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PROJECT DESCRIPTION

The proposed project will demolish the existing structure and construct a 66 unit apartment building with a rooftop deck.

PROJECT INFORMATION

SDCI #: 3024558
 OWNER: Barton Terrace LLC
 ARCHITECT: Justin Kliewer
 Playhouse Design Group
 SURVEYOR: Dobbs Fox & Associates
 CONTACT: Justin Kliewer
 justin@cleavearch.com

SITE INFORMATION

ADDRESS: 2222 SW Barton Street Seattle WA 98106
 APN: 436570-0600
 LEGAL: Little City Farms Div #5 Less Street
 Plat Block 35, Plat Lots 20

ADDRESS: 2221 SW Barton Place Seattle WA 98106
 APN: 436570-0575
 LEGAL: Little City Farms Div #5 Portion Southeasterly of Barton Place
 Plat Block 35, Plat Lots 13-16-17

PROJECT PROGRAM

LOT SIZE: 15,506.5 sf
 BUILDING TYPE: Apartment
 FAR: 30,668 sf (approximate)
 (2.0 far = 31,013 sf allowable)

UNIT COUNT: 66
 UNIT SIZES: 267 - 622 sf
 ABOVE-GROUND STORIES: 4
 PARKING STALLS: 0 provided / 0 required
 (Westwood-Highland Park Residential Urban Village)

VICINITY

The project is located in the Westwood - Highland Park neighborhood at the south end of West Seattle, just north of White Center. It is close to Roxhill Elementary and Chief Sealth High School, as well as the Westwood Village Shopping Center and the retail corridor at Delridge and Roxbury.



ZONING

The site is located in an LR-3 zone, in the Westwood-Highland Park Residential Urban Village. The area is a mix of LR-3, C1-40, SF 5000 and SF 7200 zones.

ARCHITECTURAL CONTEXT

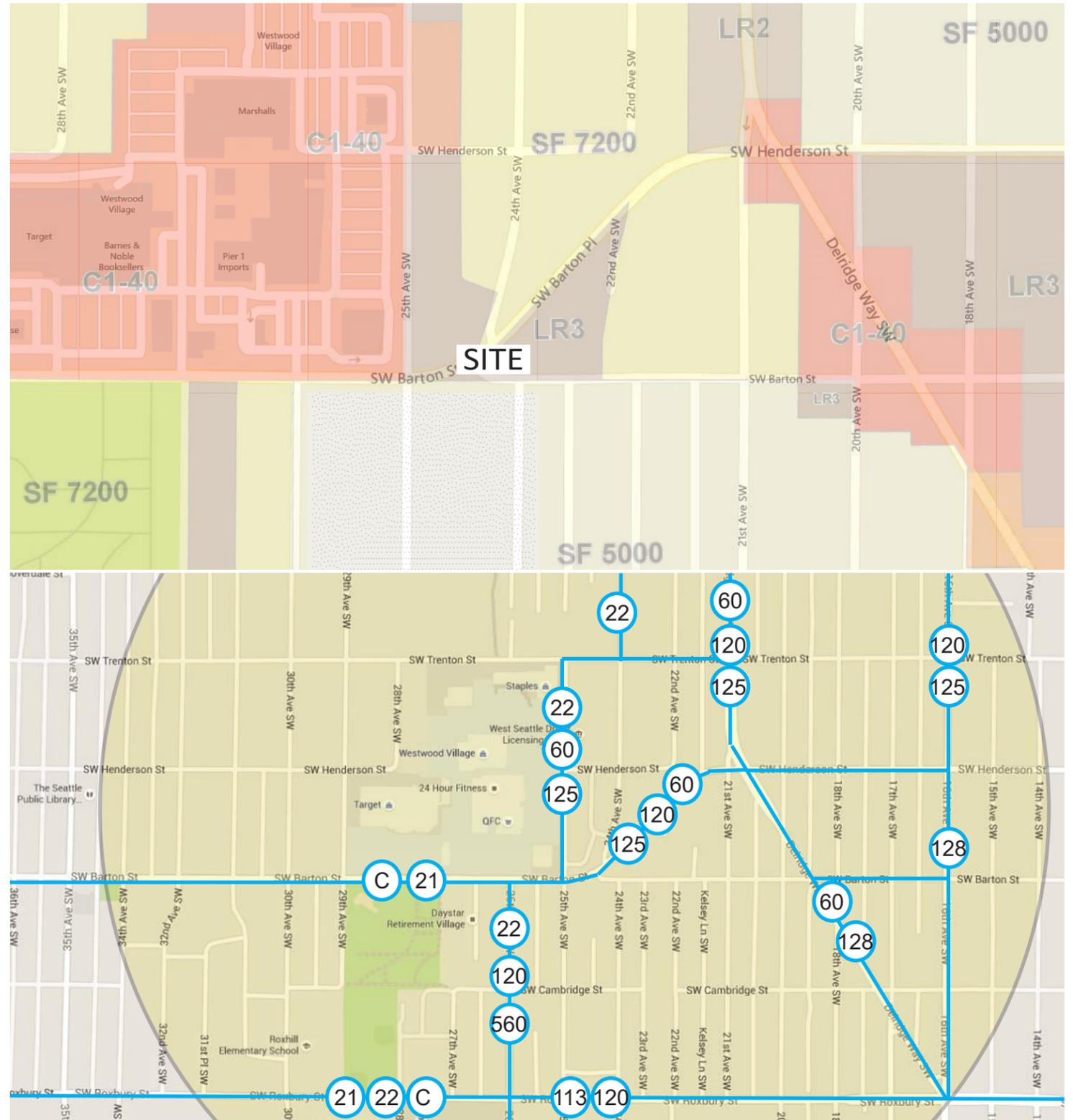
The neighborhood is primarily single family with a mix of homes dating from the 1940's to contemporary townhouses. Apartment buildings are dispersed along Delridge, SW Barton, 16th, 25th, and 27th. The neighborhood does not have a unifying architectural style.

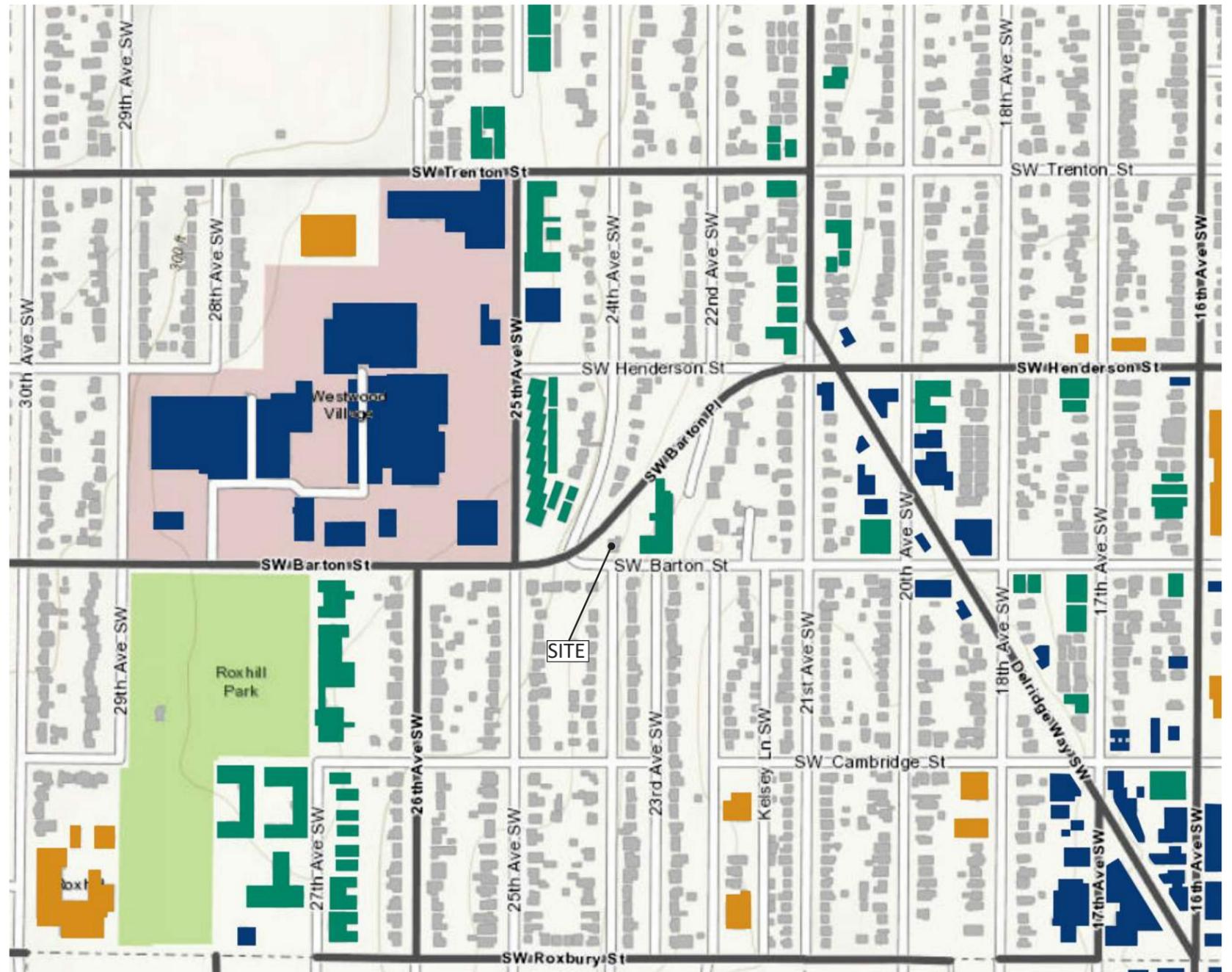
PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/2 mile radius.

Delridge Way SW and SW Roxbury Street are principle arterials, SW Barton Street is a minor arterial, and 25th Avenue SW and SW Trenton street are collector arterials. The site is mapped as a frequent transit corridor and is within 1000 feet of the RapidRide C Line .

Bicycle infrastructure is limited in the area. 21st Ave SW is an unmarked, unsigned connector, 16th Ave SW and SW Thistle have sharrows.





TRADITIONAL SINGLE FAMILY



CONTEMPORARY TOWNHOUSE



APARTMENT / CONDOMINIUM



CONTEMPORARY APARTMENT



ROXHILL ELEMENTARY



ST JAMES LUTHERAN



STREET-FRONT RETAIL



WESTWOOD SHOPPING CENTER

DESIGN REVIEW RECOMMENDATION
 2222 SW BARTON STREET, SEATTLE WA
 SDCI # 3024558 | JULY 11, 2017



CODE REFERENCE

SMC 23.45.510 - FAR

2.0 Apartment FAR inside growth area (Urban Village)
15,506.5 sf x 2 = 31,103 sf allowed, +/-30,667 sf proposed

SMC 23.45.512 - Density limits

No limit for buildings using higher FAR
66 units proposed

SMC 23.45.514 - Structure Height

322.2' avg grade + 40'-0" max = 362.2' max allowable
(+4' parapet, +16' elevator)
360.0' at roof, 361.0 at parapet, 364.5' at elevator proposed

SMC 23.45.518 - Setbacks and Separations

5'-0" minimum front required, 10'-1" min proposed
15'-0" minimum rear required, 46'-9" min proposed
5'-0" minimum / 7'-0" average side required
6'-9" minimum / 7'-2" average proposed east side
7'-0" minimum / 8'-0" average proposed west side

SMC 23.45.522 - Amenity Space

15,506.5 sf x .25 = 3876.625 sf (1938.3 at ground level) required
2780 ground +1864 roof deck = 4644 sf amenity area proposed

SMC 23.45.524 - Landscaping

Proposed Landscape design will achieve .6 Green Factor Score

SMC 23.45.527A - Facade Width and Length

Facade width - 150' max inside Urban Village, 132'-10" proposed
Facade length - No limit, all lot lines abut a street or alley

SMC 23.54.015.J - Parking (Table B)

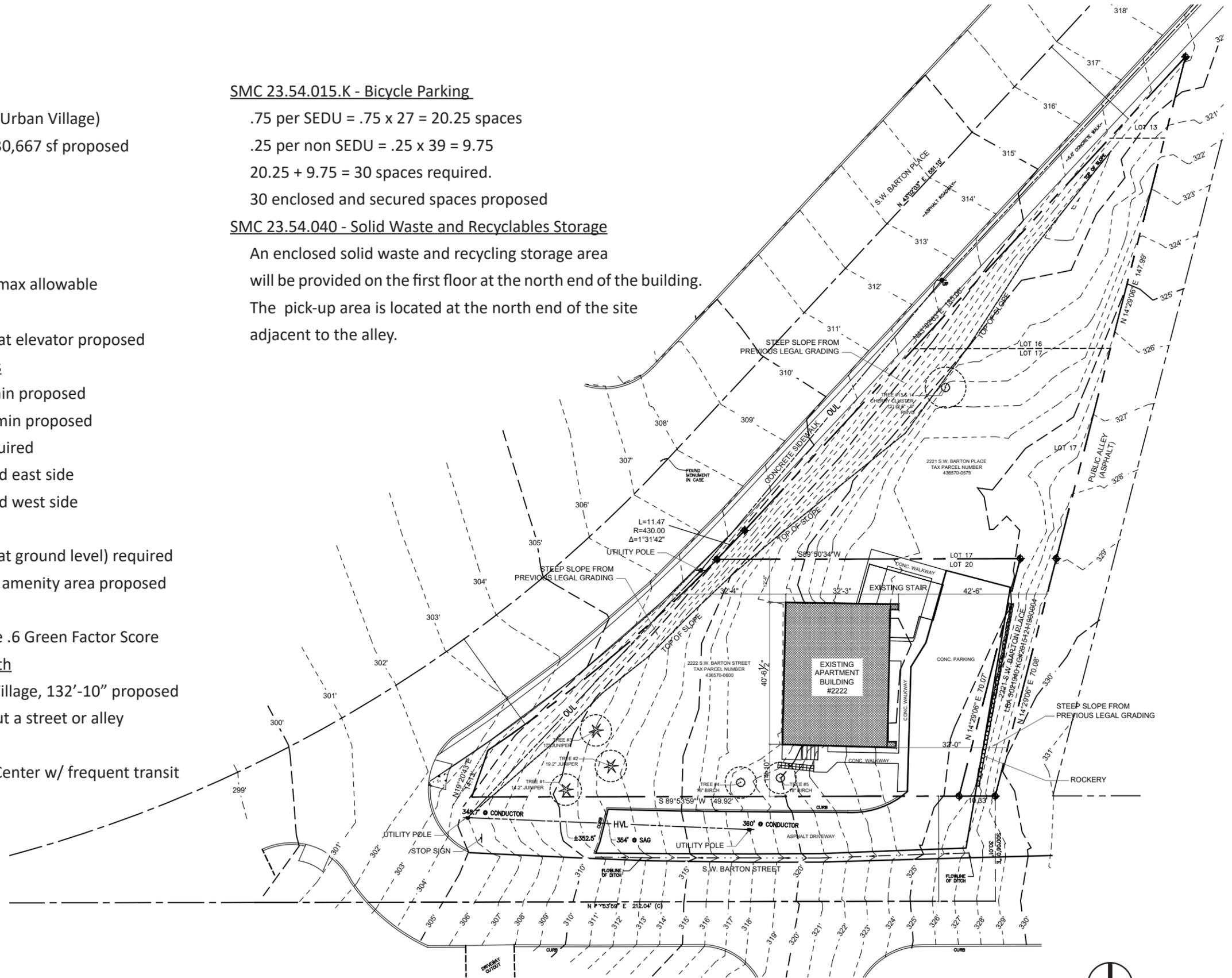
0 parking spaces required- Res. Urban Center w/ frequent transit
0 parking spaces proposed

SMC 23.54.015.K - Bicycle Parking

.75 per SEDU = .75 x 27 = 20.25 spaces
.25 per non SEDU = .25 x 39 = 9.75
20.25 + 9.75 = 30 spaces required.
30 enclosed and secured spaces proposed

SMC 23.54.040 - Solid Waste and Recyclables Storage

An enclosed solid waste and recycling storage area will be provided on the first floor at the north end of the building.
The pick-up area is located at the north end of the site adjacent to the alley.





SITE FROM NORTH



SITE FROM WEST



SITE FROM SOUTH WEST



SITE FROM SOUTH EAST



SITE

SW BARTON STREET LOOKING NORTH



SW BARTON STREET LOOKING SOUTH



SW BARTON PLACE LOOKING NORTHWEST



SITE

SW BARTON PLACE LOOKING SOUTHEAST

EARLY DESIGN GUIDANCE MEETING OPTIONS



ALTERNATE ONE

76 UNITS
35,865 GSF , +/- 31,000 SF FAR

DESIGN SUMMARY:

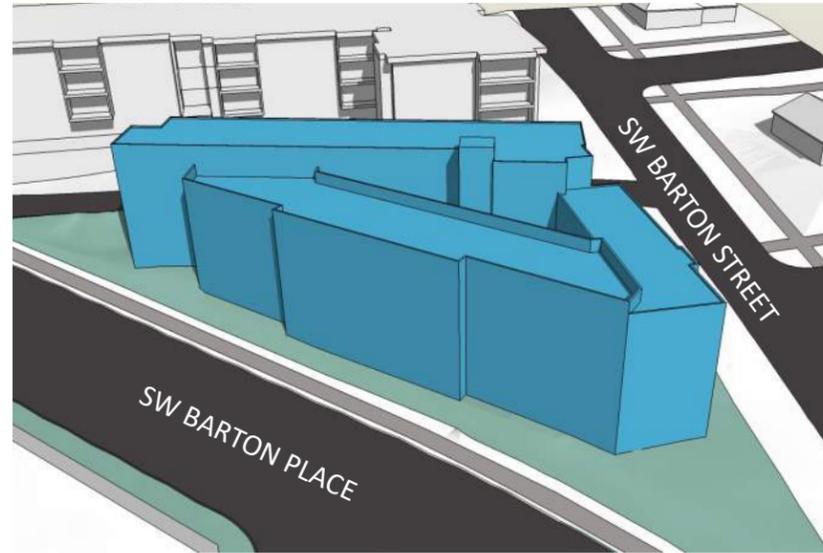
ALTERNATE ONE IS ORIENTED PARALLEL TO SW BARTON STREET AND THE ALLEY, AND FEATURES A LARGE ENTRY WITH A SEMI-PUBLIC COURTYARD. APARTMENTS WILL BE SMALL EFFICIENCY DWELLING UNITS.

PROS:

- FACADE MODULATION BREAKS DOWN THE BUILDING MASS ALONG SW BARTON
- COURTYARD PROVIDES OPEN SPACE AT SW BARTON ADJACENT TO RESIDENTIAL ZONE

CONS:

- MINIMAL VARIATION IN UNIT SIZE
- NO RELATION BETWEEN PRIMARY ENTRY AND STREET



ALTERNATE TWO : BOARD PREFERRED

80 UNITS
34,940 GSF, +/- 31,000 SF FAR

DESIGN SUMMARY:

ALTERNATE TWO HAS BUILDING FACADES PARALLEL WITH ALL THREE PROPERTY LINES, CREATING AN INTERIOR GROUND LEVEL COURTYARD. APARTMENT UNITS INCLUDE SMALL EFFICIENCY AND STUDIO+

PROS:

- INTERIOR COURTYARD PROVIDES PRIVATE GROUND LEVEL TENANT AMENITY SPACE
- PRIMARY BUILDING ENTRY HAS A CLEAR CONNECTION TO SW BARTON STREET

CONS:

- MINIMAL VARIATION IN UNIT SIZE
- HIGHEST UNIT COUNT
- LARGEST PERIMETER VOLUME



ALTERNATE THREE

73 UNITS
36,017 GSF, +/- 31,000 SF FAR

DESIGN SUMMARY:

ALTERNATE THREE HAS FACADES PARALLEL TO SW BARTON STREET AND THE ALLEY, WITH A STEPPED FACADE AND LARGE OPEN SPACE ADJACENT TO SW BARTON STREET. APARTMENT UNITS INCLUDE SMALL EFFICIENCY, STUDIO+, ONE AND TWO BEDROOMS.

PROS:

- DYNAMIC SW BARTON PLACE FACADE PROVIDES VISUAL INTEREST AND REDUCED MASSING
- MULTIPLE UNIT TYPES
- PRIMARY BUILDING ENTRY HAS A CLEAR CONNECTION TO SW BARTON STREET

CONS:

- SMALLER / SEPARATE OPEN SPACE AREAS
- LARGEST FOOTPRINT

EDG PRIORITIES AND BOARD RECOMMENDATION RESPONSE

1. HEIGHT, BULK AND SCALE:

The Board acknowledged the unique challenges of the site with respect to it's shape, topography and prominence. They favored design Option 2 as it would allow for a simple timeless form and they felt Options 1 & 2 were over modulated for the site and it's context. (CS1-C, CS2-A, CS2-B, CS2-C, CS2-D, DC-2B, DC2-D, AND DC4-A)

RESPONSE:

Design Option 2 has been developed to present a simple massing, particularly towards SW Barton Place. The triangular building shape responds to the site shape and presents a simple "flat" facade along SW Barton Place.

A. The building should be thoughtfully detailed with high quality materials and secondary features.

RESPONSE: The materials relate to primary massing volumes to break down the perceived scale. In addition, the lowest floor along SW Barton Street (Basement Level) features a reduced siding board size and contrasting color to better respond to the pedestrian level.

B. The Board approved of the stepping down of the structure at the alley and supported the public concerns related to the bulk of the proposed structure and agreed the building should step down further to assist in neighborhood compatibility and to help reduce the appearance of an overbearing structure, especially on Barton Street.

RESPONSE: The building responds to the existing topography by sitting below grade adjacent to the alley and stepping down a floor on the west adjacent to SW Barton Place. In addition, the south facade at SW Barton Street steps back from the street as it moves east towards the single family zone and adjacent 4 story apartment building.

C. The prominent corner should be highly glazed as depicted in the precedent image of the Madison Flats.

RESPONSE:The prominent building corner at SW Barton Place and SW Barton Street features large windows at the unit living spaces, and wood cladding. The adjacent building planes project past the SW facade, further highlighting the corner as an intersection of building forms.

BUILDING STEPS DOWN ONE FLOOR TOWARDS WEST TO REDUCE SCALE ALONG SW BARTON PLACE

BUILDING STEPS BACK AT ENTRY ADJACENT TO ALLY AND SF ZONE

FIRST FLOOR LOCATED BELOW EXISTING GRADE TO REDUCE BUILDING HEIGHT AT ALLEY



ADJACENT BUILDING FACADES EXTEND PAST SW FACADE

LARGE GLAZING SECTIONS AND WOOD CLADDING PANELS AT BUILDING

SOFFIT AND REDUCED SIDING PANEL SIZE AND DARKER COLOR CREATE BUILDING PLINTH AT SW BARTON PLACE BASEMENT LEVEL



EDG PRIORITIES AND BOARD RECOMMENDATION RESPONSE

2. Tree Canopy and Landscape:

The Board heard public concerns regarding the loss of tree canopy and felt the project should strive to replicate the landscaping present in the neighborhood re-creating the level of tree canopy present in the vicinity. Planting from the Longfellow Creek open space should be used for the site's plant palette. (CS3-A, DC3-A, DC3-C, and DC4-D)

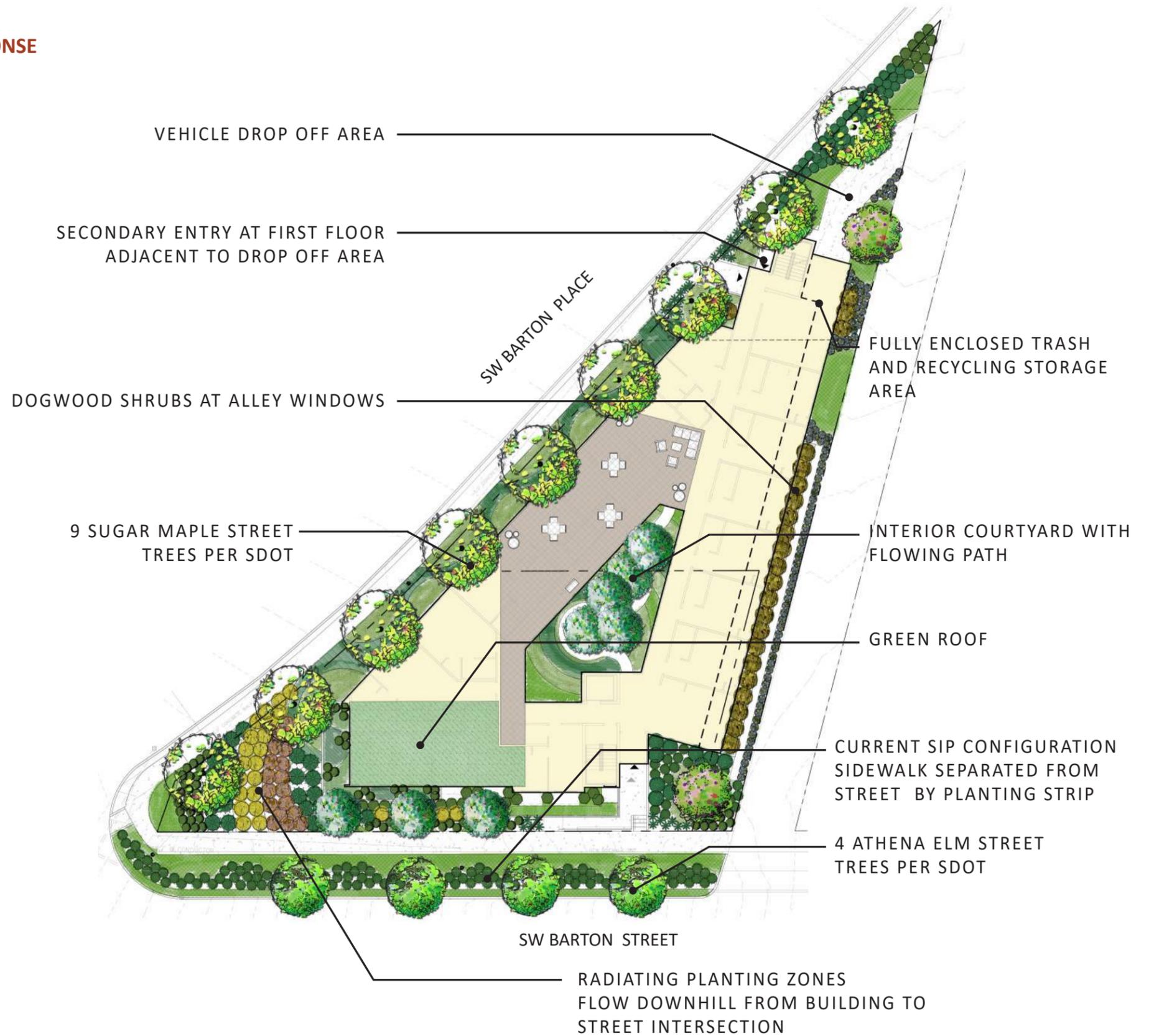
RESPONSE: The project will replace 16 existing trees with 23 new trees. The new street trees have been specified by SDOT, with Sugar Maples planted on site along SW Barton Place and Athena Elm planted in the new SW Barton Street planting strip. (Final tree selection subject to SDOT approval). See Landscape Plan sheets 36-38 for additional plant information.

A. Landscaping at the edges of the site should work with topography and create a transition between the building and the street / neighborhood.

RESPONSE: The landscape for the new building was designed to prioritize tree canopy coverage, provide full layers of shrubs and groundcovers for maximum stormwater retention, and to provide seasonal interest and habitat. The site is within the Longfellow Creek Watershed, so no lawn is proposed and seasonal blooms and native berries are provided for pollinators and birds. Native plants were maximized, while considering site distance safety, micro-climate, and CPTED visibility. The southwest corner of the site is a very prominent part of the landscape, but also a streetscape area that requires visibility at the intersection for pedestrian and motorist safety. Bands of various shrubs follow the slope of this area, reducing in height to low plantings at the corner.

B. The Board acknowledged the concerns of the neighbors regarding stormwater drainage. They encouraged the applicant to minimize hardscape and noted the proposed amenity space was unlikely to be used and perhaps is best viewed as a light well for units.

RESPONSE: The project stormwater system will be designed by a licensed civil engineer to comply with the infiltration requirements of the Washington State Stormwater Code. Hardscaping has been limited to building entries, the waste/recycling access, and an interior courtyard path.



DESIGN REVIEW RECOMMENDATION

2222 SW BARTON STREET, SEATTLE WA

CLEAVE SDCI # 3024558 | JULY 11, 2017

EDG PRIORITIES AND BOARD RECOMMENDATION RESPONSE

3. Site Design:

The Board agreed with public comments and wants to see a visually prominent entry at Barton Street and detailed information about street improvements. Street improvements and landscaping should emphasize the entrance while softening the edge of the building. They felt that a defined drop-off area for car share services should be integrated into any required street improvements as the project does not have any on-site parking. (PL2-A, PL2-B, PL3-A, PL4-A, PL4-B, DC1-B AND DC4-C)

RESPONSE: The building steps back and down to create a sunken entry courtyard below the public sidewalk level, distinguishing a separated private building open space. The low retaining wall provides a bench that continues into the entry vestibule. See page 14-15 for street improvement information. See EDG Response Item #2 for more information about the landscape design. A defined drop-off area along SW Barton Street is not permitted under SDOT guidelines due to the intersection of 24th Ave SW with SW Barton Street. A drop-off area has been included at the north side of the site with a walkway to a secondary first floor entrance, and will be accessible to tenants on a short term basis. Access may be limited on trash collection days due to required staging area.

A. The board acknowledges public comment about safety and security. They would like to see a lighting plan at Recommendation. Any window wells should be designed to discourage theft without overt security features, such as bars.

A. A lighting plan has been included in this Recommendation Packet. Window wells are no longer proposed. Areas with low windows will have wall mounted lighting and low shrubs to increase visibility and enhance building security.

B. The design of the trash enclosure needs to be included at the Recommendation phase as it is located along the alley bordering the adjacent single-family neighborhood.

RESPONSE: The trash enclosure has been relocated entirely within the building. Trash will be staged at the approved collection point on the alley and moved back into the building when emptied.

VESTIBULE AND EXTENDED ENTRY CANOPY.

LANDSCAPE BENCH EXTENDS INTO ENTRY VESTIBULE

MINIMALLY SLOPED ADA ACCESS

STEPS TO SUNKEN ENTRY



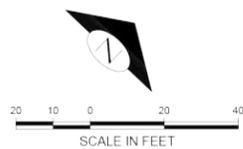
BUILDING STEPS BACK AT ENTRY

VESTIBULE AND EXTENDED ENTRY CANOPY.

LANDSCAPE BENCH EXTENDS INTO ENTRY VESTIBULE

TENANT LOUNGE AT ENTRY



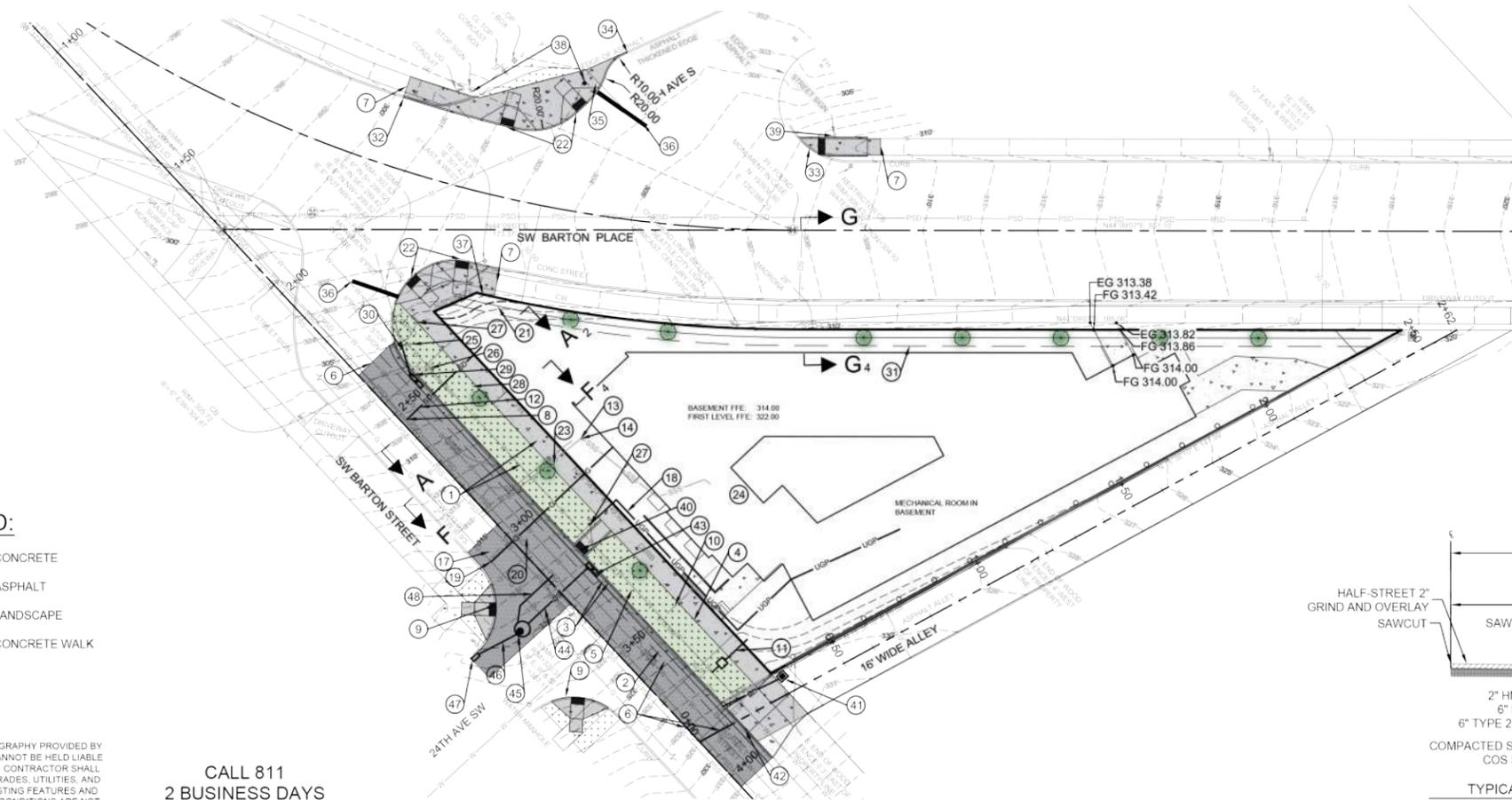


KEY NOTES		
SHEET	DESCRIPTION	DETAIL/SHEET
1	REMOVE EX ASPHALT PARKING AREA AND CURB	-
2	ROADWAY WIDENING AND HALF STREET GRIND AND OVERLAY	A/C02
3	NEW CURB & GUTTER TYPE 410B	COS STD PLAN 410B
4	NEW LSCAPE (GRASS) SOIL AMENDMENT REQUIRED	COS STD PLAN 142A
5	NEW 8" SIDEWALK	COS STD PLAN 420
6	SAWCUT AND MATCH EX GR	-
7	REPL EX CW TO NEAREST JOINT, MATCH EG	-
8	8" CORE TAP BY SPU INTO 21" RCP PSD (UNDER SEPARATE DCI SIDE SEWER PERMIT) 21" PSD IE 300.88 21" PSD SPRINGLINE 301.75 8" SD IE 302.25	-
9	NEW CURB RAMP	COS STD PLAN 422A J/6
10	EX 2" WATER SERVICE AND METER TO BE REUSED, IF PROPERLY SIZED BASED ON FIXTURE COUNT. SIZE TO BE VERIFIED BY MEP.	-

11	(1) NEW 4" FIRE SERVICE CONNECTION BY SPU. SIZE TO BE VERIFIED BY FIRE DESIGNER. (UNDER SEPARATE PERMIT)	-
12	NEW 8" SD PIPE AS DISCHARGE POINT FOR ONSITE STORMWATER	-
13	EX SSS TO BE REUSED TO SERVE AS POINT OF DISCHARGE FOR WASTEWATER DISCHARGES IF SIZE APPROVED BY MEP (UNDER SEPARATE PERMIT). WASTEWATER DISCHARGES TO BE DIVIDED BETWEEN EX SSS AND NEW SSS AS DETERMINED BY MEP.	-
14	CONTRACTOR TO POT HOLE EX SSS PRIOR TO CONSTRUCTION TO VERIFY SIZE, LOCATION AND IE, AND ADJUST PIPES FOR POSITIVE DRAINAGE AS NEEDED. MAX IE OF 310.75 NEEDED FOR EX SSS AT PROPERTY LINE. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS OR IF 2.00% SLOPE CANNOT BE MAINTAINED.	-
15	NOT USED	-
16	NOT USED	-
17	PAVEMENT RESTORATION FOR NEW SSS AND GAS CONNECTIONS	-
18	PROPOSED UG ELECTRICAL SERVICE FROM EX PP (UNDER SEPARATE PERMIT). FINAL SERVICE LOCATION TBD BY SCL BASED ON REVIEW OF ELECTRICAL SERVICE APPLICATION.	-

19	NEW GAS SERVICE. CONTRACTOR TO COORDINATE CONNECTION WITH PSE (UNDER SEPARATE PERMIT)	-
20	UTILITY TRENCH RESTORATION FOR NON-ARTERIAL RESIDENTIAL STREET. BASE: 6" MINERAL AGGREGATE TYPE 2 SUB-BASE: 6" HMA (CL 1") SURFACING 2" HMA (CL 1/2")	-
21	NEW 2" MIN CALIPER GREEN MOUNTAIN SUGAR MAPLE STREET TREE W/ AMENDED NATIVE SOIL ALONG SW BARTON PLACE (TYP.)	COS STD PLAN 100A, 142A
22	NEW CURB RAMP	COS STD PLAN 422A C/5 & E/5
23	NEW 2" MIN CALIPER ATHENA CLASSIC ELM STREET TREE W/ AMENDED NATIVE SOIL AND 18" X 6" ROOT BARRIER CENTERED ON TREE (TYP.) ALONG SW BARTON STREET	COS STD PLAN 100A, 100C & 142A
24	ONSITE DESIGN UNDER SEPARATE SDCI PERMIT	-
25	PRESERVE EX STOP SIGN. SIGN TO BE REPLACED IF MOVED OR DAMAGED	-
26	PROTECT EX WATER MANHOLE. ADJUST RIM USING LEVELING BRICKS AS NEEDED TO MATCH SURROUNDING SIDEWALK ELEVATION. REPLACE FRAME AND COVER WITH A LOCKING TYPE 230L MARKED "WATER"	COS STD PLAN 230L

27	PROTECT AND SUPPORT EX POWER POLE DURING PAVEMENT REMOVAL AND GRADING	-
28	PROTECT OVERHEAD WIRES DURING CONSTRUCTION	-
29	REPLACE STORMWATER INLET WITH TWO SM14 VANED GRATE OUTLETS IN SERIES	SM14/5
30	INSPECT EX 6" SD PIPE AND CLEAN IF NECESSARY. IF IN ACCEPTABLE CONDITION, CONNECT TO AND EXTEND EX 6" PIPE AS NECESSARY TO RECONNECT TO REPLACED STORMWATER INLET. IF IN UNACCEPTABLE CONDITION REPLACE PIPE.	-
31	5' STREET TREE PLANTING AREA SETBACK	-
32	NEW CURB EXTENSION TO TIE-INTO EX CURB	-
33	NEW CURB RAMP	COS STD PLAN 422D D/5
34	NEW CURB TO TIE-INTO EX ASPHALT THICKENED EDGE	-
35	NEW 20" CONCAVE CURB BULB WITH 20" CONVEX RETURN CURB	-
36	NEW STOP LINE	COS STD PLAN 712
37	ONSITE RETAINING WALL	-
38	EX STOP SIGN TO BE RELOCATED. SIGN TO BE REPLACED IF MOVED OR DAMAGED	-
39	EX STREET SIGN TO BE PRESERVED. SIGN TO BE REPLACED IF MOVED OR DAMAGED	-
40	NEW CURB RAMP	COS STD PLAN 422B, J/6
41	NEW 241A CB TO CURB DISCHARGE TO SW BARTON ST FL	COS STD PLAN 241A & 241B
42	NEW ALLEY DRIVEWAY	COS STD PLAN 430A
43	(1) NEW OLYMPIC FOUNDRY SM14 (GUTTER INLET WITH END OUTLET) CONNECTING INTO THE UPSTREAM END OF (1) NEW OLYMPIC FOUNDRY SM14A (GUTTER INLET WITH SIDE OUTLET)	SM14 & SM14A/6
44	25 LF 6" DIP @ 5.00% MIN SLOPE	-
45	NEW 240A CB FOR COMMON CONNECTION AND SEDIMENTATION POINT FOR NEW INLETS	COS STD PLAN 240A
46	13 LF 8" DIP @ 5.00% MIN SLOPE	-
47	NEW 250B INLET	COS STD PLAN 250B
48	19 LF 8" DIP @ 5.00% MIN SLOPE	-



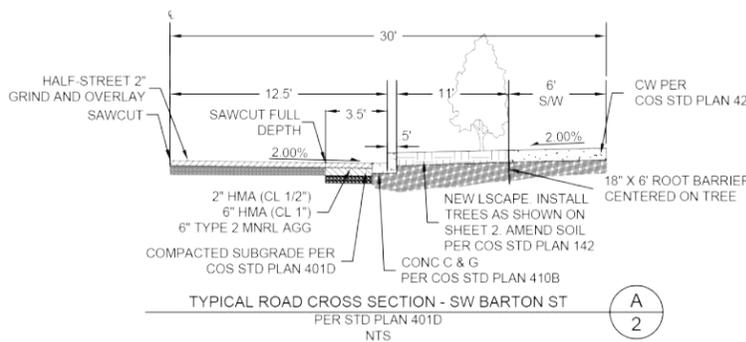
LEGEND:

[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	LANDSCAPE
[Symbol]	CONCRETE WALK

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

FRONTAGE PLAN
SCALE: 1" = 20'



CAD FILE NUMBER: P:\CLIENTS\PLANHOUSE DESIGN GROUP\2022 SW BARTON ST SEATTLE\DWG\DRW\2022 SW BARTON ST - SPU.DWG
DATE: 02/22/2017 2:44 PM - SHEET SET: 2221 SW BARTON - ORIGINAL SHEET SIZE: AN8.5 (11.00 X 17.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2015

DATE: _____ MARK: _____
MADE CHECKED: _____
NATURE: _____
REVISIONS: _____



DAVIDO CONSULTING GROUP, INC.
15029 Bothell Way NE, Suite 600
Lake Forest Park, WA 98155
206.523.0024

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20.....	DESIGNED:	REVIEWED:
20.....	CHECKED:	PROJECT MANAGER:
20.....	DRAWN:	DESIGN REVIEW:
20.....	CHECKED:	REVISED AS-BUILT:

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation
SCALE: H. 1"=10' V. INSPECTOR'S BOOK

2221, 2222 SW BARTON ST. SDCI PROJECT # 6545065
2221, 2222 SW BARTON ST
CURB, CW, LANDSCAPE, PAVING, ETC.
FRONTAGE PLAN

SDOT PROJECT NO. 329044
Vault Plan No.
Vault Serial No.
SHEET 2 OF 6

DESIGN REVIEW RECOMMENDATION
2222 SW BARTON STREET, SEATTLE WA
SDCI # 3024558 | JULY 11, 2017



EDG ALTERNATE TWO : BOARD PREFERRED

34,940 GROSS SF, +/- 31,000 SF FAR

80 UNITS
MIX OF STUDIO + AND SMALL EFFICIENCY DWELLING UNITS

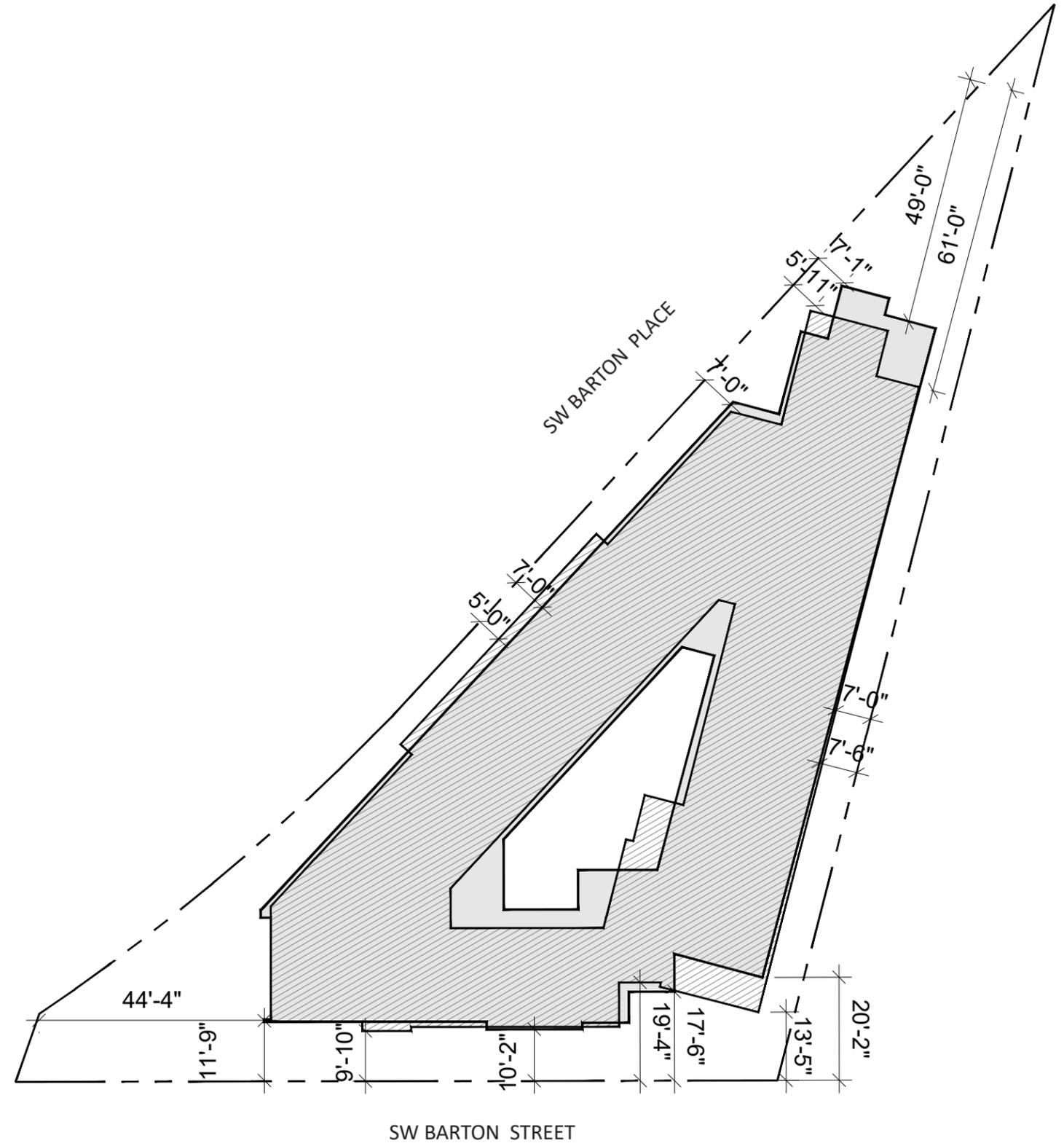
RECOMMENDATION MEETING PROPOSAL

35,887 GROSS SF, 30,667 SF FAR

66 UNITS TOTAL
 (4) TWO BEDROOM UNITS
 (23) ONE BEDROOM UNITS
 (8) STUDIO + / OPEN ONE BEDROOM UNITS
 (4) STUDIO UNITS
 (27) SMALL EFFICIENCY DWELLING UNITS

SUMMARY OF CHANGES

ADDED DIVERSITY IN UNIT TYPES
 REDUCED TOTAL UNIT COUNT FROM 80 TO 66
 ADDED PROJECTING ENTRY VESTIBULE
 ADDED SECONDARY ENTRY AT DROP OFF DRIVEWAY
 ENLARGED SECONDARY BASEMENT DOOR ON SW BARTON PLACE
 ENCLOSED WASTE AND RECYCLING STORAGE WITHIN BUILDING
 ADDITIONAL MASSING VOLUMES ON EAST FACADE ADJACENT TO ALLEY
 DEVELOPED LANDSCAPING PLAN IN REFLECTIVE OF LONGFELLOW CREEK WATERSHED
 PROVIDED SIMPLIFIED FACADE WITH VISUAL INTEREST ALONG



COMPARISON OF EDG ALTERNATE 2 (CROSS-HATCHED) AND RECOMMENDATION PROPOSAL (SOLID)



- WASTE AND RECYCLING COLLECTION STAGING AREA
- VEHICLE DROP OFF AREA
- SECONDARY ENTRANCE (FIRST FLOOR)
- SECONDARY / BICYCLE ENTRANCE (AT BASEMENT BELOW)
- WASTE AND RECYCLING STORAGE
- INTERIOR COURTYARD
- 2200 SW BARTON ST APARTMENT BUILDING 4 STORIES - 41 UNITS
- EXISTING APARTMENT TO BE REMOVED
- TENANT LOUNGE
- PRIMARY ENTRANCE
- NEW SIDEWALK CONNECTION TO STREET
- NEW SIDEWALK, PLANTING STRIP AND OTHER STREET IMPROVEMENTS TBD (SUBJECT TO SDOT / SPU REVIEW)

DESIGN REVIEW RECOMMENDATION
 2222 SW BARTON STREET, SEATTLE WA
 SDCI # 3024558 | JULY 11, 2017



BASEMENT

3,156.91 SF F.A.R. (AREA BELOW GRADE EXEMPT)
7,352.25 SF GROSS

9 UNITS

- 1 TWO BEDROOM UNITS
- 5 ONE BEDROOM UNITS
- 2 STUDIO + / OPEN ONE BEDROOM UNITS
- 1 STUDIO UNIT

SECONDARY ENTRANCE FROM SW BARTON PLACE
LAUNDRY
TENANT STORAGE
BICYCLE STORAGE
BUILDING MECHANICAL SPACE

- UNITS
- TENANT AMENITY
- CIRCULATION
- BUILDING SERVICES





FIRST FLOOR

7,915.47 SF F.A.R.
8,238.1 SF GROSS

15 UNITS

- 1 TWO BEDROOM UNITS
- 5 ONE BEDROOM UNITS
- 2 STUDIO + / OPEN ONE BEDROOM UNITS
- 1 STUDIO UNIT
- 7 SMALL EFFICIENCY DWELLING UNITS

PRIMARY ENTRANCE FROM BARTON STREET
SECONDARY ENTRANCE FROM DROP OFF ZONE

ENCLOSED LANDSCAPED COURTYARD
ENTRY LOUNGE
ENCLOSED WASTE AND RECYCLING STORAGE

APARTMENT BUILDING
4 STORIES - 41 UNITS



SECOND AND THIRD FLOORS

7,842.81 SF F.A.R.
8,171.6 SF GROSS

17 UNITS

- 1 TWO BEDROOM UNIT
- 6 ONE BEDROOM UNITS
- 2 STUDIO + / OPEN ONE BEDROOM UNITS
- 1 STUDIO UNIT
- 7 SMALL EFFICIENCY DWELLING UNITS

-  UNITS
-  TENANT AMENITY
-  CIRCULATION
-  BUILDING SERVICES





FOURTH FLOOR

3,908.36 SF F.A.R.
4,130.6 SF GROSS

8 UNITS

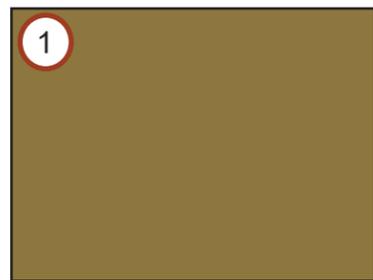
- 1 ONE BEDROOM UNIT
- 7 SMALL EFFICIENCY DWELLING UNITS

LOUNGE
 ROOF DECK
 GREEN ROOF

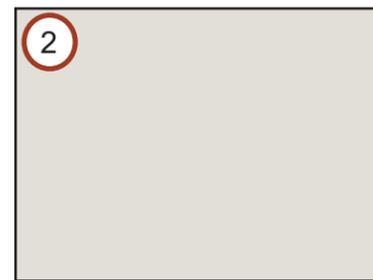


SOUTH ELEVATION (SW BARTON STREET)

EXTERIOR FINISH MATERIALS



GREEN FIBER-CEMENT PANEL



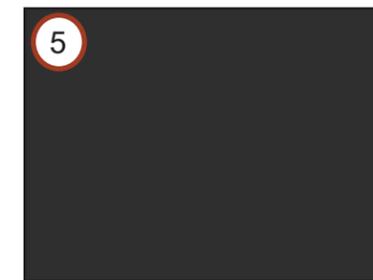
WHITE FIBER-CEMENT PANEL



LIGHT GREY FIBER-CEMENT PANEL



DARK GREY FIBER-CEMENT PANEL



BLACK METAL FLASHING AND TRIM



CEDAR



SOUTHWEST ELEVATION (SW BARTON STREET AND SW BARTON PLACE INTERSECTION)

EXTERIOR FINISH MATERIALS



GREEN FIBER-CEMENT PANEL



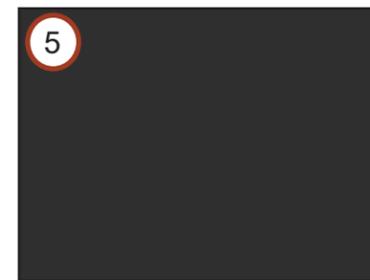
WHITE FIBER-CEMENT PANEL



LIGHT GREY FIBER-CEMENT PANEL



DARK GREY FIBER-CEMENT PANEL



BLACK METAL FLASHING AND TRIM



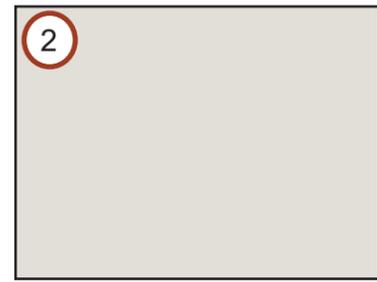
CEDAR



EXTERIOR FINISH MATERIALS



1 GREEN FIBER-CEMENT PANEL



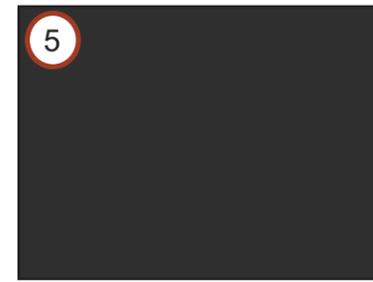
2 WHITE FIBER-CEMENT PANEL



3 LIGHT GREY FIBER-CEMENT PANEL



4 DARK GREY FIBER-CEMENT PANEL



5 BLACK FLASHING AND TRIM

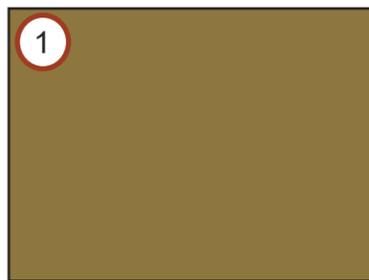


6 CEDAR



NORTH ELEVATION

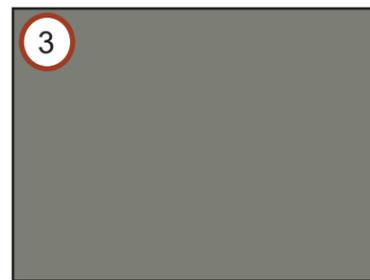
EXTERIOR FINISH MATERIALS



GREEN FIBER-CEMENT PANEL



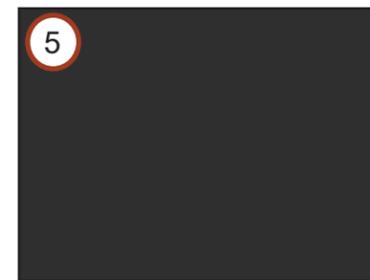
WHITE FIBER-CEMENT PANEL



LIGHT GREY FIBER-CEMENT PANEL



DARK GREY FIBER-CEMENT PANEL



BLACK METAL FLASHING AND TRIM



CEDAR

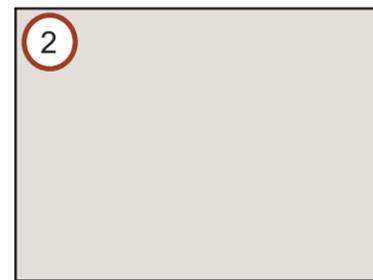


EAST ELEVATION (ALLEY)

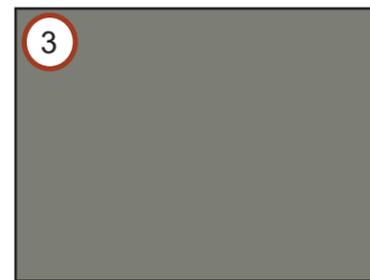
EXTERIOR FINISH MATERIALS



GREEN FIBER-CEMENT PANEL



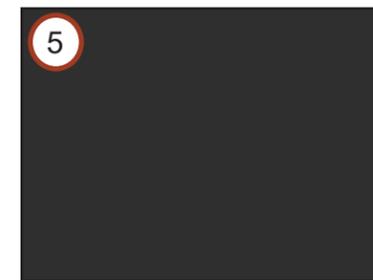
WHITE FIBER-CEMENT PANEL



LIGHT GREY FIBER-CEMENT PANEL



DARK GREY FIBER-CEMENT PANEL



BLACK METAL FLASHING AND TRIM



CEDAR



DESIGN REVIEW RECOMMENDATION

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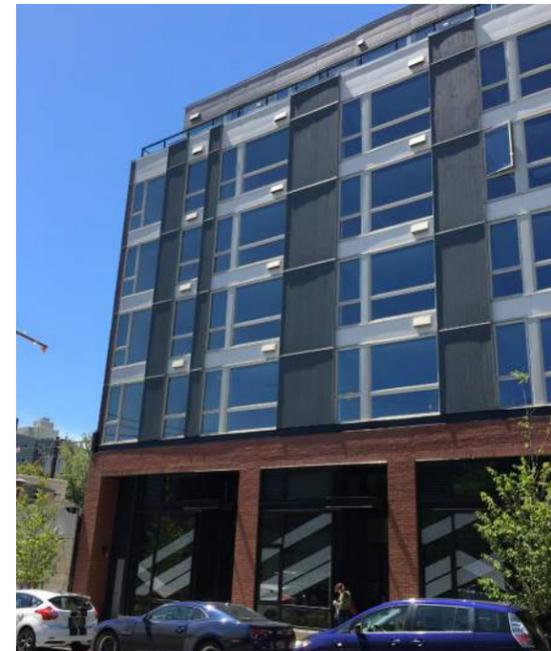
BUILDING CORNER EMPHASIZED THROUGH MATERIAL TRANSITION AND ARCHITECTURAL PROJECTION



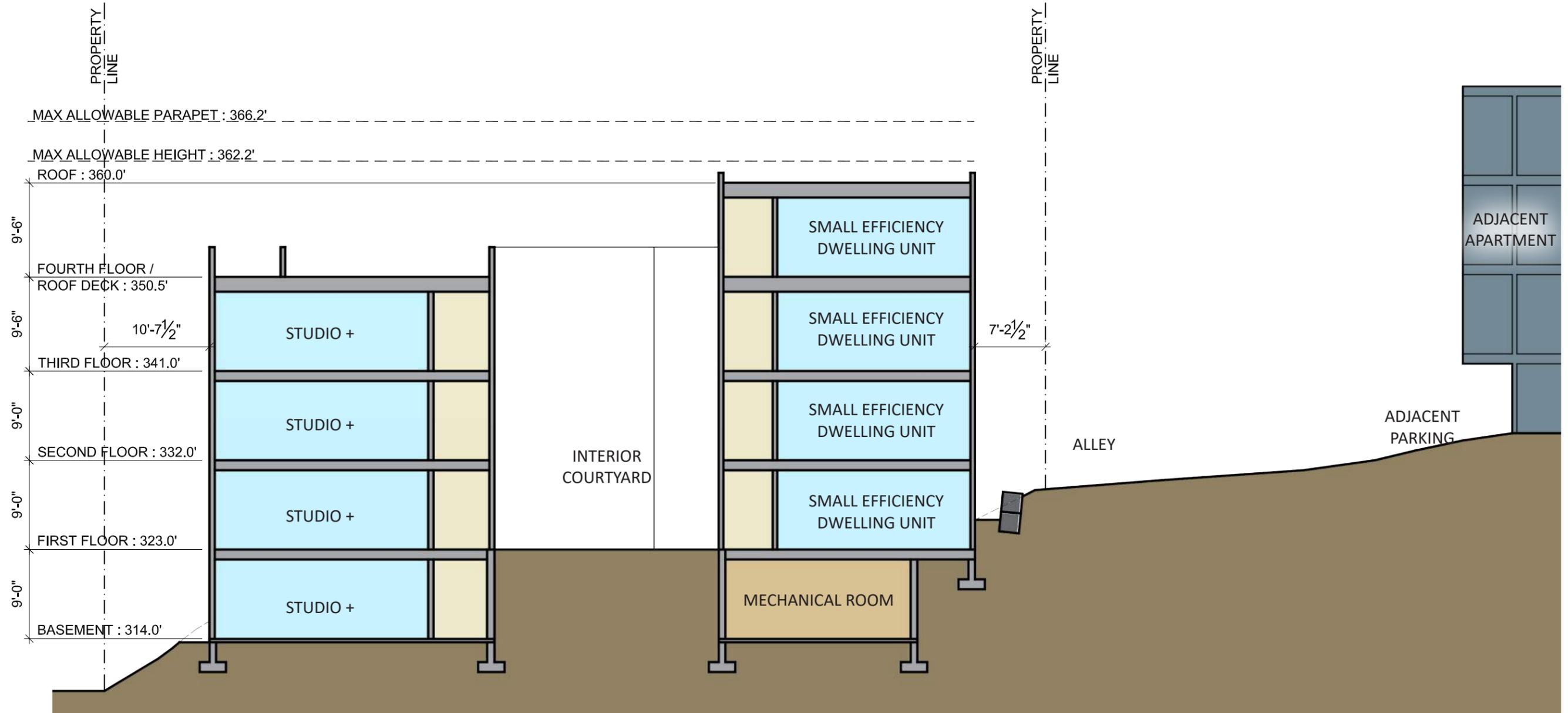
PROJECTING VOLUMES EMPHASIZED WITH MATERIAL SELECTION CREATE A DYNAMIC FACADE.



WARM, RICH MATERIAL PALATE WITH WOOD ACCENTS



LARGE GLAZING SECTIONS BETWEEN CONTRASTING MATERIAL PLANES



- UNITS
- TENANT AMENITY
- CIRCULATION
- BUILDING SERVICES

OVER-FRAMED PROJECTIONS AT EAST FACADE PROVIDE MODULATION AND VISUAL INTEREST ALONG ALLEY

MATERIAL VARIATION RELATES TO BUILDING MASSING

DARK CLADDING AND PROJECTING VESTIBULE CREATE VISIBLE PRIMARY BUILDING ENTRANCE

FIRST FLOOR BELOW GRADE AT ALLEY TO REDUCE PERCEIVED BUILDING HEIGHT



SW BARTON STREET

VIEW FROM SOUTH EAST TOWARDS ALLEY



DARK SIDING AND LARGE AMOUNTS OF GLAZING AT CIRCULATION CORRIDOR HIGHLIGHTS BUILDING ENTRY BELOW

OVER-FRAMED PROJECTIONS AT EAST FACADE PROVIDE MODULATION AND VISUAL INTEREST ALONG ALLEY

ENTRY CANOPY AND VESTIBULE

PLANTS AND LIGHTING ALONG ALLEY DESIGNED TO PROVIDE SECURE SPACE ADJACENT TO UNIT WINDOWS

RED TWIG DOGWOODS AT

CONCRETE BENCH AT SUNKEN ENTRY COURTYARD CONTINUES INTO ENTRY VESTIBULE

VIEW FROM SOUTH (SW BARTON PLACE) ALONG ALLEY



DESIGN REVIEW RECOMMENDATION

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SOFFITS AND METAL GUARD RAILS
PROVIDE VISUAL INTEREST TO
BREAK UP LARGE FACADE ALONG
SW BARTON PLACE

WASTE AND RECYCLING STORAGE
RELOCATED TO BUILDING INTERIOR
TO IMPACTS ON NEIGHBORING
BUILDINGS

DRIVEWAY PROVIDES TEMPORARY
LOADING AND UNLOADING VEHICLE
DROP OFF SPACE

WALKWAY AND DOOR PROVIDE
FIRST FLOOR ACCESS FROM
DROP-OFF DRIVEWAY



VIEW FROM NORTH ALONG SW BARTON PLACE



LARGE GLAZING SECTIONS AT LIVING SPACE AND BEDROOMS SEPARATED BY WOOD SIDING

PROJECTING WALLS CREATE THE APPEARANCE OF "REVEALED" FACADE AT PROMINENT BUILDING CORNER

SOFFIT AND CHANGE IN MATERIAL SCALE CREATE A "PLINTH" AT BASEMENT AND REDUCE THE PERCEIVED MASS OF BUILDING FACADE ALONG SW BARTON PLACE

LANDSCAPING RADIATES DOWNHILL FROM BUILDING, REDUCING IN SCALE TOWARDS THE INTERSECTION TO PROVIDE PEDESTRIAN AND VEHICLE VISIBILITY

STREET IMPROVEMENTS TO INCLUDE NEW ADA CURB RAMPS AT INTERSECTION

SW BARTON PLACE

SW BARTON STREET

VIEW FROM SOUTH WEST (SW BARTON PLACE AND SW BARTON STREET INTERSECTION)

ACCESS TO ROOF DECK FROM TENANT LOUNGE

ROOF DECK LOCATED ALONG SW BARTON PLACE,
AWAY FROM SINGLE FAMILY ZONES AND SHIELDED
FROM ADJACENT APARTMENT BUILDING TO REDUCE
NOISE IMPACTS.

850 SF GREEN ROOF



ROOF DECK

PRIMARY BUILDING ENTRANCE

THE PRIMARY BUILDING ENTRANCE IS SEPARATED FROM THE SIDEWALK BY A SUNKEN ENTRY COURTYARD. THE COURTYARD IS ACCESS VIA STEPS FROM THE SIDEWALK AS WELL AS AN ADA COMPLIANT RAMP. THE EAST SIDE OF THE COURTYARD IS BORDERED BY A LOW RETAINING WALL AT SEATING HEIGHT, WHICH WILL CONTINUE INTO THE PROJECTING ENTRY VESTIBULE AS A BENCH. OPEN RAILING ALONG THE WEST AND ADJACENT TO THE RAMP ALLOWS NATURAL LIGHT AND VISIBILITY INTO THE ADJACENT RECESSED LANDSCAPE TO ENHANCE BUILDING SECURITY.

THE SUNKEN ENTRY COURTYARD WAS CHOSEN PRIMARILY AS A MEANS OF RECESSING THE BUILDING INTO THE HILLSIDE, TO REDUCE THE PERCEIVED BUILDING MASS AND RESPOND TO THE EXISTING GRADE. LOWERING THE ENTRY ALSO ALLOWED THE ADA RAMP TO BE CONSTRUCTED AT A MINIMAL SLOPE AND ALIGNED SECONDARY BASEMENT ENTRY AT THE NORTH END OF THE BUILDING WITH THE ADJACENT SIDEWALK AT SW BARTON PLACE. THIS ENTRY WILL SERVE AS A CONVENIENT TENANT ACCESS POINT FOR THOSE USING THE BUS STOP AT SW BARTON PLACE. THE SEPARATION FROM SIDEWALK LEVEL VISUALLY DISTINGUISHES BETWEEN THE SEMI-PRIVATE ENTRY AND THE PUBLIC REALM.



DESIGN REVIEW RECOMMENDATION

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SECONDARY BUILDING ENTRANCES

SECONDARY FIRST FLOOR ENTRY PROVIDES BUILDING ACCESS FROM LOADING / UNLOADING AREA ADJACENT TO ALLEY

ENHANCED BASEMENT ACCESS PROVIDED IN RESPONSE TO NEIGHBORHOOD COMMITTEE FEEDBACK. PROVIDES ACCESS TO POPULAR BUS STOP ON SW BARTON STREET. BICYCLE STORAGE LOCATED IN BASEMENT ADJACENT TO ENTRY



VIEW FROM WEST ACROSS SW BARTON PLACE

WASTE AND RECYCLING STORAGE LOCATED WITHIN BUILDING AT FIRST FLOOR LEVEL. EXTERIOR ACCESS DOORS PAINTED TO MATCH BUILDING. CONTAINERS TO BE MOVED TO APPROVED PICKUP STAGING AREA ALONG ALLEY AND RETURNED TO STORAGE ROOM WHEN EMPTIED.

WALKWAY TO SECONDARY FIRST FLOOR ENTRY DOOR

TEMPORARY VEHICLE DROP OFF ZONE ADJACENT TO ALLEY. LONG TERM PARKING NOT PERMITTED



SHORT TERM DROP OFF ZONE

LANDSCAPE DESIGN NARRATIVE

The landscape for Barton Terrace was designed to prioritize tree canopy coverage, provide full layers of shrubs and groundcover for maximum stormwater retention, and to provide seasonal interest and habitat.

The site is located within the Longfellow Creek Watershed, so no lawn is proposed and seasonal blooms and native berries are provided for pollinators and birds. Native plants were maximized in their use, while considering site distance safety, micro climate, and Seattle Police Department CPTED (Crime Prevention Through Environmental Design) visibility.

The southwest corner of the site is a very prominent part of the landscape, but also a streetscape area that need visibility maintained at the intersection for pedestrian and motorist safety. Starting with bio-retention planters at the edge of the building, bands of various shrubs follow the slope in this area, reducing in height to low plantings at the corner.

The central courtyard is designed primarily for interest looking from above, but also provides a place for a quick dog walk or a place to see birds from interior windows in the vine maple trees.

An area of extensive green roof (852 sf) provides further stormwater retention and varied habitat.

Drought tolerance after establishment and ease of maintenance were also considered across the site to match the expected maintenance program available. Plant selection should require little to no pruning, providing a more natural look.



VIEW FROM WEST ACROSS SW BARTON PLACE



ROOF DECK



DESIGN REVIEW RECOMMENDATION

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PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer circinatum / Vine Maple	B & B	4'-5' Ht.	8	GF Small Tree
	Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple	B & B	2'-2.5' Cal	9	GF Small Tree, SDOT Small Tree, Tree Selection by Shane Dewald 12/28/16
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	1.5' Cal	2	GF Medium/Large Tree, SDOT Medium/Large Tree
	Ulmus parvifolia 'Athena' / Athena Elm	B & B	2'-2.5' Cal	7	GF Medium/Small Tree, SDOT Medium Tree, Tree Selection by Shane Dewald 12/28/16

SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	REMARKS
Abelia x 'Rose Creek' / Rose Creek Abelia	1 gal		62	GF Plant List, DT, 24'+
Cistus pulverulentus 'Sunset' / Rockrose	2 gal		39	GF Plant List, DT, 24'+
Cornus sericea 'Hedgerow's Gold' / Red Twig Dogwood	2 gal		25	GF Plant List, DT, 24'+
Cornus sericea 'Kelsey' / Kelsey Dogwood	1 gal		121	GF Plant List, DT, 24'+
Helictotrichon sempervirens / Blue Oat Grass	2 gal		56	DT
Hemerocallis x 'Lavender Tutu' / Lavender Tutu Daylily	1 gal		67	GF Plant List, DT, 24'+
Hydrangea quercifolia 'Munchkin' / Oakleaf Hydrangeas	2 gal		17	GF Plant List Variety, DT, 24'+
Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal		173	GF Plant List, DT, 24'+
Rhododendron x 'Ramapo' / Ramapo Rhododendron	2 gal		43	GF Plant List, DT, 24'+
Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	2 gal		38	GF Plant List, DT, 24'+
Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	1 gal		29	GF Plant List, DT, 24'+
Symphoricarpos albus / Common White Snowberry	1 gal		92	GF Plant List, DT, 24'+
Vaccinium ovatum / Evergreen Huckleberry	5 gal		16	GF Plant List, DT, 24'+

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY	REMARKS
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita	1 gal		18" o.c.	115	GF Plant List, DT
	Blechnum spicant / Deer Fern	1 gal		24" o.c.	60	GF Plant List, DT
	Carex obnupta / Slough Sedge	4" pot		24" o.c.	18	GF Plant List
	Carex oshimensis 'Evergold' / Variegated Japanese Sedge	1 gal		24" o.c.	27	GF Plant List Variety, DT
	Epimedium x perralaticum 'Frohneiten' / Epimedium	1 gal		24" o.c.	222	GF Plant List, DT
	Juncus effusus / Soft Rush	4" pot		24" o.c.	28	GF Plant List
	Polystichum munitum / Western Sword Fern	1 gal		30" o.c.	224	GF Plant List, DT, 24'+
	Sarcococca hookeriana humilis / Sweet Box	1 gal		30" o.c.	40	GF Plant List, DT
	Teucrium chamaedrys / Germander	1 gal		30" o.c.	111	GF Plant List, DT

GREEN ROOF SCHEDULE

SEDUM MIX	QTY	FIELD2	SPACING	REMARKS
Sedum acre 'Autium' / Stonecrop	190		20% Plug 12" oc	
Sedum album 'Coral Carpet' / Coral Carpet Stonecrop	190		20% Plug 12" oc	
Sedum reflexum 'Blue Spruce' / Blue Stonecrop	190		20% Plug 12" oc	
Sedum rupestre 'Angelina' / Yellow Stonecrop	190		20% Plug 12" oc	
Sedum spurium 'John Creech' / John Creech Sedum	190		20% Plug 12" oc	



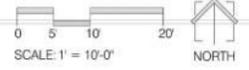
Barton Terrace Apartments
2222 SW Barton Street
Seattle, WA 98106



DESIGNED BY:	TPG
DRAWN BY:	PRL
Date:	12/7/16
Issue:	MUP
6/15/17:	Design Guidance

Sheet Title
Landscape Plan

Sheet Number
L01



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ROSE CREEK ABELIA



RAMAPO RHODODENDRON



MAGIC CARPET SPIREA



SUNSET ROCKROSE



RED TWIG DOGWOOD



KELSEYI DOGWOOD



EVERGREEN HUCKLEBERRY



LAVENDER TUTU DAYLILY



MUNCHKIN HYDRANGEA



ROSEMARY



BLUE OAT GRASS



COMMON WHITE SNOWBERRY



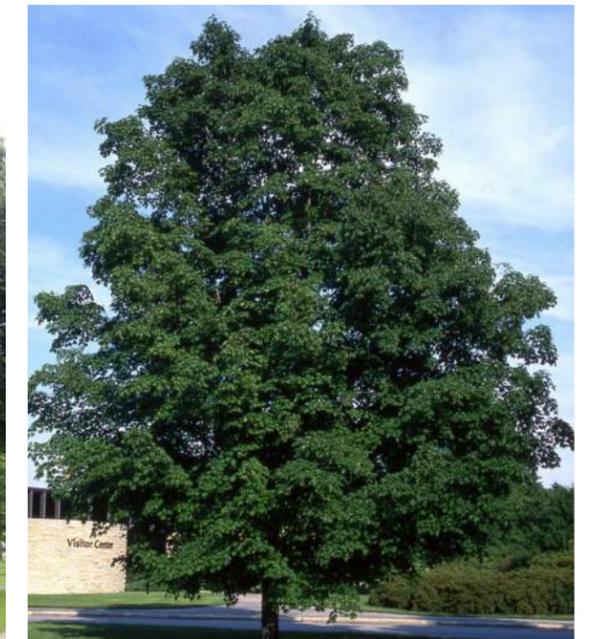
VINE MAPLE



PRINCETON SENTRY GINKGO



ATHENA ELM



GREEN MOUNTAIN SUGAR MAPLE

LIGHTING PLAN

THE LIGHTING DESIGN WILL CREATE A SAFE AND SECURE BUILDING PERIMETER THROUGH THE USE OF INDIRECT LIGHTING. WALL MOUNTED DOWN-LIGHTS WILL ILLUMINATE WINDOW WELLS AND THE AREAS ADJACENT TO THE ALLEY. LANDSCAPE AND WALKWAY LIGHTING WILL CREATE A WELCOMING AND INVITING SPACE.

ACTUAL FIXTURES AND FINISHES MAY VARY



LANDSCAPE LIGHTING

3



4

ACCENT LIGHTING AT COURTYARD



1

RECESSED CANOPY LIGHTING AT BUILDING ENTRY



2

WALL MOUNTED DOWN-LIGHT AT ALLEY AND WINDOW WELLS



5

RECESSED DOWN-LIGHT AT ENTRY WALKWAYS

