



PROJECT TEAM

OWNER:
COLUMBIA CITY CONDOS, LLC
5220 42ND AVE S.
SEATTLE, WA 98118

ARCHITECT
JW ARCHITECTS, LTD
1257 S. KING ST
SEATTLE, WA 98144

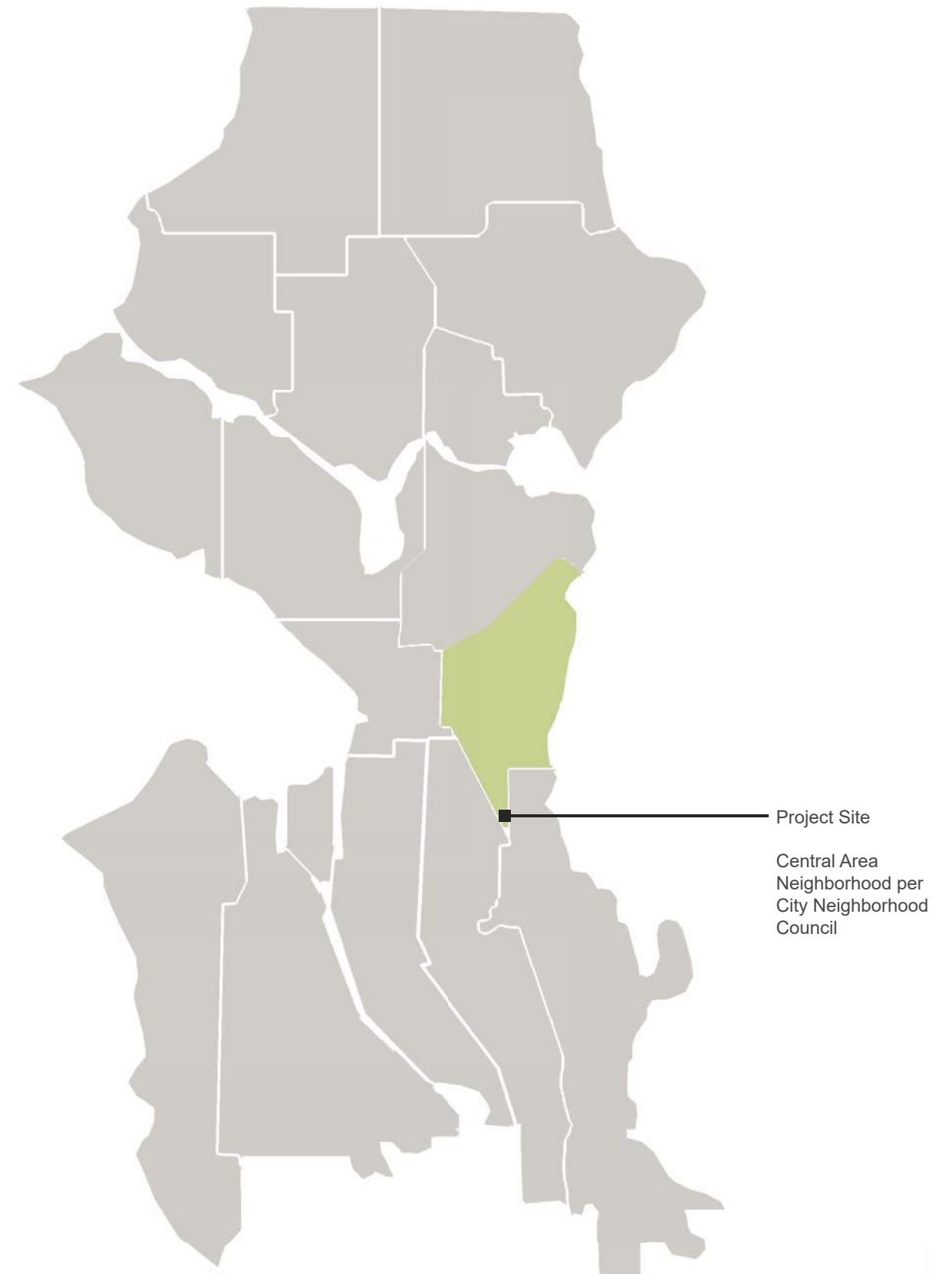
LANDSCAPE ARCHITECT
GLENN TAKAGI
18550 FIRLANDS WAY N. SUITE #101
SHORELINE, WA 98133



2029 24TH AVE S
Full Design Review - Recommendation Meeting
#3025443-LU 05.23.2024

PAGE INTENTIONALLY LEFT BLANK

CONTENTS	
CONTEXT	05
SITE ANALYSIS	06
LOCAL AMENITIES	07
NEIGHBORHOOD CONTEXT	08
STREET VIEWS	09
ZONING	10
ZONING HEIGHT LIMIT	11
EDG SUMMARY	13
EDG DESIGN OPTION SUMMARY	14
EDG : BOARD SELECTED	15
DESIGN DEVELOPMENT	19
EDG BOARD COMMENTS AND RESPONSE	20
CONTEXT PLAN	23
FLOOR PLANS	24
MATERIALS	29
ELEVATIONS	30
SECTIONS	34
RENDERINGS	36
LANDSCAPE CONCEPT	44
EXTERIOR LIGHTING	46
SIGNAGE	47
SECURITY & FENCING	48
TBD - REQUESTED DEPARTURE	49
APPENDIX	50
SURVEY	51
RECENT JWA PROJECTS	52



PAGE INTENTIONALLY LEFT BLANK

01 CONTEXT

Design Review Timeline Summary:

2017.04.07 – Full Early Design Guidance Approval – SE Board
(Zoning C1-40, approx. 26,000 GFA)

2017.12.20 – MUP intake
(Zoning C1-40, 24,679 GFA)

2018.08.15 – MUP Correction Cycle 1 Resubmitted
(Zoning C1-40, 24,679 GFA)

2018.08.31 - Code change for DR thresholds

2018.10.30 – BP Intake
(Zoning C1-40, 24,048 GFA)

2019.02.25 – ADR Recommendation Submitted
(Zoning C1-40, approx. 27,015 GFA)

2019.06 - Upzoning occurred to C1-75

Project changes from 4 stories to 7 stories.

2019.11.27 – ADR Recommendation Re-Submitted
(Zoning C1-75, approx. 35,399 GFA)

2020.02.24 – BP Correction Resubmitted
(Zoning C1-75, 38,280 GFA) Project area increased.

2023.01.19 – City notified team the project is over 35, 000 sf which triggers Full Recommendation Packet and Presentation.

DESIGN OBJECTIVES: The ownership team has a strong desire to provide market rate workforce housing. The owner of this site has asked JW Architects to design an apartment building composed of efficiency and small efficiency dwelling units. They would like to maximize the unit count on this site. The owner also owns the site to the north which is currently under development. While the projects are separate through SDCI, they are designed to be harmonious.

KEY METRICS

ADDRESS: 2029 24th Ave S

PARCEL NUMBER: 1498302800, 1498302783

ZONE: C1-75 (M1)
UPZONED IN 2019. PROJECT STARTED AS C1-40

LOT SIZE: 9,005 SF

OVERLAYS: Mt Baker Hub Urban Village
Frequent Transit

ALLOWED FAR: 3.9 Residential
9,005 x 3.9 = 35,399 SF

ALLOWED HEIGHT: 75'
Rooftop Features 23.47A.012.C.4
15' above not to exceed 20% of roof

ANALYSIS OF CONTEXT: This site is located in a C1-75 zone and is directly adjacent to a NC3-75 (M) zone. Much of the adjacent development is not yet developed to its full height potential and is rather a mix of single-story industrial structures and single family homes.

NUMBER OF UNITS: 96 TOTAL UNITS (90 SEDU'S 6 STUDIOS)



SITE ANALYSIS



LOCAL AMENITIES



1. CURRENT NEIGHBORING PROJECT: MUP #3018467, #3017027

- 1904, 1908 24th Ave S
- 2405 S Holgate St



4. FUTURE PROJECT: MUP# 3024101

- 2016 23rd Ave S



7. FUTURE PROJECT: MUP#3020618

- 2019 24th Ave S.

NEIGHBORING BUILDINGS ANALYSIS

The current neighborhood is a mix of existing 1 - 3 story commercial and residential. Along Rainier Ave, to the west of the site, is primarily single story commercial transitioning into 65'-0" apartments. Moving north from the site along 24th Ave S, the buildings transition into smaller scale residential, providing a balance to the traffic heavy Rainier. Adjacent projects currently being designed will bring an increase in density and will set benchmarks of future development in the transitioning neighborhood. 2019 24th Ave S modulates the massing of the facade, provides glazing at the lobby and marks the NE corner of the project by a wood tower. This project will complement these design moves to provide a cohesive sense of place.



2. CURRENT NEIGHBORING PROJECT

- Wellspring Family Services



5. NEIGHBORING HOUSING COMPLEX

- 2400 S Hill Street



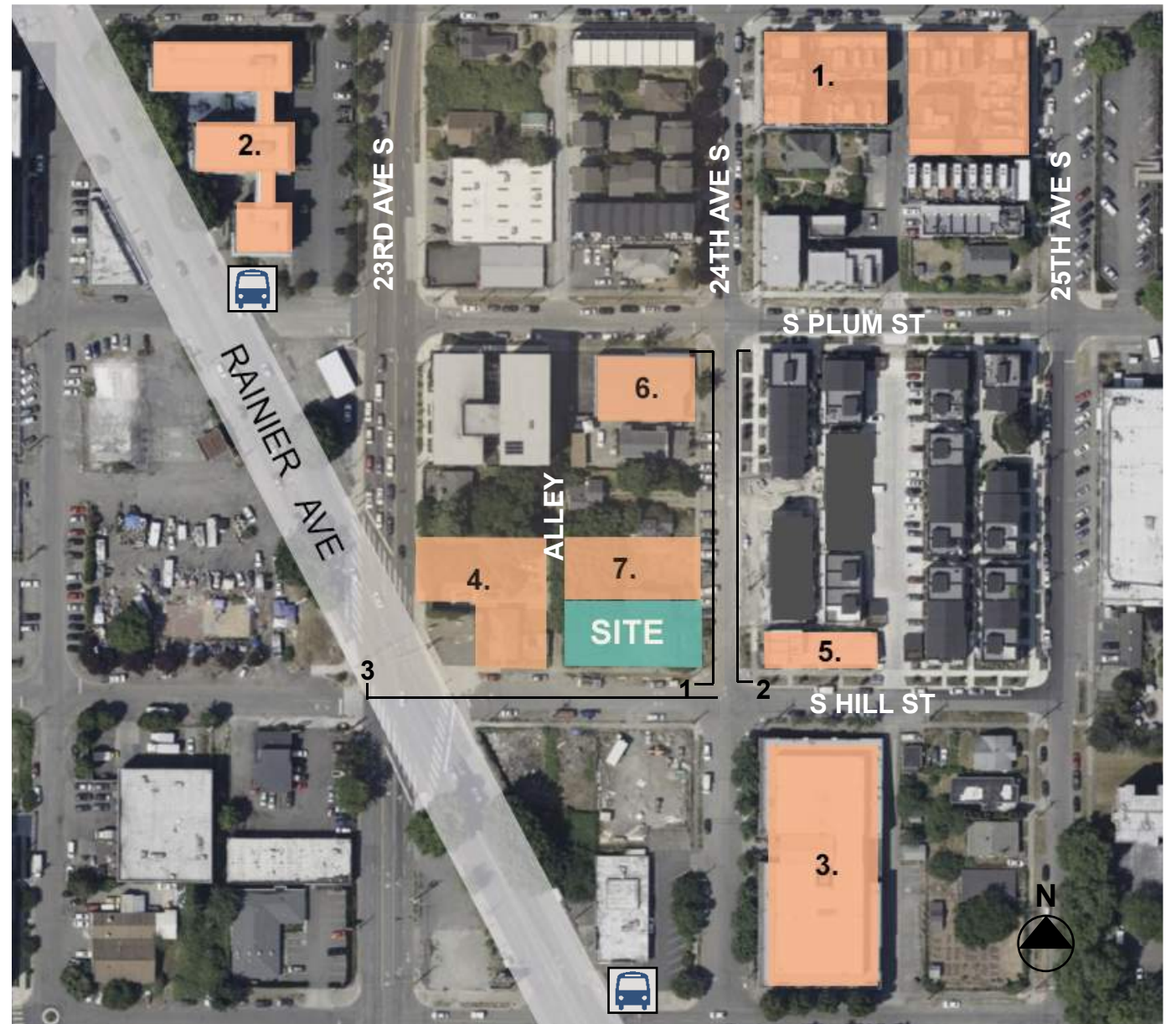
3. CURRENT NEIGHBORING PROJECT

- The 2100 Building

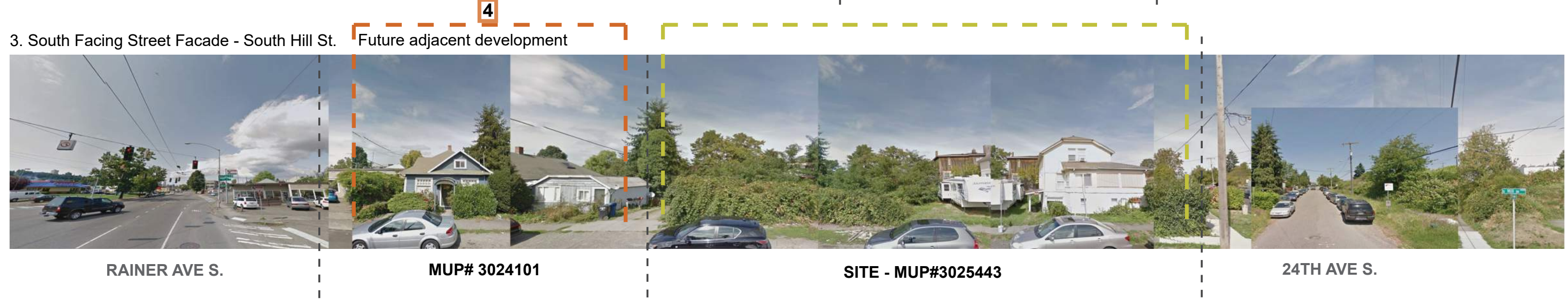
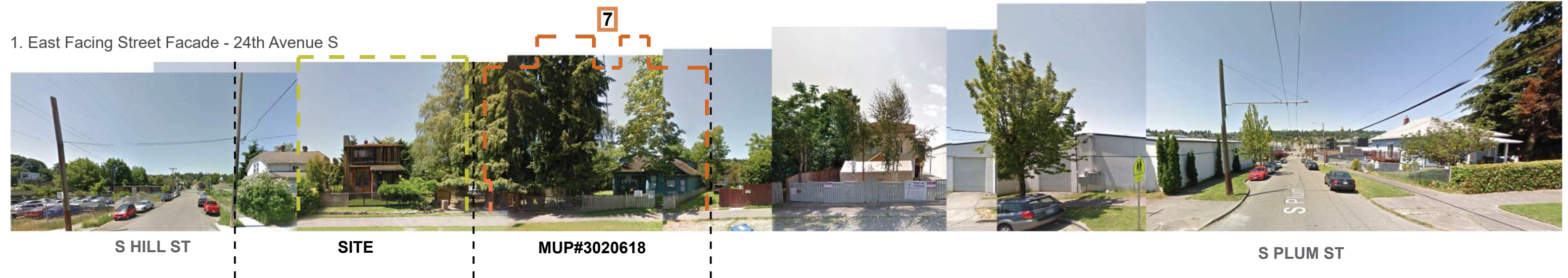


6. NEIGHBORING WAREHOUSE

- 2001 24th Ave S



NEIGHBORING CONTEXT: ADJACENT BUILDINGS



STREET VIEWS

- C1-75 (M)
- SM-NR 145
- NC3-75 (M)
- NR
- RSL(M)
- LR1(M)

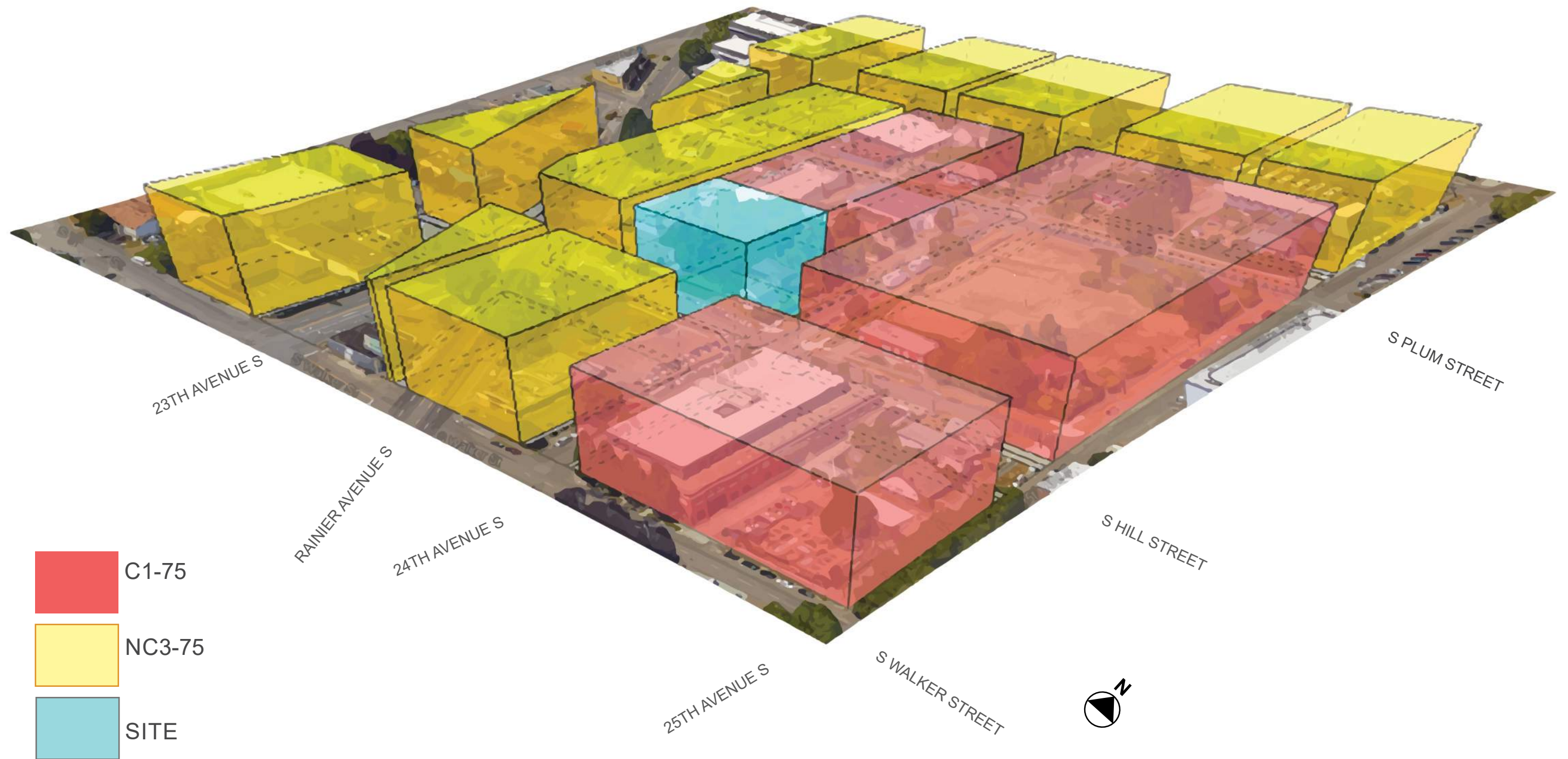


ZONING ANALYSIS

This site is located in a C1-75 (M) zone and is directly adjacent to a NC3-75 zone. Much of the adjacent development is not yet developed to its full height potential and is rather a mix of single-story industrial structures and single family homes.

ZONING



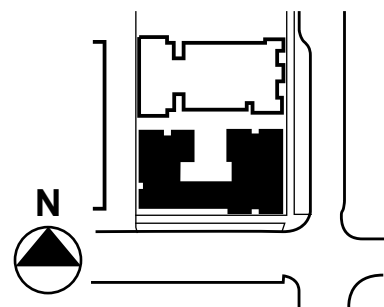
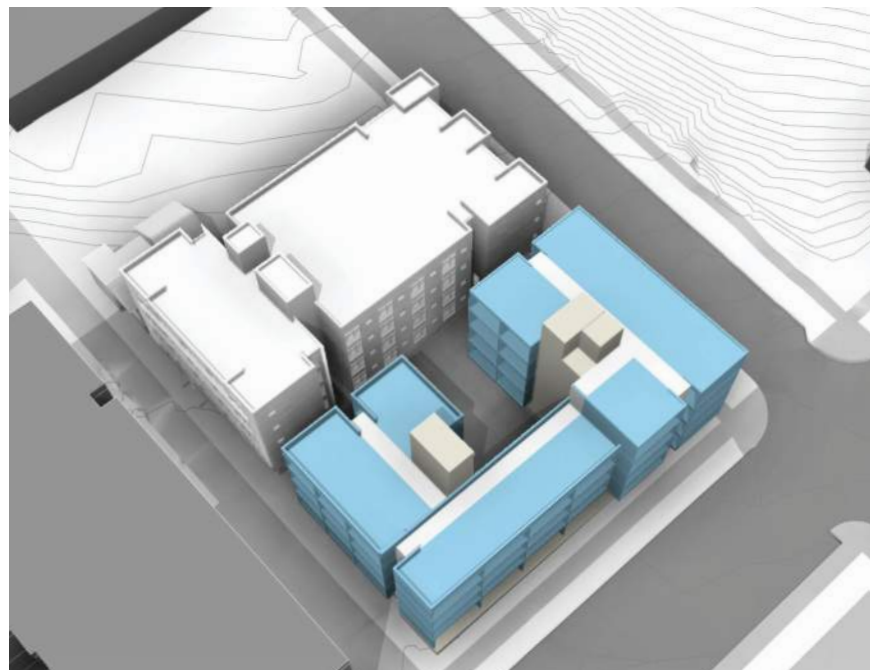


ZONING HEIGHT LIMIT

		<u>Required/Allowed per SMC 23.45</u>		<u>Proposed</u>
<div> <div>Key Metrics</div> <div>Current</div> </div>	<div> <div>Zone:</div> <div>C1-75 (M1)</div> <div>MHA:</div> <div>Yes, Medium area</div> <div>Urban Village:</div> <div>Yes, Mt. Baker</div> <div>Parking Flexibility:</div> <div>Yes</div> </div>	Vehicle Parking:	(0) Spaces	(0) Spaces
		Bike Parking:	(101)Spaces Required	(103) Spaces Provided
			Long-term: (1) Space per SEDU Short-term: (1) Space per 20 dwelling unit	
		Amenity Area:	5% of GFA = 1,992.33SF	1,992.89 SF
		Structure Height:	75’ & 15’ penthouse	75’ + 3’-3” Penthouse
		Upper Level Setbacks:	Portions of structures above 65’ setback from front lot line 8’ AVG	32’-6.5” min Upper Setback
		Front Setback(East):	0’	0’
		Front Setback(South):	0’	5’ min
		Rear Setback(West):	0’	2’
		Side Setback(North):	0’	5’ -1.75” min

02 EDG SUMMARY

Approval with Zoning C1-40



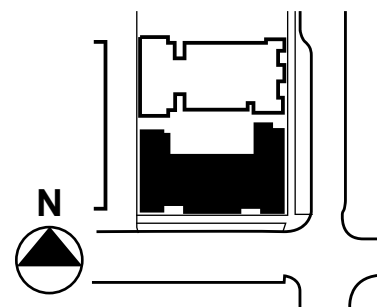
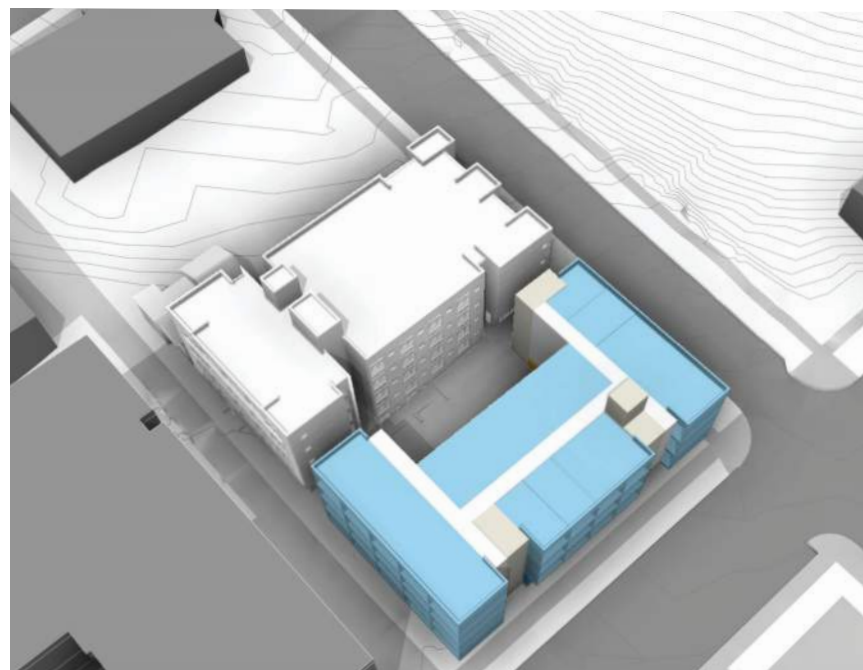
OPTION A

PROJECT DATA

- 26,227 SF (2.91 FAR)
- (x67) Small Efficiency Dwelling Units
- Approx. 77% Residential Efficiency on Typical Floor
- 1,500 SF exterior amenity in shared 'T-Shaped' courtyard.
- No Parking provided
- Pedestrian Entry at SE Corner facing Hill St.

NO DEPARTURES

- No Departures requested at this time.



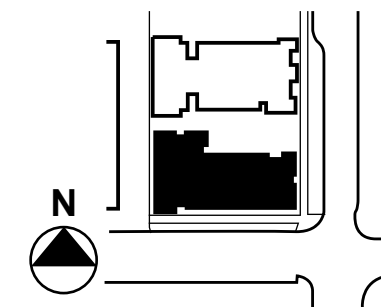
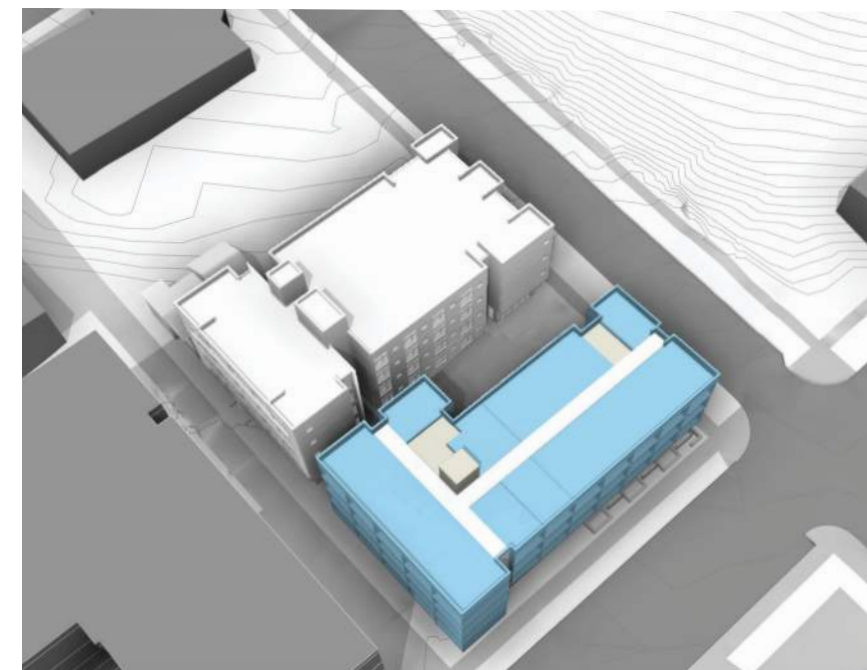
OPTION B

PROJECT DATA

- 25,319 SF (2.81 FAR)
- (x70) Small Efficiency Dwelling Units
- Approx. 77.6 Residential Efficiency on Typical Floor
- 1,770 SF of exterior amenity in shared 'Enclosed Bar' courtyard
- No Parking provided
- Pedestrian Entry at SE Corner facing 24th Ave S.

(X1) DEPARTURE

- Street Level Development Standards (SMC 23.47A.008.D.2) Option B contains dwelling unit located along street-level, street facing facade within 4'-0" of sidewalk grade.



OPTION C (BOARD SELECTED)

PROJECT DATA

- 24,651 SF (2.74 FAR)
- (x67) Small Efficiency Dwelling Units
- Approx. 80% Residential Efficiency on Typical Floor
- 1,864 SF of exterior amenity in shared 'Open Bar' courtyard
- No Parking provided
- Pedestrian Entry mid block facing Hill St.

(X1) DEPARTURE

- Street Level Development Standards (SMC 23.47A.008.D.2) Option C contains dwelling unit located along street-level, street facing facade within 4'-0" of sidewalk grade.

EDG DESIGN OPTION SUMMARY

OPTION C: BOARD SELECTED



RENDERING LOOKING EASTWARD ALONG THE SOUTH FACADE

PROJECT DATA

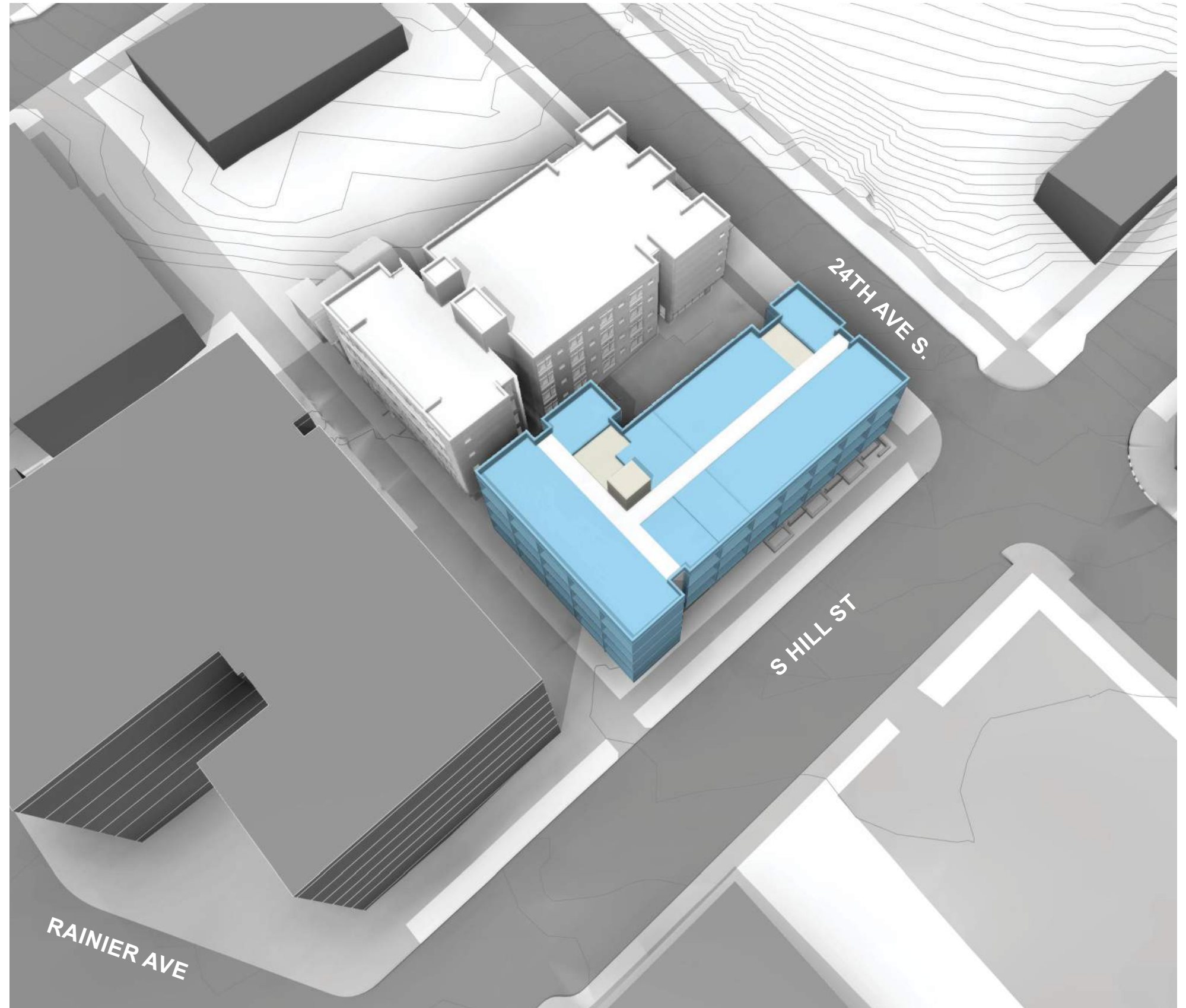
- 24,651 SF (2.74 FAR)
- (x67) Small Efficiency Dwelling Units
- Approx. 80% Residential Efficiency on Typical Floor
- 1,864 SF of exterior amenity in shared 'Open Bar' courtyard
- No Parking provided
- Pedestrian Entry mid block facing Hill St.

(X1) DEPARTURE

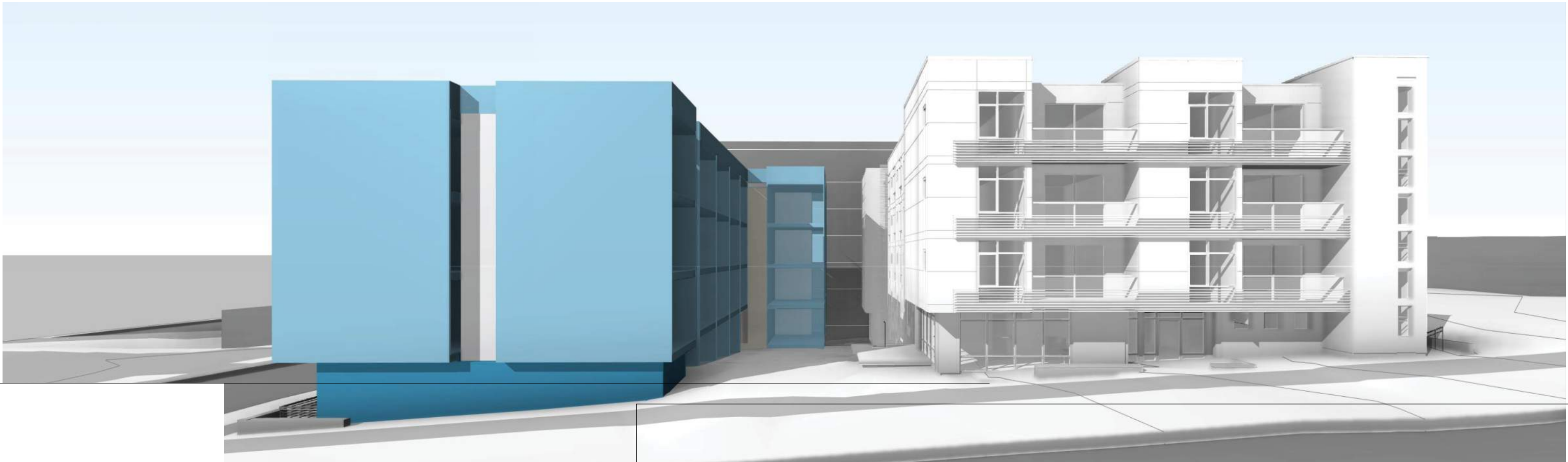
- Street Level Development Standards (SMC 23.47A.008.D.2) Request to allow Option C to contain dwelling units located along street-level, street facing facade within 4'-0" of sidewalk grade.

CONCEPT

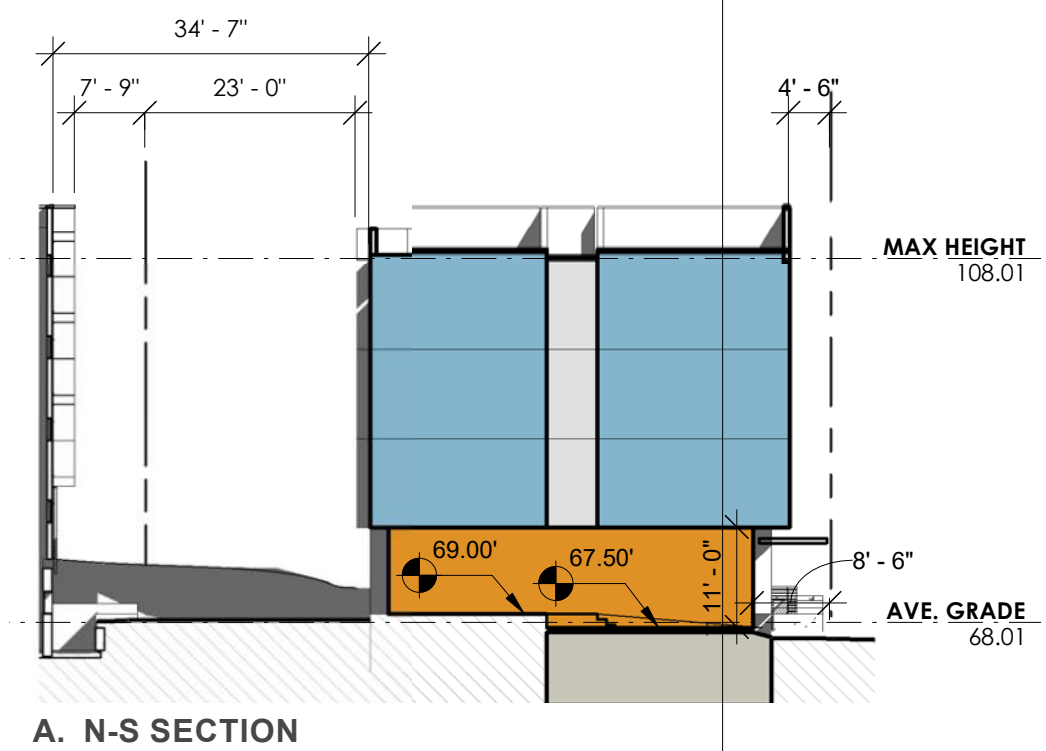
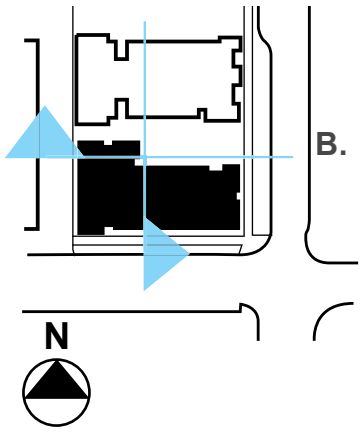
- An 'Open Bar' courtyard provides relief along 24th Ave S. by orienting the main mass parallel to Hill St. The facade along 24th is narrowed, reducing the bulk of the mass to complement the neighboring development and smaller residential scale to the north. Street facing dwelling units are located at the east end of the project with the lobby serving as a buffer from the busy Rainier corridor. Defined by a tower on the SW project corner, the lobby engages pedestrians early in the sequence from frequent transit stops to their homes. In addition, the lobby and community room are arranged to allow visibility from the Hill St sidewalk to the courtyard, creating a strong connection to the neighboring project dynamic way-finding and a sense of place for the greater community.



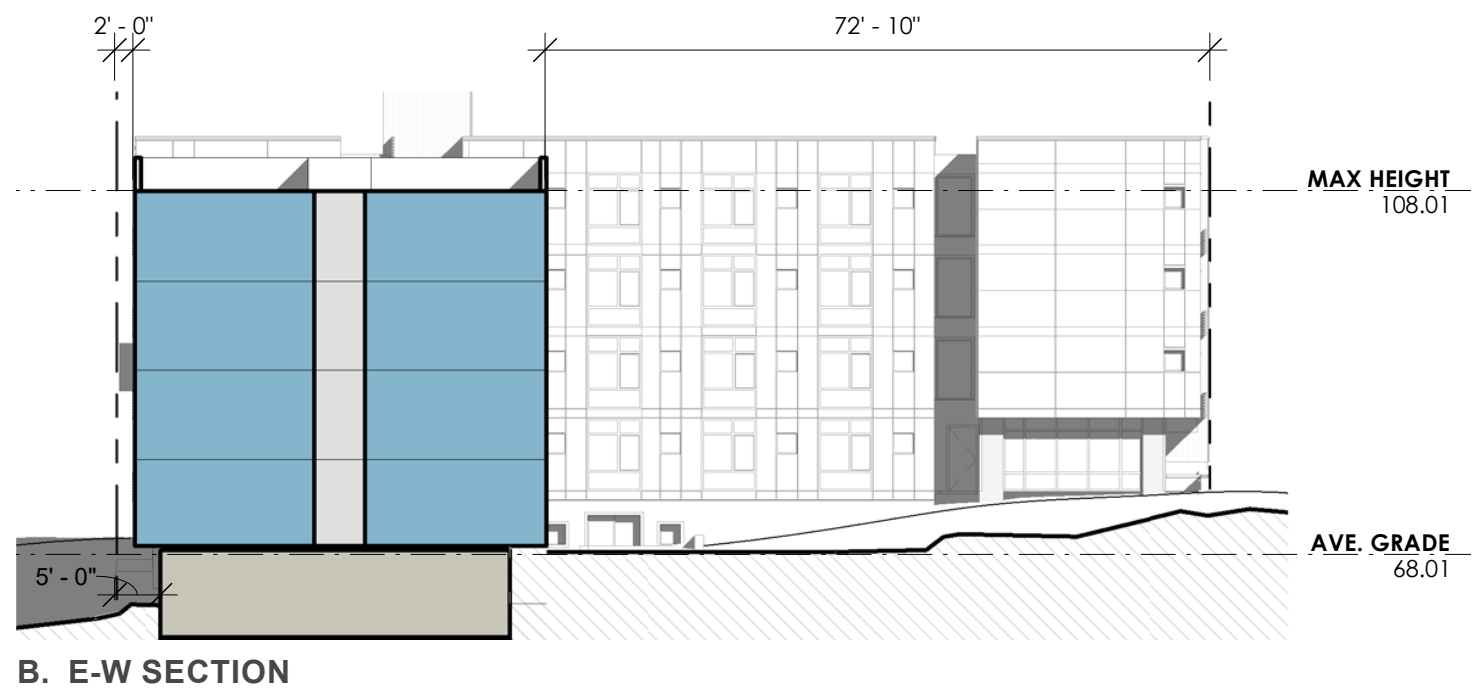
EDG: BOARD SELECTED



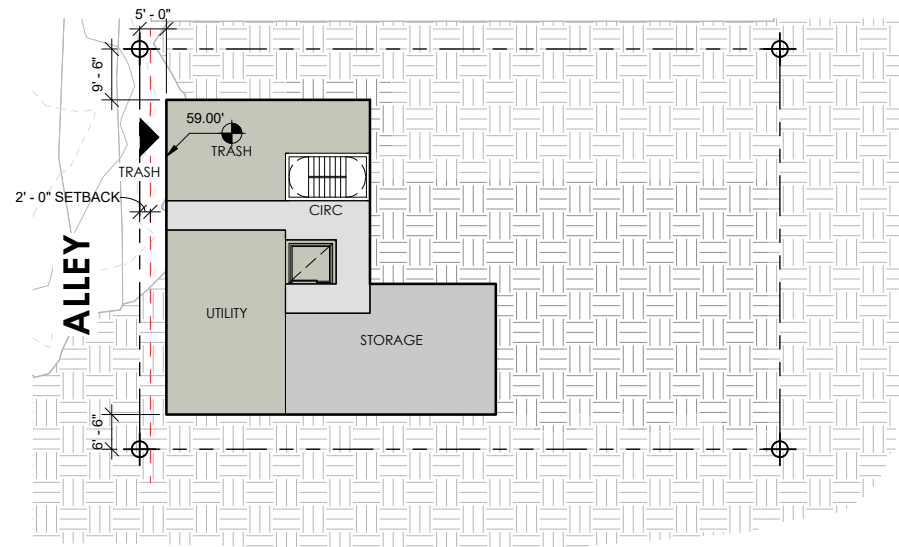
EAST ELEVATION



A. N-S SECTION



B. E-W SECTION



S. HILL ST

24TH AVE S.

LEVEL 0 PLAN
ARCHITECTS

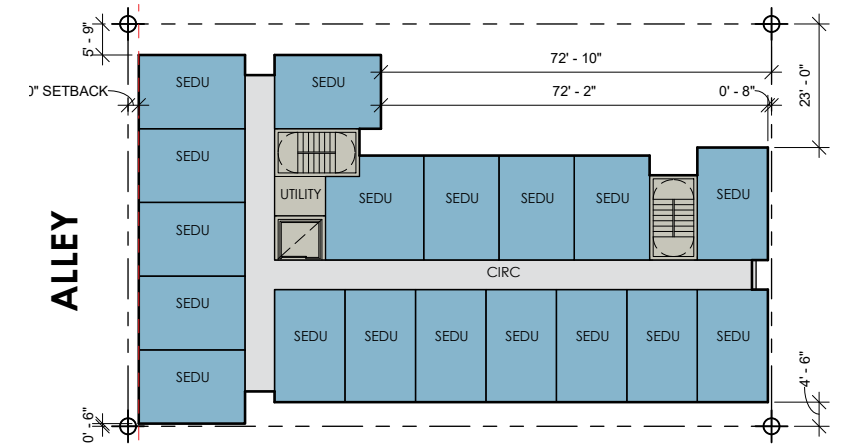


S. HILL ST

LEVEL 1 PLAN



24TH AVE S.



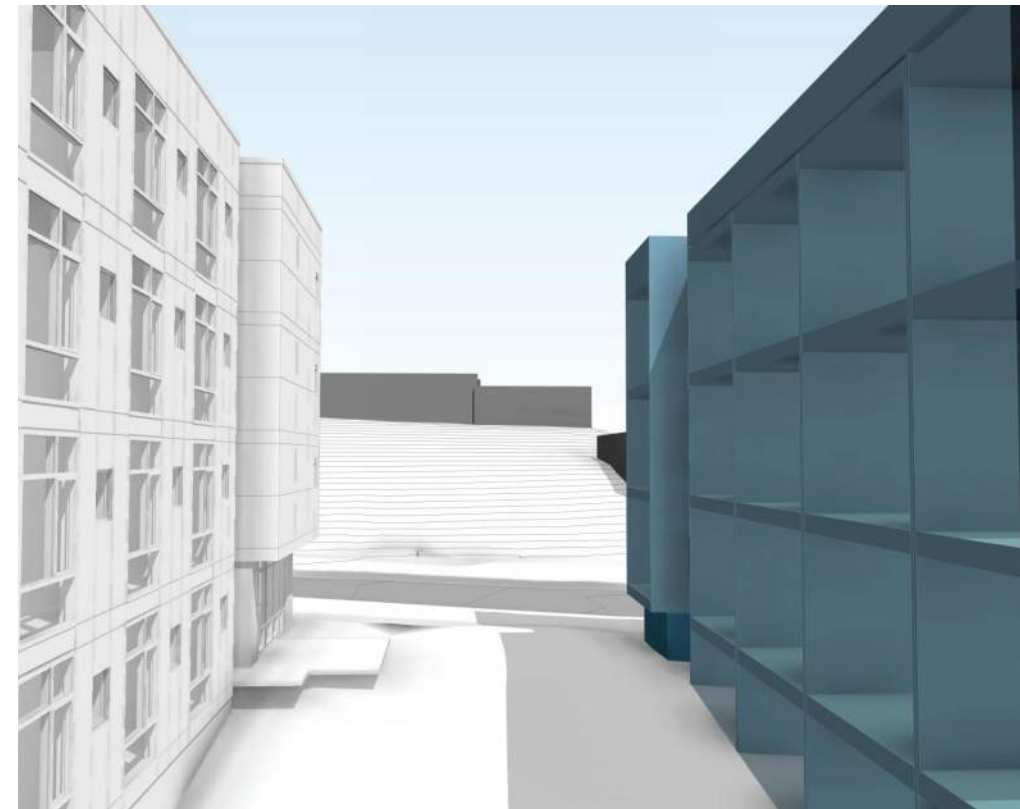
S. HILL ST

24TH AVE S.

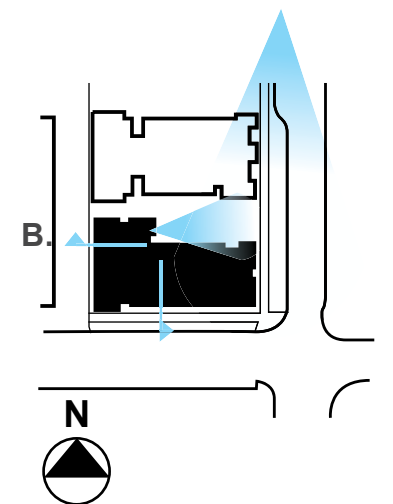
LEVEL 2-4 PLAN
ARCHITECTS



A. LOOKING DOWN 24TH AVE S



B. LOOKING EAST THROUGH COURTYARD



EDG: BOARD SELECTED

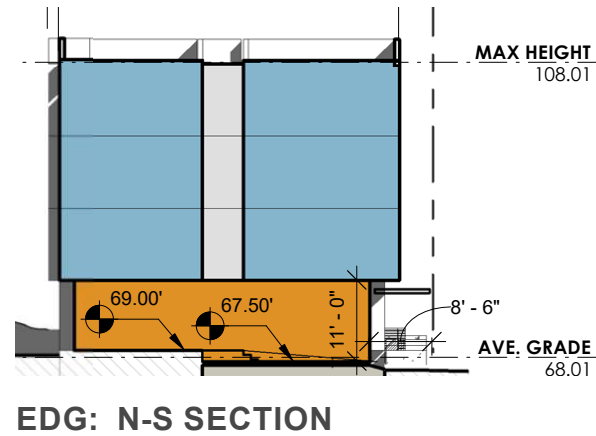
PAGE INTENTIONALLY LEFT BLANK

03 DESIGN DEVELOPMENT

erials

proposed massing
s preferred option,
ommendation
recommended by

ed when the
e building was
site has been
ilding is now



EDG: N-S SECTION



B The Board supported the applicant's material palette that included brick, fiber-cement and wood composite materials and felt that it complimented the adjacent building to the north. (CS2-D, CS3-A)

This material pallette will continue to be utilized moving forward to the recommendation meeting. (04/08/2017)

The monochromatic material palette has been maintained through the brick and fiber cement materials. Instead of wood composite materials, architectural concrete and white metal sunscreens have been proposed. The palette refinement still compliments the project to the north while also distinguishing it. (05/23/2024)

FULL REC: E-W SECTION



FULL REC: EAST ELEVATION

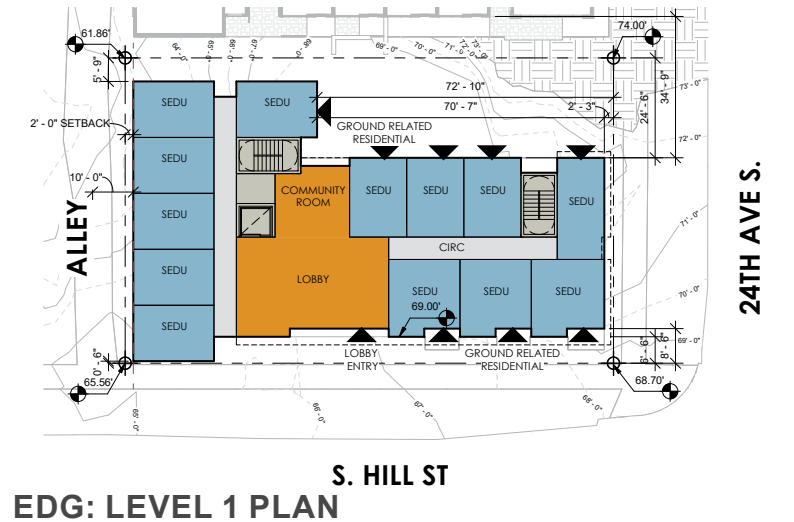
2. Facade

A The Board had concerns about the location of the lobby and common room shown on the preferred Option C. The Board felt that the lobby needs to better respond to the pedestrian environment and existing built environment by creating an inviting entry space. The Board recommended relocating the lobby and/or community room to the east side of the building, at the corner of 24th Avenue and Hill Street. The Board thought that situating one or both common areas in these locations is an appropriate response to create the pedestrian level of engagement appropriate at the street level at the intersection. (PL3-B, PL2-B, CS2-B)

The lobby and ground related amenity space has been relocated to the south east corner of the site (on the corner of S Hill St. and 24th Ave S.). Additionally, the ground related amenity has been consolidated and will include a common kitchen, office, mail area and direct access to the northern courtyard. (04/08/2017 and 05/23/2024)

B The Board felt that if ground level units on the east side of the building were to remain, then the entry to those units should be located off 24th Avenue to engage the street. The Board also felt enhanced landscaping and glazing at the ground level was appropriate along the east facing façade. (CS2-B)

The units located along 24th Ave S on the ground level have been removed due to the relocation of the lobby and amenity space. These units have been relocated to the center of the building on the ground floor with three units facing the north courtyard and 6 units facing S Hill St. with Juliet balconies. Additionally, glazing has increased at the ground level along 24th Ave S. (04/08/2017 and 05/23/2024)



EDG: LEVEL 1 PLAN



FULL REC: LEVEL 1 PLAN



FULL REC: SOUTH FACADE

EDG: BOARD COMMENTS AND RESPONSE

C The Board had concerns about the lack of glazing and visual interest on the east facing façade shown for floors 2-4. The Board again felt that increased glazing, added architectural elements or possibly reorienting the upper level units should be included to these upper floors for this façade to create visual interest and compliment the building to the immediate north (MUP #3020618). (DC2-B)

Glazing area along 24th Ave S has increased with the addition of horizontal awning windows and larger floor to ceiling windows located in the corridors. (04/08/2017)

The amount of glazing has been emphasized on the east facade and the windows wrap the main NE and SE corners of the building which adds visual interest. The massing steps in for levels 1 and 2 to compliment the same massing moves as the building to the north. (05/23/2024)



EDG: OPTION C MATERIAL STUDY



FULL REC: EAST FACADE



FULL REC: VIEW OF NE CORNER

3. Common Amenity Area

A The Board felt a portion of the community room should include kitchen facilities to create a space to foster interaction between the residents of the building. (PL3-B)

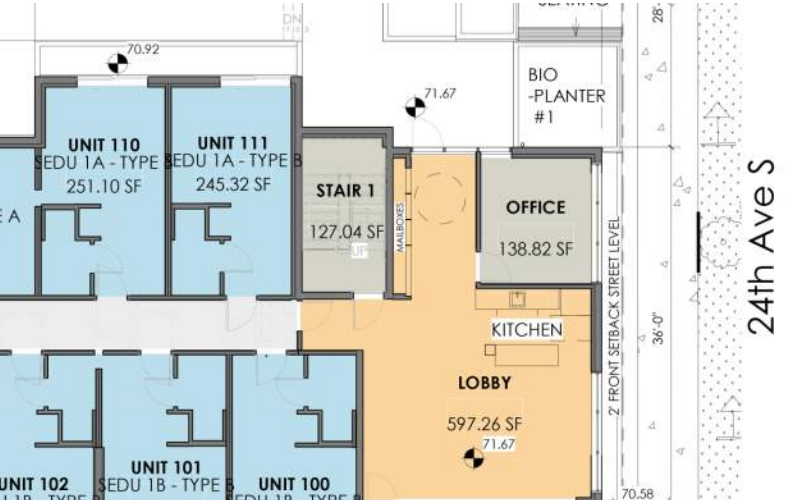
The community room will contain full kitchen and dining facilities. (04/08/2017)

A common kitchen has been kept in the lobby area as an amenity to the residents. (05/23/2024)

B The Board requested the applicant look at providing other activity space within the lobby to promote interaction with the courtyard on the north side of the building. The Board reiterated that providing activity space on the ground floor next to the courtyard would assist in fostering interaction between residents of the building. (DC3-B)

The community room on the ground level has direct access to a patio located in the northeast corner of the lot that will house bbq facilities and outdoor dining area. This hardscaped area will connect directly to the courtyard amenity space. (04/08/2017)

We are providing more activity within the lobby space by adding the mail area, an office, and the common kitchen. These activities connect to the northern courtyard where there are more opportunities for engagement. There are tiered levels with a lawn area and it connects to the building to the north. (05/23/2024)



FULL REC: LOBBY PLAN



FULL REC: SITE PLAN



FULL REC: NORTH COURTYARD RENDERING

EDG: BOARD COMMENTS AND RESPONSE

4. Open Space/Courtyard

A The Board requested additional details for the Recommendation phase showing the how residents would access the courtyard, from inside the building and along 24th Avenue and the alley. The Board acknowledged that some form of fencing for security was appropriate, however, the design of the fencing should be porous to allow those within the courtyard and pedestrians along the street or alley to see in the courtyard area. (PL2-B)

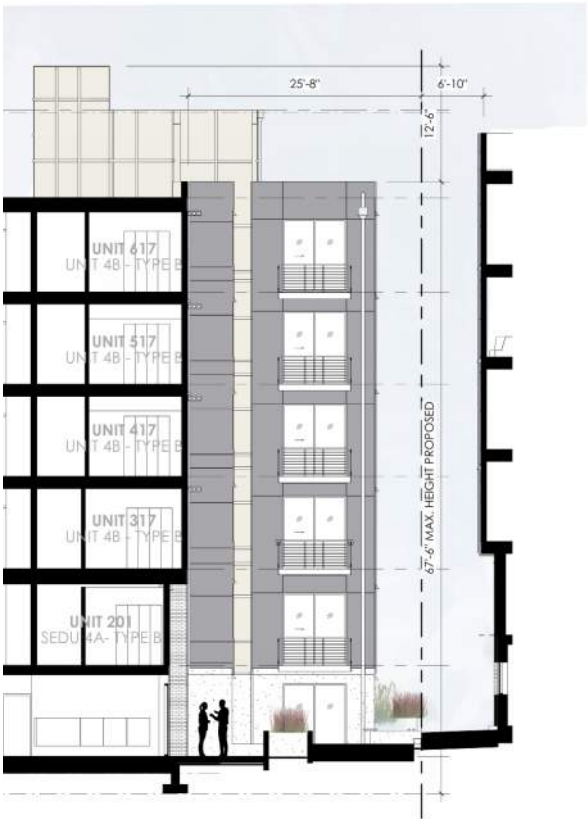
The courtyard will be accessed through controlled access points. Gates along the alley and 24th Ave S will restrict public access into the interior space. The fence will be high quality metal material. The fence will be porous to allow pedestrians along 24th Ave to have visual access into the courtyard space. (04/08/2017 and 05/23/2024)



FULL REC: FENCING/GATES OFF 24TH AVE

B The Board requested a cross-section of the courtyard space and its relationship between this building and the proposed building to the north (MUP #3020618). (DC2-C)

The cross section provided shows the courtyard space and the relationship between the proposed building and the building to the north. (04/08/2017 and 05/23/2024)

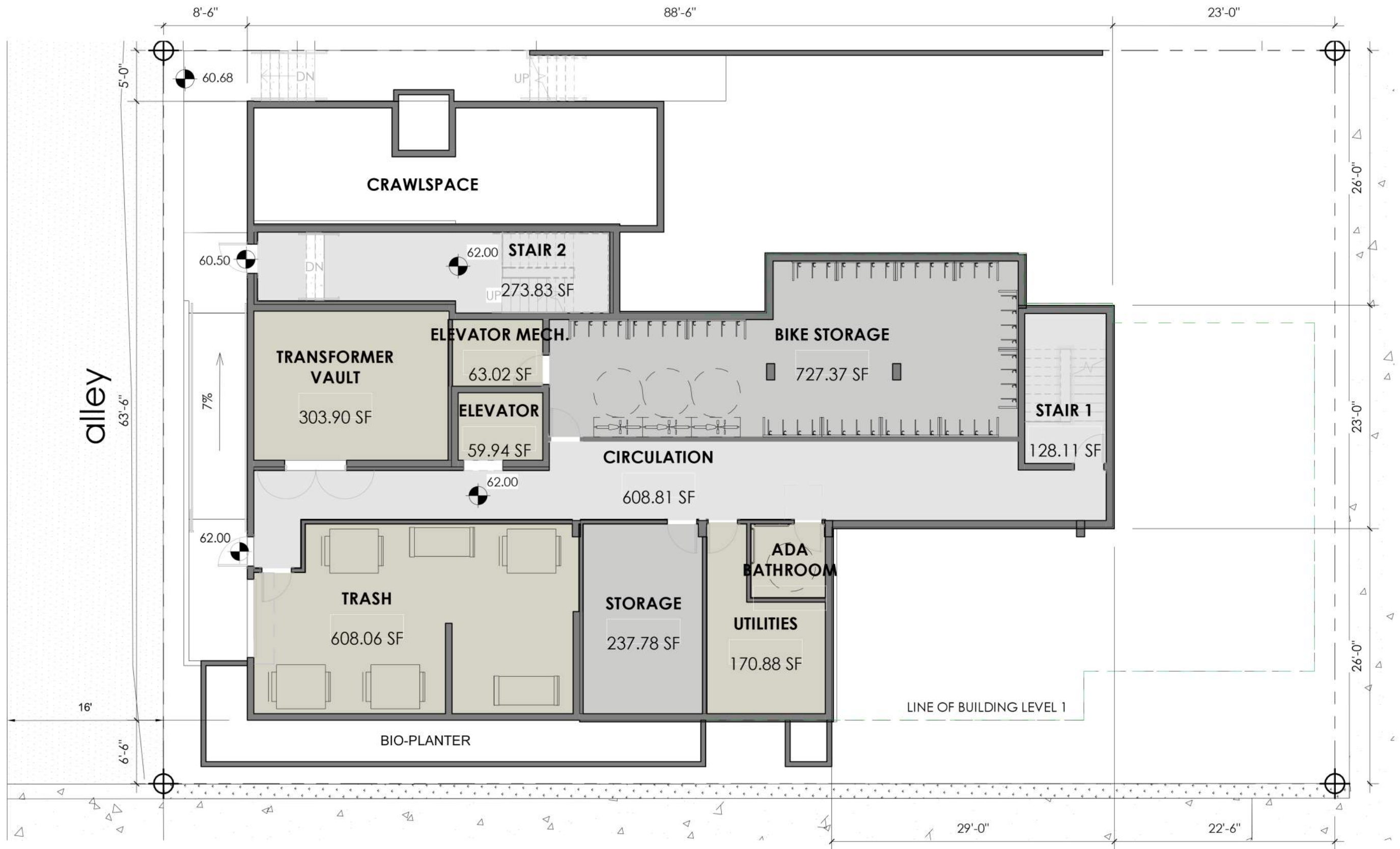


FULL REC: CROSS-SECTION

EDG: BOARD COMMENTS AND RESPONSE



CONTEXT PLAN



LEVEL 0 FLOOR PLAN

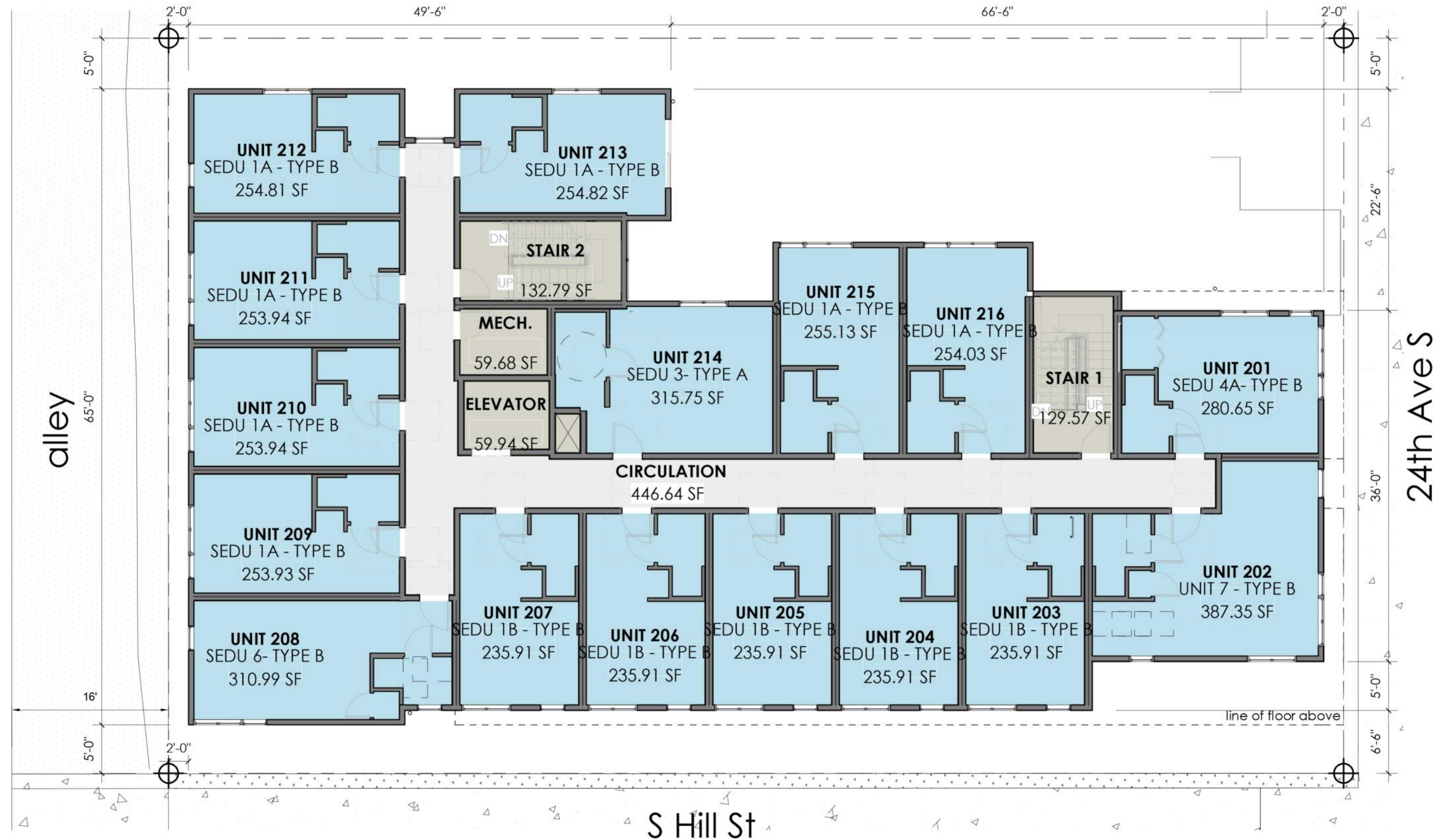


SCALE: 1"=10'-0"



SCALE: 1"=10'-0"

LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



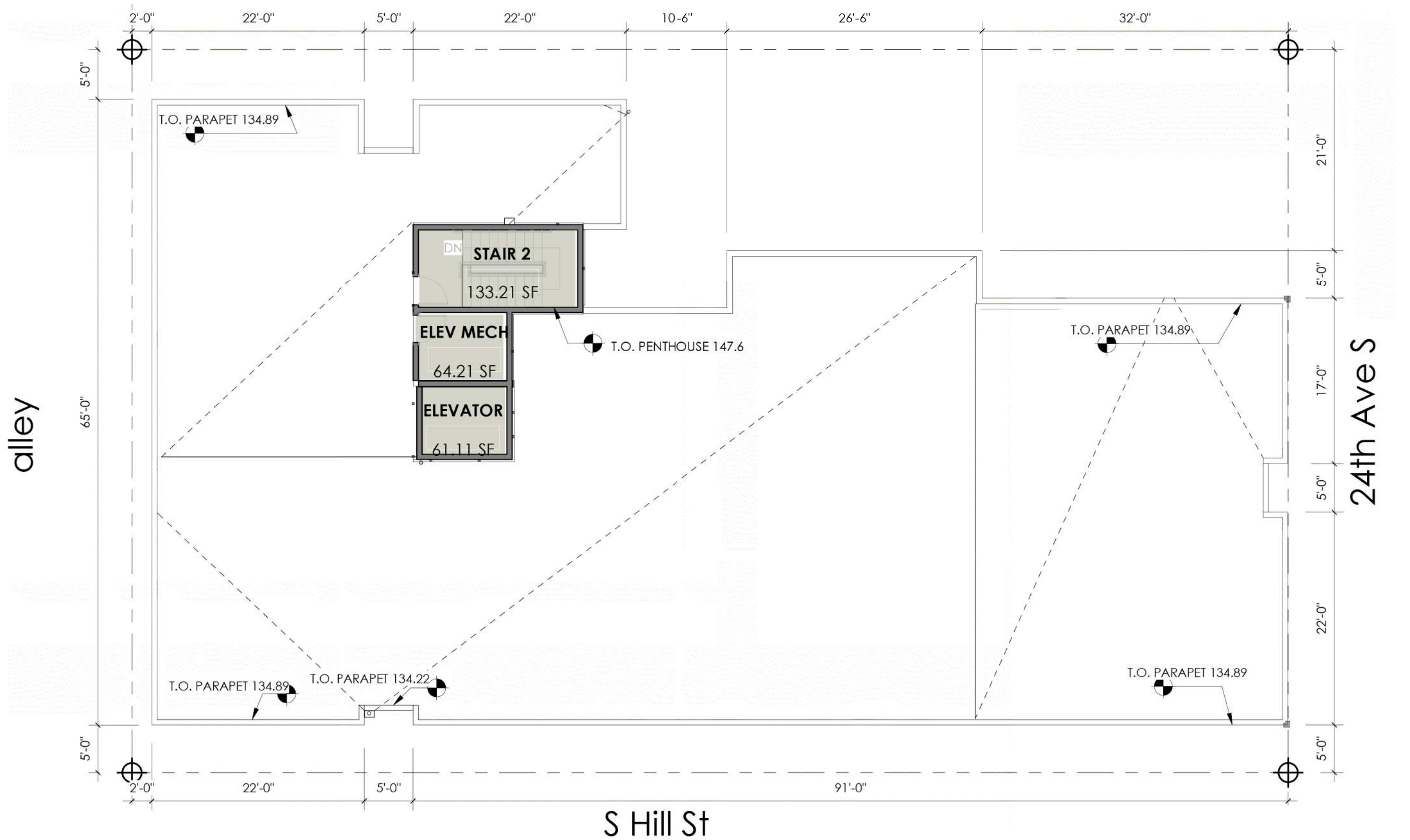
SCALE: 1"=10'-0"



SCALE: 1"=10'-0"



LEVEL 3-6 FLOOR PLANS



ROOF PLAN

N
SCALE: 1"=10'-0"

PHYSICAL MATERIAL BOARD

2029 24TH AVE S
#3025443-LU

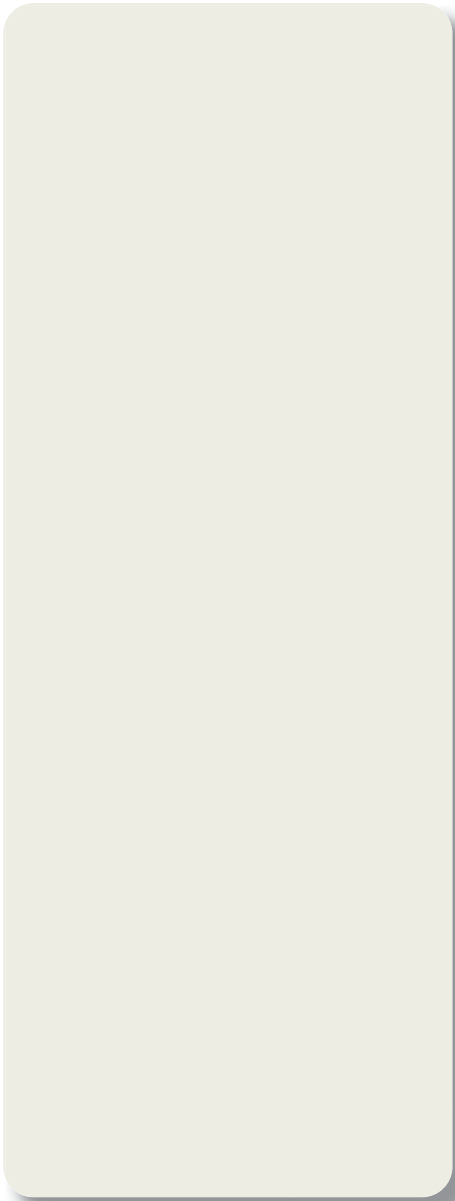
1.

CEMENTITIOUS PANEL
SILENT NIGHT, BM 1613



2.

CEMENTITIOUS PANEL
WHITE DOVE, BM 0C-17



3.

CONCRETE
SACK FINISH

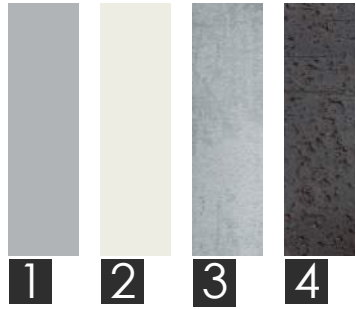


4.

THIN BRICK
CREEK COAL
MUTUAL MATERIALS



MATERIALS



NORTH ELEVATION - VIEW OF SITE FROM COURTYARD



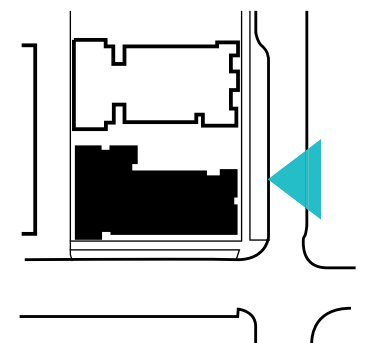
ELEVATIONS



2C. Increased glazing on upper floors

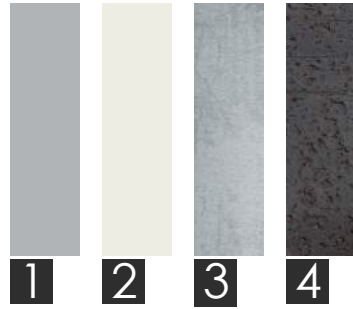
2A. Lobby and Amenity Space moved to street corner

4A. Visual connection to Courtyard from 24TH AVE



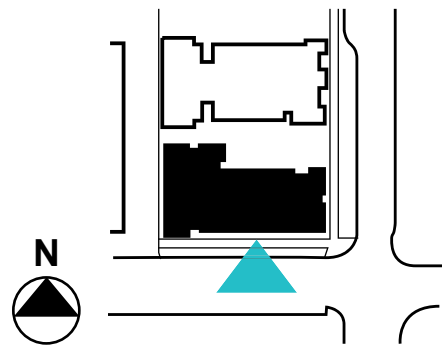
EAST ELEVATION - VIEW OF SITE FROM 24TH AVE S.

ELEVATIONS



Six units face Hill Street with the Lobby moved to the SE corner

2B.

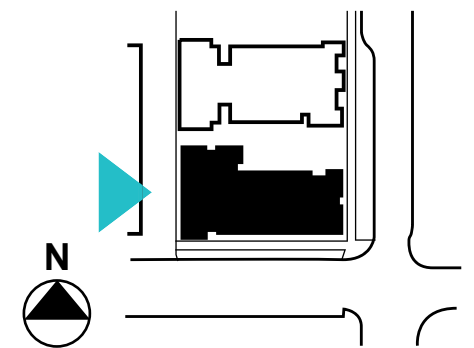


SOUTH ELEVATION - VIEW OF SITE FROM S. HILL ST

ELEVATIONS



ALLEY
WEST ELEVATION - VIEW OF SITE FROM ALLEY



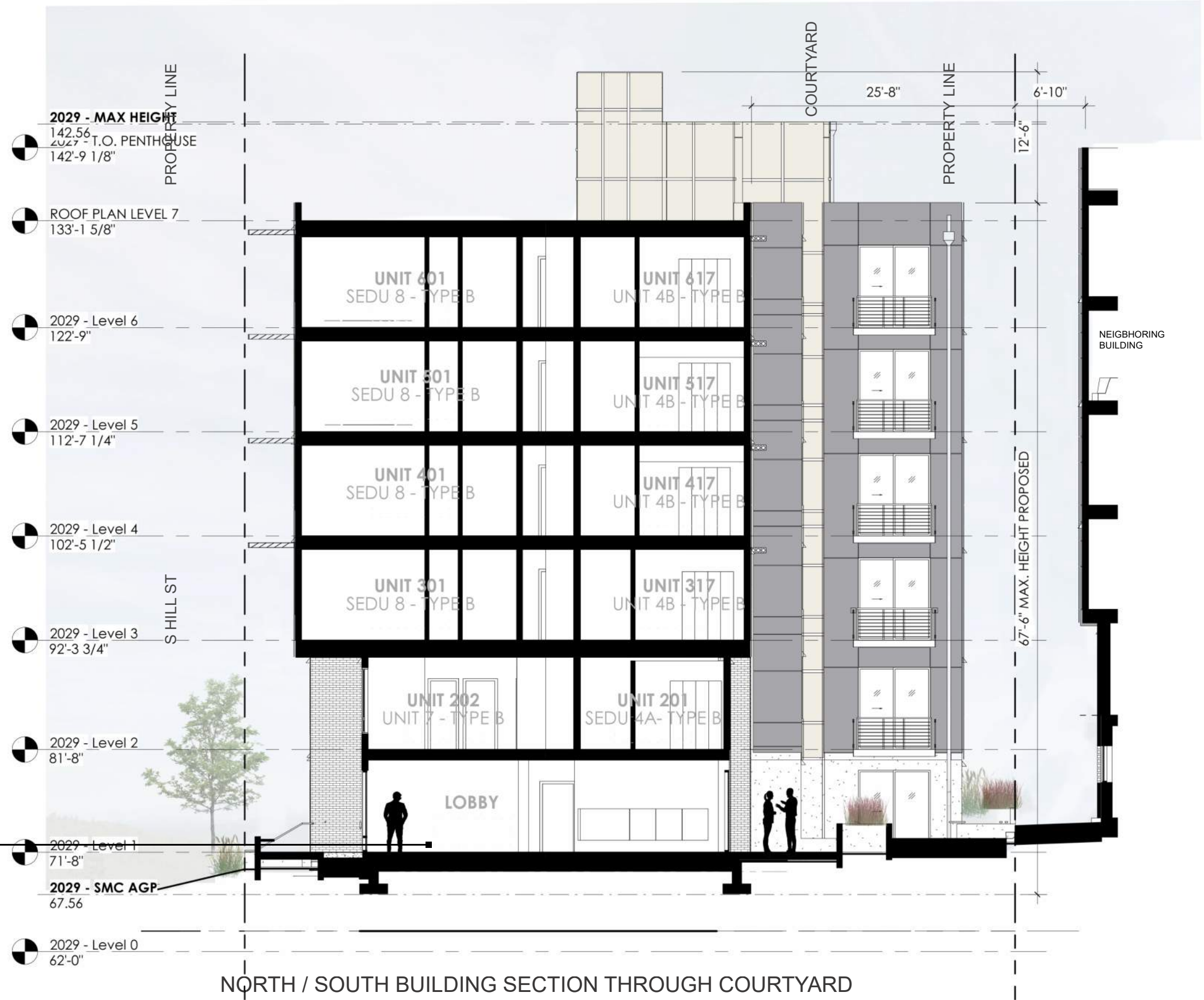
ELEVATIONS



SECTIONS

4B.
3A.

Lobby and Amenity Space
interaction with Courtyard





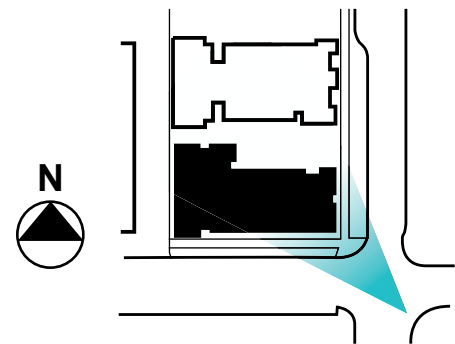
Increased glazing on upper floors facing 24th Ave S.

2C.

White soffit to match material#2

Lobby and Entry moved to street corner

2A.



STREET VIEW FROM SOUTHEAST



STREET VIEW FROM SOUTHWEST



DETAILED VIEW OF ENTRY FROM 24TH AVE S



VIEW INTO COURTYARD



COURTYARD VIEW FROM WEST



STREET VIEW FROM 24TH AVE S



STREET VIEW FROM S HILL ST

PAGE INTENTIONALLY LEFT BLANK



NCN



LEATHERLEAF MAHONIA



DWARF LAUREL



ENGLISH BOXWOOD



DEER FERN



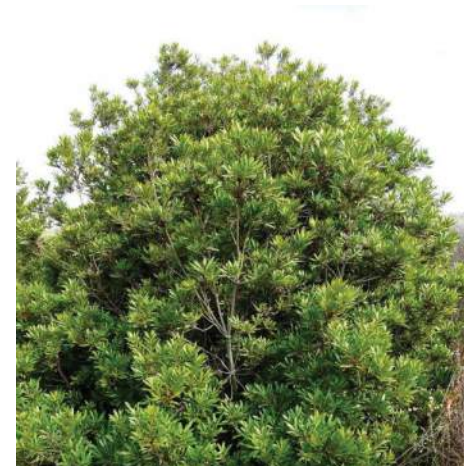
COMMON SPIKERUSH



HEAVENLY BAMBOO



HORSETAIL



PACIFIC WAX MYRTLE



JAPANESE FOREST GRASS



MEXICAN ORANGE



LOW SARCOCOCCA



SEDUM



JAPANESE MOCKORANGE



DWARF FOUNTAIN GRASS

LANDSCAPE CONCEPT

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
1		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	min. 8'-0" hgt.
4		Metasequoia glyptostroboides/ DAWN REDWOOD	min. 8'-0" hgt.
		Parrotia p. 'Vanessa'/ PERSIAN IRONWOOD	min. 2-1/2" cal.
2		Zelkova s. 'Green Vase'/ GREEN VASE ZELKOVA	min. 2-1/2" cal., Street Tree Form
SHRUBS/PERENNIALS:			
8		<i>Blechnum spicant</i> / DEER FERN	1 gal.
39		Buxus s. 'Suffruticosa'/ ENGLISH BOXWOOD	min. 15" hgt., spr.
42		<i>Carex e. 'Aurea'</i> / BOWLES GOLDEN SEDGE	1 gal.
3		Choisya t. 'Sundance'/ MEXICAN ORANGE	min. 24" hgt., spr.
40		<i>Eleocharis palustris</i> / COMMON SPIKERUSH	1 gal.
27		<i>Epimedium x versicolor</i> 'Sulphureum' / NCN	1 gal.
15		<i>Equisetum hyemale</i> / HORSETAIL	1 gal.
17		<i>Hakonechola m. 'Aureola'</i> /JAPAN. FOREST GRASS	1 gal.
15		<i>Helleborus x hybridus</i> / Lenten Rose	1 gal.
6		Mahonia a. 'Compacta'/ OREGON GRAPE	1 gal.
2		Mahonia bealei/ LEATHERLEAF MAHONIA	5 gal.
2		<i>Myrica californica</i> / PACIFIC WAX MYRTLE	min. 42" hgt., strong central leader
8		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
50		<i>Pennisetum</i> 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
3		<i>Pittosporum t. 'Wheeler Dwarf'</i> / JAPAN. MOCKORANGE	min. 21" spr.
4		<i>Polystichum setiferum</i> / SOFT SHIELD FERN	min. 5 fronds @ 12" o.c.
104		<i>Prunus l. 'Mt. Vernon'</i> / DWARF LAUREL	min. 15" spr.
7		<i>Ribes s. 'King Ed. VII'</i> / FLWG. CURRANT	min. 24" hgt.
11		<i>Sarcococca humilis</i> / LOW SARCOCOCCA	min. 12" spr., spreading form
9		<i>Sedum</i> 'Autumn Joy'/ SEDUM	1 gal.

GROUNDCOVERS:

Lawn/ No. 1 Sod, non-netted

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.
* Plant names shown in "bold" are native/ drought tolerant.
* Plant names shown in "italics" are 24" or less in height.
* Plant names shown in "underlined" are used in Plantation.

CONCEPT

The landscape plays a significant role in activating the courtyard and delineating between public and private realms. Hardscaping and landscaping interact with each other framing different moments throughout the site. Separating public and private spaces.

Native plants throughout the site reinforce the character of the area and assists the project in transitioning into becoming a member of the neighborhood.

A BUFFERS

Landscape buffer along property line provides calm smooth transition from the single family residence to the North.

Thick ground covering plants and deciduous trees reinforce the characters of the community.



B PRIVATE MOMENTS

Ground level units have walk out patios defined by built in planters with native plants providing privacy from courtyard and neighbors.

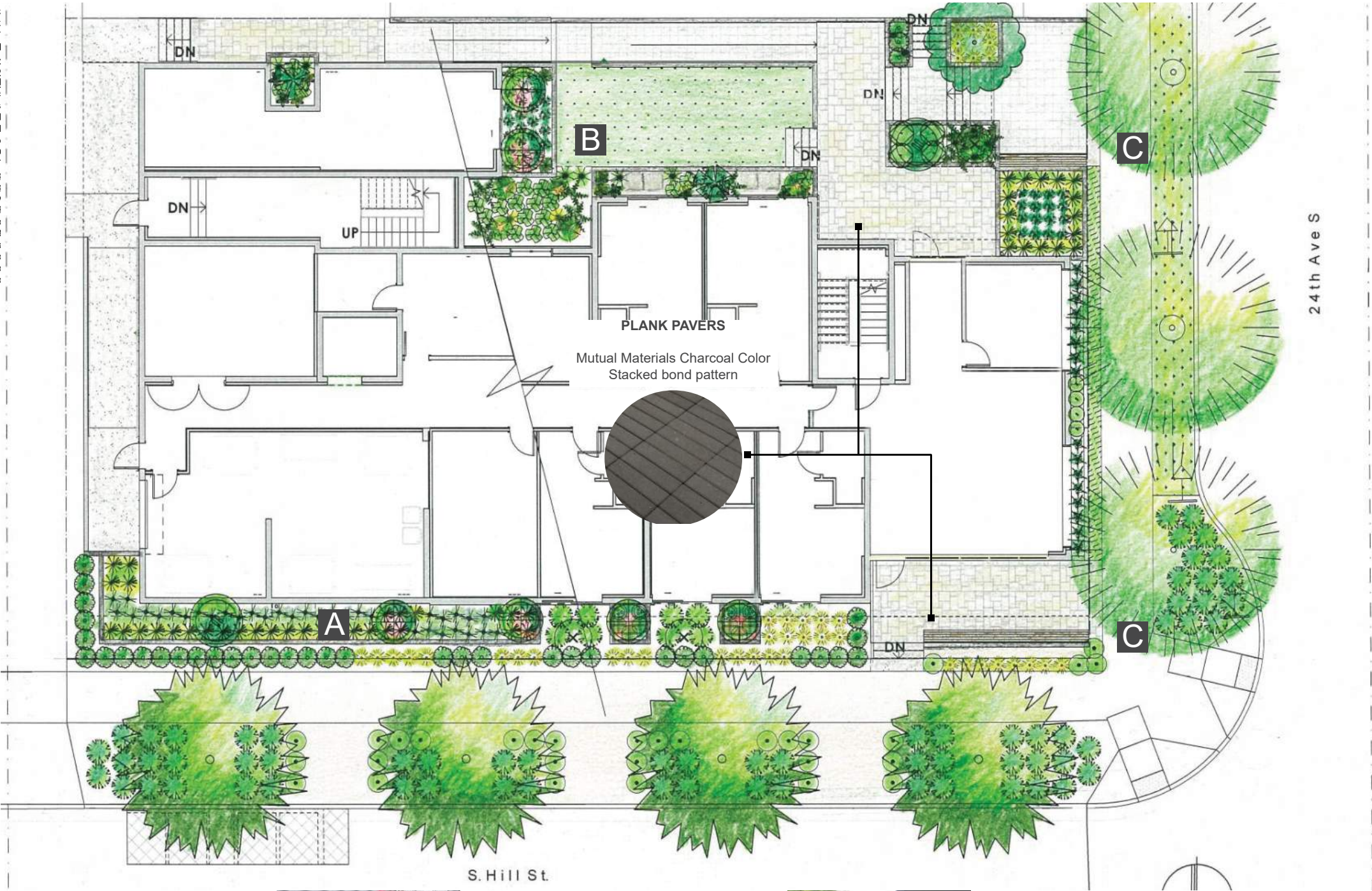
Lobby patio is delineated by similar type planting to ground level patios. This type of planting provides smooth transition into courtyard.



C HIGHLIGHT ENTRY

Vibrant and colorful plants provide emphasis to entry. Planting adjacent to built in benches provide quiet resting moment to entry space.

Back lighting on benches further emphasis vibrant landscaping.



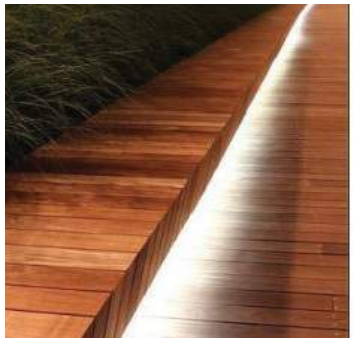
LANDSCAPE CONCEPT



A LED DOWN LIGHT
MAIN ENTRANCE, LOBBY EXIT,
BIKE STORAGE ENTRANCE



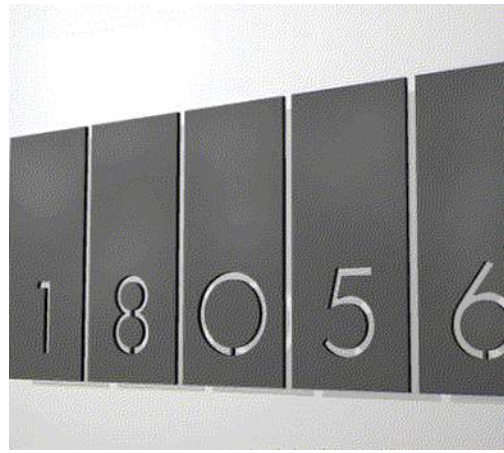
B WALL MOUNT PATH LIGHT
RAMPS & STAIRS



C FLUSH MOUNT LED STRIPS
UNDER BENCHES



EXTERIOR LIGHTING



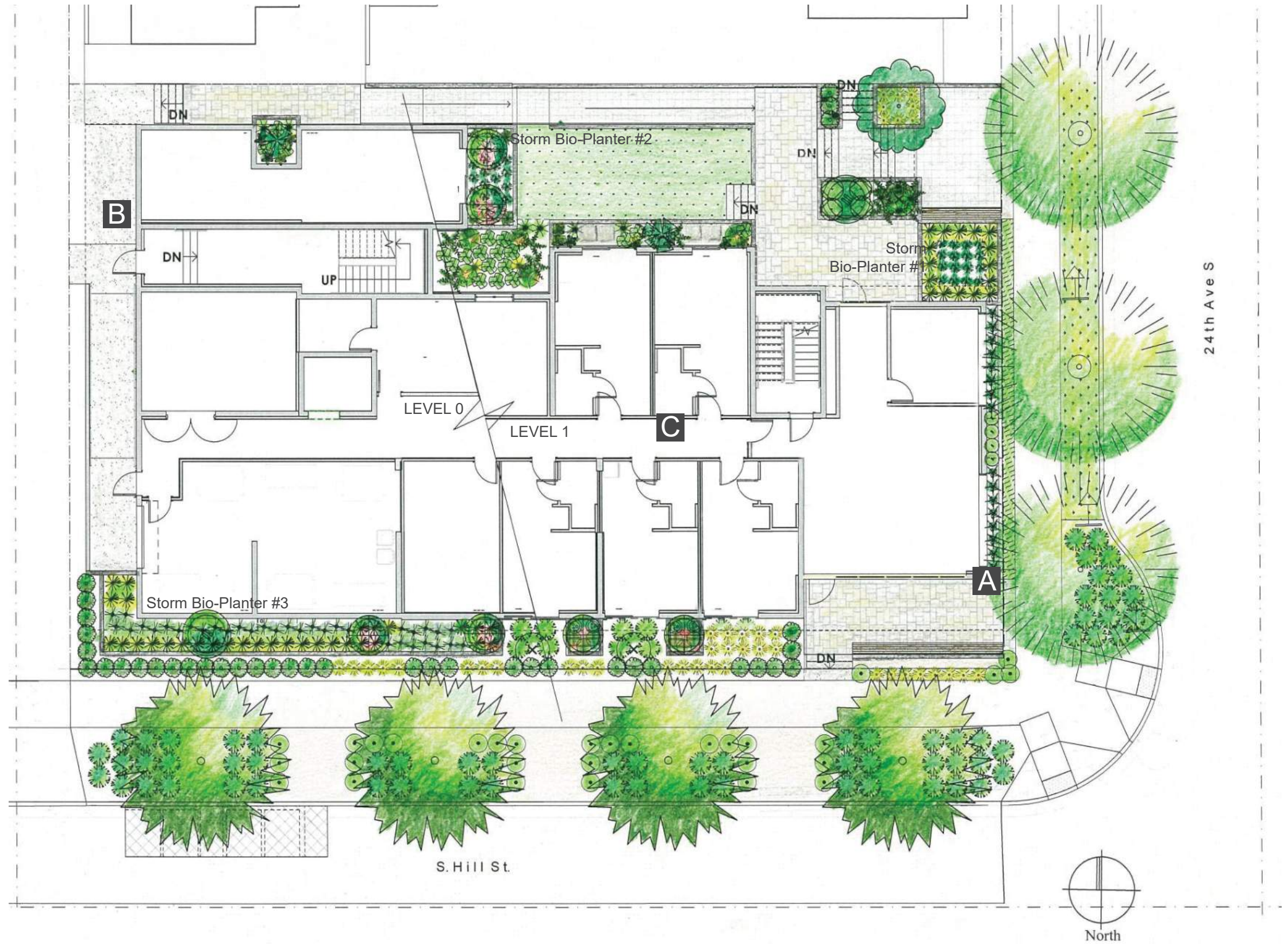
A WALL-MOUNTED
STREET FACING, MAIN ENTRANCE



B WALL-MOUNTED
BIKE ENTRANCE FROM ALLEY



C WALL-MOUNTED
INDIVIDUAL UNIT ADDRESS



SIGNAGE



A

ENTRY FENCING

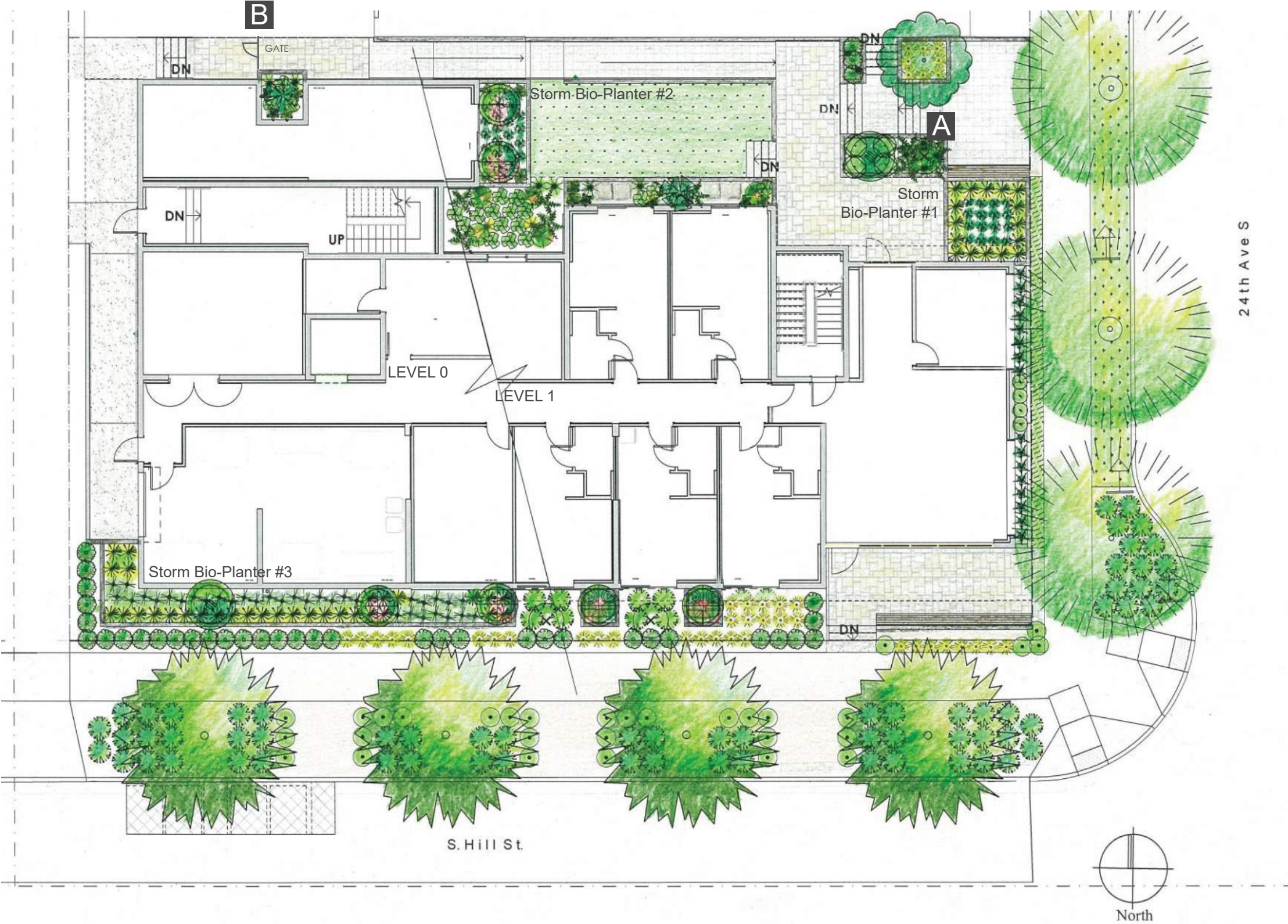
Metal fencing will align with adjacent future development to the north to provide a clear threshold for security while allowing visibility from street edge.



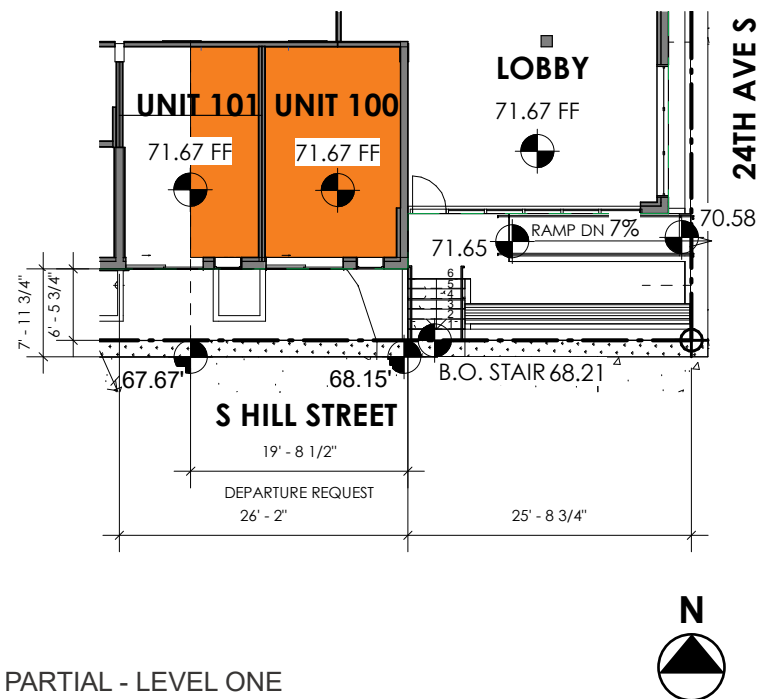
B

LANDSCAPE FENCING

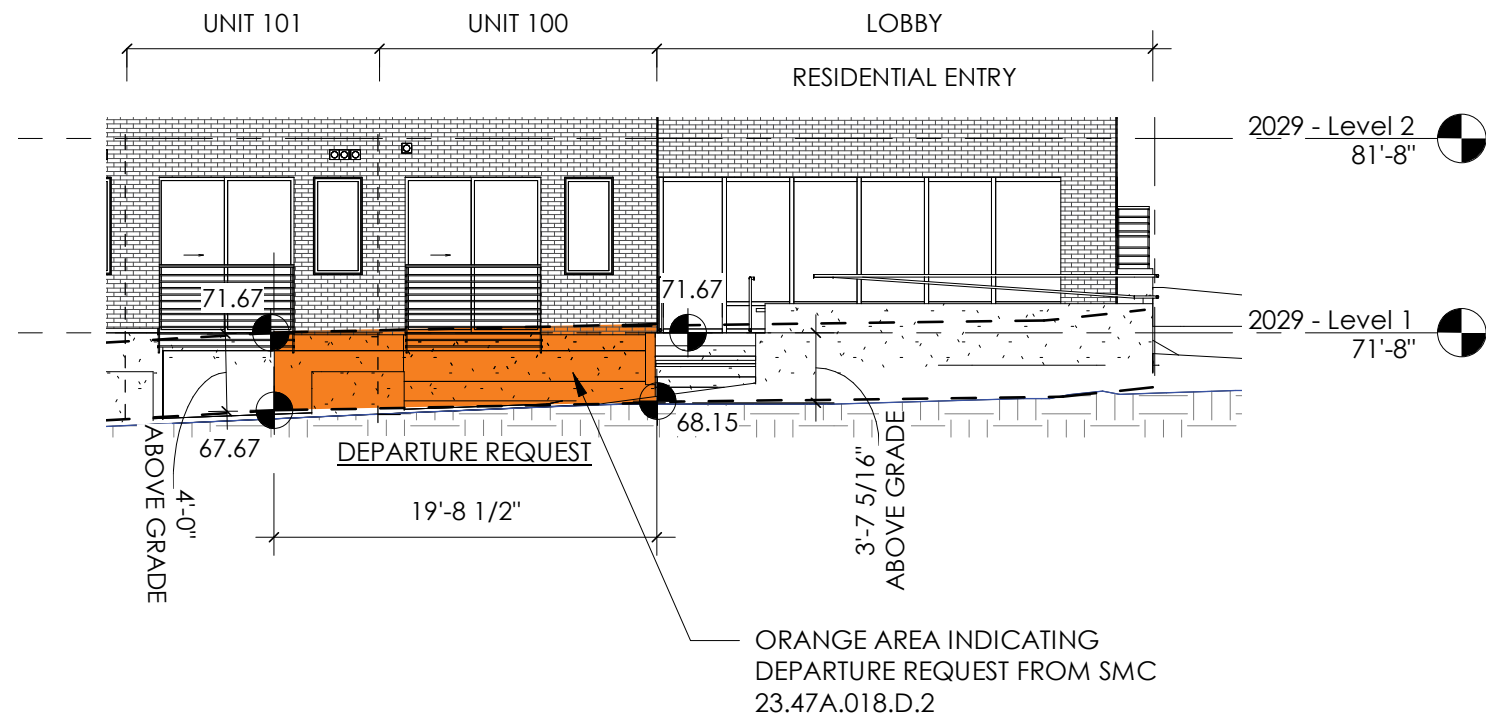
Wood fencing and gate will allow access to north side yard for maintenance and landscaping.



SECURITY & FENCING



PARTIAL - LEVEL ONE



PARTIAL - SOUTH ELEVATION_S HILL ST

DEPARTURE REQUEST - UNITS 100 + 101

CODE SECTION

SMC 23.47A.018.D.2

D.Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G:

2.The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

DEPARTURE REQUESTED

Departure Request for Units 100 and 101 to be less than 4' above finish grade, and to be set back less than 10' from the property line facing S Hill Street. These units are set back 7' 11 3/4" from the sidewalk and they are 3.76' average above the finish grade.

DEPARTURE RATIONALE

Units 101 and 100 meet the majority of both requirements, when only one needs to be met. See percentages below.

Requirement: Units to be 4 feet above grade:
Proposed: 4' to 3.52' above grade = 3.76' average
Code performance: $3.76' / 4.0' = 94.00\%$ met

Requirement: Units to be 10 feet from sidewalk
Proposed: 7' 11.75" from sidewalk
Code Performance: $7' 11.75" / 10' = 79.79\%$ met

By proposing the majority of these requirements, we believe we meet the intent of the code for the residential units to have privacy from the street. There is also a landscaping buffer provided between sidewalk and unit facade.

We believe this approach better meets the Design Guidelines of PL3-B Residential Edges: PL3-B-1. Residential Security and Privacy and PL3-B-2. Ground-level Residential Privacy and Security.



PARTIAL - LEVEL ONE - LANDSCAPE PLAN

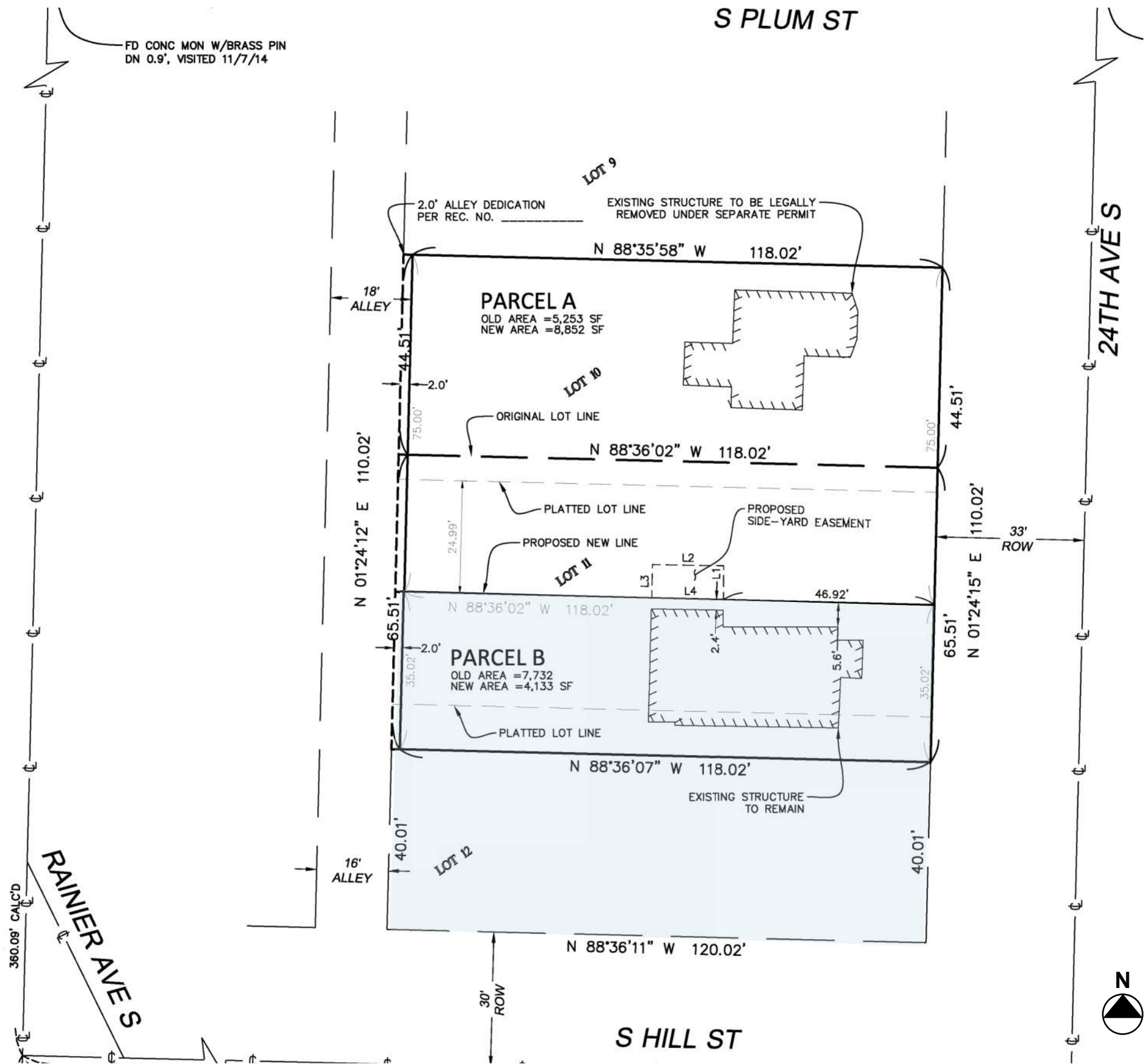
REQUESTED DEPARTURE

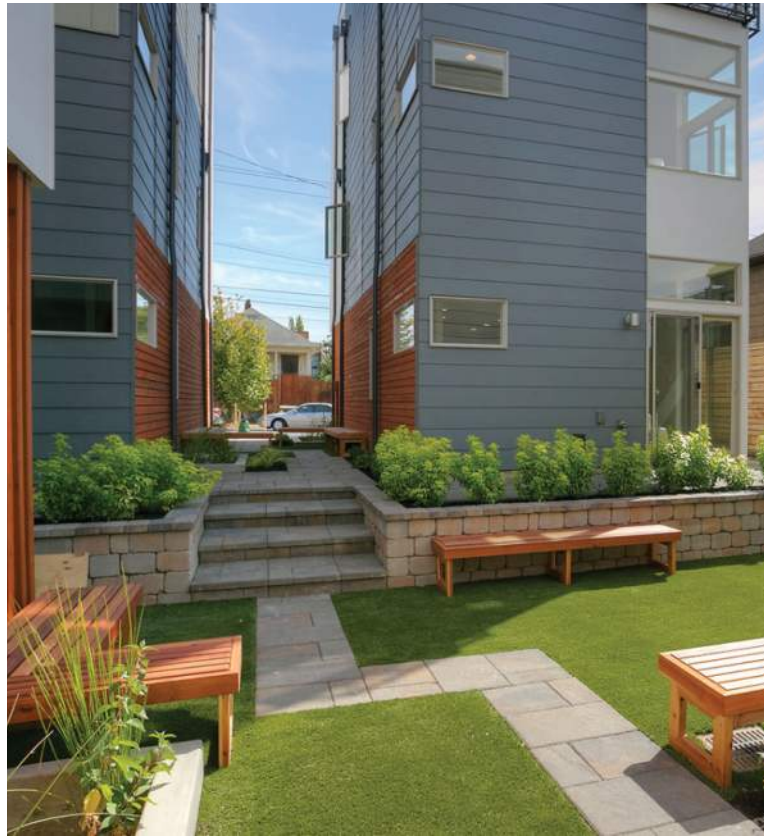
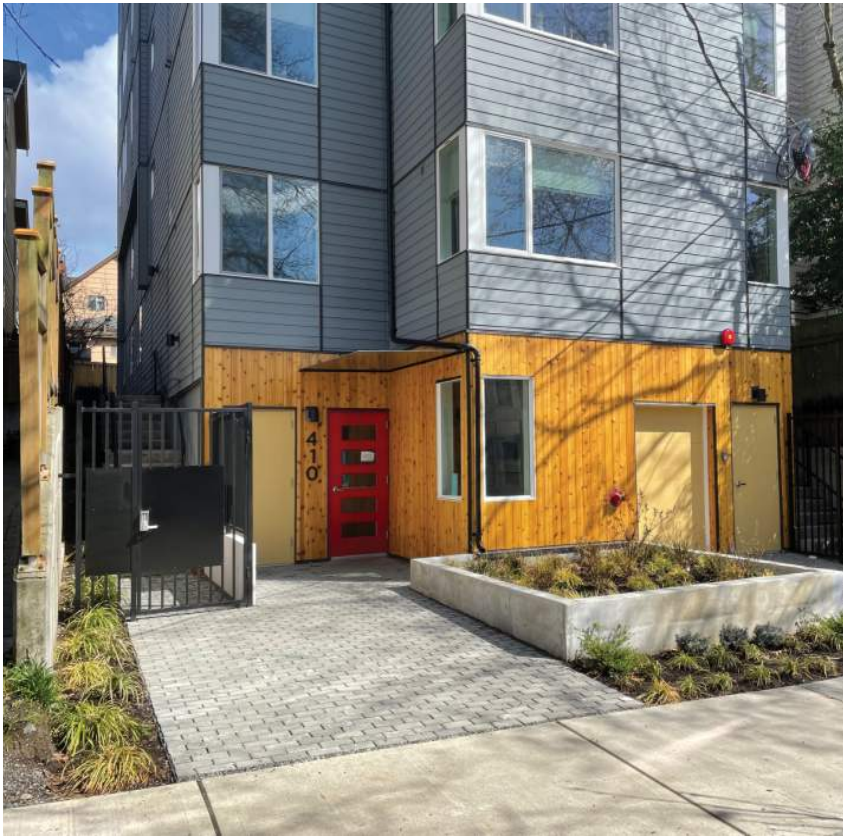
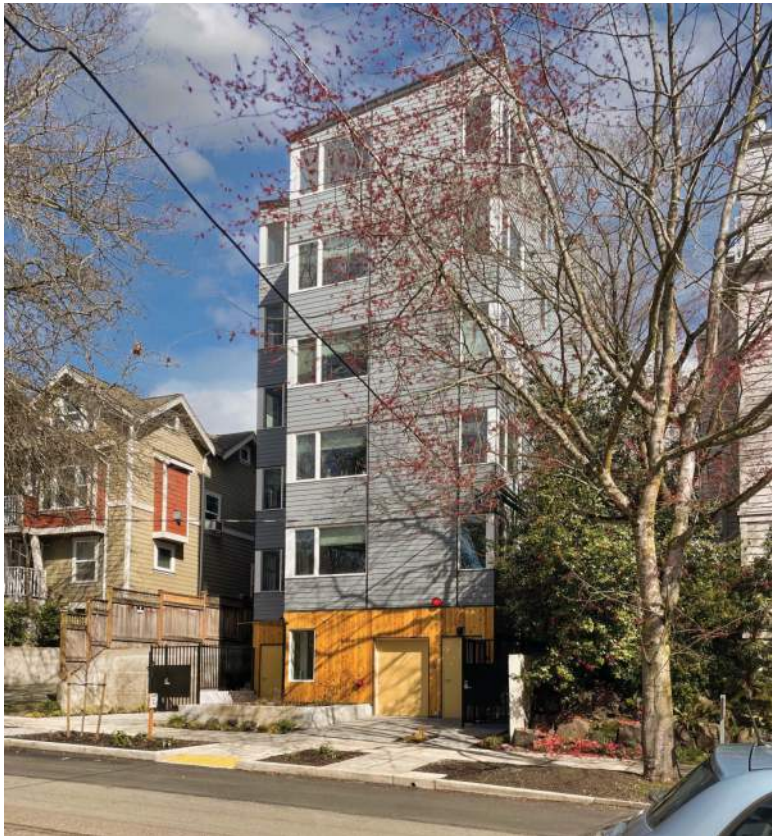
04 APPENDIX



LEGAL DESCRIPTION: PARCEL B OF LBA 3020590 RECORDING NUMBER 20161011900001TGW THE S 40 FT OF LOT 12, BLOCK 44, CENTRAL ADDITION

LOT BOUNDARY ADJUSTMENT

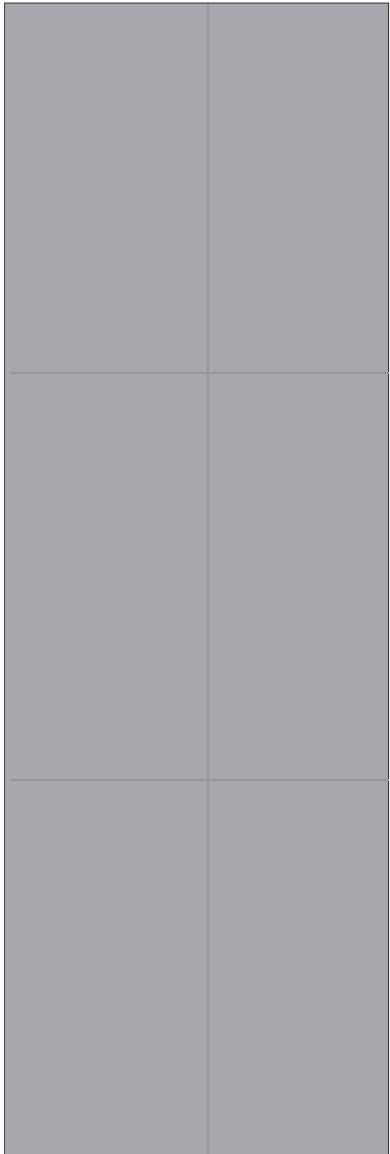




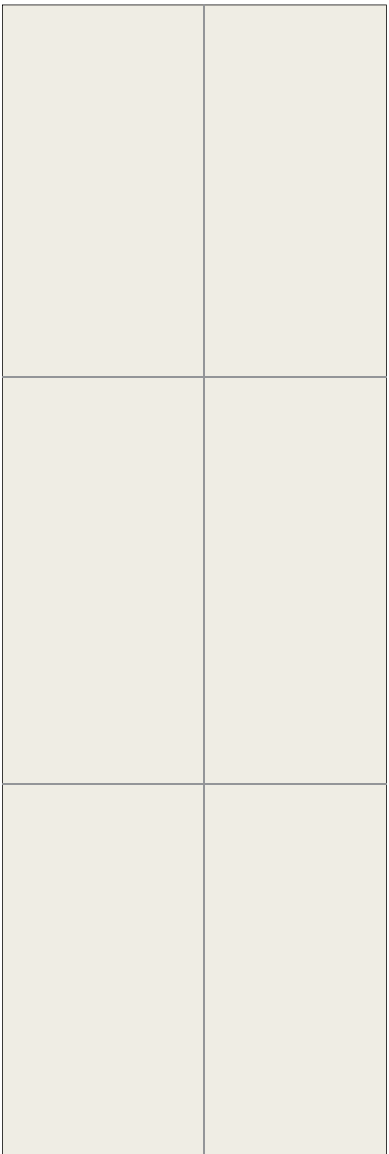
RECENT JWA PROJECTS



PRECEDENT MATERIALS



1
CEMENTITIOUS PANEL
SILENT NIGHT
BM 1613



2
CEMENTITIOUS PANEL
WHITE DOVE
BM 0C-17



3
CONCRETE
SACK FINISH



4
THIN BRICK
COAL CREEK

MATERIALS