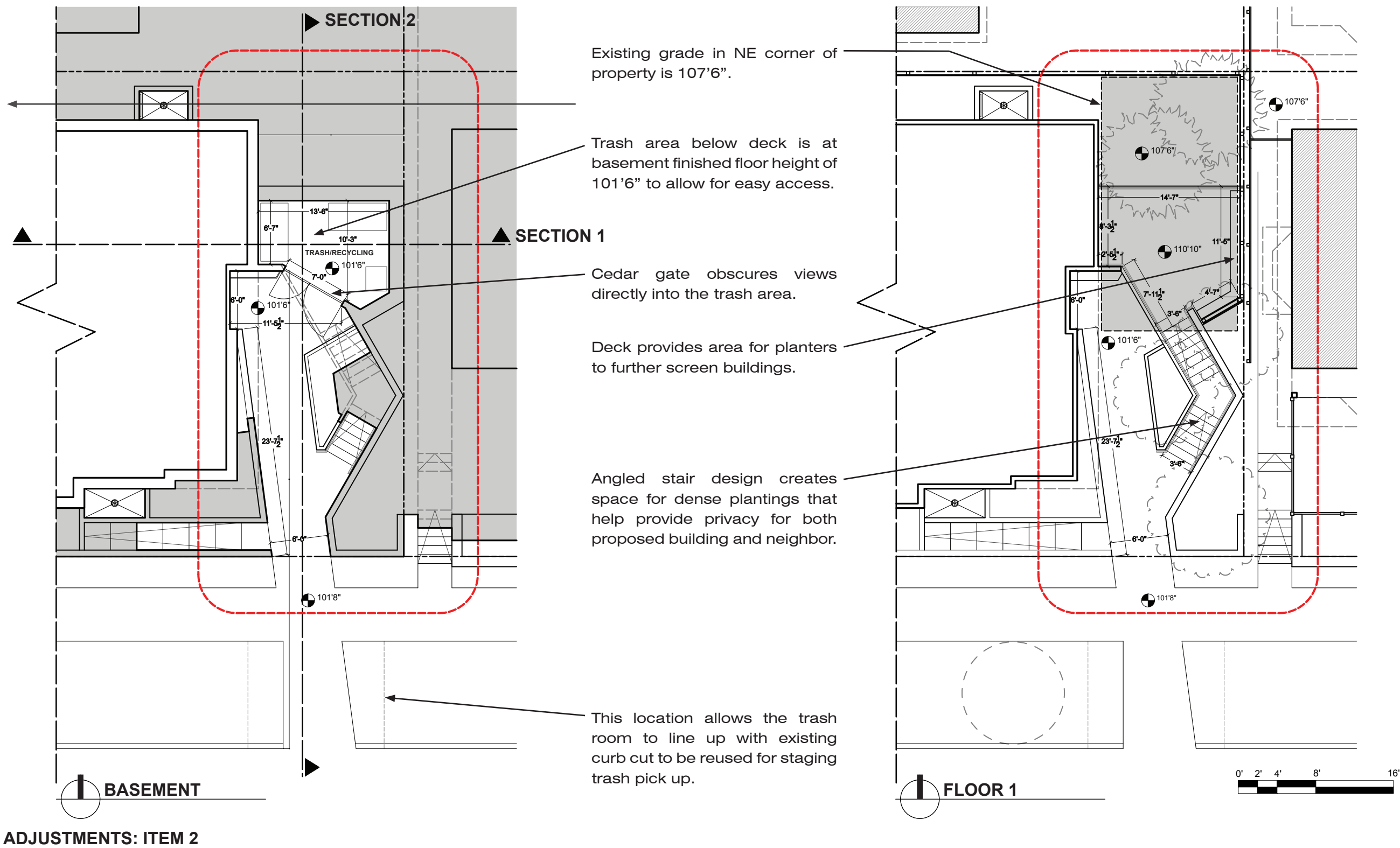
## ARCHITECTURAL CONCEPT

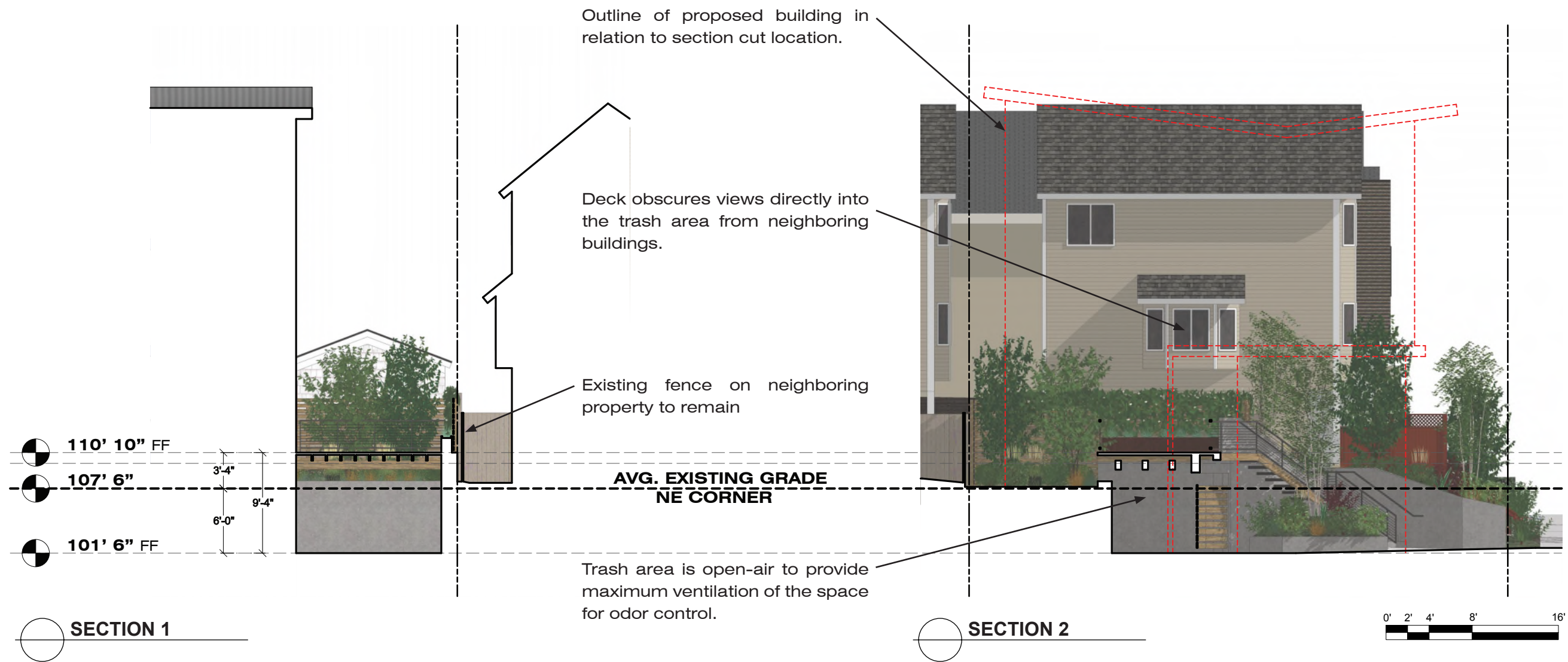


ADJUSTMENTS: ITEM 1



ARCHITECTURAL CONCEPT





ADJUSTMENTS: ITEM 2