



SHEET INDEX

- 1 COVER SHEET
- 2 PROJECT INFORMATION
- 4 SITE CONTEXT
- 6 EXISTING SITE
- 10 EDG DESIGN ALTERNATES
- 11 EDG BOARD RECOMMENDATION RESPONSES
- 16 SUMMARY OF CHANGES
- 17 SITE PLAN
- 18 FLOOR PLANS
- 22 ELEVATIONS
- 27 INSPIRATION IMAGES
- 28 BUILDING SECTION
- 29 RENDERINGS
- 36 LANDSCAPE
- 39 LIGHTING PLAN

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

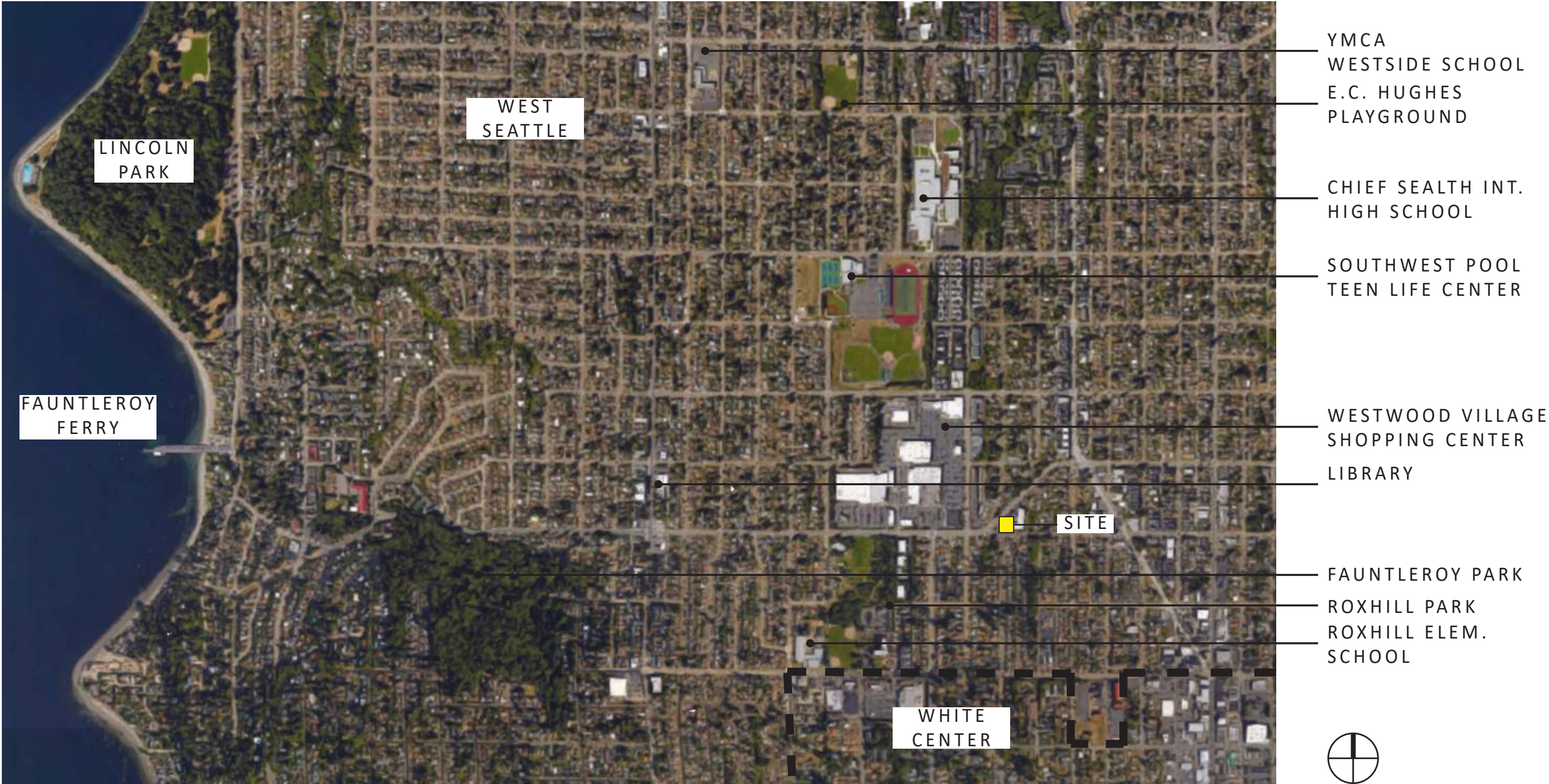
LOT SIZE: 15,506.5 sf  
BUILDING TYPE: Apartment  
FAR: 30,668 sf (approximate)  
(2.0 far = 31,013 sf allowable)

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.



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SDCI # 3024558 | JULY 11, 2017





### 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

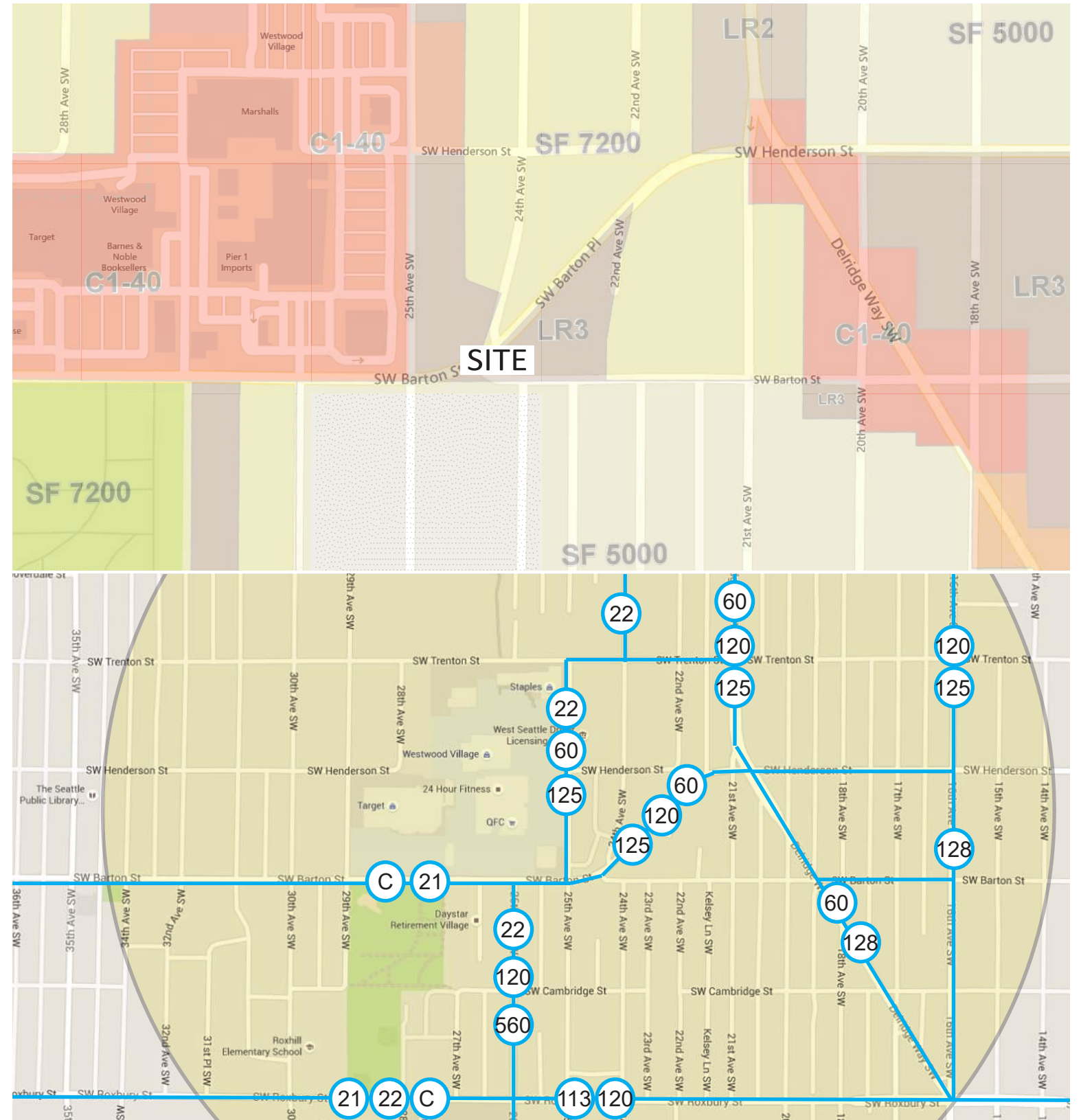
The neighborhood is primarily single family with a mix of homes dating from the 1940's to contemporary townhouses. Apartment buildings are dispersed along Delridge, SW Barton, 16th, 25th, and 27th. The neighborhood does not have a unifying architectural style.

### 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.



1/2 MILE RADIUS



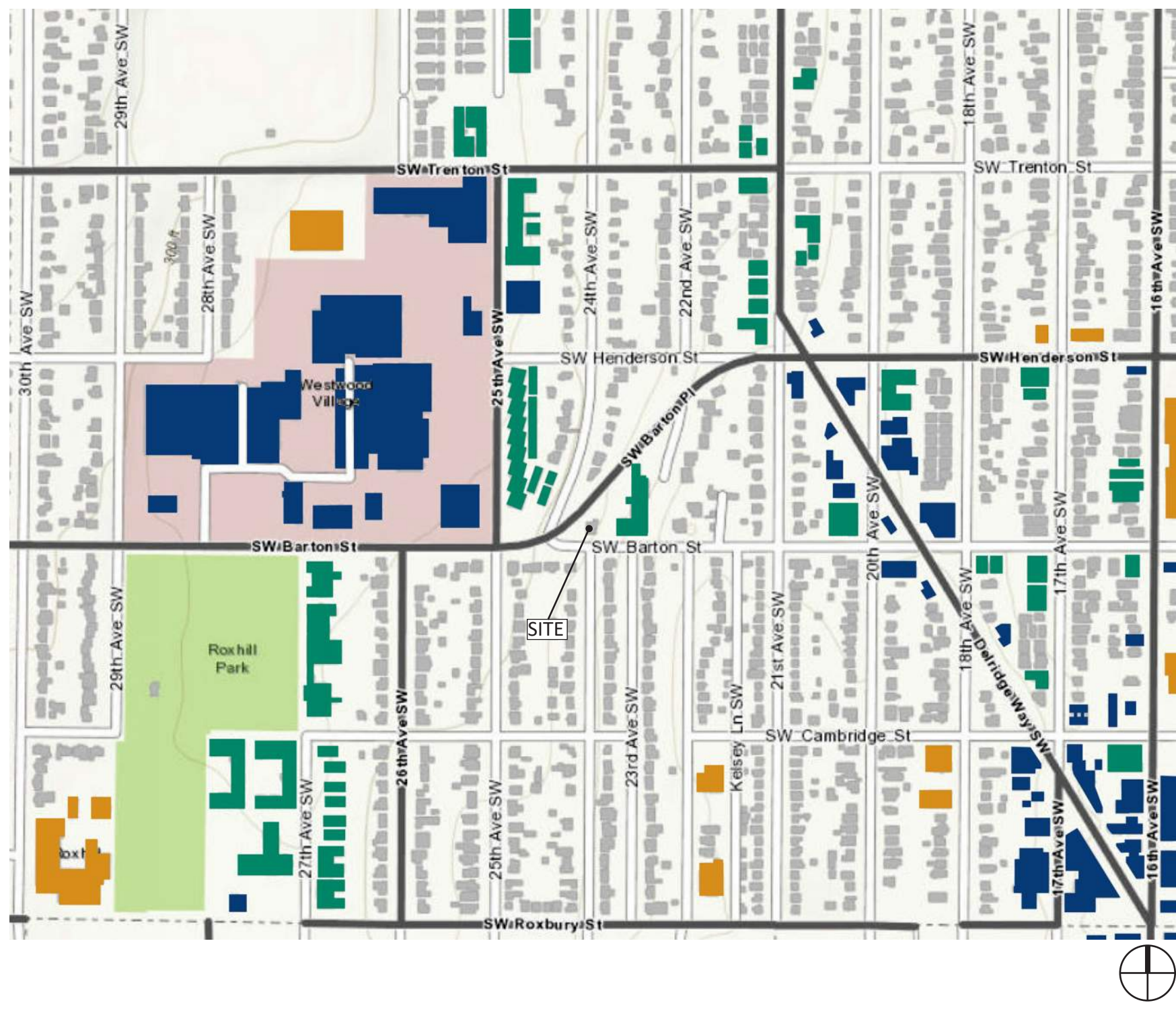
CLEAVE

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SDCI # 3024558 | JULY 11, 2017





TRADITIONAL SINGLE FAMILY



CONTEMPORARY TOWNHOUSE



APARTMENT / CONDOMINIUM



CONTEMPORARY APARTMENT



ROXHILL ELEMENTARY



ST JAMES LUTHERAN



STREET-FRONT RETAIL



WESTWOOD SHOPPING CENTER

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 SDCI # 3024558 | JULY 11, 2017



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**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)

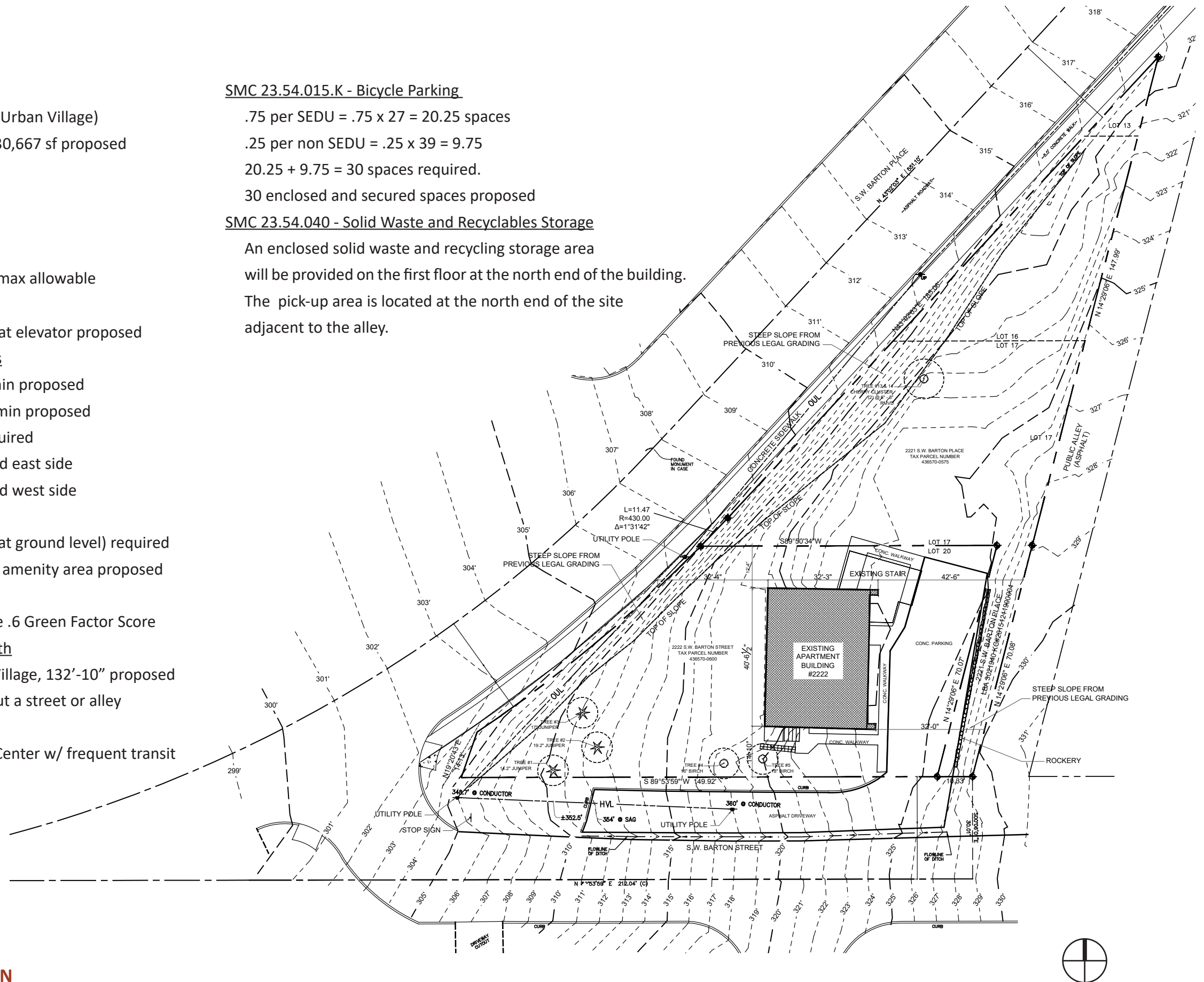
- 0 parking spaces required- Res. Urban Center w/ frequent transit
- 0 parking spaces proposed

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.

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CLEAVE SDCI # 3024558 | JULY 11, 2017





SITE FROM NORTH



SITE FROM WEST



SITE FROM SOUTH WEST



SITE FROM SOUTH EAST





SW BARTON STREET LOOKING NORTH

SITE



SW BARTON STREET LOOKING SOUTH



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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:**

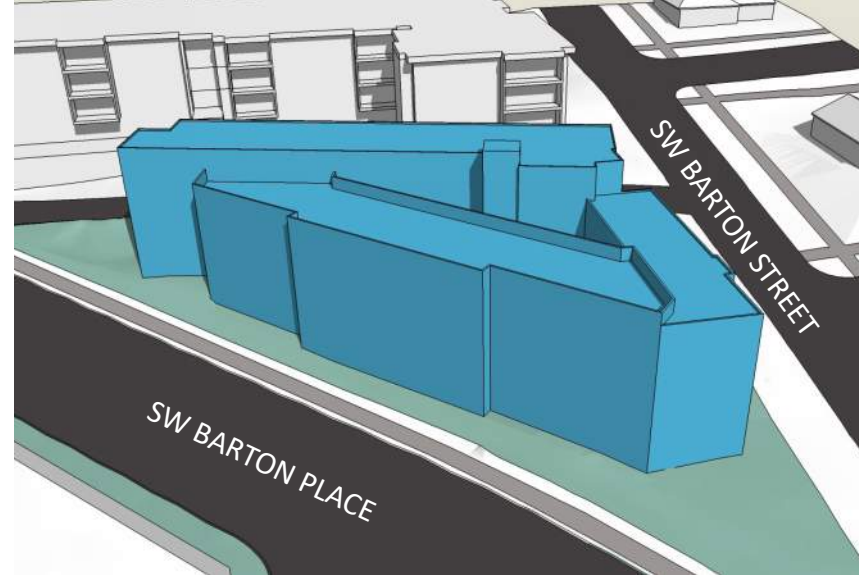
ALTERNATE ONE IS ORIENTED PARALLEL TO SW BARTON STREET AND THE ALLEY, AND FEATURES A LARGE ENTRY WITH A SEMI-PUBLIC COURTYARD. APARTMENTS WILL BE SMALL EFFICIENCY DWELLING UNITS.

**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

**DESIGN REVIEW RECOMMENDATION**

2222 SW BARTON STREET, SEATTLE WA



## 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)

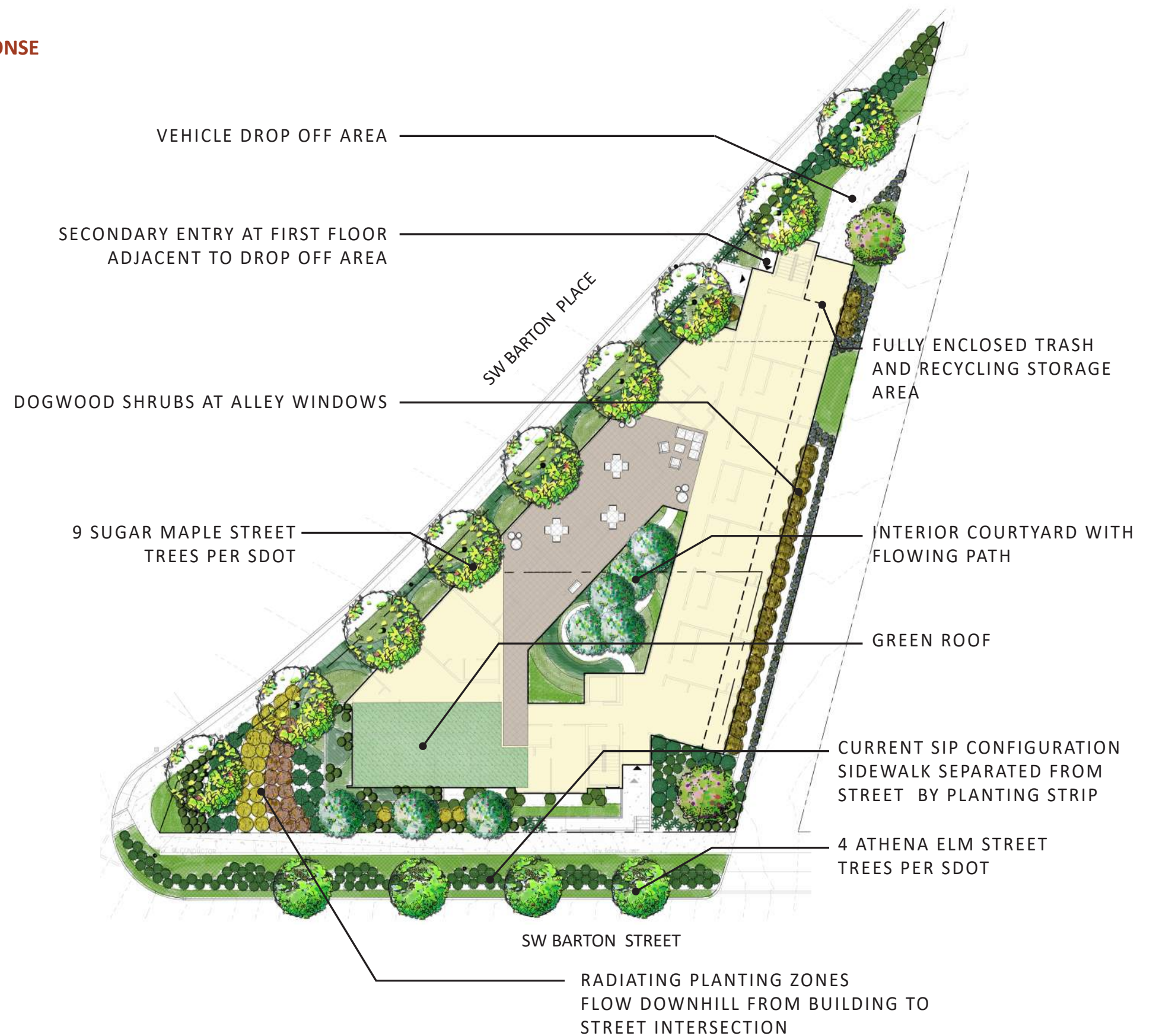
**RESPONSE:** The project will replace 16 existing trees with 23 new trees. The new street trees have been specified by SDOT, with Sugar Maples planted on site along SW Barton Place and Athena Elm planted in the new SW Barton Street planting strip. (Final tree selection subject to SDOT approval). See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





### 3. Site Design:

**RESPONSE:** Street improvements shown represent the most up to date design proposal. However, the design (particularly the planting strip and sidewalk orientation) is subject to change pending coordination between SDOT, Seattle Public Utilities, and Seattle City Light. Street design guidelines do not allow parking or pull-off areas along SW Barton Street. A curb ramp has been provided between the new sidewalk and SW Barton Street to align with new curb ramps at 24th Ave SW. Additional ADA ramps will be provided at the SW Barton St and SW Barton Place intersection, as well as 24th Ave SW and SW Barton Place. The improvements include a 6' sidewalk adjacent to the property, separated from SW Barton Street by an 11' planting strip and new curb.









## MIX OF STUDIO + AND SMALL EFFICIENCY DWELLING UNITS

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

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







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



CLEAVE



**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



CLEAVE

**DESIGN REVIEW RECOMMENDATION**

2222 SW BARTON STREET, SEATTLE WA

SDCI # 3024558 | JULY 11, 2017





### 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



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





**SECOND AND THIRD FLOORS**

7,842.81 SF F.A.R.

8,171.6 SF GROSS

17 UNITS

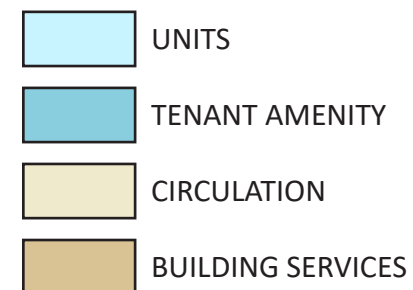
1 TWO BEDROOM UNIT

6 ONE BEDROOM UNITS

2 STUDIO + / OPEN ONE BEDROOM UNITS

1 STUDIO UNIT

7 SMALL EFFICIENCY DWELLING UNITS







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)

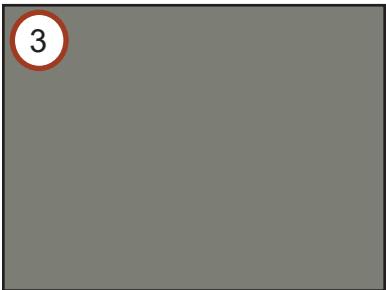
EXTERIOR FINISH MATERIALS



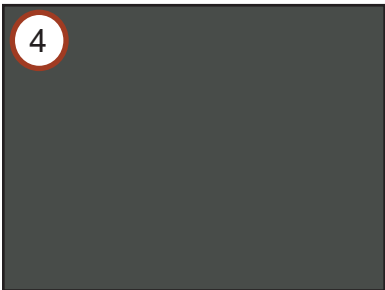
GREEN FIBER-CEMENT PANEL



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



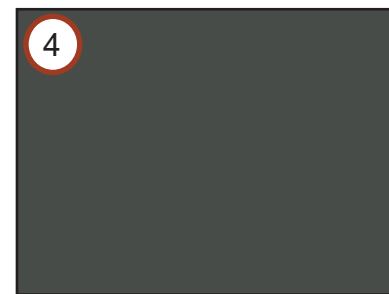
GREEN FIBER-CEMENT PANEL



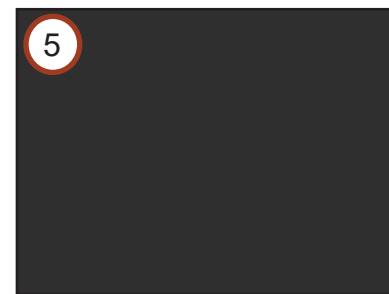
WHITE FIBER-CEMENT PANEL



LIGHT GREY FIBER-CEMENT PANEL



DARK GREY FIBER-CEMENT PANEL



BLACK METAL FLASHING AND TRIM

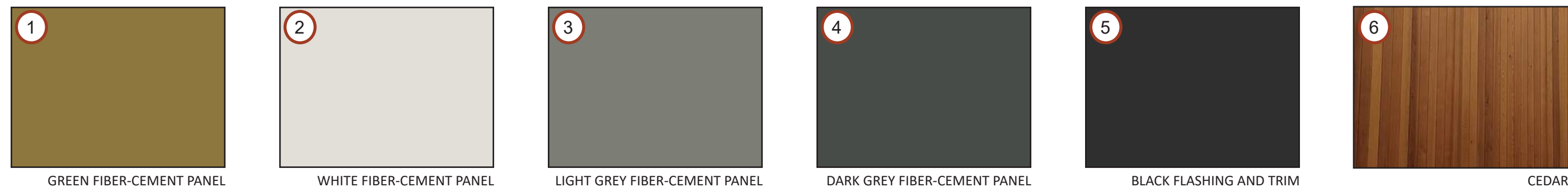


CEDAR





EXTERIOR FINISH MATERIALS



GREEN FIBER-CEMENT PANEL

WHITE FIBER-CEMENT PANEL

LIGHT GREY FIBER-CEMENT PANEL

DARK GREY FIBER-CEMENT PANEL

BLACK FLASHING AND TRIM

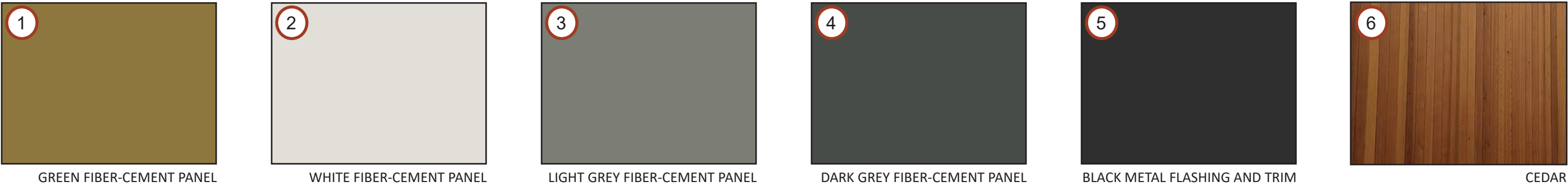
CEDAR





NORTH ELEVATION

EXTERIOR FINISH MATERIALS







EAST ELEVATION (ALLEY)

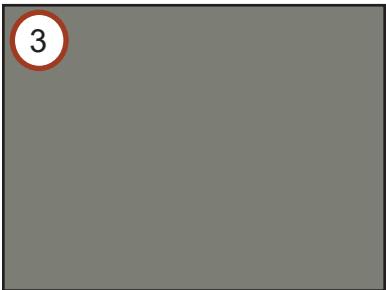
EXTERIOR FINISH MATERIALS



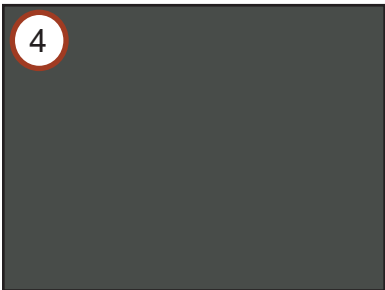
GREEN FIBER-CEMENT PANEL



WHITE FIBER-CEMENT PANEL



LIGHT GREY FIBER-CEMENT PANEL



DARK GREY FIBER-CEMENT PANEL



BLACK METAL FLASHING AND TRIM



CEDAR



DESIGN REVIEW RECOMMENDATION

2222 SW BARTON STREET, SEATTLE WA

CLEAVE SDCI # 3024558 | JULY 11, 2017





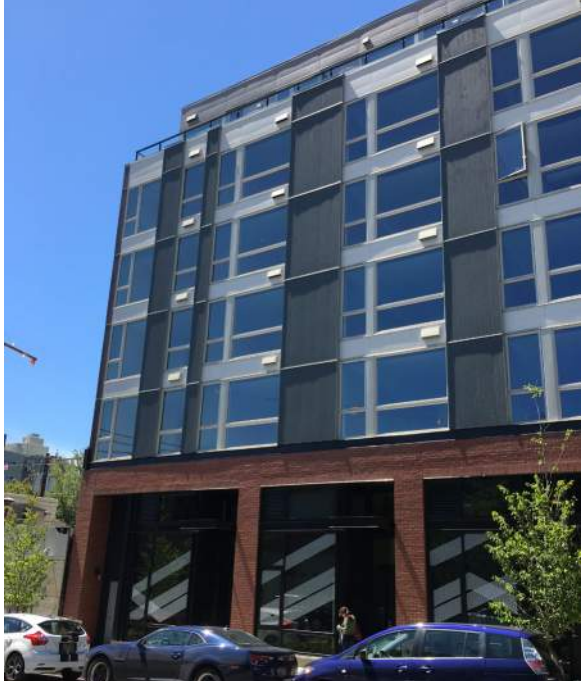
BUILDING CORNER EMPHASIZED THROUGH MATERIAL TRANSITION AND ARCHITECTURAL PROJECTION



PROJECTING VOLUMES EMPHASIZED WITH MATERIAL SELECTION CREATE A DYNAMIC FACADE.

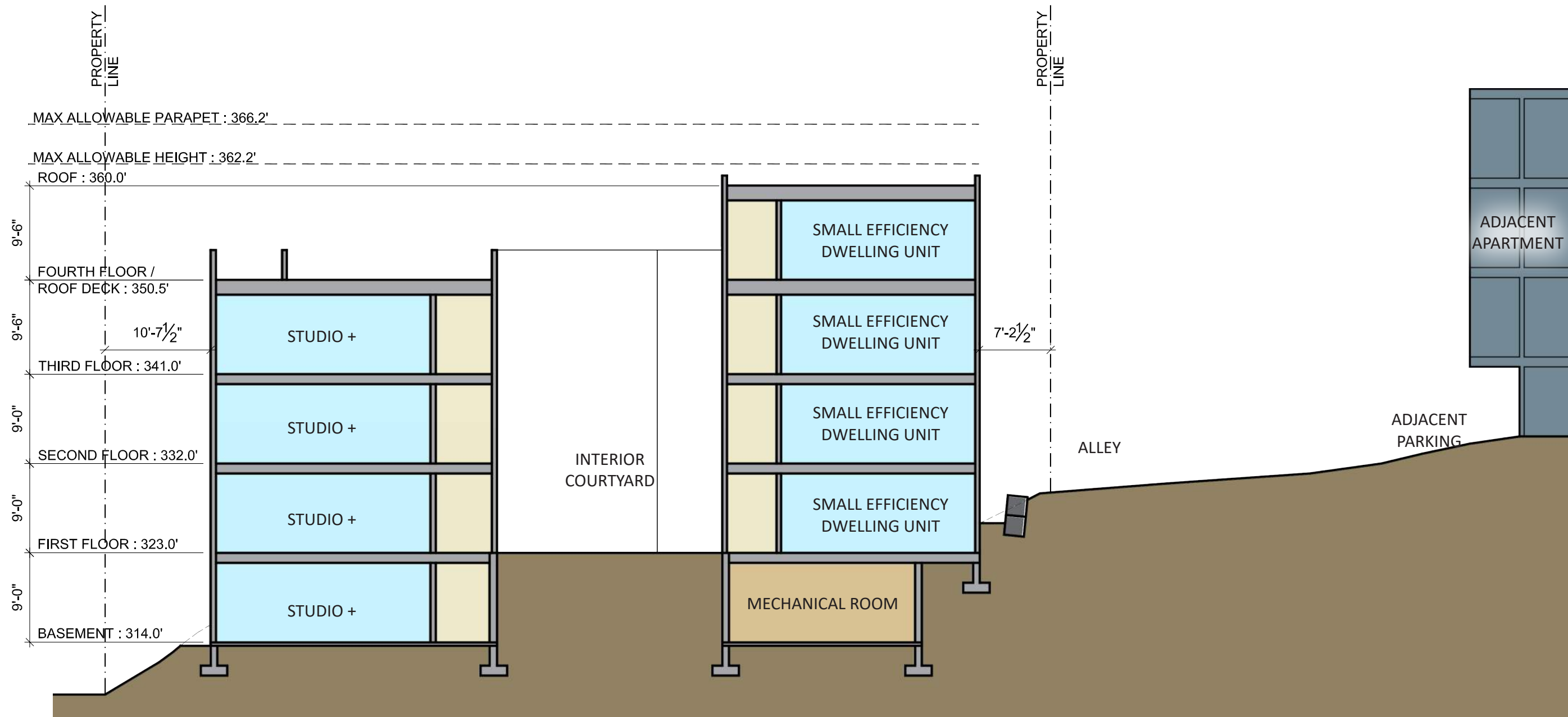


WARM, RICH MATERIAL PALATE WITH WOOD ACCENTS



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





VIEW FROM SOUTH (SW BARTON PLACE) ALONG ALLEY



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



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 OF 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

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



**DESIGN REVIEW RECOMMENDATION**

2222 SW BARTON STREET, SEATTLE WA

CLEAVE SDCI # 3024558 | JULY 11, 2017



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.



CLEAVE

## 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














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, SDOOT 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, SDOOT Medium/Large Tree
	Ulmus parvifolia "Athena" / Athena Elm	B & B	2'-2.5' Cal	7	GF Medium/Small Tree, SDOOT 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 "Hedgeow" 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 Hydrangea	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 perrallicum "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
	Taenidia chamaedrys / Germander	1 gal		30" o.c.	111	GF Plant List, DT

GREEN ROOF SCHEDULE

SEDUM MIX			
Sedum acre "Aureum" / Stonecrop	190	20% Plug 12" oc	
Available: Elera			
Sedum album "Coral Carpet" / Coral Carpet Stonecrop	190	20% Plug 12" oc	
Available: Elera			
Sedum reflexum "Blue Spruce" / Blue Stonecrop	190	20% Plug 12" oc	
Available: Elera			
Sedum rupestre "Angelina" / Yellow Stonecrop	190	20% Plug 12" oc	
Available: Elera			
Sedum spurius "John Creech" / John Creech Sedum	190	20% Plug 12" oc	
Available: Elera			



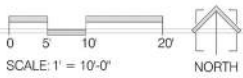
Barton Terrace  
Apartments  
2222 SW Barton Street  
Seattle, WA 98106



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



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**DESIGN REVIEW RECOMMENDATION**

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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

