

# Live.Work Walk Up

6016 California Ave. SW | Seattle, WA 98136

3025264

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HYBRID

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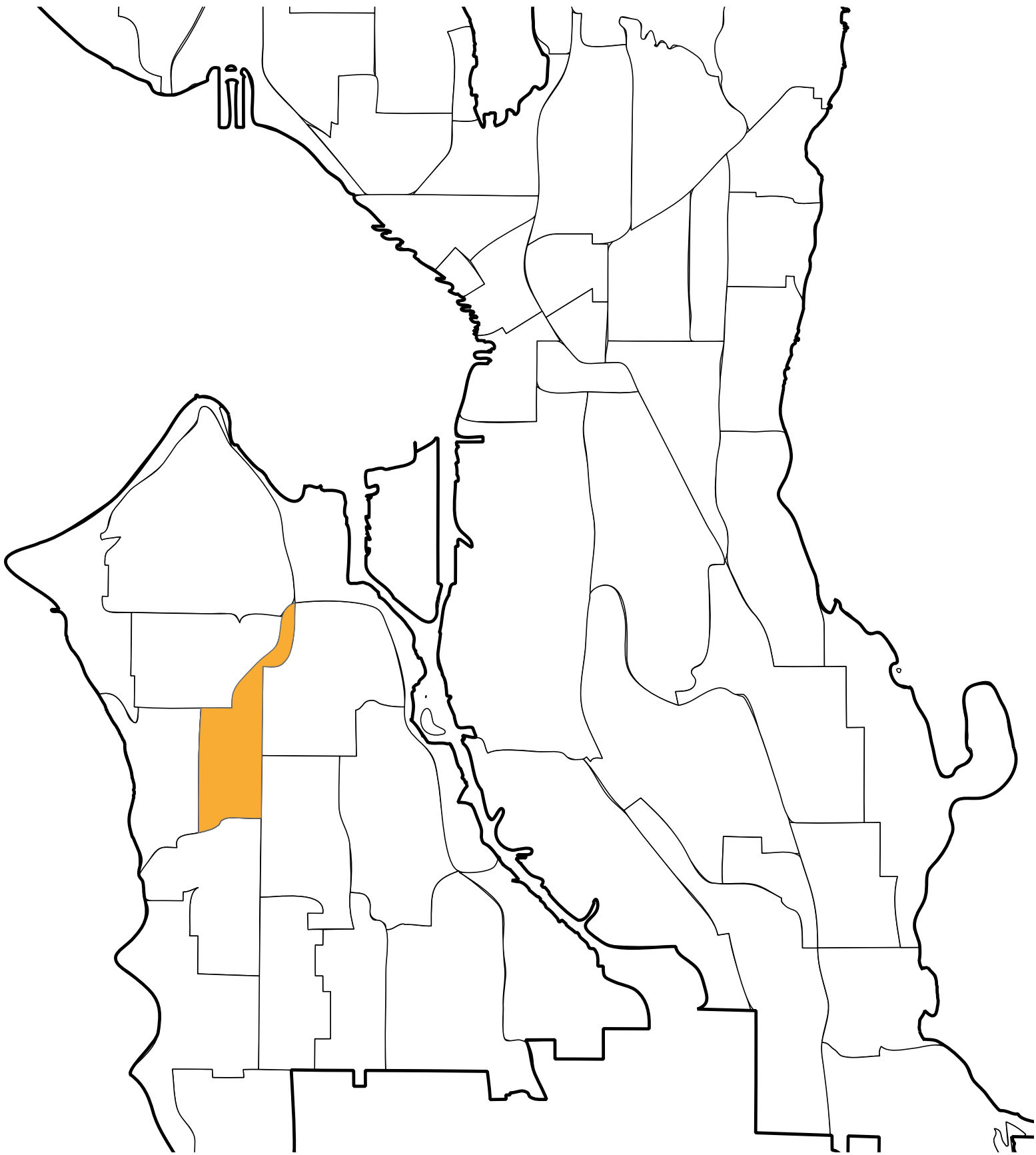
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① Larger context Map

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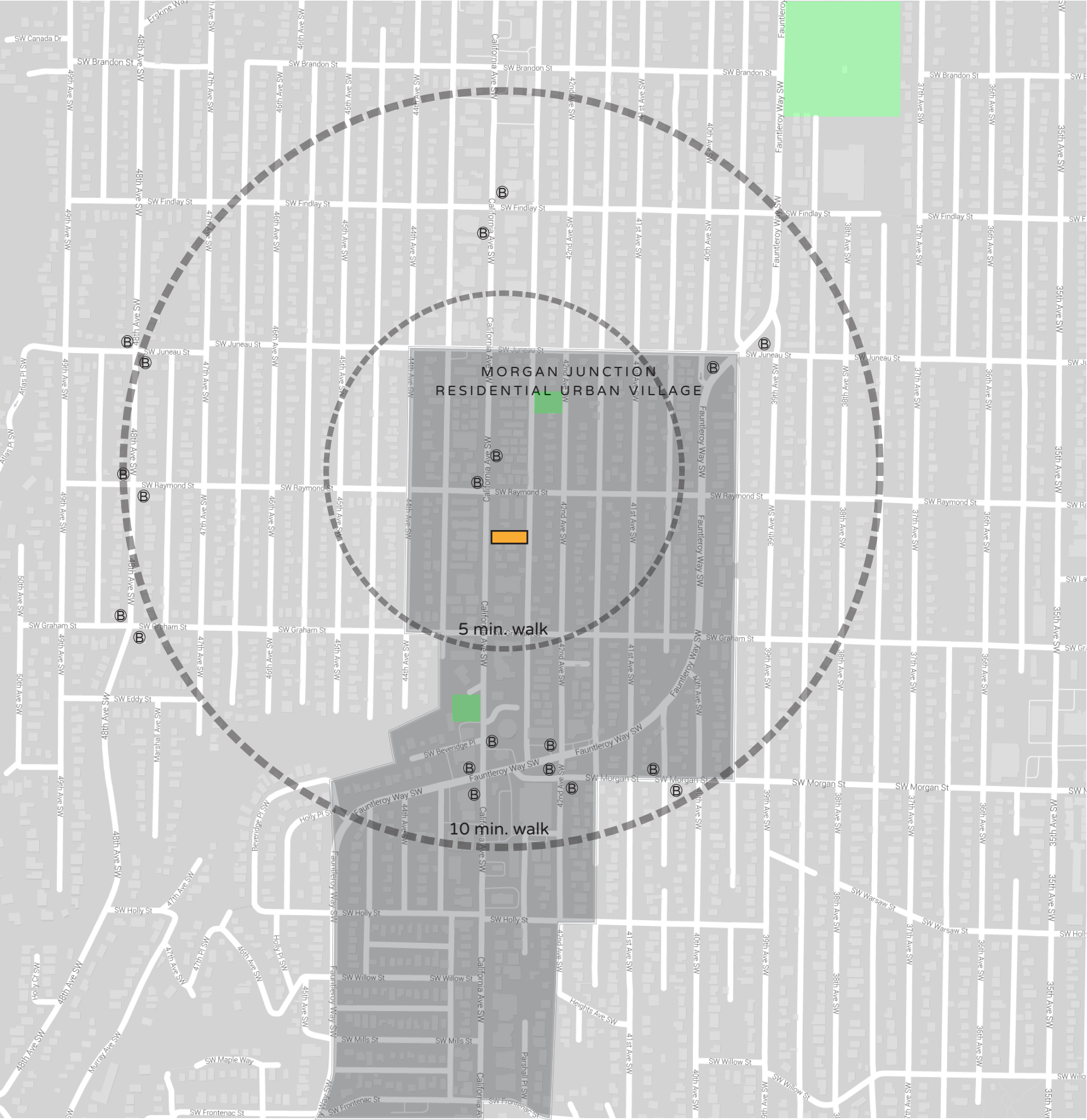
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Development Objectives

Provide mix of apartment units with ground floor commercial or live/work space in transitioning neighborhood of Morgan Junction in West Seattle. Site is located within an Urban Village and is within Frequent Transit overlay. The site has access to C-Line Rapid Bus Transit system and is walkable to nearby amenities (grocery stores, bank, bars & restaurants) and therefore is not providing any vehicular parking but shall provide ample bike parking for residents and guests alike. The site will be generously landscaped with lush entryways, private patios and rear yard amenity areas for residents and their guests.

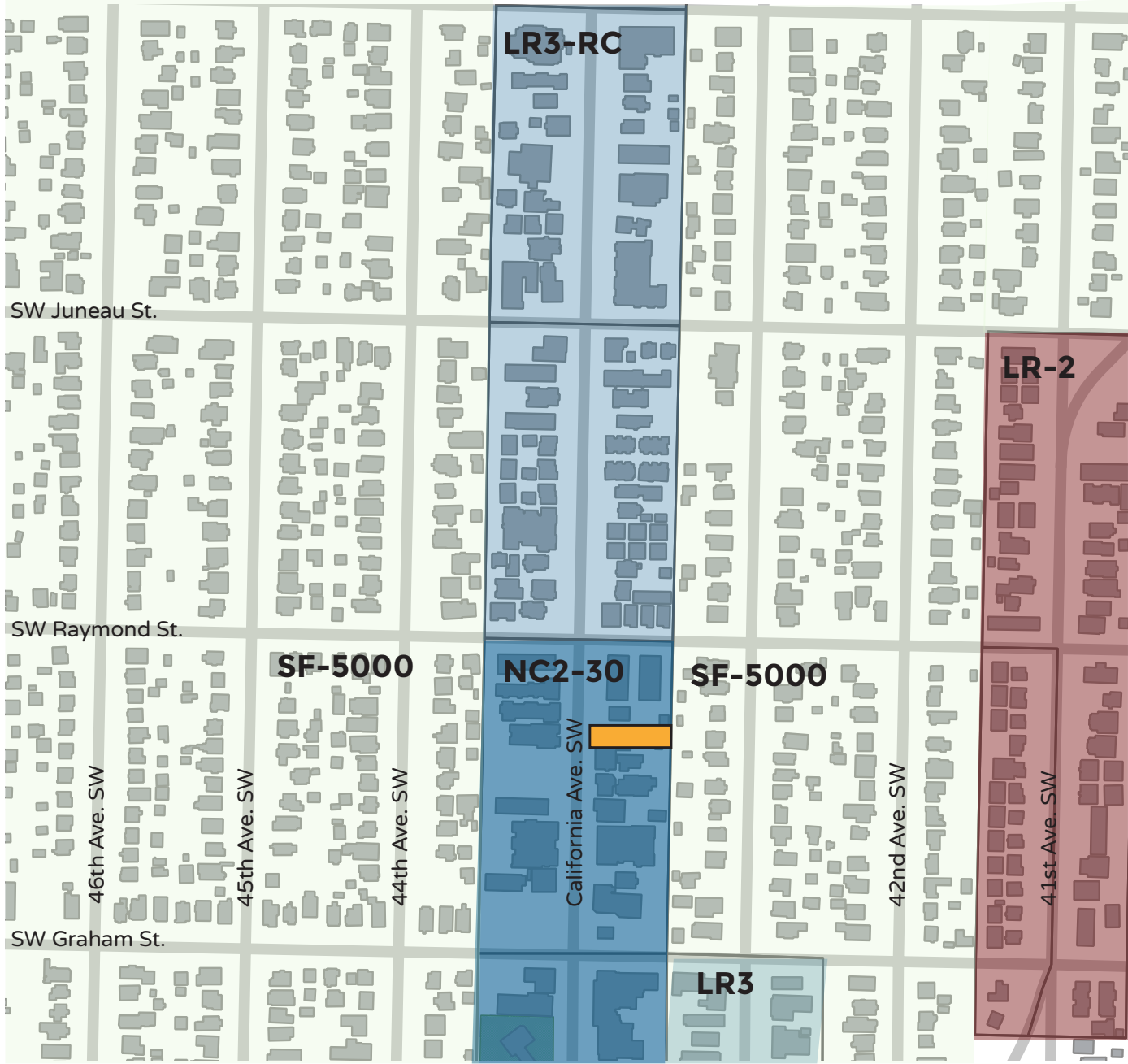
Zoning Objectives

SITE LOCATION	6016 CALIFORNIA AVENUE SOUTHWEST
SITE ZONING	NC2-30
RESIDENTIAL UNITS	36 apartment (30 SEDU & 6 EDU) + 3 live/work
OVERLAY	MORGAN JUNCTION (HUB URBAN VILLAGE) FREQUENT TRANSIT
ECA	NO - ECA
SEPA REVIEW	SEPA REQ
PARKING REQUIRED	NO PARKING REQ
HEIGHT 23.45.514	30' BASE MAX HEIGHT +4' W/ HEIGHT BONUSES
SITE AREA	7,500 SF
FLOOR AREA RATIO 23.45.510	2.25 MAX RES FAR 2.5 MAX COMBINED FAR
FLOOR AREA	16,875 SF TO RES FAR 18,750 SF TO MAX FAR
SETBACKS 23.45.518	0' FRONT SETBACK 0' SIDE SETBACK 15' REAR SETBACK ABOVE 13' 1/2 of alley with count to setback - 7'6" req.
AMENITY AREA 23.45.522	5% OF RESIDENTIAL AREA

- Bus stop
- Public park
- Site







**Zoning Map**

The site is within an NC2-30 zone that begins to features a higher mixture of commercial and residential uses than along California Ave SW to the north. The zoning adjacent to the site to the west and east consists of a mixture of small multifamily and single family structures. The structures increase in density and amount of commercial use further to the south of the site.



**Aerial Map**

The Site slopes downhill from east to west with the alley approximately 7'-0" higher than California Ave SW. There are smaller single family houses across the alley to the east and larger multifamily mixed use structures across California Ave SW to the west.





Usages

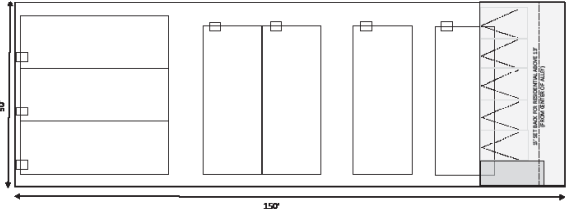
The site is surrounded by a uniform fabric of single family houses and multi-family residences. On California Ave. SW, one finds one story retail stores.

- |  |                          |  |                       |
|--|--------------------------|--|-----------------------|
|  | Civic                    |  | Mixed Use Residential |
|  | Single Family/Townhouse  |  | Restaurant            |
|  | Multi-Family Residential |  | Site                  |
|  | Office                   |  |                       |

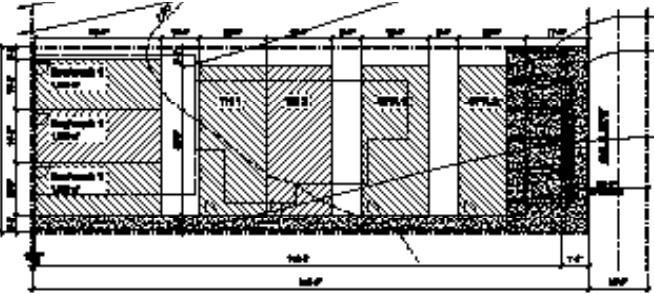
New developments



3024606  
5952 California Ave SW  
41 apartment units  
parking for 5 vehicles  
Project status: EDG



North Neighbor  
6542133  
6010 California Ave SW  
5 townhouses and 2 houses  
parking for 5 vehicles  
Project status: Permitting



South Neighbor  
6548796  
6022 California Ave SW  
5 townhouses and 2 houses  
parking for 5 vehicles  
Project status: Permitting





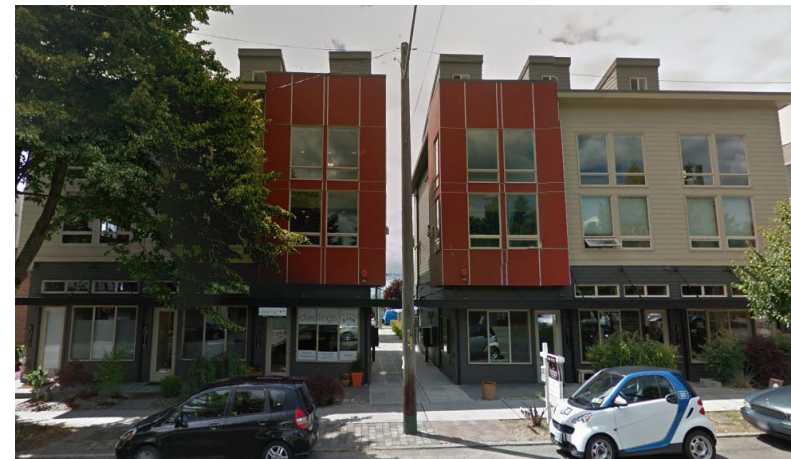
1 Apartments and retail on the first floor



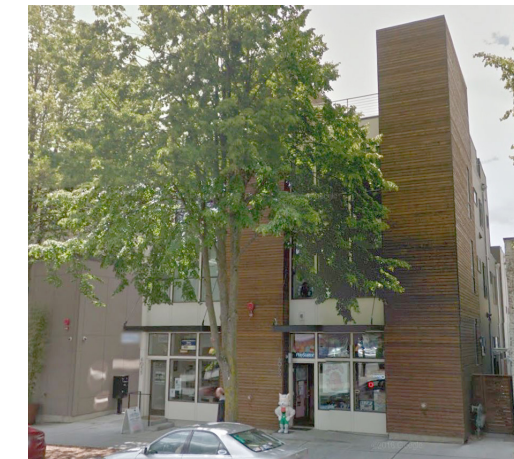
2 Metal Cladding on Mixed Use Building



3 Short Stop - with Large Parking Lot



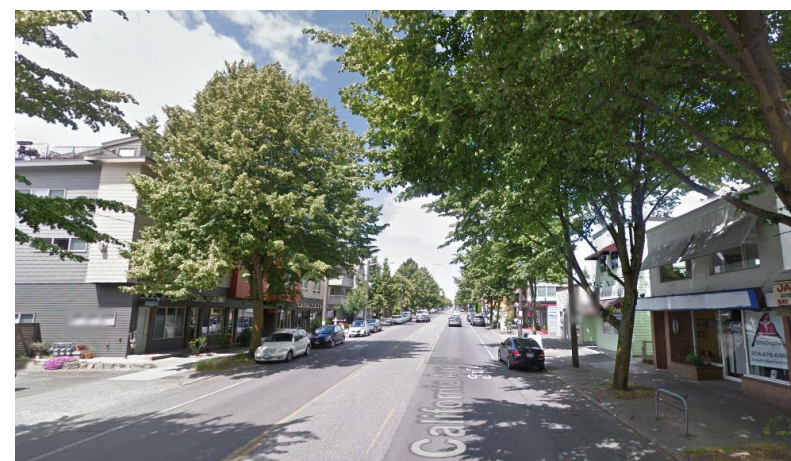
4 New mixed use development across site



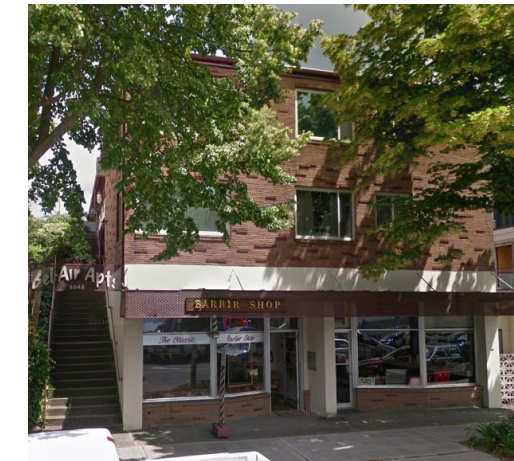
5 Contemporary Design with Wood Elements



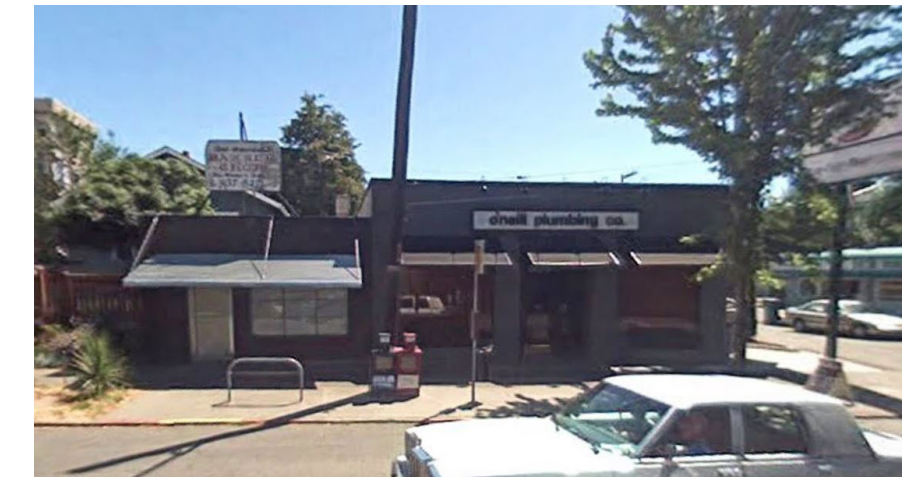
6 Back alleyway and parking south of our site



7 Two story apartments with exterior circulation



8 Mixed use building with side entry

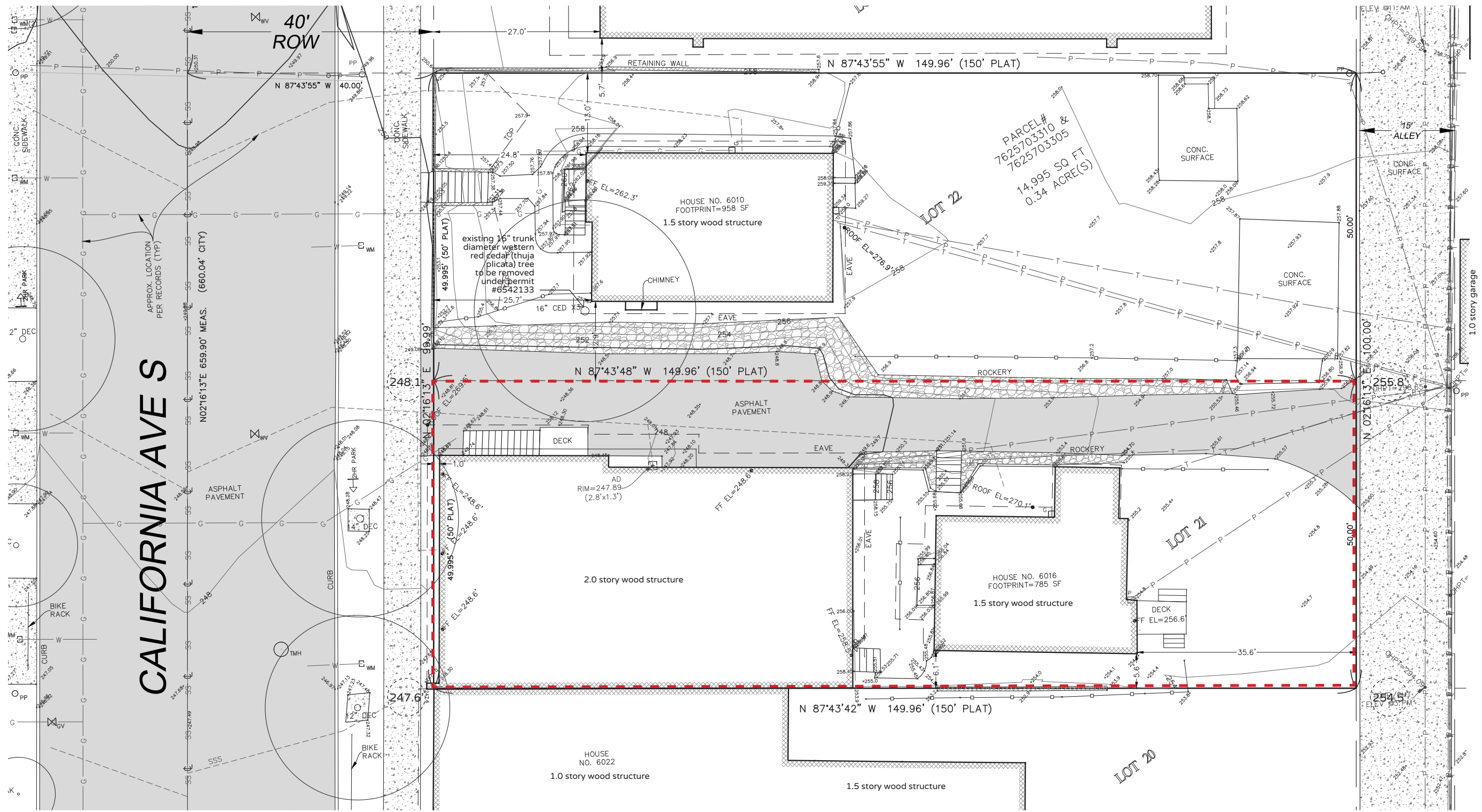


9 Modern storefront with overhangs to the south of site

## Neighborhood Analysis

The neighborhood has seen an increase in new developments in recent years where 1-2 story structures have been replaced with 3-4 story mixed use buildings with ground floor commercial and a mix of studio and 1-bed apartments above.





Site Analysis

6016 California Ave SW  
Seattle, WA 98136

SITE AREA: 7,500 SF

PARCEL NO: 762570-3305

Topography:  
The site slopes ~8 feet west to east with the northeast corner at ele. ~255.8'. The lowest SW corner of the site is along California SW Ave, which is at ele. ~247.6.

Landscaping:  
No existing trees on site to be removed. Existing street trees to remain per SDOT standards.

Legal Description:  
LOT 21, BLOCK 35, SEA VIEW PARK ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN, RECORDS OF KING COUNTY, WASHINGTON.





Site



## Site Analysis



1 Northwest corner along California Ave SW



2 SW corner along California Ave SW



3 Looking south down sidewalk



4 Looking North up sidewalk



5 North driveway easement



6 North driveway easement looking north



7 Back alley looking north

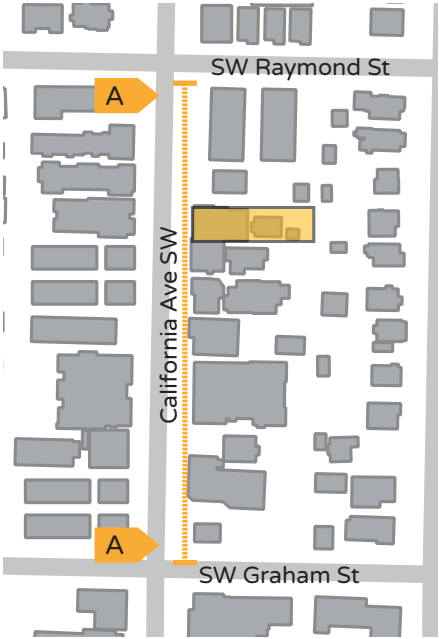


8 Alley - site on left



9 Alley looking south - site on right





Simple Openings - Colorful Facade



Ground Floor Retail / Live-Work



Modern Commercial Storefronts



SITE

**A** Elevation California Ave. East





Landscape Buffer - Base / Top Mix



Mix of Panel and Horizontal Lap Materials



Building Massing Setbacks to allow for light / air



ACROSS FROM SITE

**B** Elevation California Ave. West

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Early Design Guidance  
**3025264**

Coombes California, Seattle, WA



# DESIGN GUIDELINES





## CS2: URBAN PATTERN & FORM

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

### B. ADJACENT SITES, STREETS AND OPEN SPACES

**Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

### C. RELATIONSHIP TO THE BLOCK

**Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

B: The building will have commercial - live/work units facing the street to reinforce a strong visual connection to California Ave SW. Furthermore, the main entry to the project will be located in an increased side yard setback that will feature lighting and landscaping that will usher residents into the project.

C: The massing of the project was designed to respond to its neighbors. There should be a front yard setback to respond to the townhouse to the north as well as a side yard setback to respond to the south to give room to the neighbor to the south.



## CS2: URBAN PATTERN & FORM

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

### D. HEIGHT, BULK, AND SCALE

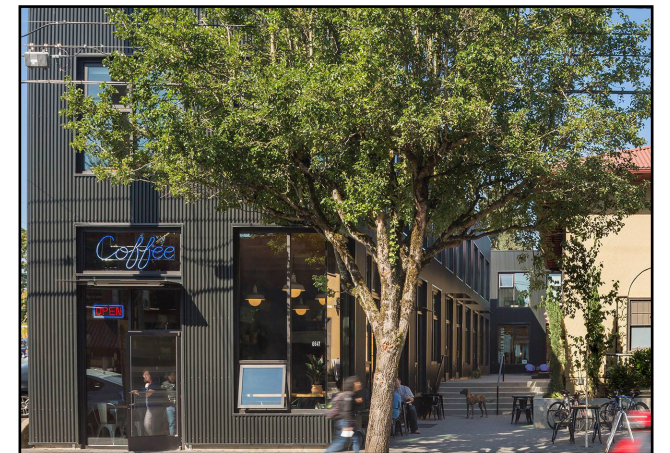
- **Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.
- **Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

### MORGAN JUNCTION D.G - CS2 - II

- **Neighborhood Priority:** Ensure that the design of new multifamily, commercial and mixed-use buildings is compatible with the character of the neighborhood

D: The project will have a similar massing and form to the proposed developments to the north and south of the site. Furthermore, there are recent developments along the block, in fact one directly across the street, that feature ground floor live/work commercial space as well as simple massing and composed openings.

II - This block of California Ave features several buildings with ground floor live work units with a strong visual connection to the street. Furthermore, there is a variety of materials found on this block from traditional lap siding, to cement board cladding and elements of brick and metal cladding as well. The project will respond to this context with lap siding that will reflect the existing context but in a new and contemporary way.



## CS3: ARCHITECTURAL CONTEXT AND CHARACTER

*Contribute to the architectural character of the neighborhood.*

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- **Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
- **Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

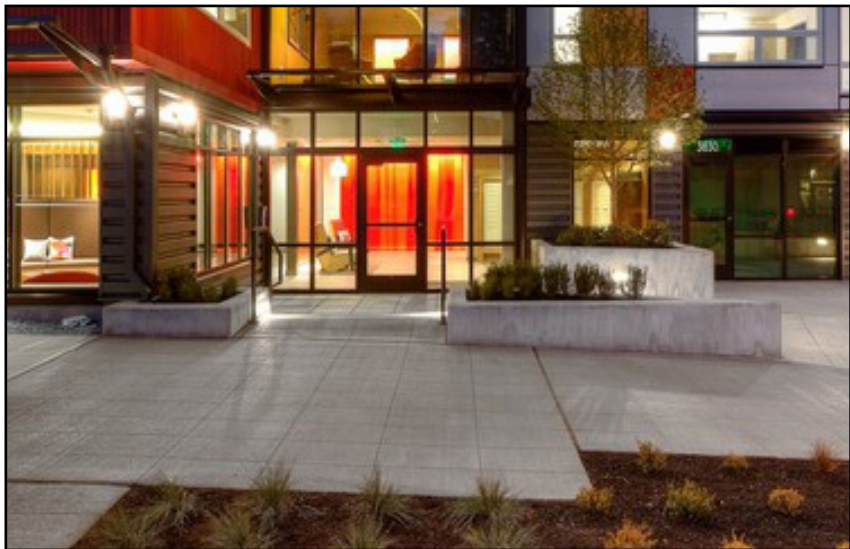
### MORGAN JUNCTION D.G - CS3

- For commercial and mixed-use developments, consider breaking up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern in the business district.

A: This area has a mixture of small to medium buildings as well as some larger buildings along California. Their openings also range from simple punched openings to larger planes of glass in more contemporary examples. This project will feature a variety of both, with simple residential openings above a highly glazed ground floor and simple durable materials that reflect the lap siding of the area.

CS3 - While there are examples of buildings with broken up massing, there are also examples of structures with materials that carry from the base to the top (6040 & 6055 California) but use variations in window openings and architectural elements like overhead canopies to create separation from the commercial base to the top. This project will take a similar approach using a consistent material but creating a visual separation from base to top with fenestration and secondary elements.





MORGAN JUNCTION D.G - PL1 - II

- Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted, and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

PL2: WALKABILITY

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

B. SAFETY AND SECURITY

- **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- **Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

C. WEATHER PROTECTION

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

B: Main entry and commercial - live/work spaces will feature lighting and ample fenestration to assist in safety and an eyes on the street approach.

C: building overhangs along the live/work entries will be nestled into the geometry of the fenestration to create a unified street facing elevation.



MORGAN JUNCTION D.G - PL3 - II

- Promote active, pedestrian-oriented uses with a high degree of transparency along the street; uses should be readily discernible to the passer-by.

MORGAN JUNCTION D.G - PL3 - II

- Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted, and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered. i. Entryways can link the building to the surrounding landscape.

Main entry will be coordinated with architecture and landscape design to create a secure and inviting threshold into the project. A metal gate will signal the main entry to the project that will take people past a landscaped pathway

PL4: TRANSPORTATION

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

A. ENTRY LOCATIONS AND RELATIONSHIPS

- **1. Serving all Modes of Travel:** Provide safe and convenient access points or all modes of travel.

This project shall serve all modes of travel. In the project, we provide parking, a bike storage room and also assist residents to utilize public transit.



MORGAN JUNCTION D.G - DC1 - II

- Service, loading and storage areas should be located away from facing public streets, residential neighborhoods or other important civic spaces; where possible, take service access along an alley.

Trash will be serviced from alley.

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.*

A. MASSING

- **2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

B. ARCHITECTURAL AND FAÇADE COMPOSITION

- **1. Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building

A: Reducing Perceived Mass: The site has been broken up though deep building recesses to alleviate the perceived mass and length of the structure.

B: Façade Composition: All facades of the building will be designed in a uniform arrangement so that there is a consistency to the openings and materiality all the way around the building.





### MORGAN JUNCTION D.G - DC2 - I

- Establish a rhythm of vertical elements along the street level façade to create a pattern of display windows and shop entrances consistent in scale with existing commercial buildings in the business district.

The project will employ an ordered rhythm along the street facing facade that will create a uniform facade that is consistent throughout the project and reflects the variety of openings found in the surrounding context.

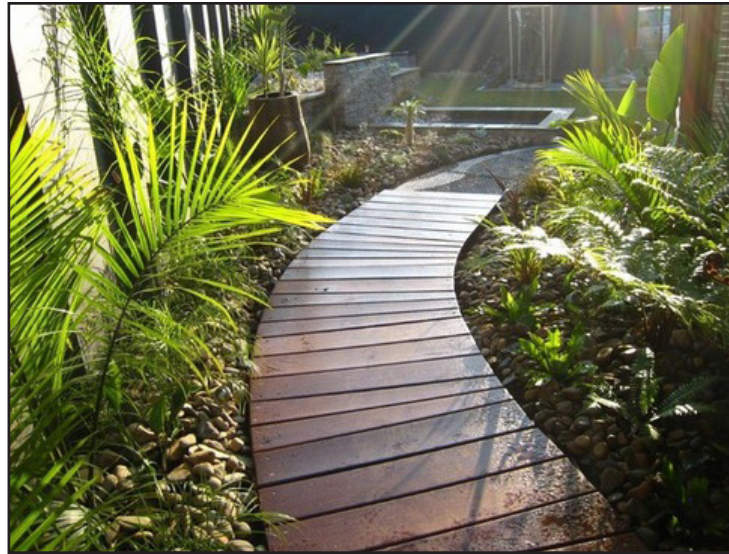
## DC3: OPEN SPACE CONCEPT

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

### MORGAN JUNCTION D.G - DC3 - II

- Landscaped open spaces as part of new commercial or mixed-use developments should be visible from the street.

The landscaped entry will be visible from the street and provide an inviting entry to residents and be a pleasant environment for pedestrians to look at from the right of way.



### MORGAN JUNCTION D.G - DC4 - II

- Materials, colors and details can unify a building's appearance; buildings and structures should be built of compatible materials on all sides.

The building will contain consistent materials, colors, openings and details that will create a unifying appearance for the project at both the street frontage and alley facing facade.

### MORGAN JUNCTION D.G - DC4 - III

- New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided. Highly vulnerable areas and those that could conceal a potential attacker should be illuminated more brightly than areas designed for normal activity.

Lighting will be designed to benefit wayfinding, illuminate commercial signage and to create a well lit and secure passage for guests accessing the building from both the street as well as the alley.



## DC4: EXTERIOR ELEMENTS AND FINISHES

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

### B. SIGNAGE

- 1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
- 2. Coordination With Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

### D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- 1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.
- 2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

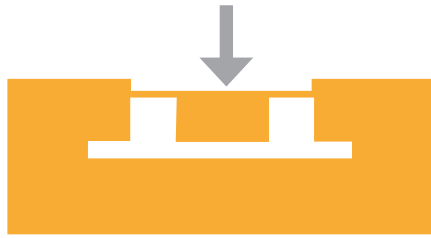
B. Signage: The building will feature signage for the live/work units along California that will be integrated into the rhythm of the fenestration and building overhangs above. The main building will also have signage

D. Trees, Landscape and Hardscape materials: Plants will be selected that require minimal irrigation and maintenance and walkway surfaces will be selected that are unique and memorable as well as assisting in natural irrigation and not increasing the quick runoff to the sewer system.



# MASSING SOLUTIONS





## 1: Bar

32 Apt Units (22 SEDU & 10 EDU) + 2 Live / Work

Bike:	25
Site:	7500 SF
Allowable Max. FAR	16,875 SF (RES) / 18,750 SF (COMB.)
Proposed FAR	14,080 SF (RES) / 15,932 SF (COMB.)
Building Footprint:	4,900 SF
Gross SF	19,020 SF
MAX allowed height	34 FT

### Positive

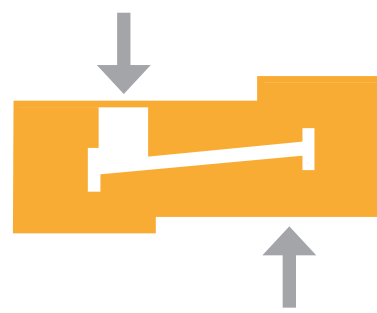
- Efficient plan and massing
- Side setbacks along entire length of building
- Generous rear yard setback

### Negative

- Long facades with minimal opportunity for openings
- Stair and elevator tower along north property line
- Minimal breakdown of bulk and scale
- No hierarchy to side yard setbacks
- Compressed entry

### Departures

- Commercial depth requirement



## 2: Dogbone

36 Apt Units (24 SEDU & 12 EDU) + 3 Live / Work

Bike:	28
Site:	7500 SF
Allowable Max. FAR	16,875 SF (RES) / 18,750 SF (COMB.)
Proposed FAR	15,118 SF (RES) / 16,958 SF (COMB.)
Building Footprint:	4,950 SF
Gross SF	19,404 SF
MAX allowed height	34 FT

### Positive

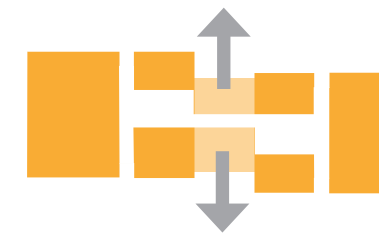
- Large side setbacks to north and south
- Generous rear yard setback
- Minimized views to adjacent lots
- Views focused towards east / west

### Negative

- Increased bulk and scale
- Long facades along side property lines
- Blank facades to north and south

### Departures

- Commercial depth requirement



## 3: Bridged (preferred & code compliant)

36 Apt Units (30 SEDU & 6 EDU) + 3 Live / Work

Bike:	28
Site:	7500 SF
Allowable Max. FAR	16,875 SF (RES) / 18,750 SF (COMB.)
Proposed FAR	14,118 SF (RES) / 16,113 SF (COMB.)
Building Footprint:	4,728 SF
Gross SF	18,585 SF
MAX allowed height	34 FT

### Positive

- Aligns with neighboring building to north
- Setback along California Ave
- Massing broken down to reduce scale
- Minimized Rooftop features
- Increased rear yard setback
- Side Setbacks on most sides

### Negative

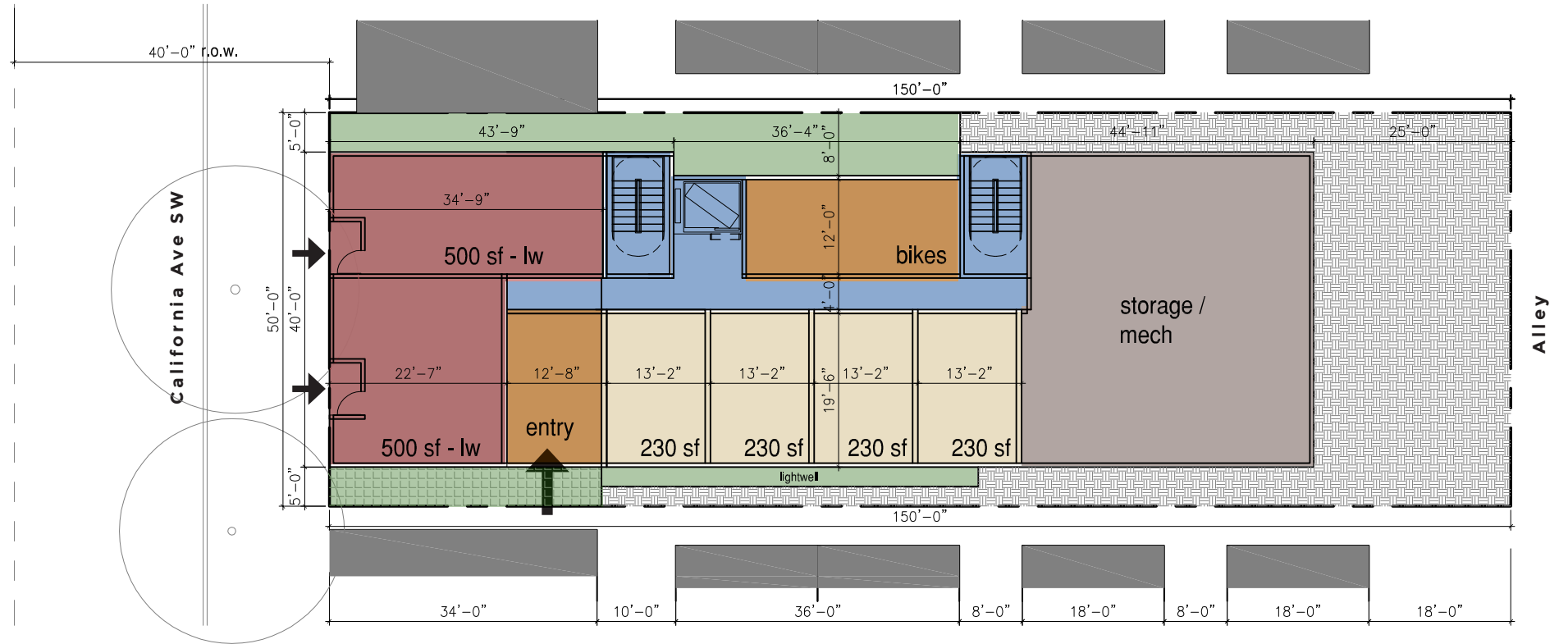
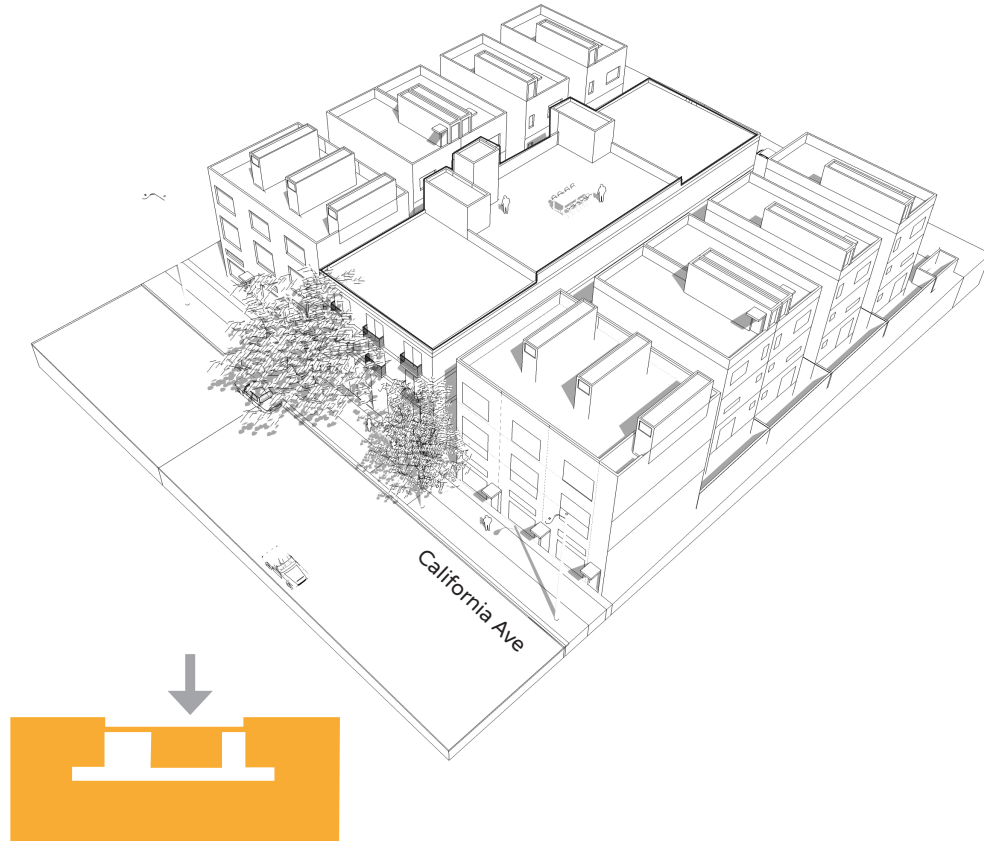
- Internal circulation
- Views into adjacent lots will need to be considered

### Departures

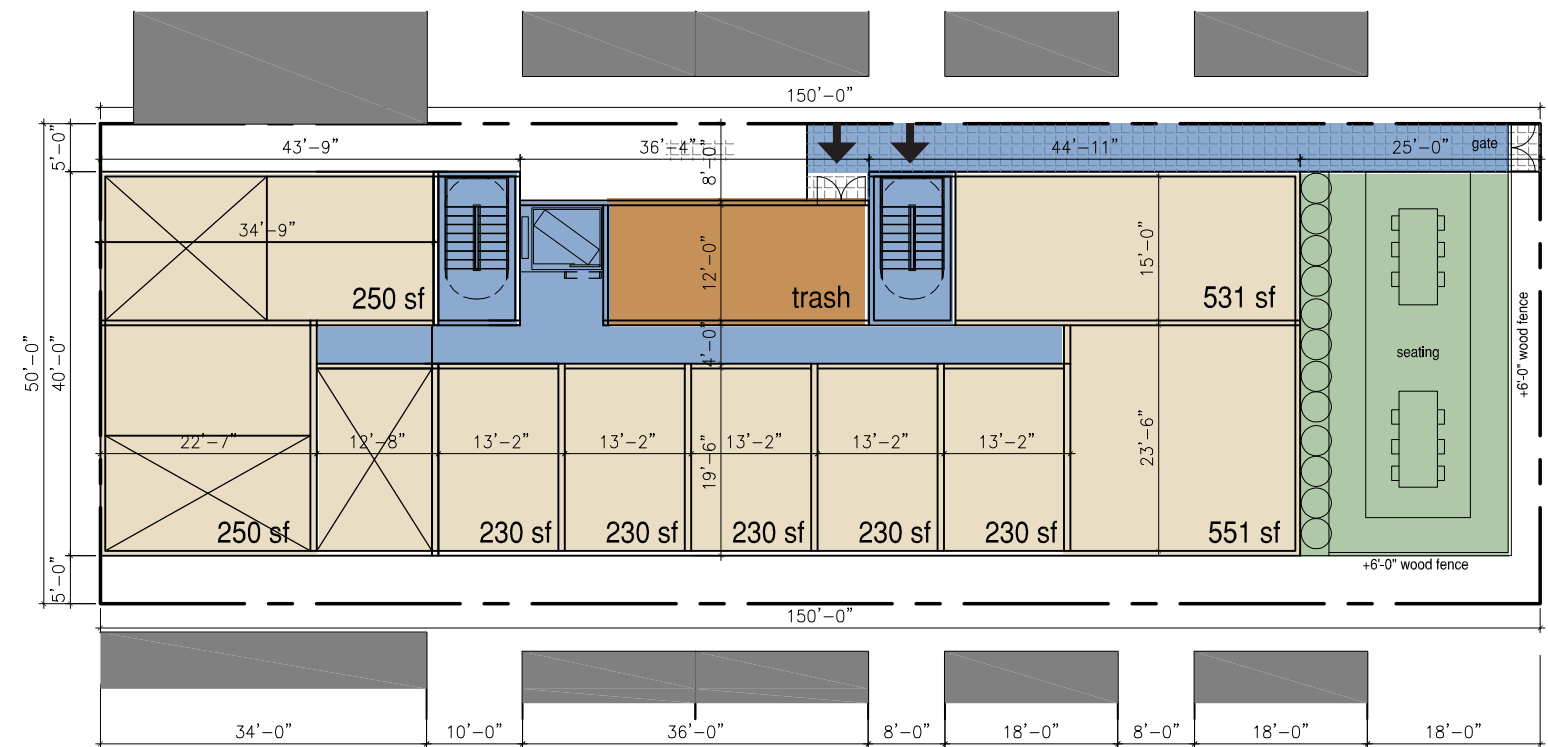
- No departures required







↑ N **Ground Floor Plan**



↑ N **Second Floor Plan**

## 1: Bar

32 Apt Units (22 SEDU & 10 EDU) + 2 Live / Work

Bike:	25
Site:	7500 SF
Allowable Max. FAR	16,875 SF (RES) / 18,750 SF (COMB.)
Proposed FAR	14,080 SF (RES) / 15,932 SF (COMB.)
Building Footprint:	4,900 SF
Gross SF	19,020 SF
MAX allowed height	34 FT

### Positive

- Efficient plan and massing
- Side setbacks along entire length of building
- Generous rear yard setback

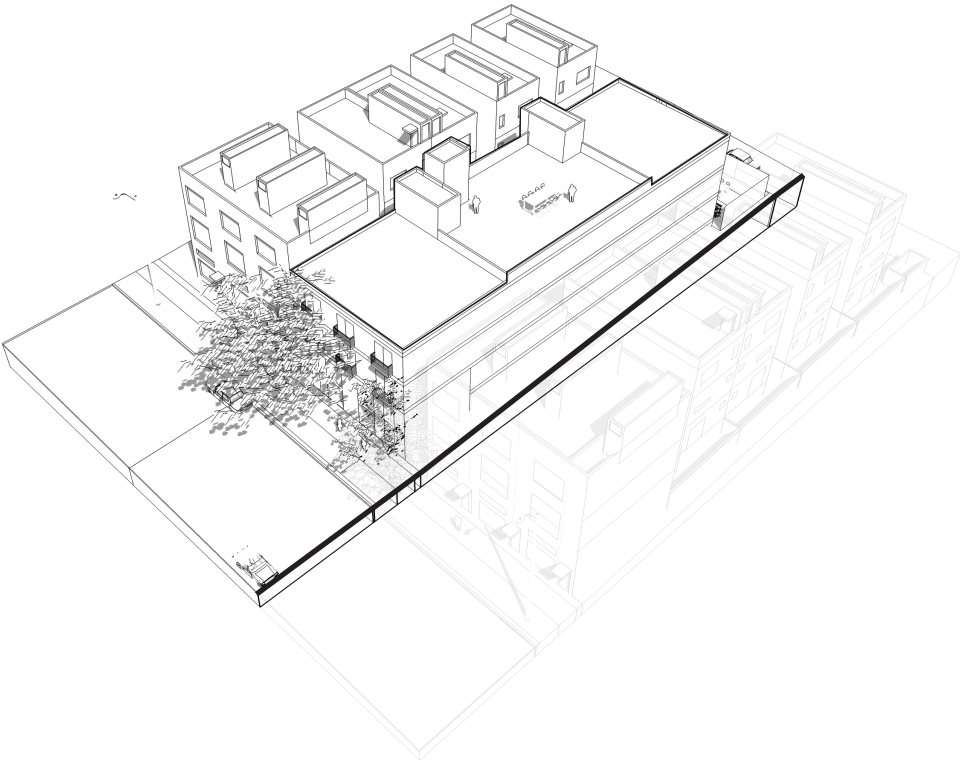
### Negative

- Long facades with minimal opportunity for openings
- Stair and elevator tower along north property line
- Minimal breakdown of bulk and scale
- No hierarchy to side yard setbacks
- Compressed entry

### Departures

- Commercial depth requirement





## 1: Bar - design

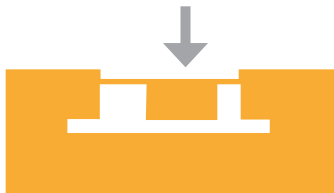
Design influenced by maximizing southern exposure to increase amount of natural light to units in a simple rectangular form.

Circulation laid out in an efficient manner and concentrated to one side of the building to reduce amount of stair and elevator overruns visible on the south elevation.

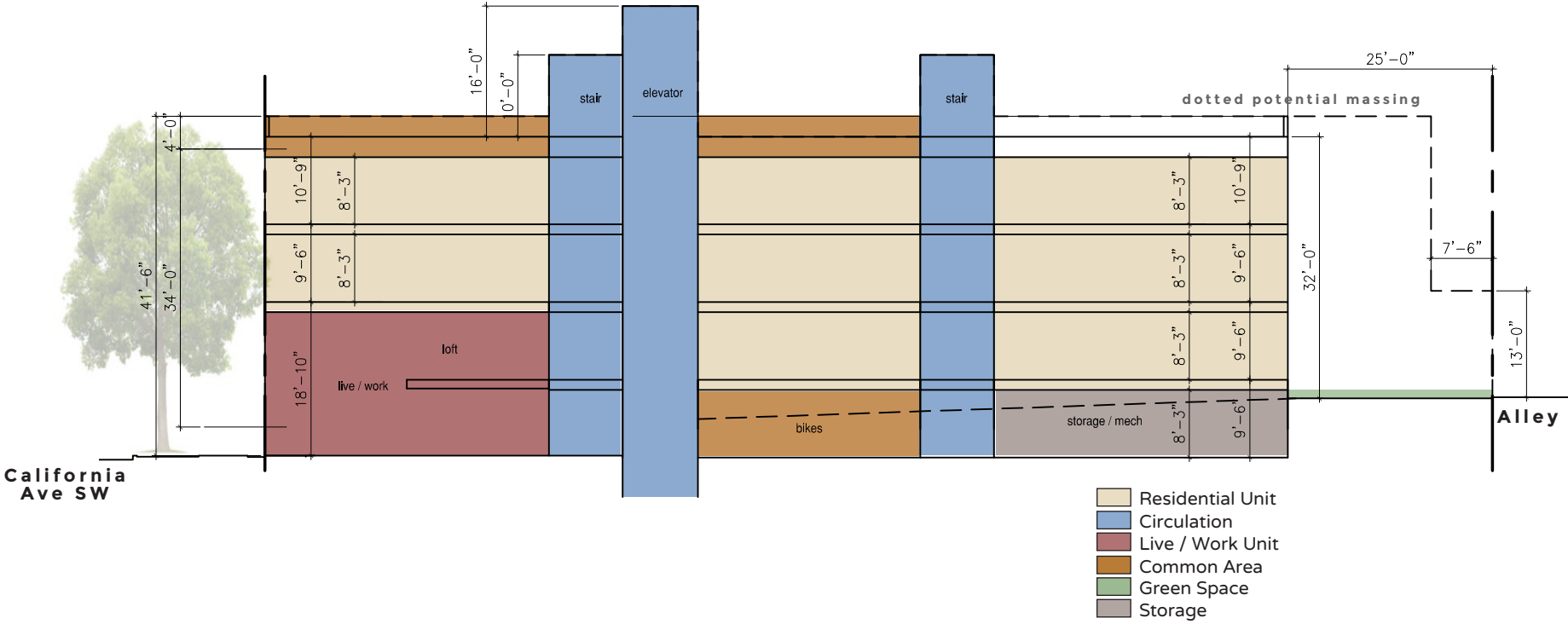
As seen in other structures along California Ave SW, a roof deck has been provided for public amenity area. Furthermore seating elements and planting have been provided along the alley for additional public amenity area.

The massing and fenestration as viewed from California Ave SW are reflective of the proposed structures to the north and south with large ordered openings.





East Aerial in Context



East (alley) image

Building Section

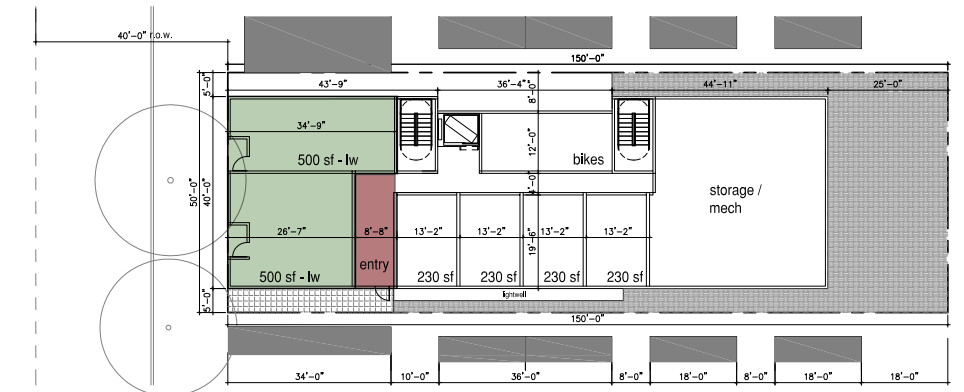




**West Aerial in Context**

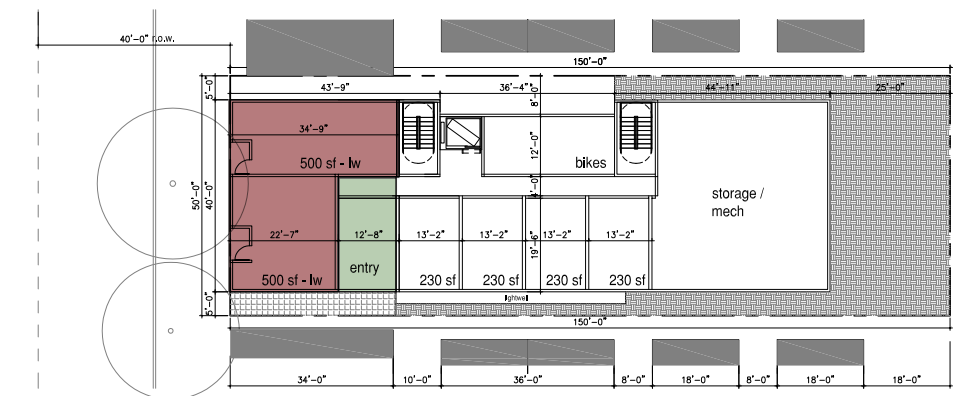


**West (California) Image**



**Required Diagram - code compliant**

- Per SMC-23.47A.008.B.3
- requires 30' min non-res depth average across length of facade.  $1200 \text{ sf area} / 40' \text{ length} = 30' \text{ avg.}$  - complies



**Provided Diagram - requires Departure**

- Per SMC-23.47A.008.B.3
- 27.6' avg non-res depth provided average across length of facade.  $1104 \text{ area} / 40' \text{ length} = 27.6' \text{ ave}$  - req. 8% departure
- rationale - 40% larger entry space to better meet Morgan Junction Design Guideline PL3-II - Entries should provide convenient and attractive access to the building.





36 Apt Units (24 SEDU & 12 EDU) + 3 Live / Work

**Positive**

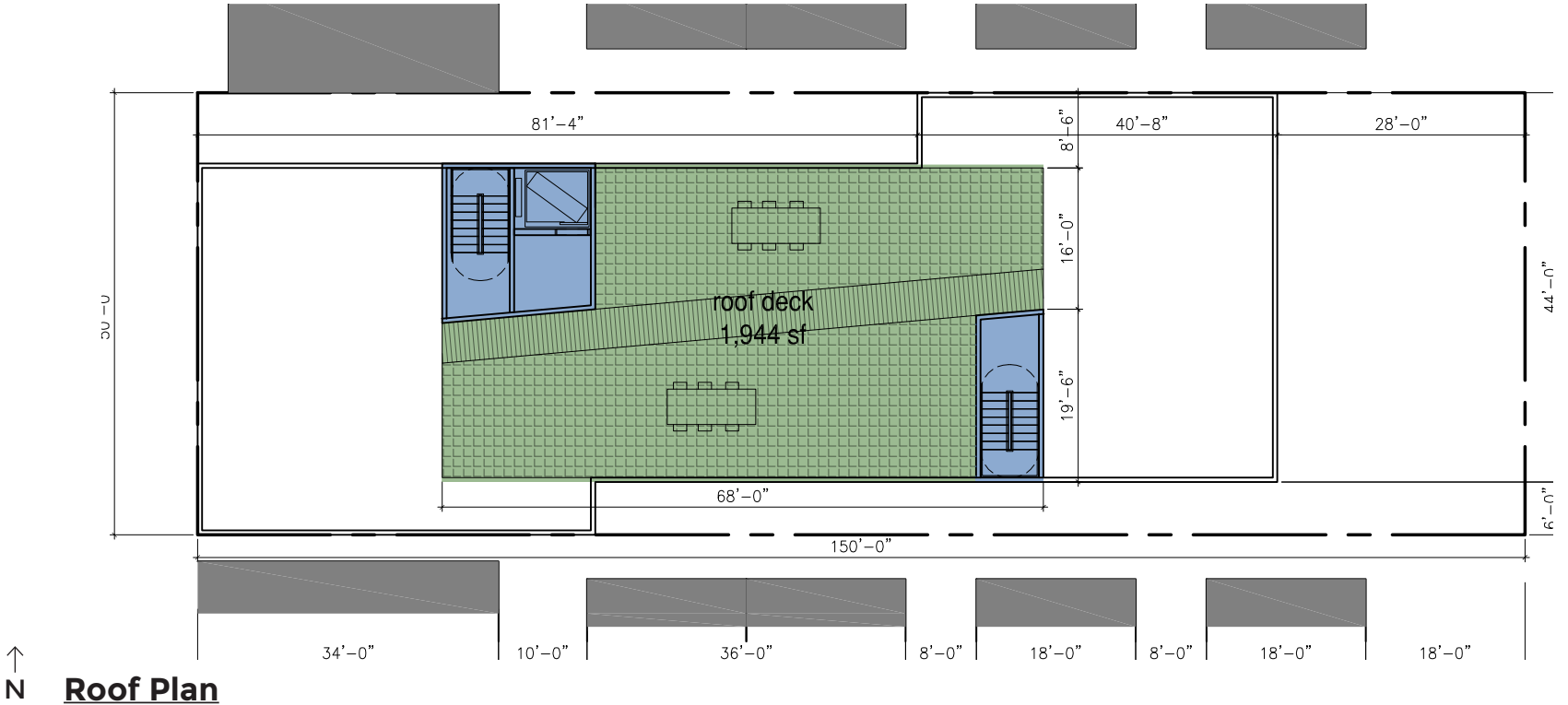
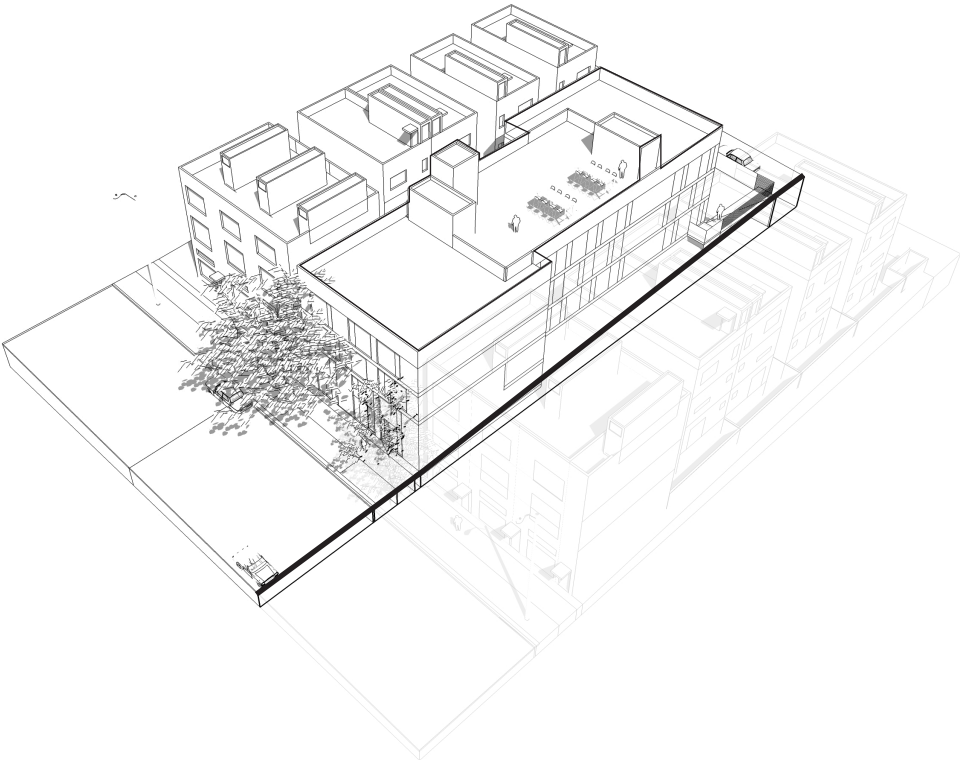
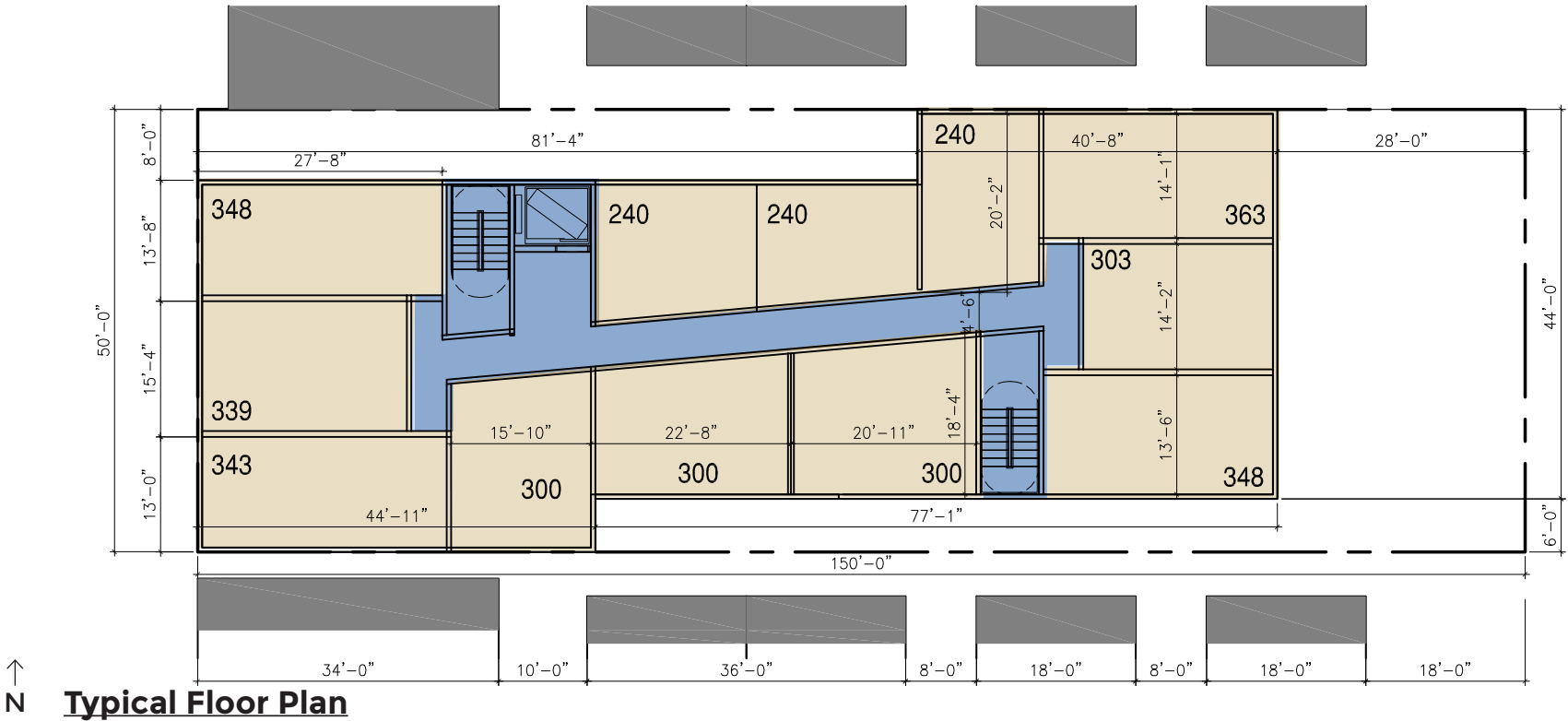
- ## Negative

- ## Departures

- Commercial depth requirement







- Residential Unit
- Circulation
- Live / Work Unit
- Common Area
- Green Space
- Storage

## 2: Dogbone - design

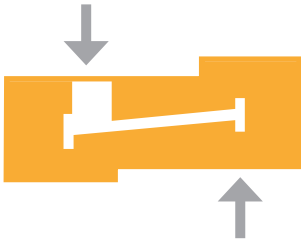
Design influenced by the desire for not only sunlight but also views for most of the units. This scheme provides greater privacy to the adjacent sites by focusing many of the views towards the street and alley .

Circulation is less efficient than the original scheme but by shifting the location of one of the stairs to the south, that reduces the solar impact on the neighboring properties to the north.

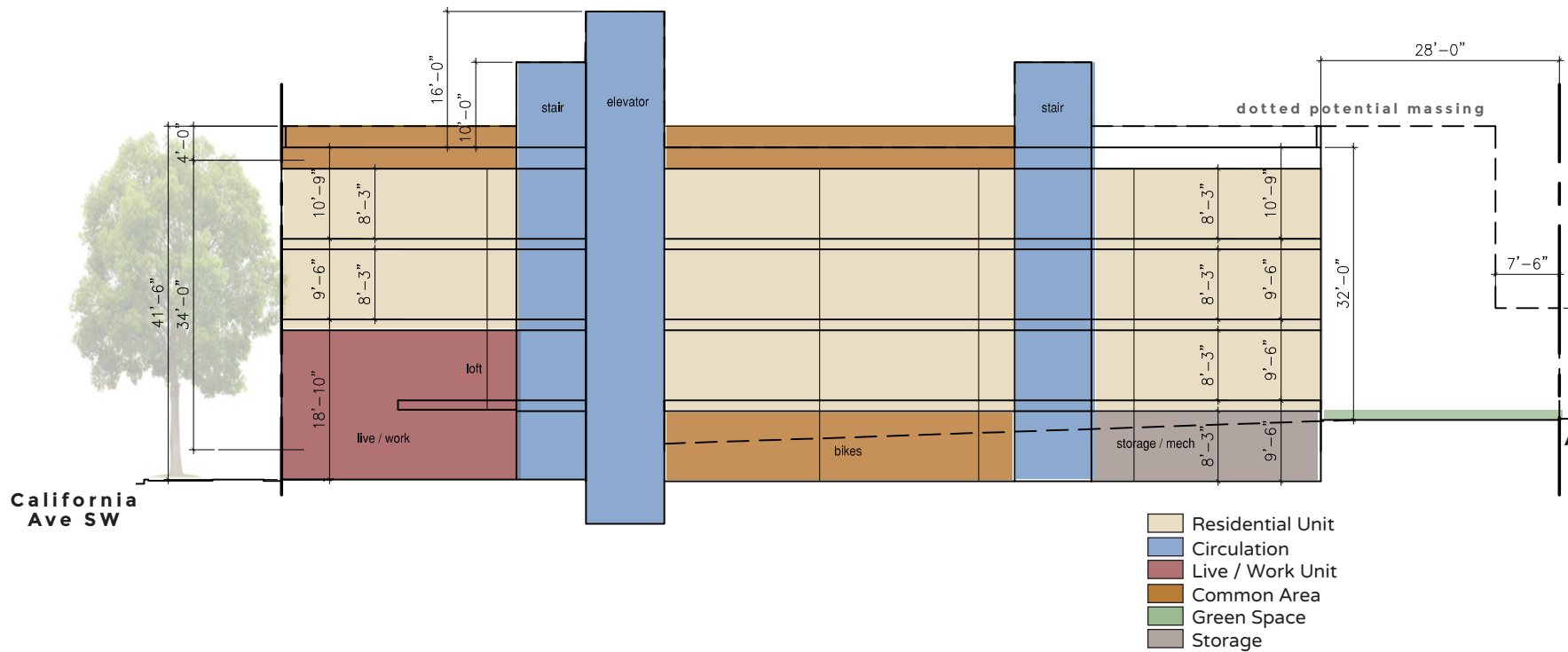
A public roof deck has also been provided for this scheme for use of the residents in addition to a landscaped rear yard along the alley.

The massing is shifted to provide greater setbacks to the north and south at the pedestrian entry and exit points. The fenestration is also composed of large openings but is shifted to differentiate slightly from its context and reflect a more contemporary construction.





East Aerial in Context



Building Section

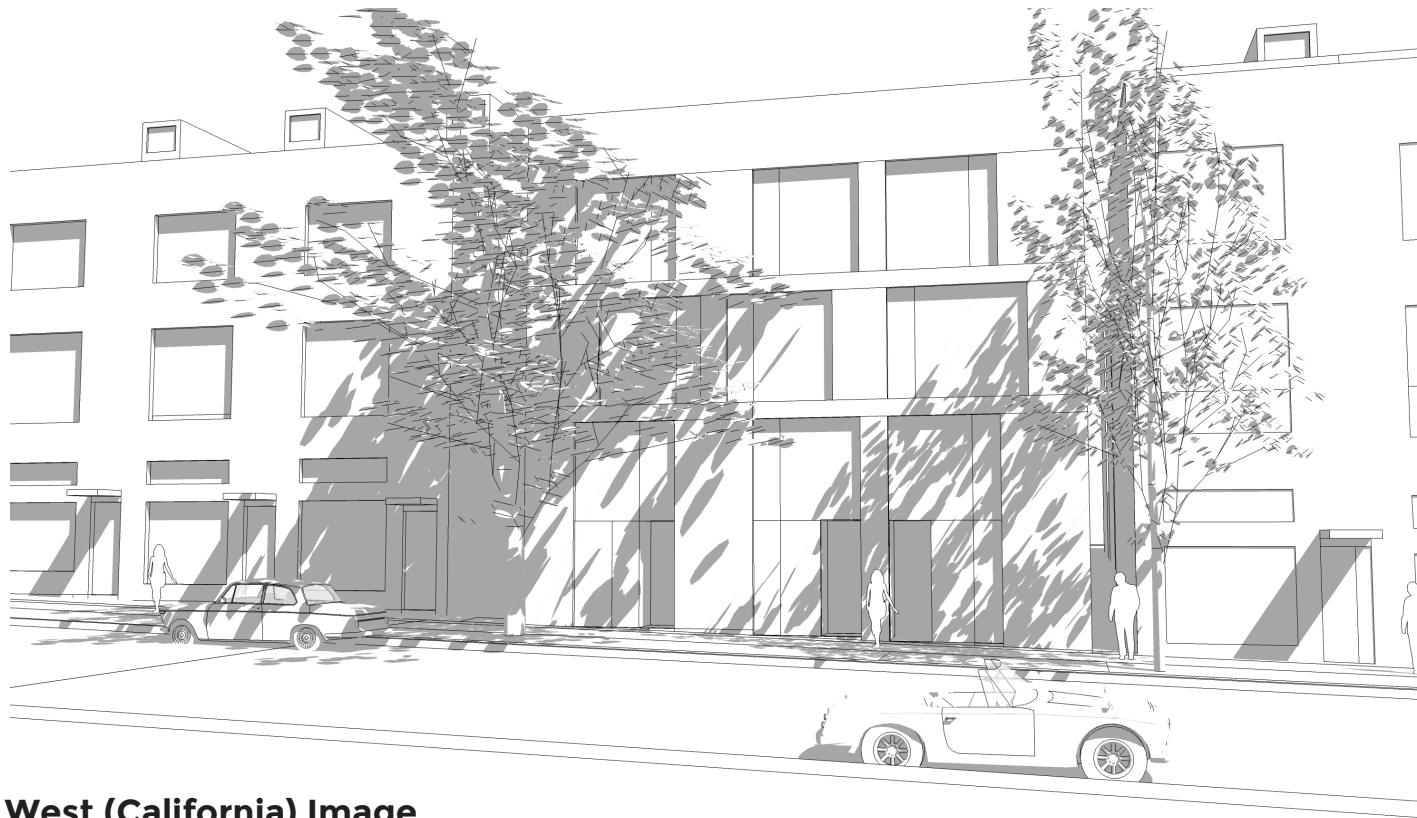


East (alley) image

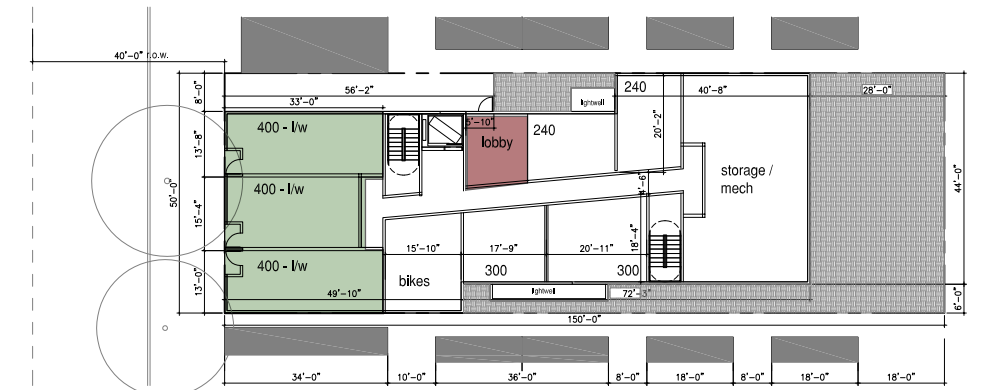




**West Aerial in Context**

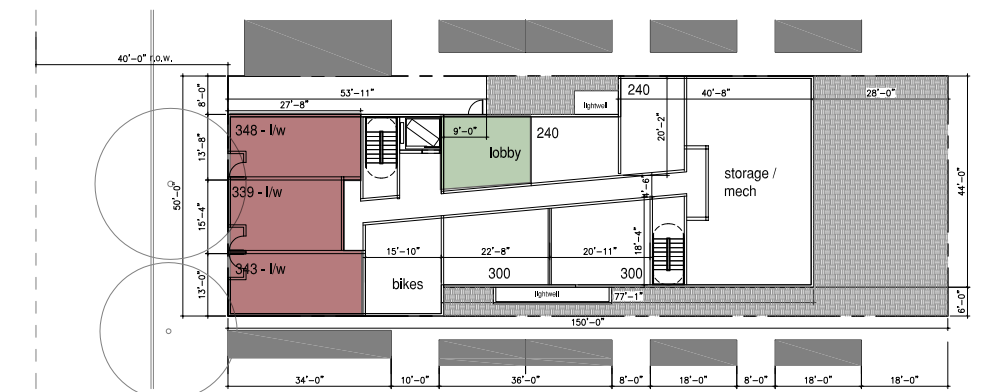


**West (California) Image**



**Required Diagram - code compliant**

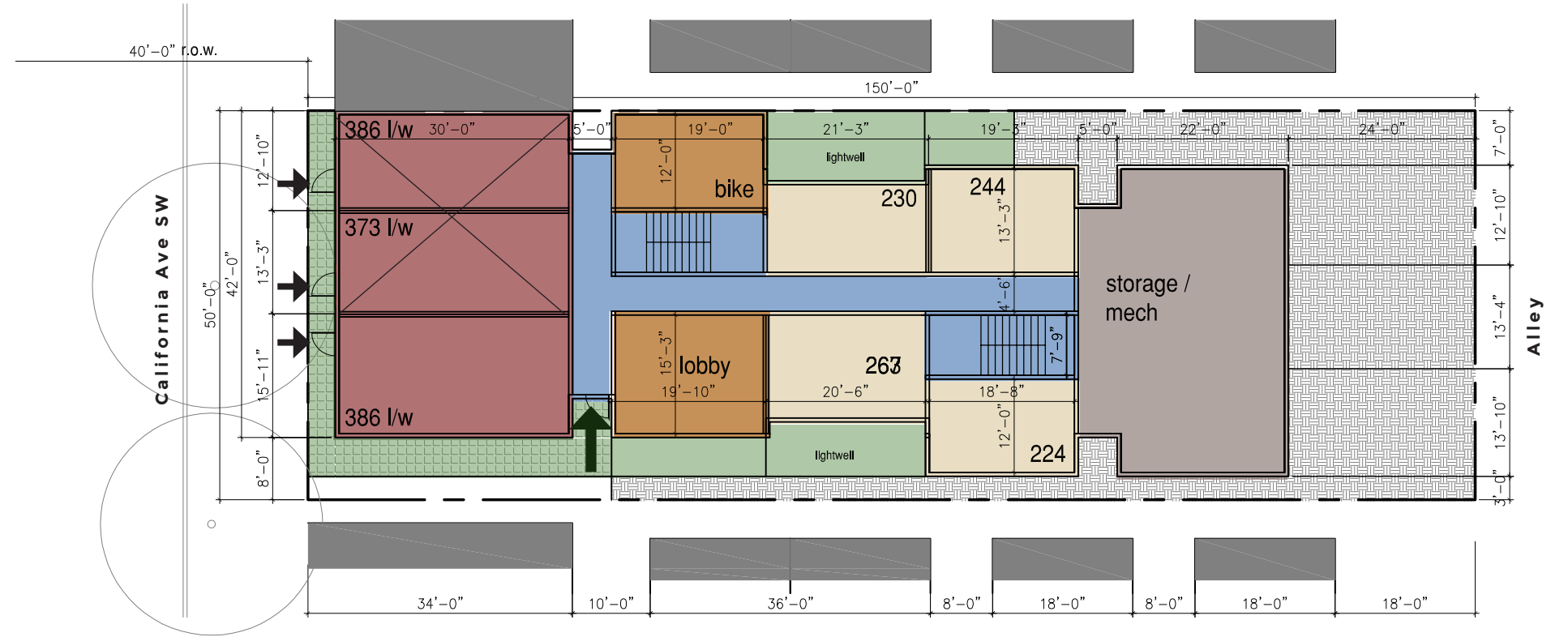
- Per SMC-23.47A.008.B.3
- requires 30' min non-res depth average across length of facade.  $1260 \text{ sf area} / 42' \text{ length} = 30' \text{ avg.}$  - complies



**Provided Diagram - requires Departure**

- Per SMC-23.47A.008.B.3
- 26.7' avg non-res depth provided average across length of facade.  $1123 \text{ area} / 42' \text{ length} = 26.7' \text{ ave}$  - req. 11% departure
- rationale - entry lobby is closer to street and is wider to allow for more natural light to better meet Morgan Junction Design Guideline PL3-II - Entries should provide convenient and attractive access to the building.





### 3: Bridged

36 Apt Units (30 SEDU & 6 EDU+ 3 Live / Work)

Bike:	28
Site:	7500 SF
Allowable Max. FAR	16,875 SF (RES) / 18,750 SF (COMB.)
Proposed FAR	14,118 SF (RES) / 16,113 SF (COMB.)
Building Footprint:	4,728 SF
Gross SF	18,585 SF
MAX allowed height	34 FT

#### Positive

- Aligns with neighboring building to north
- Setback along California Ave
- Massing broken down to reduce scale
- Minimized Rooftop features
- Increased rear yard setback
- Side Setbacks on most sides

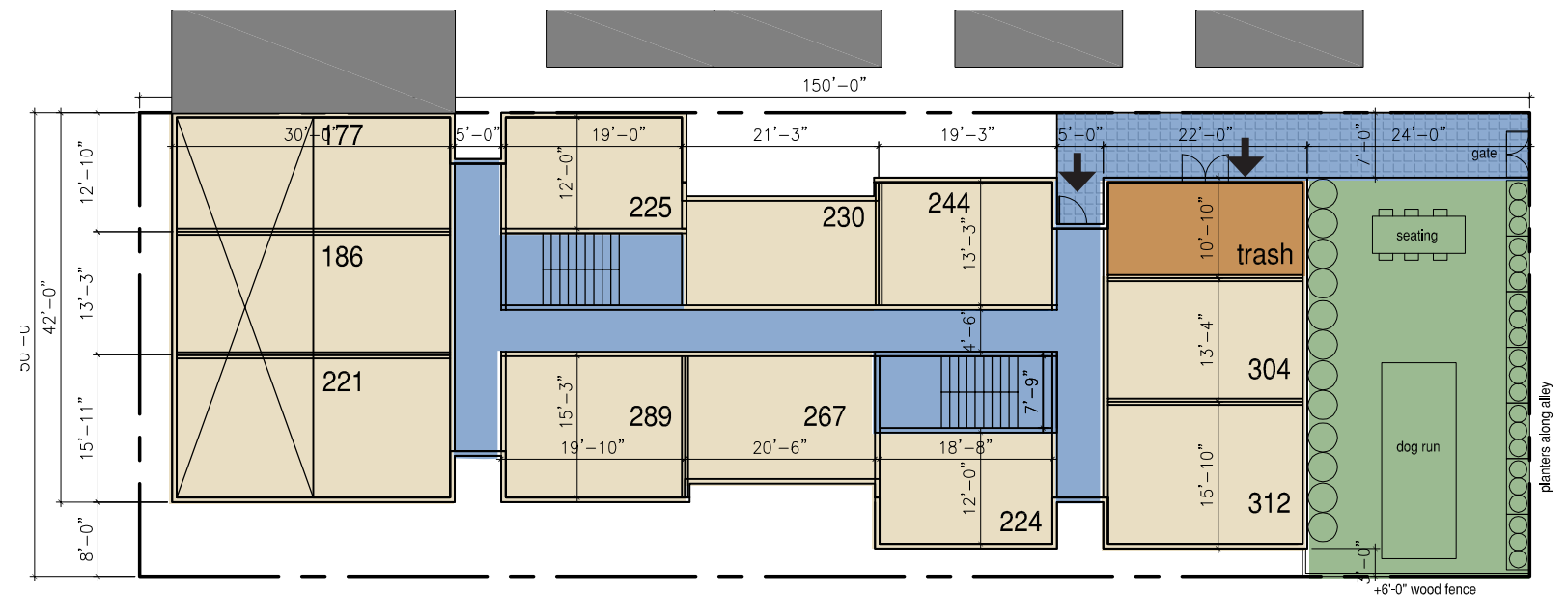
#### Negative

- Internal circulation
- Views into adjacent lots will need to be considered

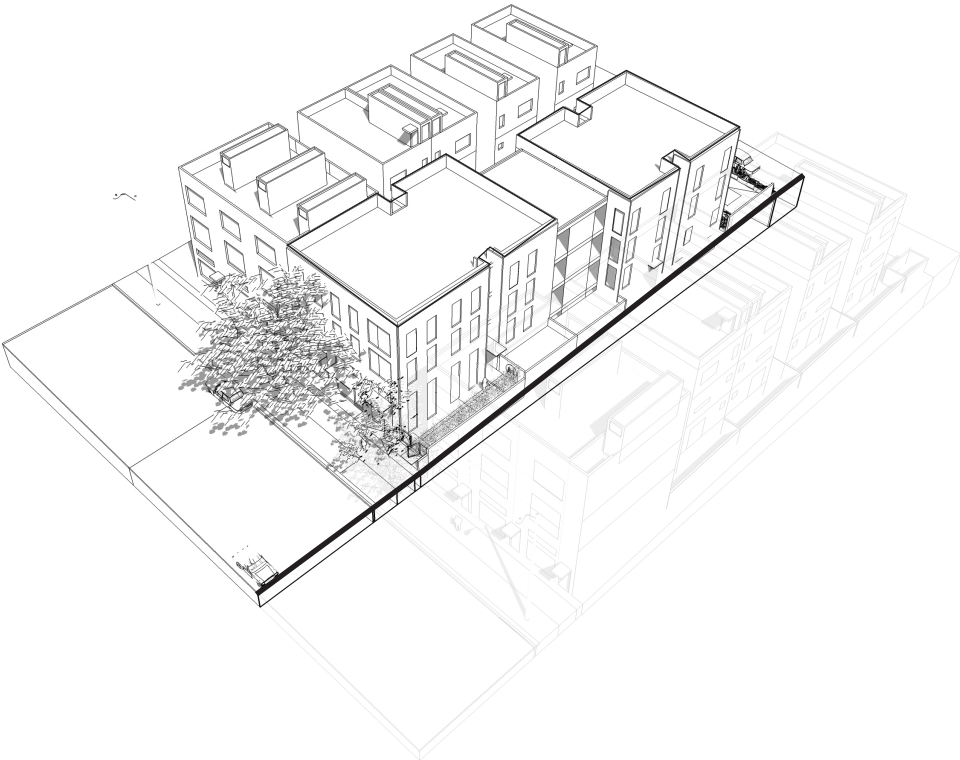
#### Departures

- No departures required

### Ground Floor Plan



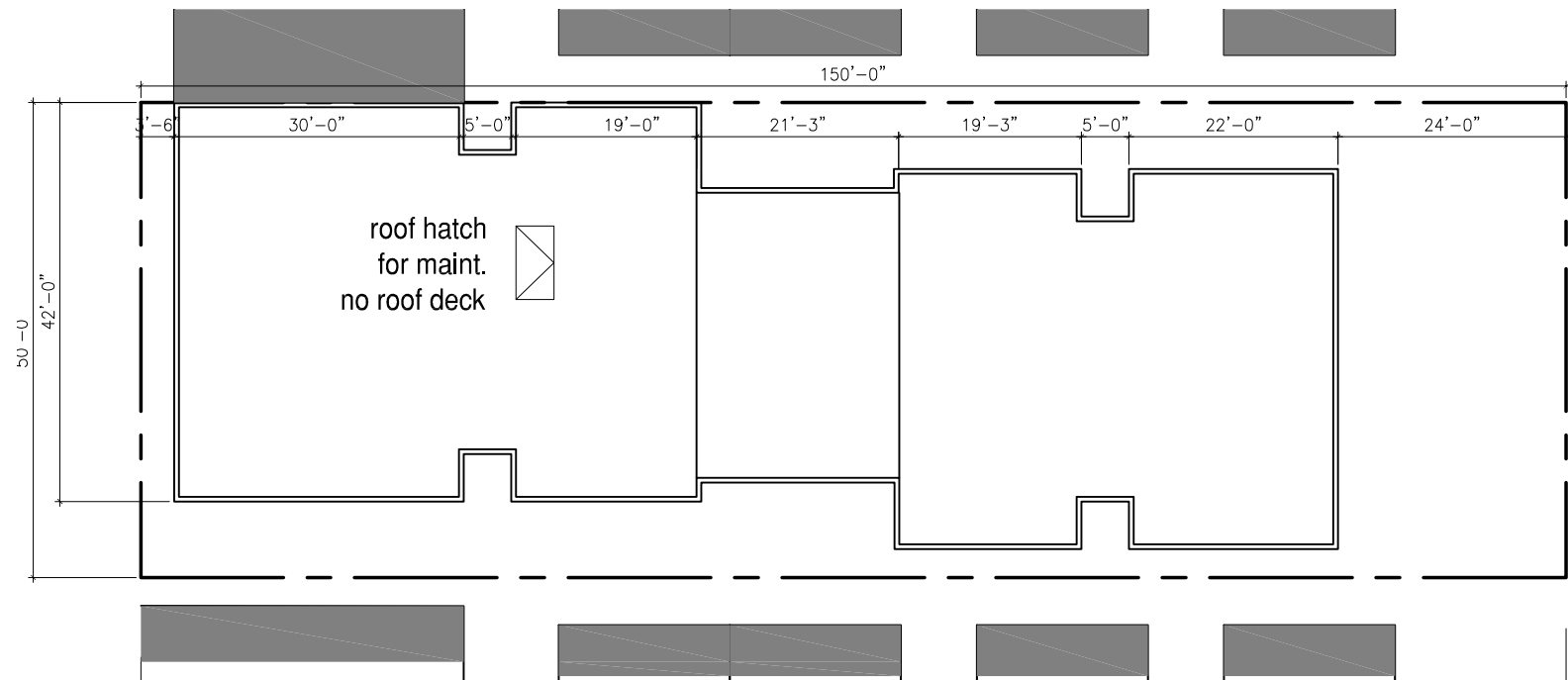




↑  
N **Typical Floor Plan**



↑  
N **Roof Plan**



- Residential Unit
- Circulation
- Live / Work Unit
- Common Area
- Green Space
- Storage

### 3: Bridged - design

Design influenced by the massing of the proposed townhouses to the north and south. The project still maintains the visual privacy found in scheme 2 but breaks up the roof form to separate the building into smaller volumes with varying parapet heights.

The circulation for the project is simplified by removing an elevator and not providing a roof deck, which significantly reduces the overall visual impact on adjacent properties.

This project does not have a roof deck but will have public amenity area provided in the rear yard in the form of planters to visually screen activates from the alley and space for seating and a dog run for residents.

The massing of the project is broken down into two smaller forms with a “bridging” middle volume that has a lower parapet height. The openings for this project take inspiration from both the newer contemporary construction in the area as well as the older buildings along California. The project features both large and small punched openings to reflect the more simple and restrained design of craftsman homes in the area.





The image displays three architectural drawings for a building project:

- Site Plan (Left):** Shows the building's location relative to California Ave SW and a tree. Dimensions include 41'-6" and 34'-0" for the building footprint, and 4'-0" for a setback. A dashed line indicates a "dotted potential massing" area.
- Floor Plan (Middle):** A color-coded layout of the building. The legend identifies the colors:
  - Residential Unit (Light Blue)
  - Circulation (Light Green)
  - Live / Work Unit (Light Orange)
  - Common Area (Light Yellow)
  - Green Space (Light Blue)
  - Storage (Light Grey)
 The plan shows a central "live / work" unit, a "loft", a "lobby", and "storage / mech" areas. Dimensions for various sections are provided, such as 18'-10", 9'-6", 8'-3", 10'-9", 24'-0", 32'-0", and 7'-6".
- Elevation Drawing (Right):** Labeled "East (alley) image", showing the building's facade with multiple windows and a small courtyard area with a car parked nearby.

## Building Section





**West Aerial in Context**



**West (California) Image**

**- No Departures Requested -**  
See page 39 for zoning matrix



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# CONCEPT DEVELOPMENT



Concept Development

Classic, Simple, Ordered  
Building with Elegant Openings  
and Proportions



Southwest Perspective



Simple Building Massing



Weather Protection  
for ground floor com.



Simple Color to Contrast with  
Existing Tree



Tall Windows



Ordered Openings



## Entry Sequence Development

Increased setback along south property will allow for western sunlight to enter space and create inviting and welcoming space for residents and guests.

Overhead weather protection to provide shelter from rain and allow for potential locations of signage and lighting

Tall commercial storefront windows to allow ample visibility into ground level uses.

Activity in the right of way to encourage pedestrian interaction. Temporary Bike storage and seating could be utilized.



Extend entry canopy so that it is visible from street to further signal the location of the main entry.

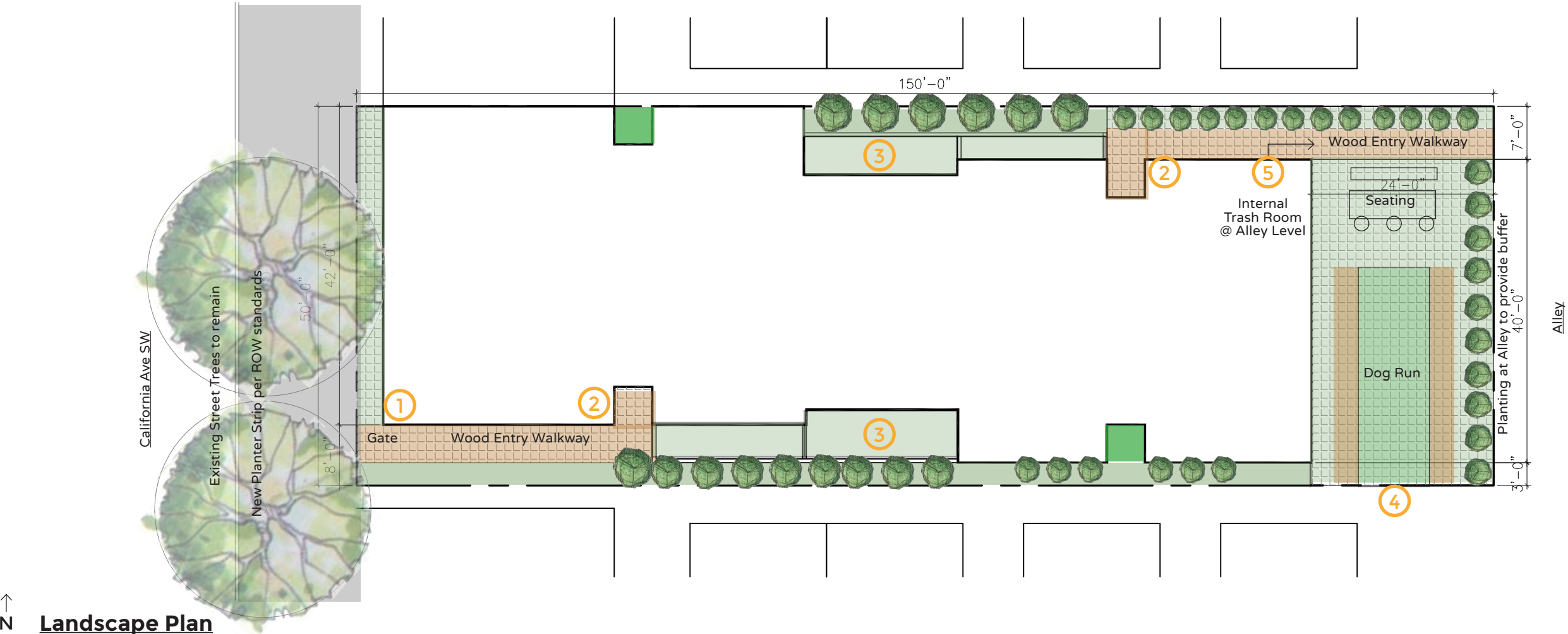
Create signage / lighting / art element at the end of entry walkway to further highlight pathway

integrate building address within 3' to 4' tall metal entry gate to provide secure threshold into building.

mixture of high and low planting to greater visual buffer between adjacent use to the south as well as to soften the base of the building detail



Landscape Development



↑ N Landscape Plan



1 - Gated Entry but still provides view into/out



2 -Wood Walkway



3 - At grade exterior patios



4 - Dog run

- Wood Path
- Landscape
- Bioplanter

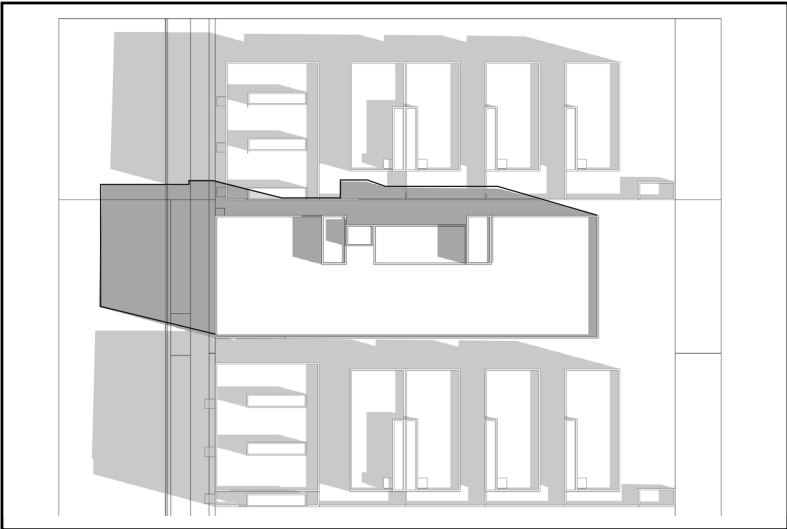
5 - trash / recycling (inside)



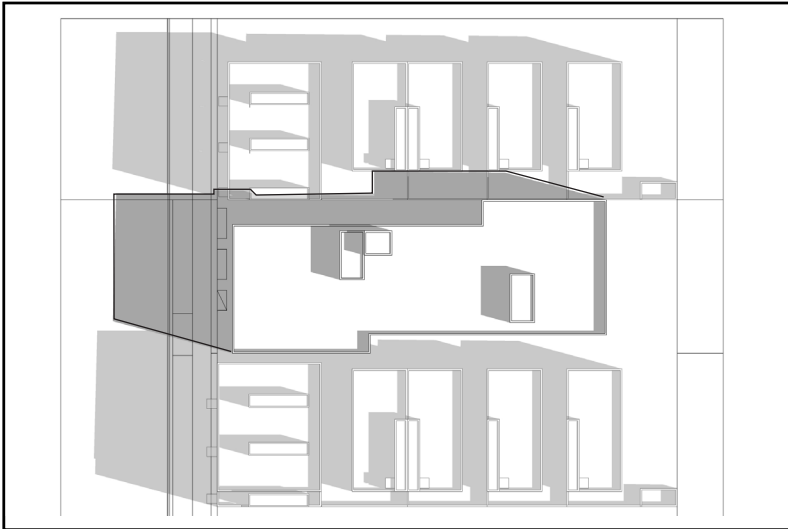
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# APPENDIX

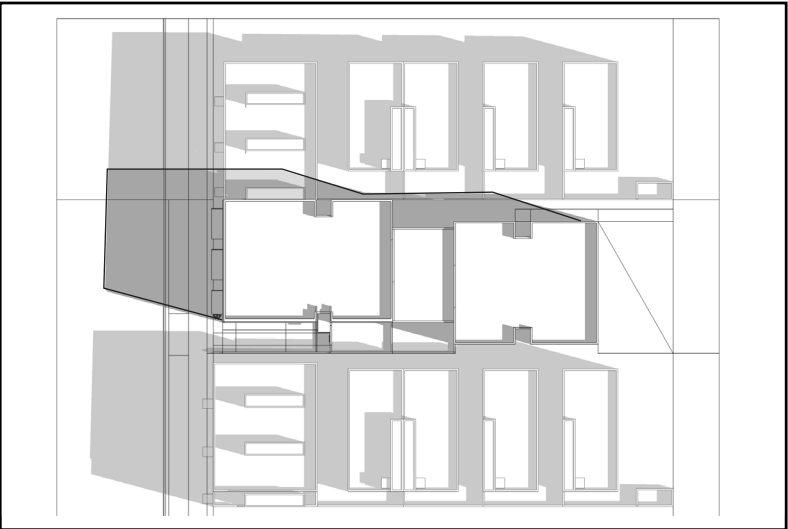




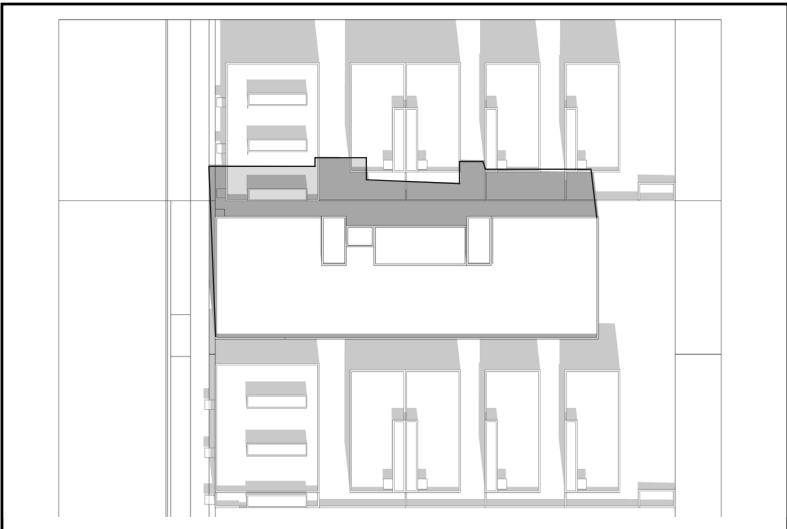
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2: morning



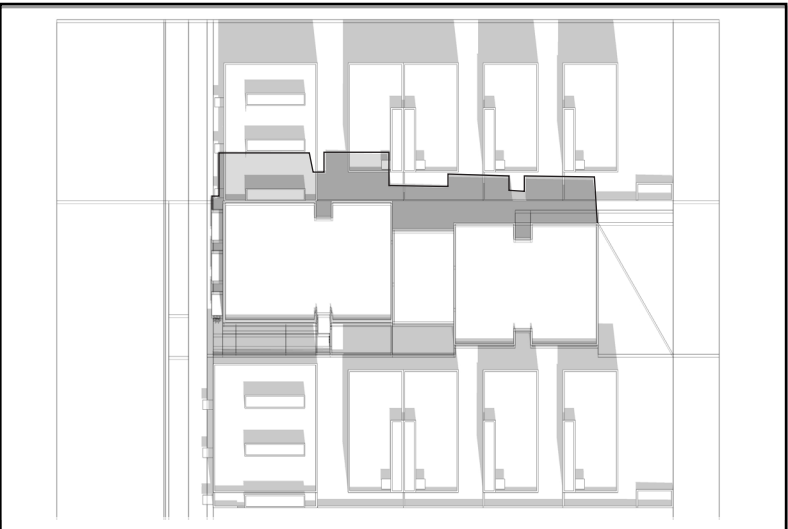
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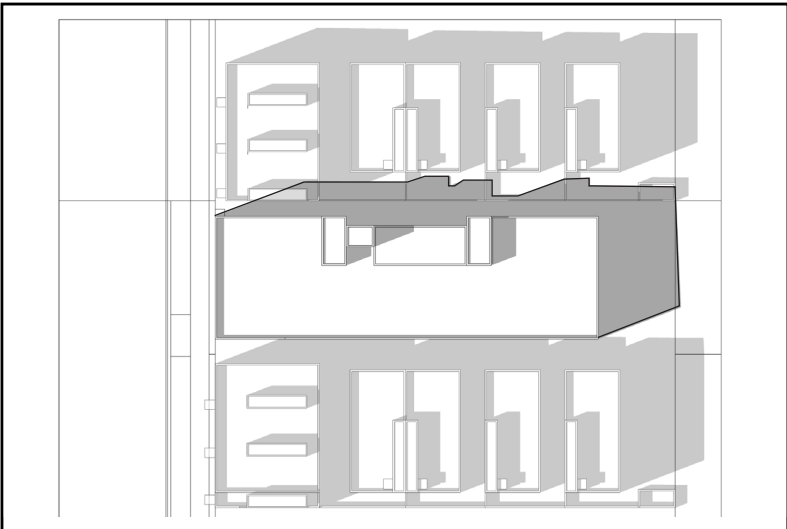
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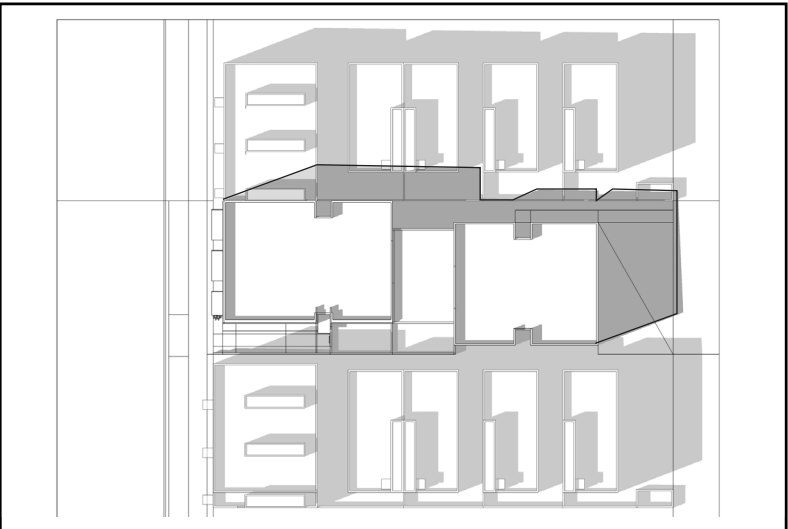
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1: afternoon



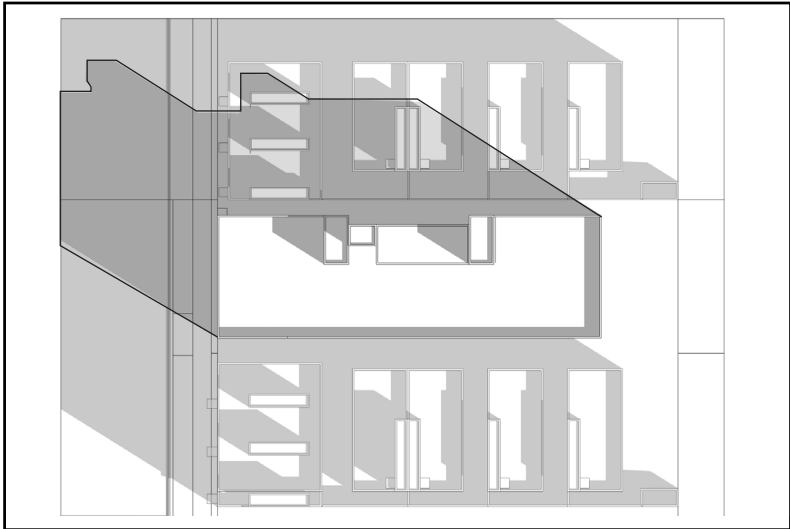
2: afternoon



3: afternoon

summer solstice

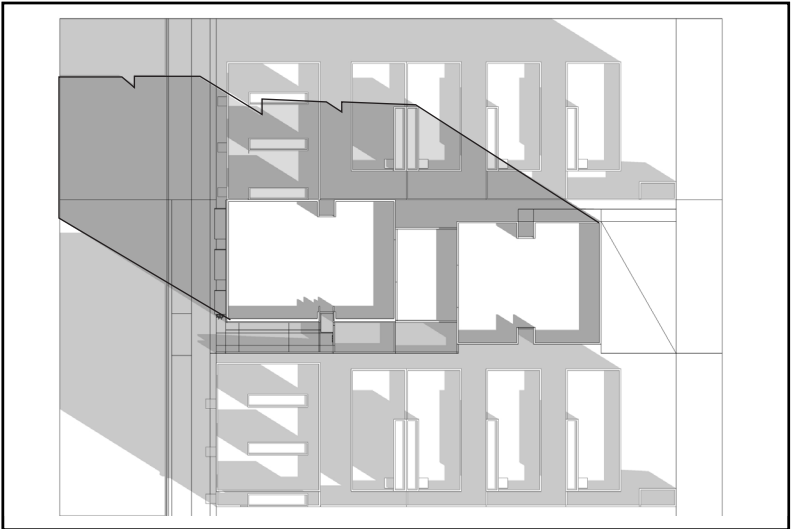




1: morning



2: morning



3: morning



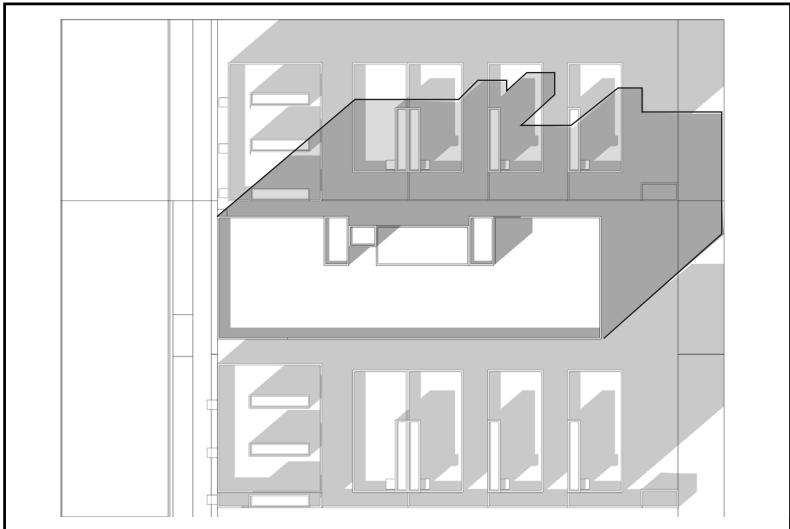
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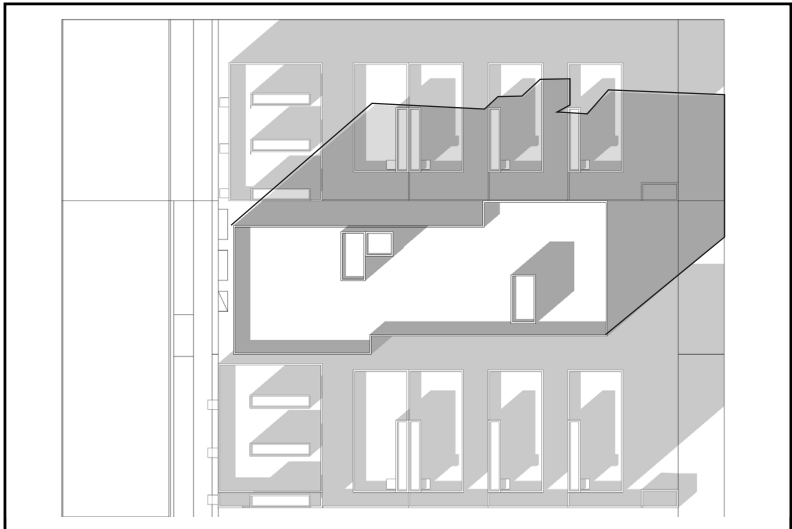
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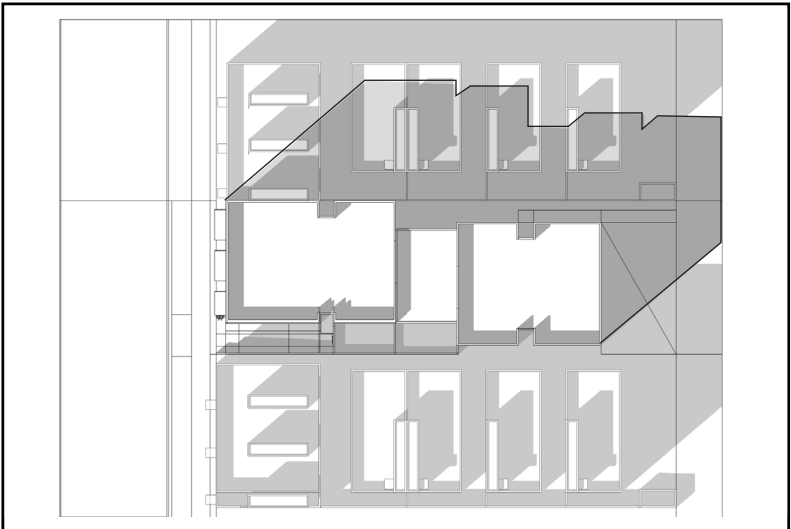
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1: afternoon



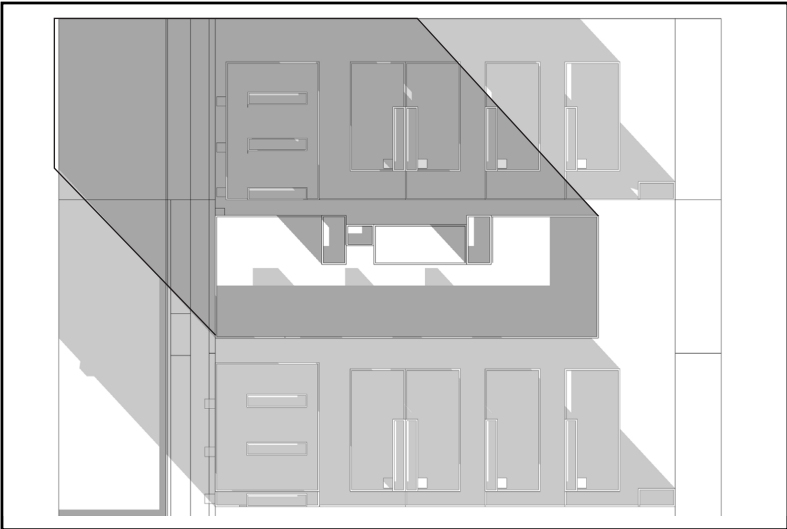
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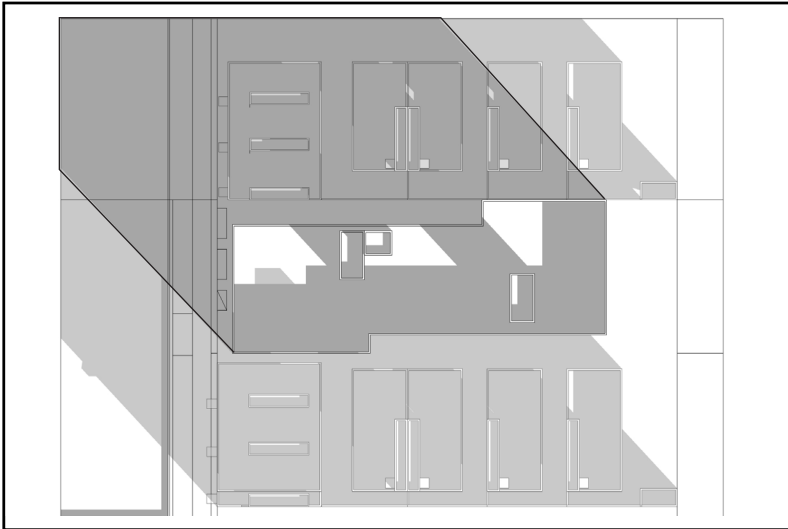
3: afternoon

equinox





1: morning



2: morning



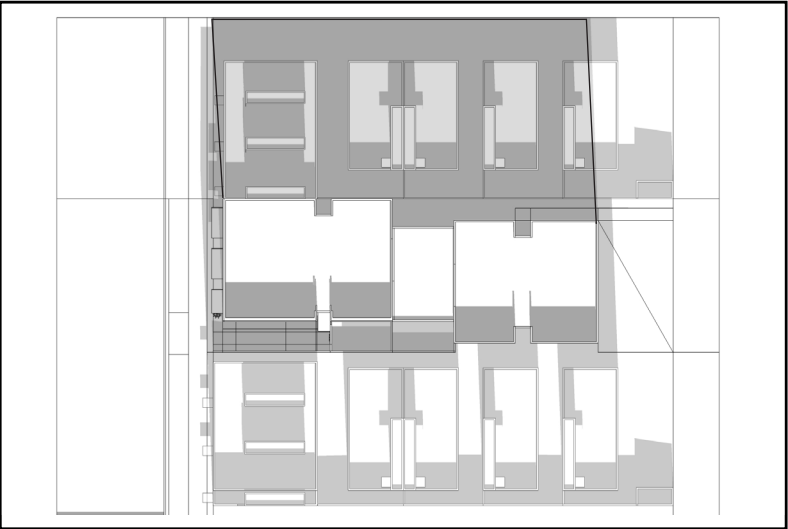
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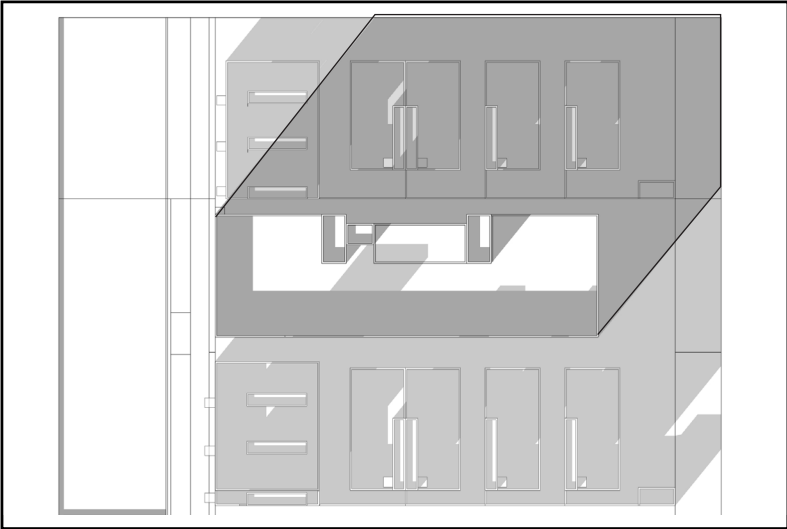
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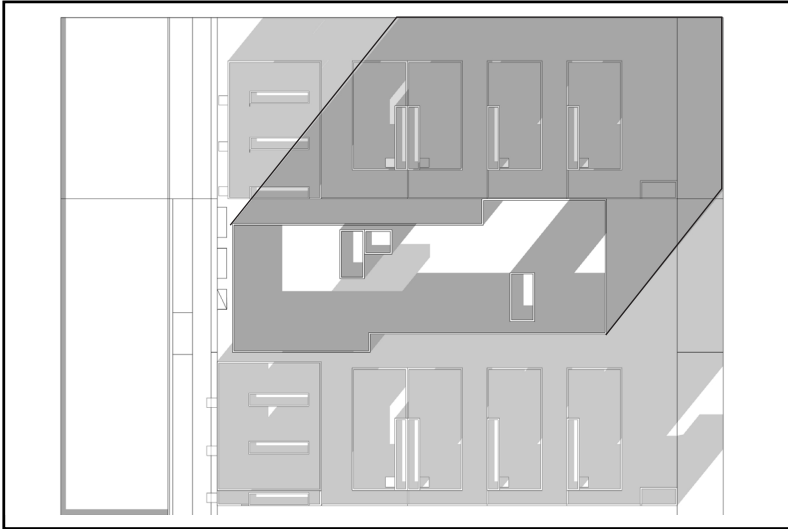
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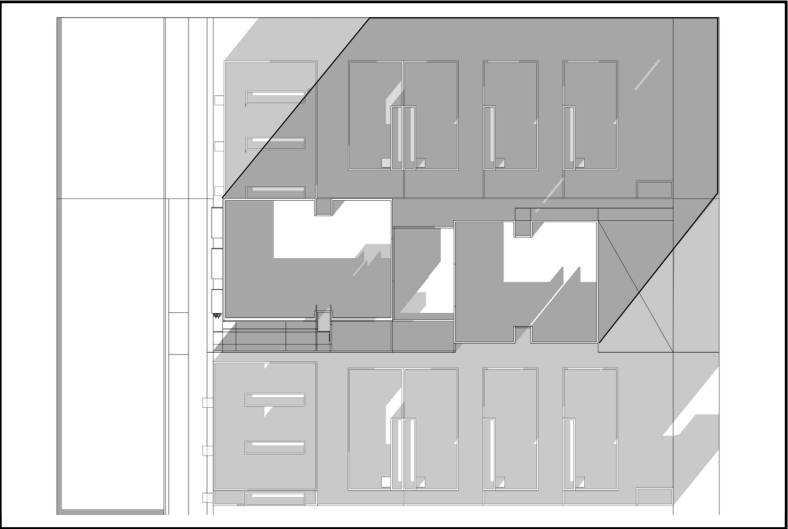
3: noon



1: afternoon



2: afternoon



3: afternoon

winter solstice



ZONING CODE PROVISIONS

	COMMENT:	
PERMITTED AND PROHIBITED USES SMC 23.47A.004	ALL USES ARE PERMITTED OUTRIGHT G. 1. LIVE WORK UNITS ARE PERMITTED OUTRIGHT 2. IN PED. ZONE - NO MORE THAN 20% OF STREET FACING FACADE 4. DEEMED NON-RESIDENTIAL USE	PROPOSED: RESIDENTIAL - COM. USE PROJECT NOT IN PED ZONE - <b>COMPLIES</b>
STREET LEVEL USES SMC 23.47A.005	COMMERCIAL - LIVE/WORK USES ALLOWED PROJECT NOT IN PED. ZONE	PROPOSED: LIVE/WORK - <b>COMPLIES</b>
CONDITIONAL USES SMC 23.47A.006	DOES NOT APPLY	
MAJOR PHASE DEV SMC 23.47A.007	DOES NOT APPLY	
STREET LEVEL DEV STANDARDS SMC 23.47A.008	A. BASIC STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES THAT CONTAIN RES. USE IN C ZONE 2. BLANK FACADES a. BLANK DOES NOT INCLUDE WINDOWS / DOOR / STAIR / DECK / BAL / SCREENING AND LANDSCAPING OF FACADE b. BLANK SEGMENT BETWEEN 2-8 FEET NOT EXCEED 20 FEET IN WIDTH c. TOTAL OF ALL BLANK FACADE SEGMENTS NO EXCEED 40% OF WIDTH OF FACADE 3. FACADE LOCATED WITHIN 10 FEET OF STREET LOT LINE  B. NON-RESIDENTIAL STREET LEVEL REQUIREMENTS 1. APPLY TO STRUCTURES W/ STREET LEVEL NON-RE SIDENTIAL USES (LIVE-WORK) THAT ALSO CONTAIN RESIDENTIAL USES IN C ZONES 2. TRANSPARENCY a. 60% OF STREET FACING FACADE BETWEEN 2-8 FEET SHALL BE TRANSPARENT. b. TRANSPARENT AREAS SHALL PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE. 3. DEPTH PROVISIONS - 30 FEET AVERAGE DEPTH / 15 FEET MINIMUM 4. NON-RES USE AT STREET LEVEL SHALL HAVE FLOOR TO FLOOR HEIGHT OF 13 FEET MINIMUM.  C. DOES NOT APPLY - PROJECT IS NOT WITHIN A PED. ZONE  D. WHERE RES. USE IS LOCATED ALONG STREET FACING FACADE 1. AT LEAST ONE OF STREET LEVEL - STREET FACING FACADES CONTAINING RES USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY 2. FLOOR OF DWELLING UNIT SHALL BE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.  E. WHEN A LIVE-WORK UNIT IS LOCATED ON A STREET-LEVEL STREET-FACING FACADE, THE PROVISIONS OF SUBSECTIONS 23.47A.008.A AND 23.47A.008.B, AND THE FOLLOWING REQUIREMENTS, APPLY: 1.MINIMUM DEPTH OF NON RESIDENTIAL PORTIONS = 15'-0" 2.EACH LIVE/WORK UNIT MUST INCLUDE AN EXTERIOR SIGN 3.OWNER OF EACH LIVE/WORK UNIT MUST KEEP A COPY OF BUSINESS LICENSE	PROPOSED: PROJECT DOES NOT CONTAIN BLANK FACADES GREATER THAN 20 FEET IN LENGTH AND DOES NOT EXCEED 40% - <b>COMPLIES</b>  NON-RES USES TO BE 60% TRANSPARENT - <b>COMPLIES</b>  30' AVG DEPTH PROVIDED - <b>COMPLIES</b>  13'-0" MIN. FLOOR TO FLOOR HEIGHT PROVIDED - <b>COMPLIES</b>  NO RES USE AT SIDEWALK - <b>COMPLIES</b>  EACH LIVE/WORK UNIT TO HAVE 15'-0" NON-RES DEPTH, SHALL HAVE EXTERIOR SIGN & BIZ LIC. - <b>COMPLIES</b>
STANDARDS APPL. TO SPEC. AREAS SMC 23.47A.009	DOES NOT APPLY	
MAX. SIZE OF NON-RES USE SMC 23.47A.010	DOES NOT APPLY - NO OFFICE USE PROVIDED	
OUTDOOR ACTIVITIES SMC 23.47A.011	DOES NOT APPLY	
STRUCTURE HEIGHT SMC 23.47A.012	A. NC2-30 = 30 FOOT HEIGHT LIMIT 1a. INCREASE HEIGHT BY 4 FEET IF 1) 13 FOOT FLOOR TO FLOOR HEIGHT FOR NON-RES USE (LIVE-WORK) or 2) RES USE AT STREET LEVEL HAS PARTIALLY BELOW GRADE STORY 4' BELOW MAX AND STORY ABOVE SIDEWALK 4' MIN. 2)THE ADDITIONAL HEIGHT ALLOWED WILL NOT ALLOW AN ADDITIONAL STORY BEYOND THE NUMBER THAT COULD BE BUILT UNDER THE APPL. HEIGHT LIMIT  B. THE RIDGE OF A PITCHED ROOF, OTHER THAN SHED OR BUTTERFLY, MAY EXTEND 5 FEET ABOVE HEIGHT LIMIT NOT LESS THAN 4:12 SLOPE.  C. ROOFTOP FEATURES 2. RAILINGS, CLERESTORIES, GREENHOUSES MAY EXTEND UP TO 4 FEET ABOVE HEIGHT LIMIT. INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAX. HEIGHT LIMIT BY 2 FEET IF ENCLOSED BY PARAPETS. 3. SOLAR COLLECTORS MAY EXTEND 4 FEET ABOVE HEIGHT LIMIT 4. SOLAR COLLECTORS, STAIR / ELEV PENTHOUSES MAY EXTEND 15 FEET ABOVE MAX HEIGHT LIMIT TO A MAX OF 20% ROOF COVERAGE / 25% IF INCLUDES STAIR / ELEV PENTHOUSES OR SCREED MECH EQUIP. STAIR / ELEV MAY EXTEND UP TO 16 FEET IF ADD HEIGHT IS REQ. TO ACCOMODATE ENERGY EFFICIENT ELEVATORS. 6. GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION ARE PERMITTED TO EXTEND 15 FEET IF ALL FEATURES GAINING ADD HEIGHT DOES NOT EXCEED 50% OF ROOF AREA. 7. SOLAR COLLECTORS, CLERESTORIES, GREENHOUSES - MUST BE 10 FEET AWAY FROM THE NORTH EDGE	PROPOSED: 30' BASE HEIGHT + 4' BONUS = 34' MAX HEIGHT  PROJECT PROVIDES 13' MIN FLOOR TO FLOOR HEIGHT <b>COMPLIES</b>  ROOF INSULATION MAY EXCEED MAX HEIGHT BY 2'-0" - <b>COMPLIES</b>  PARAPETS MAY EXCEED MAX HEIGHT BY 4'-0" - <b>COMPLIES</b>  STAIR, ELEVATOR MAY EXCEED UP TO 15'-0" OR 16'-0" IF ENERGY EFF. ELEV - <b>COMPLIES</b>
FLOOR AREA RATIO SMC 23.47A.013	A. FAR LIMITS APPLY TO ALL STRUCTURES IN ALL C ZONES 1. ALL GROSS AREA NOT EXEMPT UNDER D IS COUNTED AGAINST MAX GFA ALLOWED BY PERMITTED FAR. 3. PARKING THAT IS WITHIN OR COVERED BY A STRUCTURE OR PORTION OF A STRUCTURE AND THAT IS WITHIN A STORY THAT IS NOT UNDERGROUND SHALL BE INCLUDED IN GFA CALCS TO COUNT TOWARDS FAR.  B. TOTAL FAR THAT IS SOLELY RES OR NON-RES USE IN 30' ZONE = 2.25 TOTAL FAR FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES, PROVIDED THAT THE FAR LIMIR FOR EITHER ALL RES USES OR THE FAR FOR NON-RES USES SHALL NOT EXCEED 3.0 IN 30' ZONE = 2.5  D. FOLLOWING GFA NOT COUNTED TOWARD MAX FAR. 1. ALL UNDERGROUND STORIES 2. PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FIN. GRADE WHICHEVER IS LOWER, EXCLUDING ACCESS	PROPOSED: BASE FAR = 2.25 MAX FAR 2.5 B/C MIX OF RES AND NON-RES USES  SITE AREA - 7,500 SF  7,500 X 2.25 = 16,875 BASE FAR TO RES USE  7,500 X 2.5 = 18,750 MAX FAR TO MIX USED (1,875 SF MAX COM SF)  <b>COMPLIES</b>

SETBACK REQ. SMC 23.47A.013	NO SETBACK REQ ALONG WEST, NORTH AND SOUTH PROPERTY LINES  B. SETBACK REQ FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM RES. ZONES. 3. FOR A STRUCTURE CONTAINING RES USE, A SETBACK IS REQ ALONG REAR LOT LINE THAT IS ACROSS ALLEY FROM RES ZONE. A. 15 FEET FOR PORTIONS OF STRUCTURE ABOVE 13 FEET IN HEIGHT TO 40 FEET NO SETBACK IS REQUIRED FROM 0-13 FEET 4. ONE-HALF OF THE WIDTH OF THE ALLEY MAY BE COUNTED AS PART OF THE REQ. SETBACK. (15'-0" WIDE ALLEY PROVIDED) 5. NO ENTRANCE, WINDOW OR OTHER OPENING IS PERMITTED CLOSER THAN 5 FEET TO AN ABUTTING RES ZONE LOT.  E. STRUCTURES IN REQ SETBACKS 1. DECKS AND BALCONIES - NOT PERMITTED W/IN 5 FEET OF RES ZONE 2. EAVES, GUTTERS NO MORE THAN 18" IN REQ SETBACK 3. RAMPS OR OTHER DEVICES FOR DISABLED OR ELDERLY 5. FENCES OR SIM. - 6 FEET MAX HEIGHT ABOVE GRADE 8. DUMPSTERS OR OTHER TRASH REC EXCEPT FOR TRASH COMPACTORS ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RES ZONE AND MUST BE SCREENED.	PROPOSED: CONTINUOUS REAR SETBACK COMPLIES WITH ALLEY SETBACK REQUIREMETS. 15'-0" REQ WITH 1/2 OF ALLEY WIDTH COUNTING TOWARDS SETBACK (15' % 2 = 7.5) - THEREFORE 7'-6" SETBACK REQ ABOVE 13'-0"  - <b>COMPLIES</b>
VIEW CORRIDOR SMC 23.47A.015	DOES NOT APPLY	
LANDSCAPING AND SCREENING STANDARDS SMC 23.47A.016	A. LANDSCAPING REQ. 2 - GREENFACTOR SCORE OF 0.3 OR GREATER B. STREET TREE REQ C. SCREENING WHERE REQ - 1.FENCES, HEDGES, WALLS, BERMS PARKING GARAGE TO BE BELOW GRADE - NO SCREENING REQ.	
NOISE STANDARDS SMC 23.47A.018	DOES NOT APPLY	
ODOR STANDARDS SMC 23.47A.020	DOES NOT APPLY	
LIGHT AND GLARE STANDARDS SMC 23.47A.022	A. EXTERIOR LIGHTING MUST BE SHIELDED AWAY FROM ADJ USES B. INT LIGHTING IN PARK GARAGES MUST BE SHIELDED TO MIN. NIGHT GLARE	
AMENITY AREA SMC 23.47A.024	A. AMENITY AREAS ARE REQ IN AN AMOUNT EQUAL TO 5% OF TOTAL GFA OF RES USE. EXCLUDES MECH AND PARKING AREA B. A.A. SHALL MEET FOLLOWING STANDARDS 1. ALL RES HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE A.A. 2. A.A. SHALL NOT BE ENCLOSED 3. PARKING NOT COUNT AS AA 4. COMMON AA SHALL HAVE MIN HORIZONTAL DIST. OF 10FEET - NO COMMON AA LESS THAN 250 SF 5. PRIVATE BALCONIES AND DECKS MIN. 60 SF 6. ROOFTOP AREAS EXCLUDED BECAUSE THEY ARE NEAR MINOR COMMUNICATION UTILITIES AND ACC. COMM. DEVICES NO DO QUALIFY AS A.A.	REQUIRED: 16,875 SF GFA RES USE X 0.05 = 844 SF AA REQ.  COMMON ROOFDECK TO BE PROVIDED TO MEET AA REQ- <b>COMPLIES</b>
LANDMARK DIST. AND DESG. LAND. STRUCTURE SMC 23.47A.027	DOES NOT APPLY	
STAND. FOR DRIVE IN BUSINESSES SMC 23.47A.028	DOES NOT APPLY	
REQ. PARKING AND SMC 23.47A.030	PER TABLE SMC 23.54.015 TABLE B - SECTION M: NO PARKING REQ FOR PROJECTS WITHIN URBAN VILLAGE & FREQUENT TRANSIT AREA	PROPOSED: PROJECT WITHIN MORGAN JUNCTION RES. URBAN VILLAGE - NO VEH. PARKING REQ  PROJECT WILL COMPLY WITH BIKE PARKING REQ. - <b>COMPLIES</b>
SOLID WASTE AND RECYCLABLE MATERIALS SMC 23.54.040	PER TABLE A - 26-50 UNITS = 375 SF REQ	PROPOSED: TRASH WILL COMPLY WITH SPU STANDARDS PER LIZ KAIN - <b>COMPLIES</b>





**Remington Court Townhomes**



**Kulle Apartments**



**Harvard Avenue Apartments**



**Killebrew Apartments**