



CONTENTS

PROPOSAL	2
Project Overview	
SUMMARY CONTEXT ANALYSIS	3
Site Context	
EXISTING SITE CONDITIONS	4
Zoning & Overlay	
Existing Uses & Structures	
Streetscapes	
Views Toward Site	
ZONING DATA	8
Development Standards	
COMPOSITE SITE PLAN	9
Site Plan	
EDG RESPONSE	10
Design Process Review	
FLOOR PLANS	13
Level B1 & Main	
Levels 2-4	
Roof & Penthouse Roof	
COMPOSITE LANDSCAPE PLAN	16
Landscape Plan	
Plant Images	
ELEVATIONS	18
East & West Elevations	
North & South Elevations	
MATERIAL & COLOR PALETTE	20
East & North Elevations	
West & South Elevations	
RENDERINGS	22
Street Facing Facade	
Residential Entry	
Alley Facing Facade	
At Grade Amenity	
EXTERIOR LIGHTING PLANS	26
Levels B1 & Main	
Levels 2-Roof	
BUILDING SECTIONS	28
Sections A & B	
Sections C & D	





PROJECT TEAM

OWNER
Jabooda Homes
Nghia Pham
1 Eden Lane
Mercer Island, WA 98040
T: 206.288.9527

ARCHITECT
MAS Architecture LLC
Seth Hale
2562 Dexter Ave N
Seattle, WA 98109
T: 206.432.9121

LANDSCAPE ARCHITECT
Design Two Four / Two Six
Jason Anderson
14835 161st Court SE
Renton, WA 98059
T: 425.881.2426

PROJECT PROPOSAL

- 5 Story Multifamily Building
- 51 Dwelling Units
- 0 SF Commercial Area
- 0 Live Work Units
- 0 Parking Stalls
- 54 Bicycle Parking

SUMMARY CONTEXT ANALYSIS | Site Context

SITE CONTEXT



SITE CONTEXT - SOUTHWEST VIEW



SITE CONTEXT - SOUTHEAST VIEW

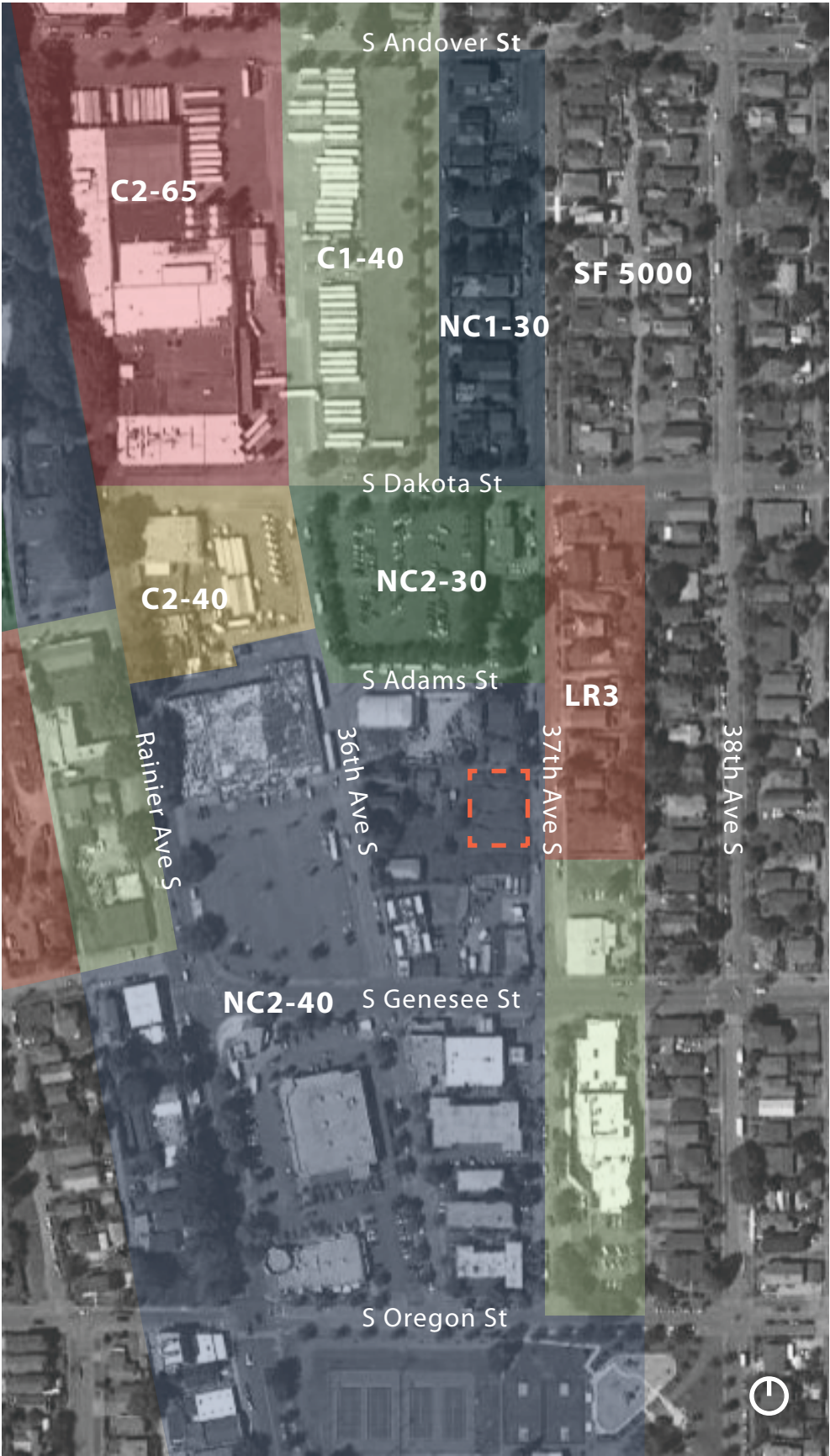


EXISTING SITE CONDITIONS | Zoning & Overlay

SITE DATA

The parcel is zoned NC2-40 and is within the Columbia City residential Urban Village. The LR3 zoning to the east and across 37th Ave S will influence the overall design and introduce transitional elements to facilitate the adjacent zoning density and height limitations.

PARCEL NUMBER	795030-1905 795030-1890
BASE ZONE	NC2-40
URBAN VILLAGE OVERLAY	COLUMBIA CITY RESIDENTIAL
ZONING NORTH	NC2-40
ZONING EAST	LR3 & C1-40
ZONING SOUTH	NC2-40
ZONING WEST	NC2-40
PEDESTRIAN AREA	NO
FREQUENT TRANSIT	YES
DISTRICT	RAINER/GENESEE BUISINESS
ECA	LIQUEFACTION ZONE
LOT SQ FT	12,705 SF



EXISTING SITE CONDITIONS | Existing Uses & Structures

BUILDING TYPOLOGIES

The immediate neighborhood to the east, north, and west is a mix of single-family and multifamily structures. Directly to the south of the site is the office and parking lot for Genessee Energy. Rainier Ave S, two blocks to the west, and S Genessee St, half a block to the south, are commercial in nature. Noteworthy local landmarks include Darigold, two blocks north, Rainier Playfield, two blocks south, and Columbia City Center for Health at the intersection of 37th Ave S and S Genessee St.

- Industrial
- Religious Institutes
- Commercial
- Single-family
- Multifamily
- Education
- Healthcare
- Community

Street Art Mural



Local Character

Rainier Playfield



Multifamily



Multifamily

Multifamily



Nearby Multifamily



Multifamily

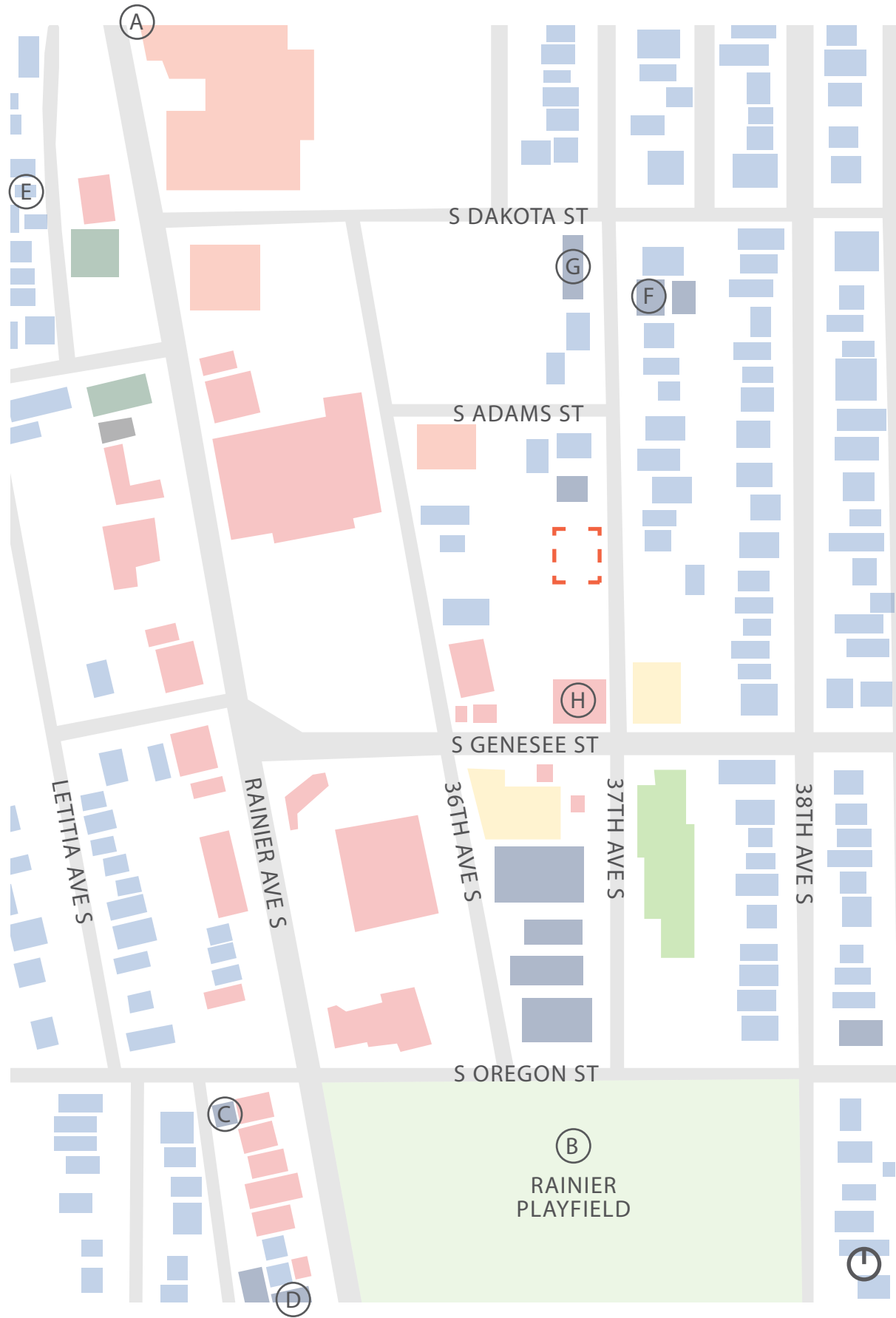


Genessee Energy

Multifamily



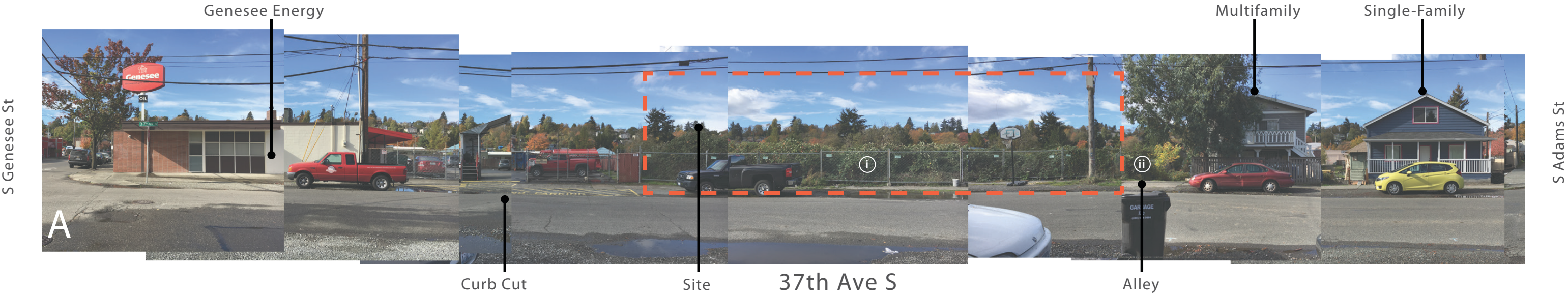
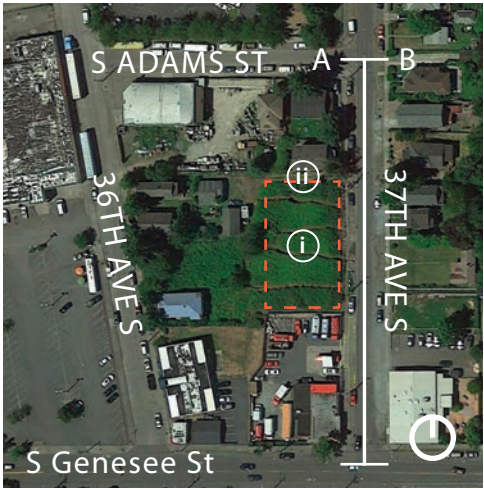
Surrounding Structures



EXISTING SITE CONDITIONS | Streetscapes

STREETSCAPES

Site views from the parcel across 37th Ave S are of single story single-family dwellings. The Genesee Early Learning Center, located at the north east corner of 37th Ave S and S Genesee St, includes an outdoor play area at the north end of the site. Genesee Energy, a single story commercial building with parking, is directly to the south of the parcel. Across an alley north of the parcel is a multistory multifamily structure.



EXISTING SITE CONDITIONS | Views Toward Site

VIEW FROM 37TH AVE S



VIEW FROM S ADAMS ST



SW VIEW FROM 37TH AVE S



ALLEY VIEW FROM 37TH AVE S



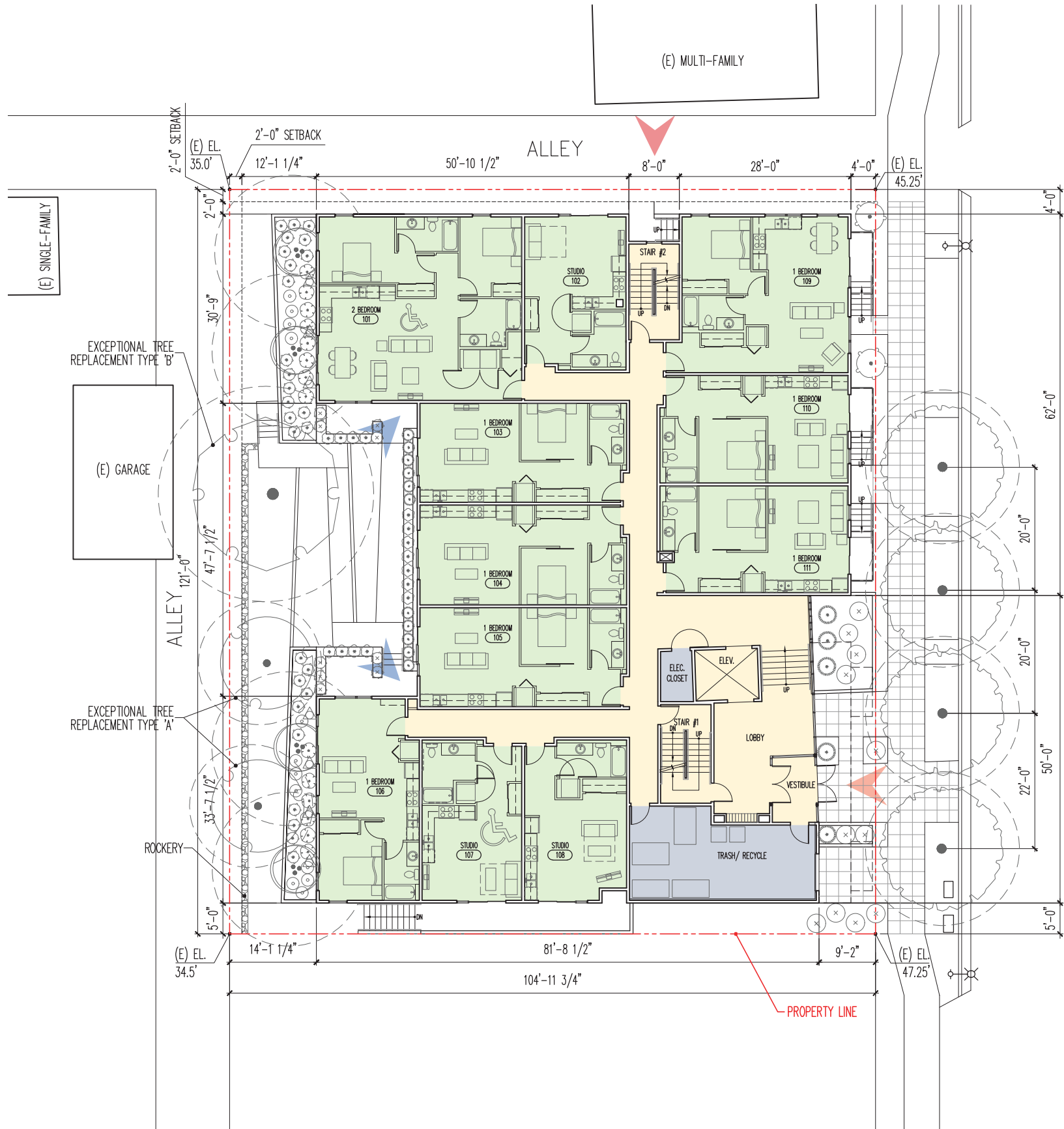
VIEW FROM S GENESSEE



ZONING DATA | Development Standards

PERMITTED USES	Table A 23.47A.004 - Residential use permitted outright.		four feet and the first floor of the structure is at least four feet above sidewalk grade.
STREET-LEVEL USES	23.47A.005 - Residential uses may occupy 100 percent of the street-level street-facing facade in a structure.		2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.
STREET-LEVEL DEVELOPMENT	23.47A.008 - A.2. Blank facades B. Blank segments of the street-facing facade between two feet and eight feet above the sidewalk may not exceed 20 feet in width. C. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. 3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. D.1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry. 2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least four feet above or four feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	FLOOR AREA RATIO	Table A 23.47A.013 - Total FAR permitted on a lot that is solely occupied by residential use or non-residential use = 3 x Lot SF. 3 x 12,705 SF = 38,115 SF.
		LANDSCAPING & SCREENING	23.47A.016 - 2. Landscaping Green Factor score of 0.3 or greater is required. B.1. Street trees are required when any development is proposed.
		AMENITY AREA	23.47A.024 - A. Amenity area is required in an amount equal to five percent of the total gross floor area in residential use.
		REQUIRED PARKING	Table B 23.54.015 - M. No minimum requirement for all residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area.
STRUCTURE HEIGHT	23.47A.012 - A. The height limit is 40 ft per the Official Land Use Map. 1. The height may exceed the applicable limit by up to four feet, provided the following conditions are met: 1.b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed	SOLID WASTE	Table A 23.54.040 - Minimum area of shared storage space for solid waste containers for 51 Dwelling Units is 375 SF + 4 SF per each additional unit above 50. 375 SF + 4 SF = 379 SF.
		EXISTING ALLEY	North: 12 ft ROW. Unimproved. 2 ft alley dedication required. West: 12 ft ROW. Unimproved. 2 ft alley dedication required.
		PERMITTED USES UTILITY	14 ft radial clearance to overhead power lines on 37th Ave S.

COMPOSITE SITE PLAN | Site Plan



LEGAL DESCRIPTION

Lots 24-27, block 11, Squires Lakeside addition to the City of Seattle, according to the plat thereof, recorded in volume 11 of plats, page 50, records or King County, Washington.

EXCEPTIONAL TREE

- Scientific Name: *Salix Bebbiana*
- Common Name: Bebb's Willow
- Canopy: 40'
- Area: 1,296 SF

REPLACEMENT TREES

TREE TYPE 'A'

- Common Name: Flowering Dogwood
- Canopy: 20'
- Area: 628 SF each

TREE TYPE 'B'

- Common Name: Elm
- Canopy: 35'
- Area: 962 SF

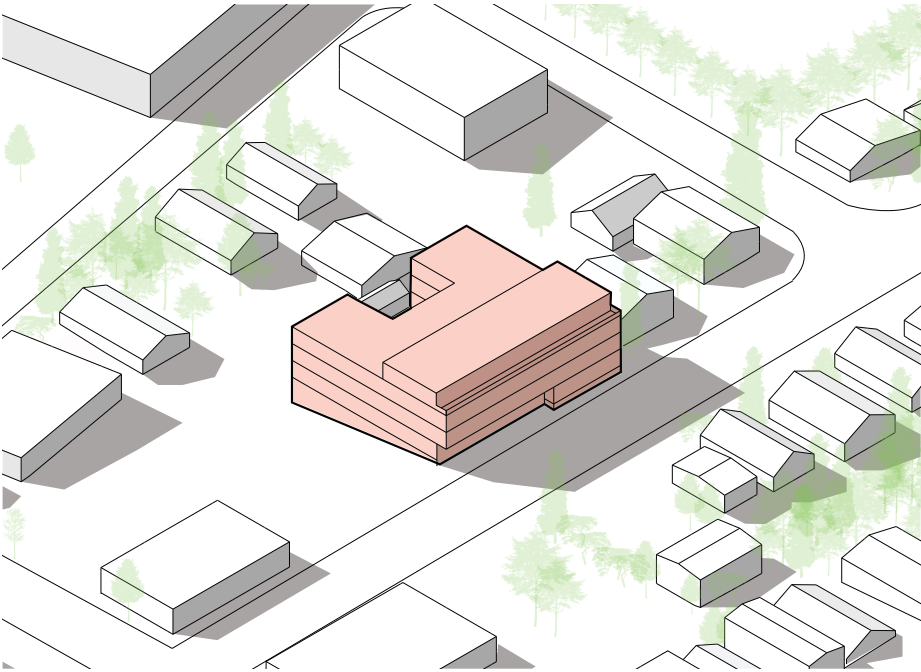
PROGRAM

- Building Services / Storage
- Residential
- Lobby/Circulation

PEDESTRIAN ACCESS

- ▶ Level B1
- ▶ EGRESS
- ▶ Main Entry

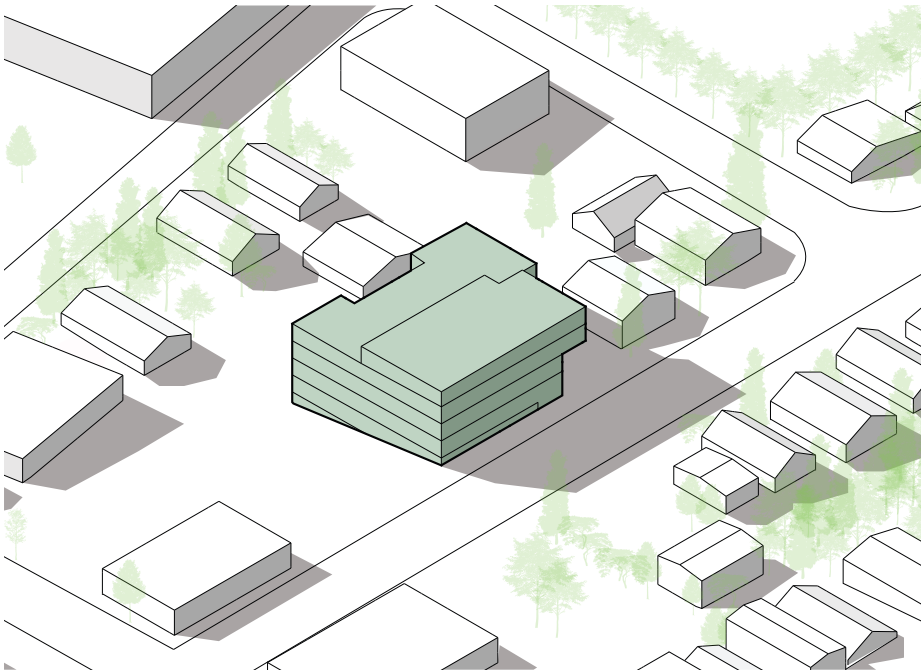
OPTION 1



PROJECT PROPOSAL
47,565 SF of FAR Allowed
42,140 SF of FAR Proposed
5 Stories
50 Residential Units
0 Parking Stalls

OVERVIEW
Option 1 is a u-shaped design that follows the topography of the site. As viewed from 37th Ave S the structure is four stories tall. The main residential entry is prominent, recessed, transparent, and centrally located along the street facing facade. The upper floor is recessed to address the transition in zoning across 37th. Upper roof decks and a lower roof deck are provided.

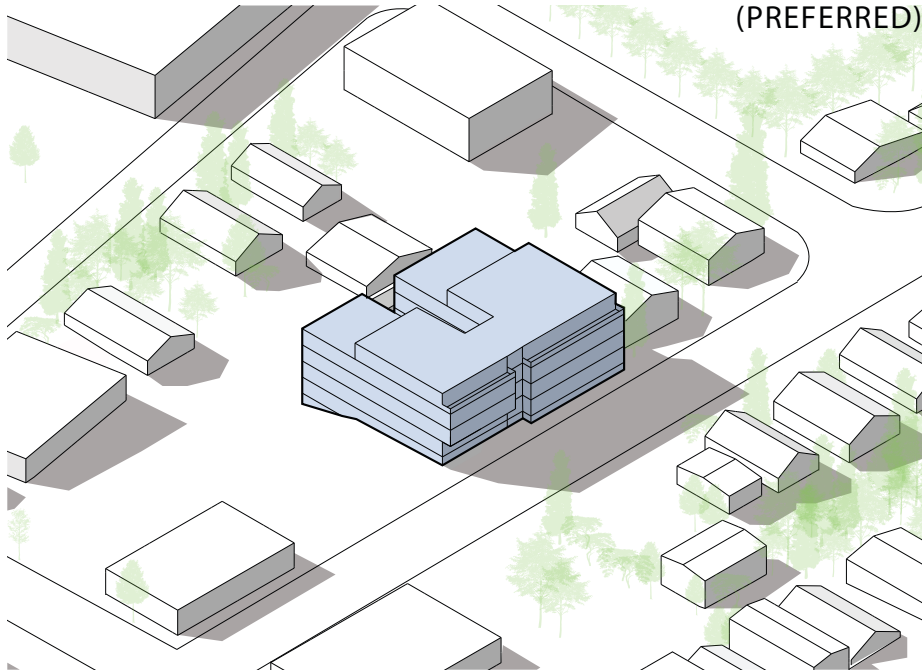
OPTION 2



PROJECT PROPOSAL
47,565 SF of FAR Allowed
41,659 SF of FAR Proposed
6 Stories
54 Residential Units

OVERVIEW
Option 2 is configured into two horizontal bars that follow the topography of the street. As viewed from 37th Ave S the structure is four stories tall. The main residential entry is located on the northwest corner of the street-facing facade. The proposed overhang here provides weather protection and at grade outdoor amenity space. The massing adjacent to the alley is much more prominent than options 1 and 2, but provides greater access to views and daylight for units. An upper floor roof deck is provided.

OPTION 3



PROJECT PROPOSAL
47,565 SF of FAR Allowed
46,567 SF of FAR Proposed
5 Stories + Lower Level Parking
55 Residential Units
26 Parking Stalls

OVERVIEW
Option 3 is a u-shaped design that follows the topography of the site. As viewed from 37th Ave S, the structure is four stories tall. The main residential entry is prominent, recessed, transparent, and located along the south end of the street facing facade. The upper floor is recessed to address the transition in zoning across 37th Ave S. The u-shaped area provides outdoor amenity space and includes numerous individual decks. Upper floor roof decks are provided. Parking will be provided at the lower floor with +/-26 parking stalls.

MASSING & FACADE ARTICULATION

SUMMARY OF GUIDANCE

The board supported the modulation, regarding the zone transition, and the well-proportioned facade along 37th Ave S in option 3. They also found the massing of option 1 to be successful with the layout of the interior spaces and the courtyard. The board recommended the massing treatment of the east facade in option 3 to be expressed on other facades. They also recommended the upper level of the structure to be setback on the north and south facades to break up the perceived massing. The board requested further articulation for the north and south facades.

SEATTLE DESIGN GUIDELINES

- CS2-D Height, Bulk, and Scale
- DC2-A Massing
- DC2-A-2 Reducing Perceived Mass
- DC2-B-1 Facade Composition
- DC2-C Secondary Architectural Features
- DC2-C-3 Fit with Neighboring Buildings

SUMMARY RESPONSE

In response to the board’s discussion the project has incorporated the massing and internal layout of option 1 while maintaining the facade modulation of option 3. The massing treatments present at the east facade have been addressed and expressed on the remaining facades. To incorporate the massing of option 1, the building’s east/west depth has been reduced by eight feet. This in turn has reduced the units at the east side of the courtyard to sixteen feet. The reduction of the structure depth has the added benefit of providing greater at grade amenity space and better opportunities for daylighting and views. New articulation at upper level setbacks and facade modulation to both the north and south facades offer logical locations for material transitions, provide well-proportioned facades, and have lessened the perceived mass of the structure. Additionally, decorative panel guardrails are proposed at all facades to mimic the decks at the east facade. These provide secondary architectural elements which reduce perceived mass and provide architectural inter-

SECONDARY ARCHITECTURAL ELEMENTS

SUMMARY OF GUIDANCE

The board recommended the use of secondary architectural elements for all facades to strengthen the design of the proposal and break up the perception of mass.

SEATTLE DESIGN GUIDELINES

- DC2-D-1 Human Scale

SUMMARY RESPONSE

In response to the board’s discussion secondary architectural elements have been incorporated into all elevations via decorative panel guardrails. The decorative panel guardrails mimic the treatment at the 37th Ave S facade to warrant equal facade treatment while clearly delineating between the street facade and internal site facades. The north and south facades include modulation via a small recess, materials changes, and upper floor setbacks. This reduces perceived massing to the less developed adjacent parcels. Exterior courtyards, roof decks, main building entry, and individual unit stoops along 37th Ave S have been further developed to include architectural features, elements, and details. Planting beds have been incorporated at the building main entry to provide a physical separation between the private, at grade entries and the solid waste enclosure while providing opportunities for exterior seating. The individual unit stoops incorporate metal grated guardrails which, over time, will incorporate vertical landscaping, provide privacy for the tenants, and provoke interest for pedestrians. Roof decks and courtyards include ample landscaping, thus providing privacy to adjacent units and softening hardscape surfaces.

INTERIOR LAYOUT OF SPACES

SUMMARY OF GUIDANCE

The board recommended further refinement of the layout of the interior spaces proposed in option 1 with consideration of livability, courtyard access, circulation, unit size, and daylighting. The Board requested exploration of design regarding the courtyard to accommodate ADA accessibility and response to the topography. The board preferred the layout of the larger roof amenity area in option 1 that faces the alley.

SEATTLE DESIGN GUIDELINES

- CS1-B-2 Daylighting and Shading
- CS2-D-5 Respect for Adjacent Sites
- PL2-A Accessibility
- DC1-A Arrangement of Interior Uses
- DC3-A Building-Open Space Relationship

SUMMARY RESPONSE

In response to the board’s discussion the internal layout of option 1 has been incorporated reducing the depth of the recess to improve the arrangement of interior uses and daylighting to those units adjacent to the courtyard. The courtyard has been revised to a series of ramps. In addition to providing accessible access to the courtyard and rear yard, the ramp system creates an active environment with opportunities for seating and privacy nodes. The upper roof deck amenity is maintained but has been relocated to the west side of the roof to eliminate privacy concerns for the residential structures in the LR3 zone across the street.

RESIDENTIAL ENTRIES

SUMMARY OF GUIDANCE

The board supported the recessed primary entry, which helps to distinguish it from the entries of the at grade residential units. The board recommended emphasizing the connectivity of these units to the public realm of 37th Ave S. The board also recommended that these units have more residential character in the design of the individual entries, pulling from the context of the neighborhood and further differentiating them from the primary entry.

SEATTLE DESIGN GUIDELINES

- PL3-A-1 Design Objectives
- PL3-A-3 Individual Entries
- PL3-B-4 Interaction

SUMMARY RESPONSE

In response to the board’s discussion the primary building entry remains recessed and is further distinguished from at grade residential entries with extensive glazing, raised exterior concrete planters, and concrete paving. The at grade residential entries are further differentiated from the primary entry via landscaping, materials, and elevation. As required by code the residential entries are elevated four feet above grade providing tenant privacy and separation from pedestrians and the adjacent ROW. Materials utilized include brick veneer and galvanized bar grating guardrails which, over time, will include vertical landscaping and a residential appearance. Ample landscaping is provided adjacent to the residential entries with reduced height to improve visibility and potential for interaction.

LANDSCAPING

SUMMARY OF GUIDANCE

The board recommended developing landscaping that was conducive to pedestrian interaction with the use of various landscaping elements to give more residential character to the at grade units along 37th Ave S. The board supported landscaping along the back alley to create a public space that connects to the courtyard amenity area. The board also expressed their support for an exemption from making improvements to this back alley.

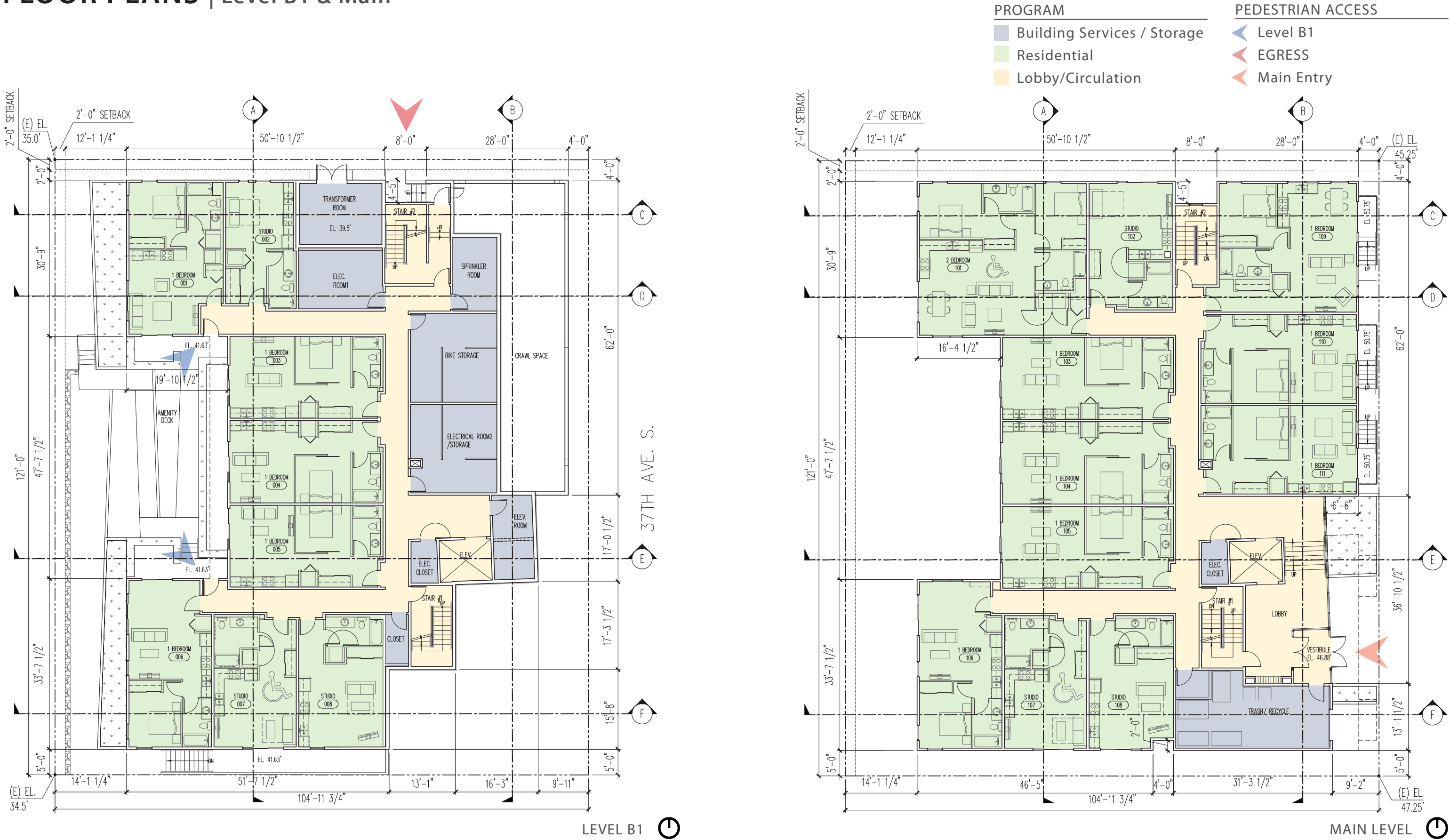
SEATTLE DESIGN GUIDELINES

- PL3-A-4 Ensemble of Elements
- PL3-B-4 Interaction
- DC3-B-3 Connections to Other Open Spaces
- DC4-D-4 Place Making

SUMMARY RESPONSE

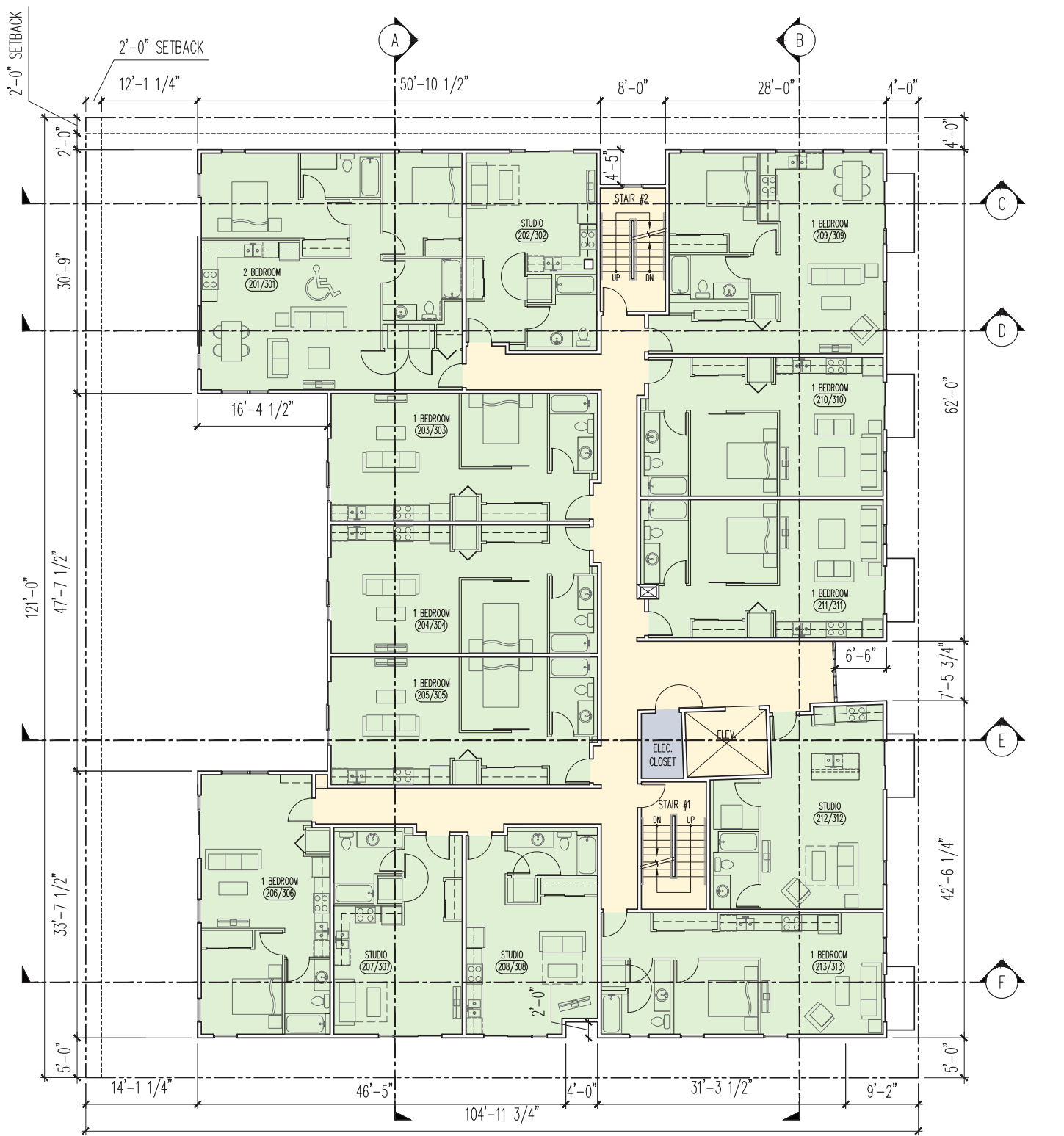
In response to the board’s discussion landscaping adjacent to the at grade residential units has been reduced in height to lessen the buffer between the public and private realms and to be more conducive to pedestrian interaction. Bar-grating guardrails have been incorporated to allow for vertical landscaping at these unit entries to provide a sense of privacy for tenants, while maintaining a residential expression. The alley is no longer required to be improved as parking has been eliminated. The courtyard includes a series of ramps providing access to the rear yard and unimproved ROW. While the ROW is accessible to tenants and will likely be maintained and used as an extension of the at grade amenity, it is not subject to landscaping improvements.

FLOOR PLANS | Level B1 & Main

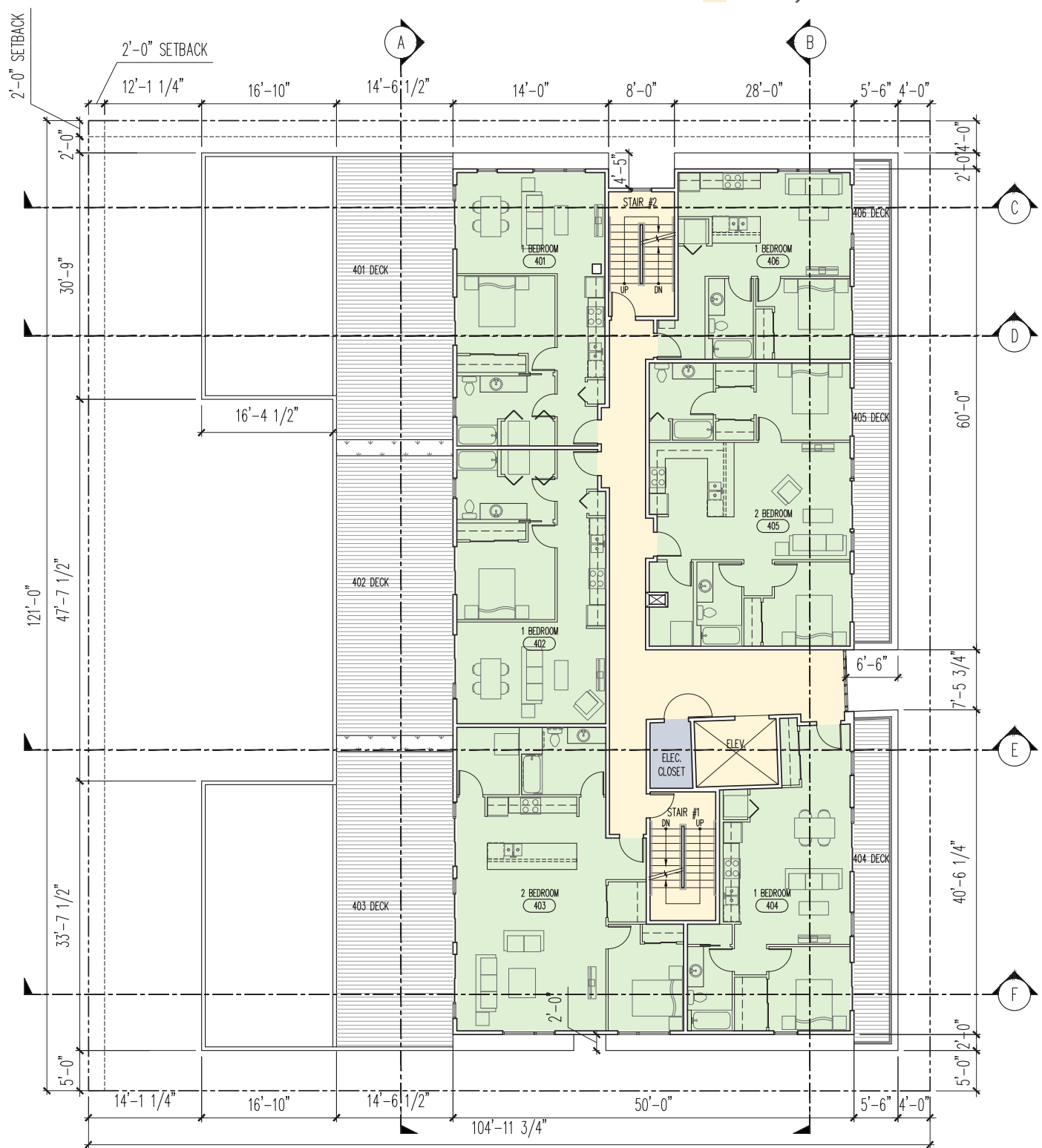


FLOOR PLANS | Levels 2-4

- PROGRAM
- Building Services / Storage
 - Residential
 - Lobby/Circulation



LEVELS 2-3



LEVEL 4

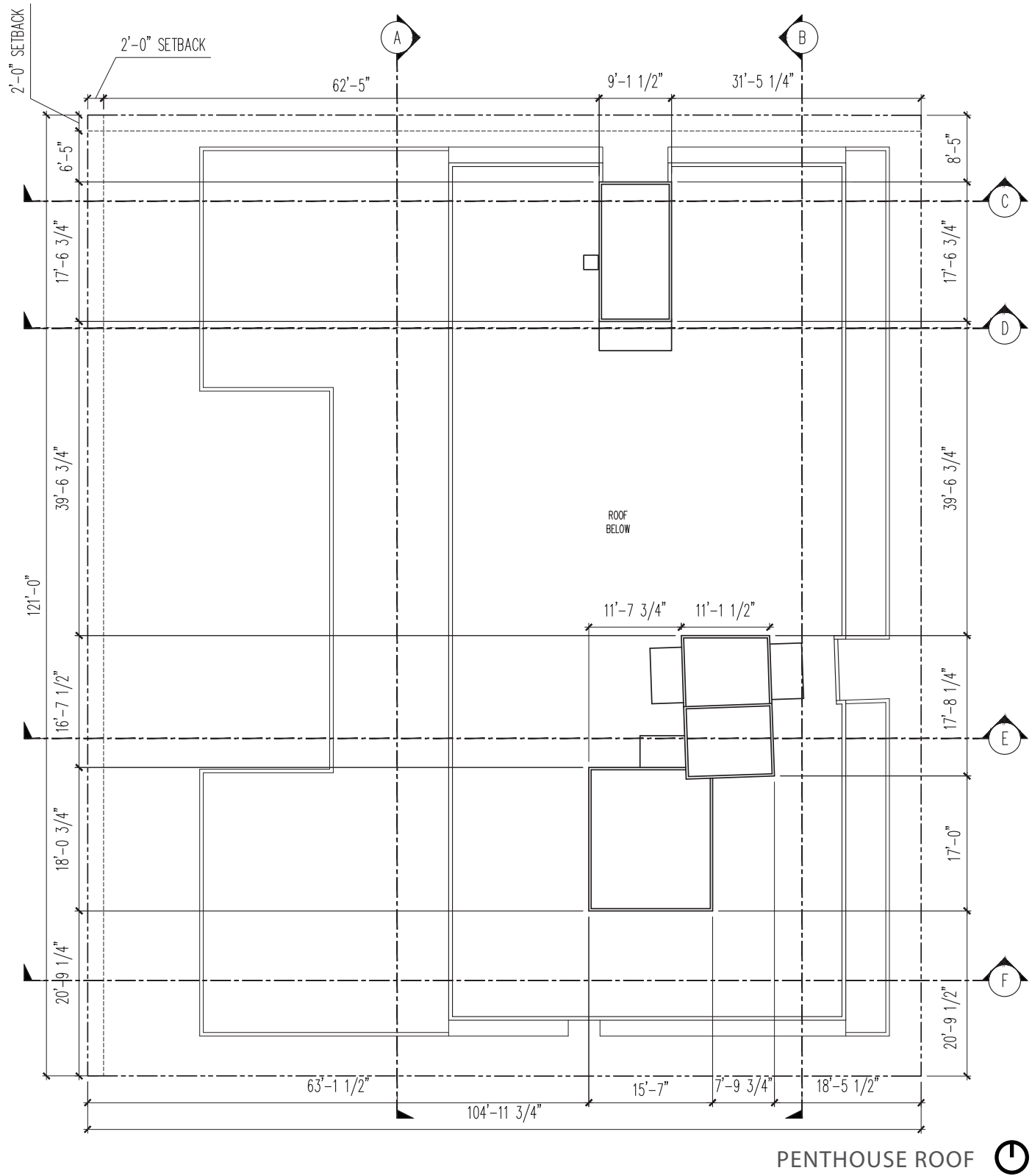
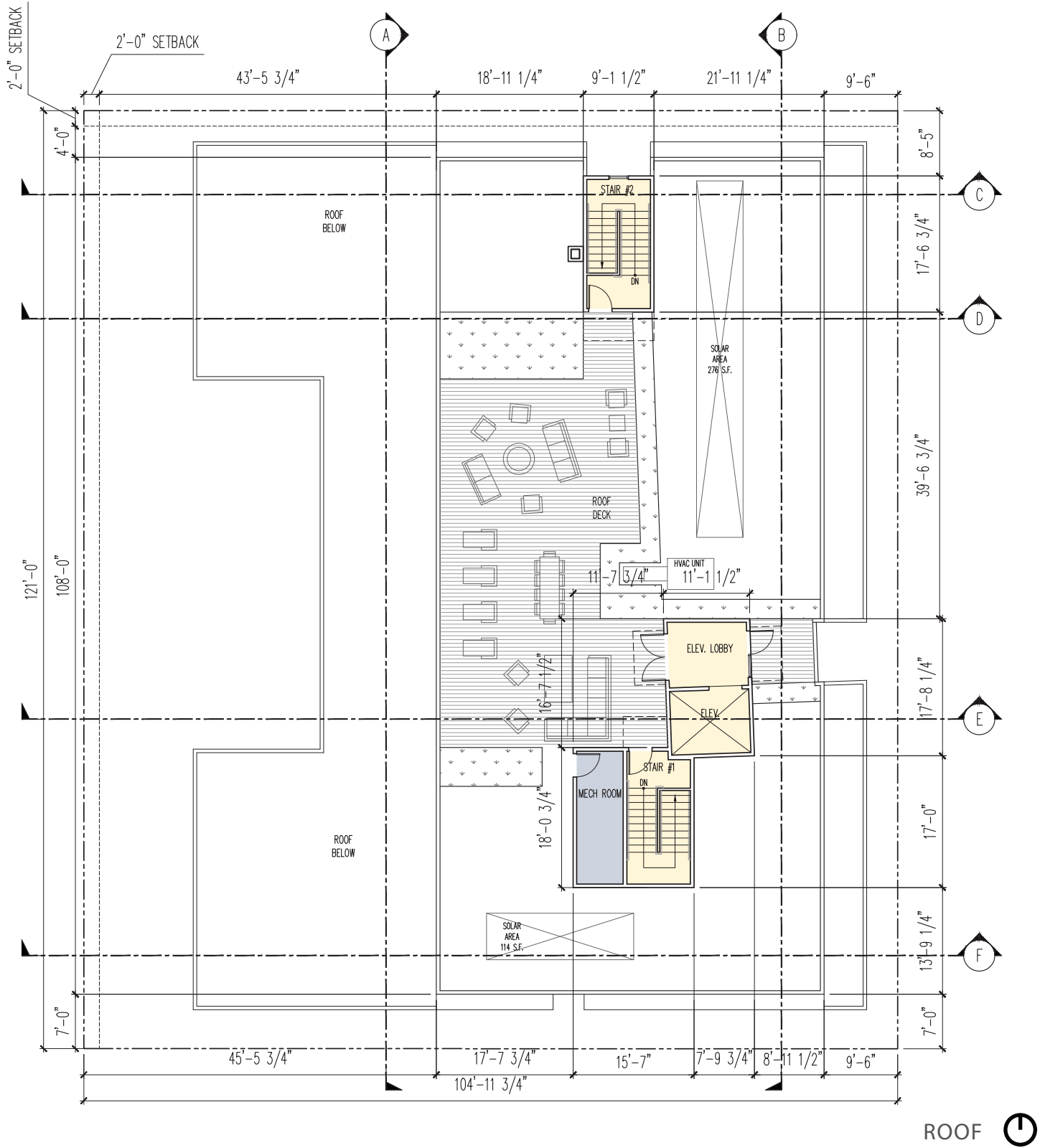
FLOOR PLANS | Roof & Penthouse Roof

PROGRAM

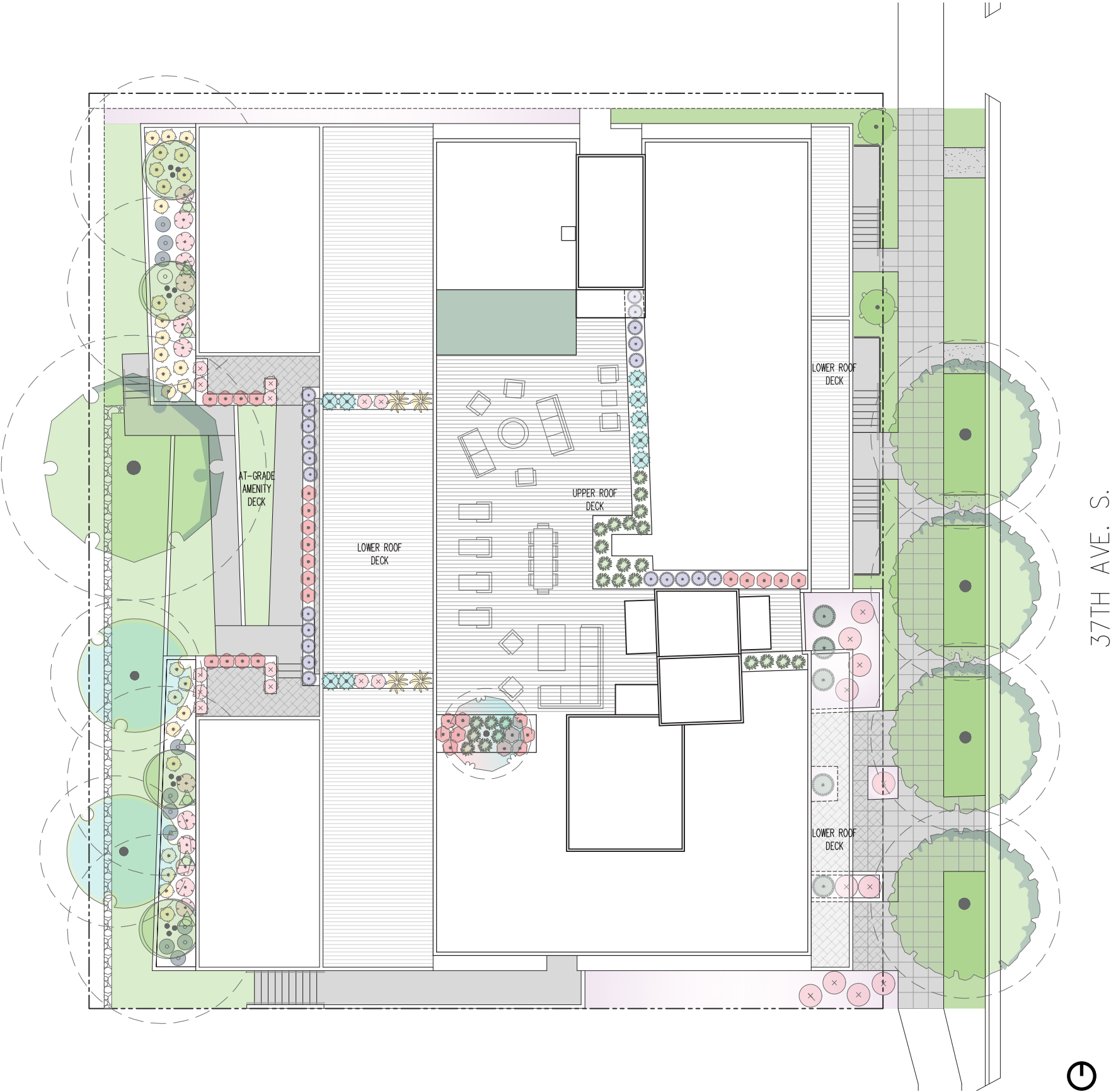
Building Services / Storage

Residential

Lobby/Circulation



COMPOSITE LANDSCAPE PLAN | Landscape Plan



SHRUBS

- Slough Sedge
- Ivory Halo Dogwood
- Sapphire Fountain Blue Oat Grass
- Japanese Blood Grass
- Soft Rush
- Eulalia Grass
- Heavenly Bamboo
- Woods Dwarf Heavenly Bamboo
- Green Showers Boston Ivy
- Hamel Dwarf Fountain Grass
- Golden Bamboo
- Lily of the Valley Bush
- Irish Yew

TREES

- Vine Maple - 25' Canopy
- Japanese Hornbeam - 25' Canopy
- Flowering Dogwood - 20' Canopy
- European Beech - 12' Canopy
- Elm - 25' Canopy

GROUND COVERS

- Vegetable Garden
- Perennial Ryegrass
- Kinnikinnick Native
- Common Periwinkle Native


HARDSCAPE

- Crushed Rock
- Concrete
- Permeable Pavement

COMPOSITE LANDSCAPE PLAN | Plant Images

 Vine Maple



 European Beech



 Ivory Halo Dogwood



 Soft Rush



 Woods Dwarf Bamboo



 Golden Bamboo



 Japanese Hornbeam



 Elm




 Sapphire Fountain Grass



 Eulalia Grass



 Green Showers Ivy



 Lily of the Valley Bush



 Flowering Dogwood




 Slough Sedge



 Japanese Blood Grass



 Heavenly Bamboo



 Hameln Dwarf Grass



 Lily of the Valley Bush

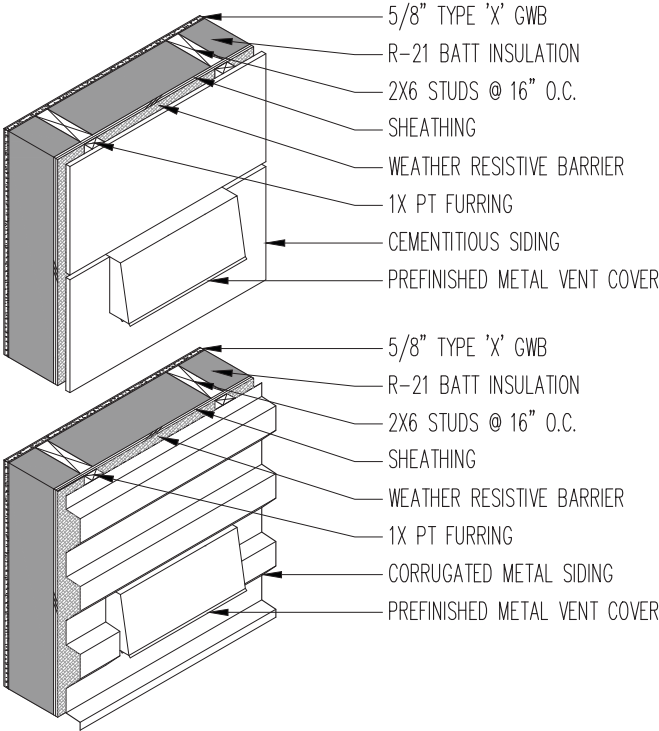


ELEVATIONS | East & West Elevations

MATERIALS

- B1 Brick Veneer
- C1 Exposed Concrete
- S1 Cementitious Panel Siding - White
- S2 Cementitious Panel Siding – Various Colors
- M1 Metal Siding - Gray
- M2 Metal Panels - Match Storefront
- M3 Metal Grate Guardrail
- M4 Metal Coping
- M5 Metal Coping - Match Metal Siding
- ST1 Storefront
- D1 Perforated Metal Roll-Up Door
- V1 Prefinished Metal Vent
- V2 Vent Cover - Match Metal Siding
- V3 Vent Cover - Match Cementitious Panel
- V4 Vent Cover - Match cementitious Panel
- DS1 Downspout
- R1 Guardrail - Gray Glass
- R2 Guardrail - Gray Perforated Metal

VENT DESIGN



EAST ELEVATION

WEST ELEVATION

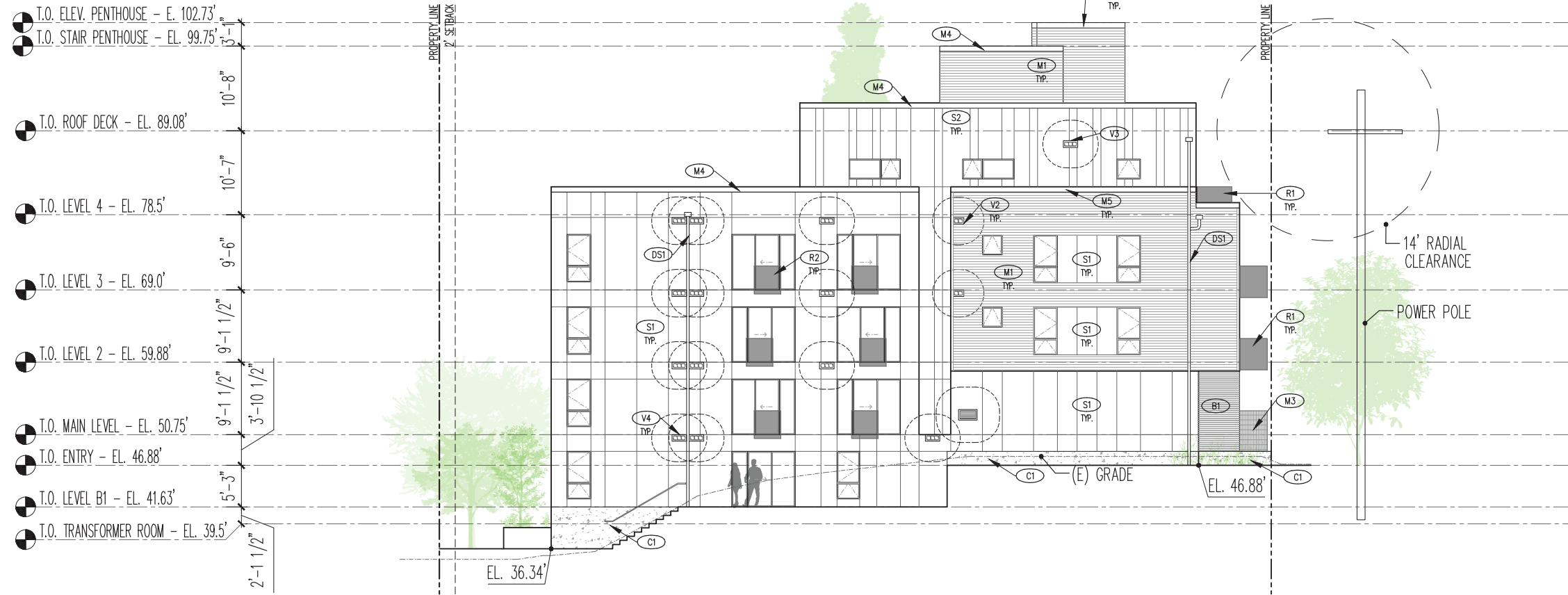


ELEVATIONS | North & South Elevations

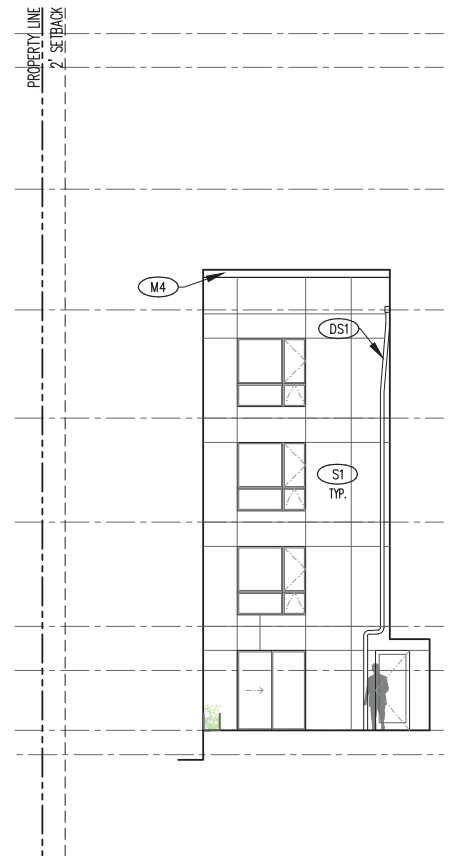
NORTH ELEVATION



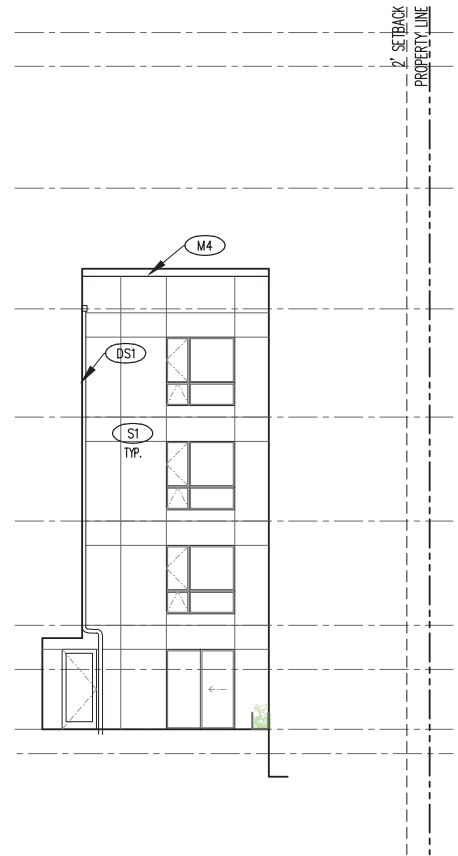
SOUTH ELEVATION



NORTH COURTYARD ELEVATION



SOUTH COURTYARD ELEVATION



MATERIAL & COLOR PALETTE | East & North Elevations

MATERIALS

HardiePanel Vertical
Siding Smooth:
SW 6678 - Sunflower

HardiePanel Vertical
Siding Smooth:
SW 6677 - Goldenrod

HardiePanel Vertical
Siding Smooth:
SW 6675 - Afternoon

HardiePanel Vertical
Siding Smooth:
SW 7102 - White Flour

Nu-Ray Metals
NRM-7000 Panels:
Charcoal Gray

Mutual Materials
Slimbrick:
Desert White

Guardrail:
To Match PPG
Solargray

Guardrail
Bok Modern A-23:
Charcoal Gray

Vinyl Windows/Doors:
White

Vinyl Windows/Doors:
Black

EAST ELEVATION



NORTH ELEVATION



MATERIAL & COLOR PALETTE | West & South Elevations

WEST ELEVATION



SOUTH ELEVATION



RENDERINGS
 | Street Facing Facade









EXTERIOR LIGHTING PLANS | Levels B1 & Main

LIGHT LEGEND



LumenArt - AWL 60.1 UNV
Wall Mount - White
6 Watts



LumenArt - AWL 60.1 UNV
Wall Mount - Black
6 Watts



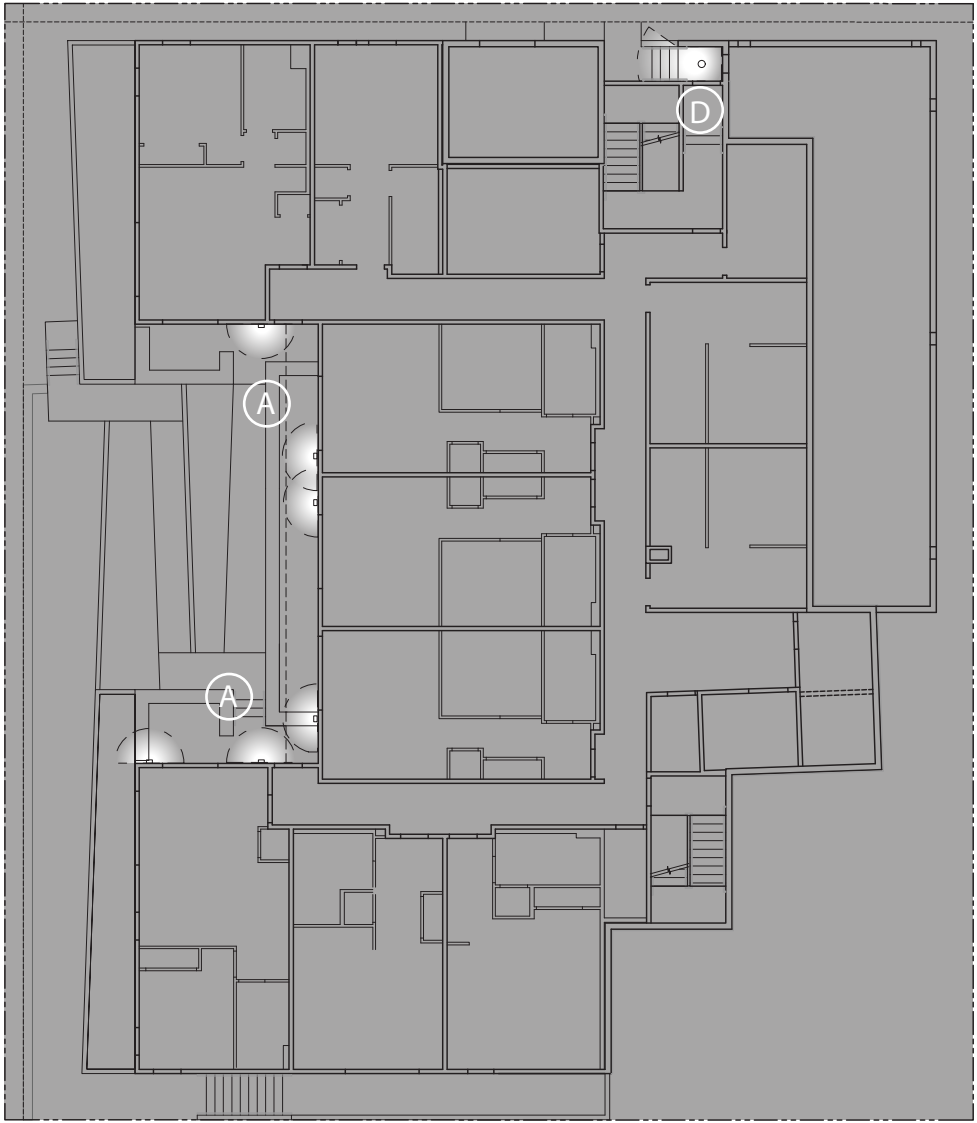
Satco - 7 in. Blink S9339
Wall Mount
13 Watts



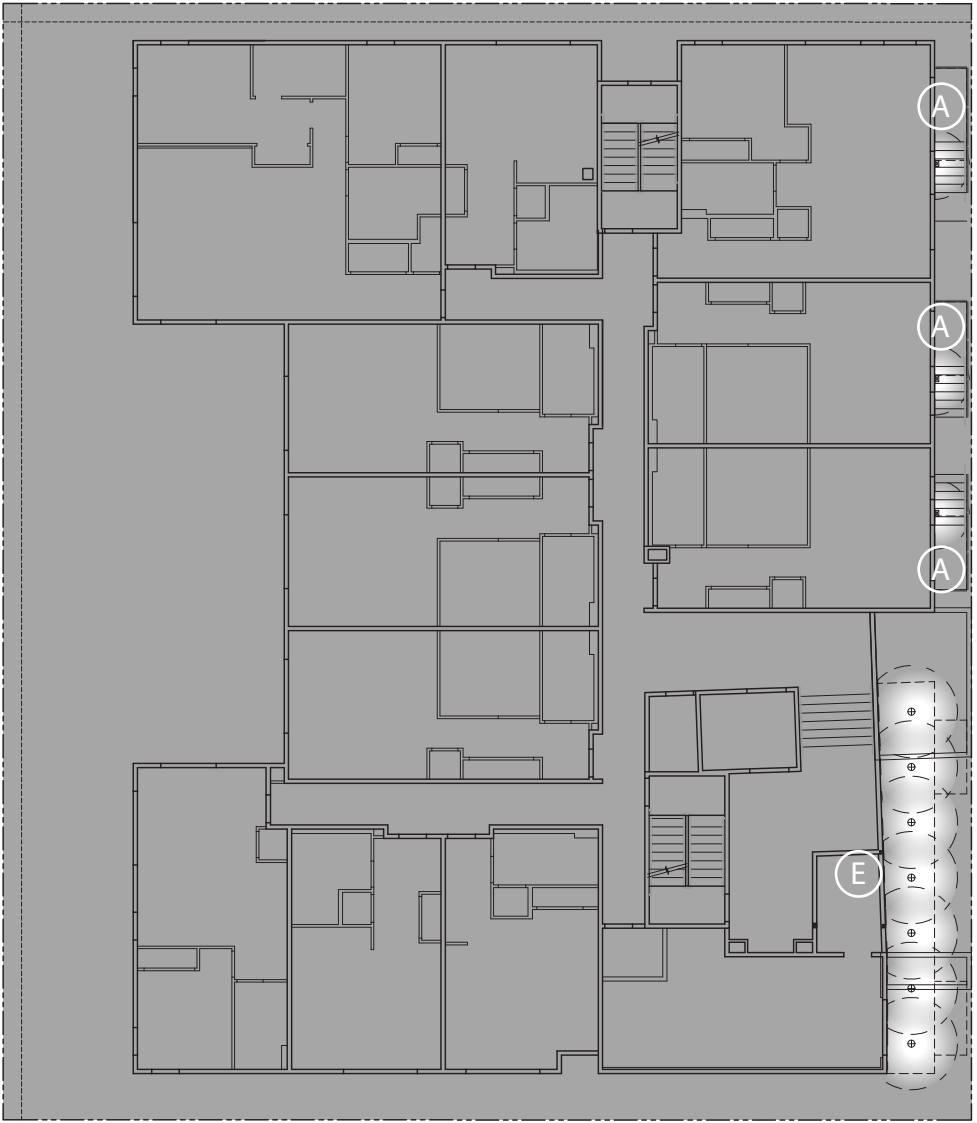
Satco - 9 in. Blink S9339
Surface Mount
18.5 Watts



Philips - Lightolier C4RDL
Surface Mount
16 Watts



LEVEL B1

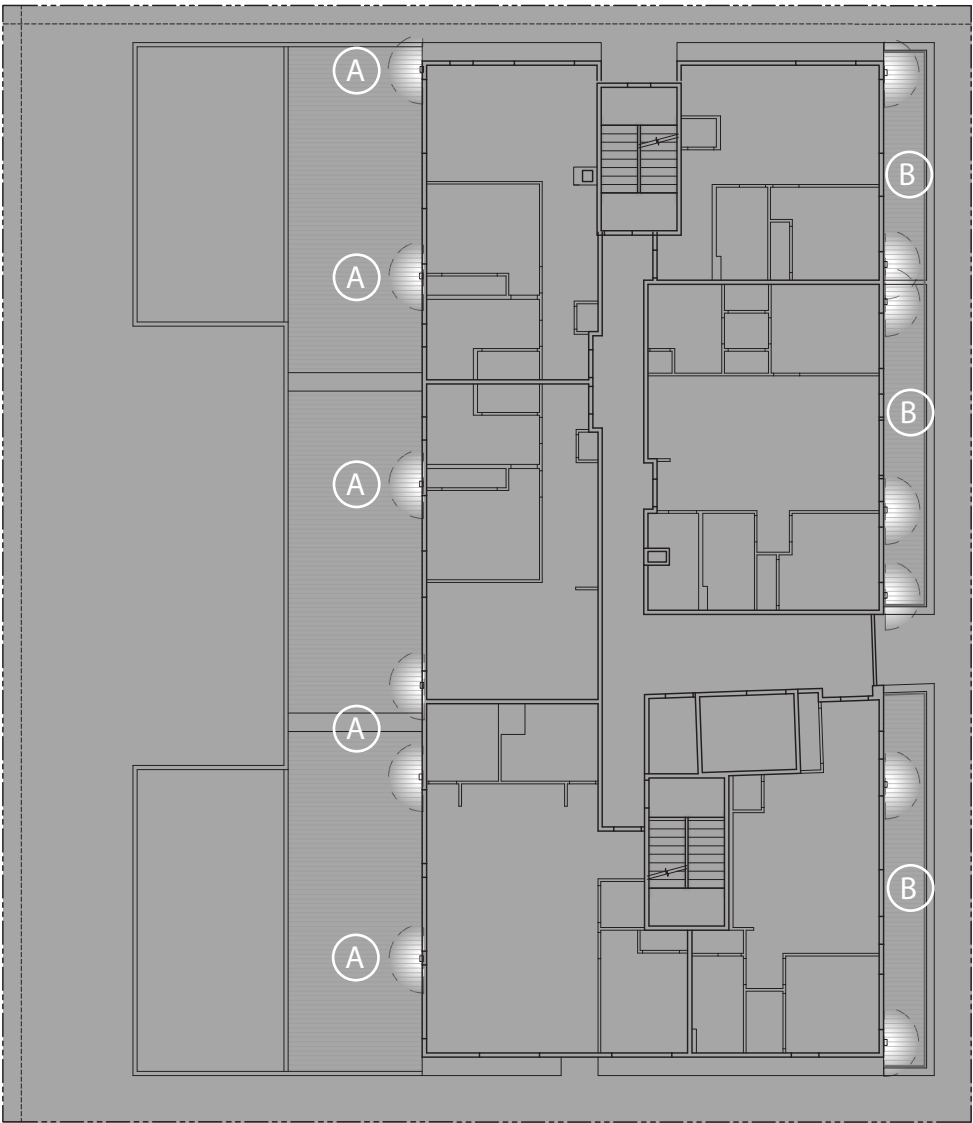


MAIN LEVEL

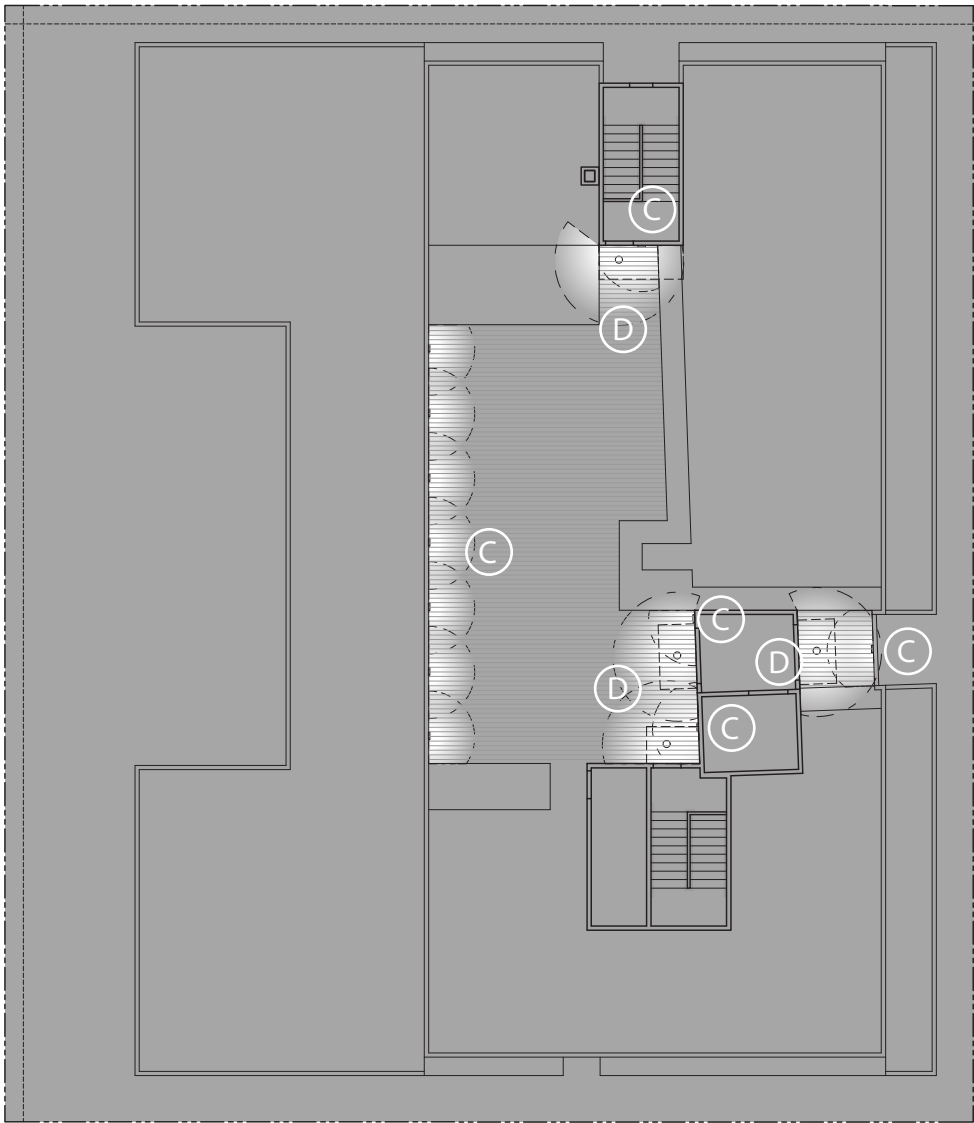
EXTERIOR LIGHTING PLANS | Levels 2-Roof



LEVELS 2-3



LEVEL 4

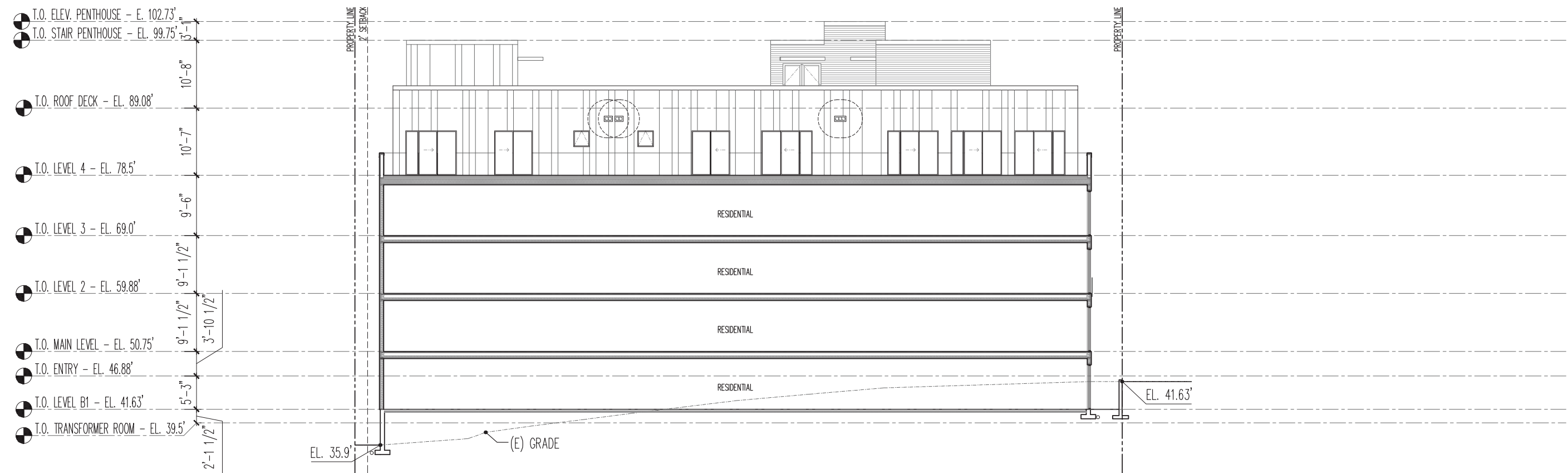


ROOF

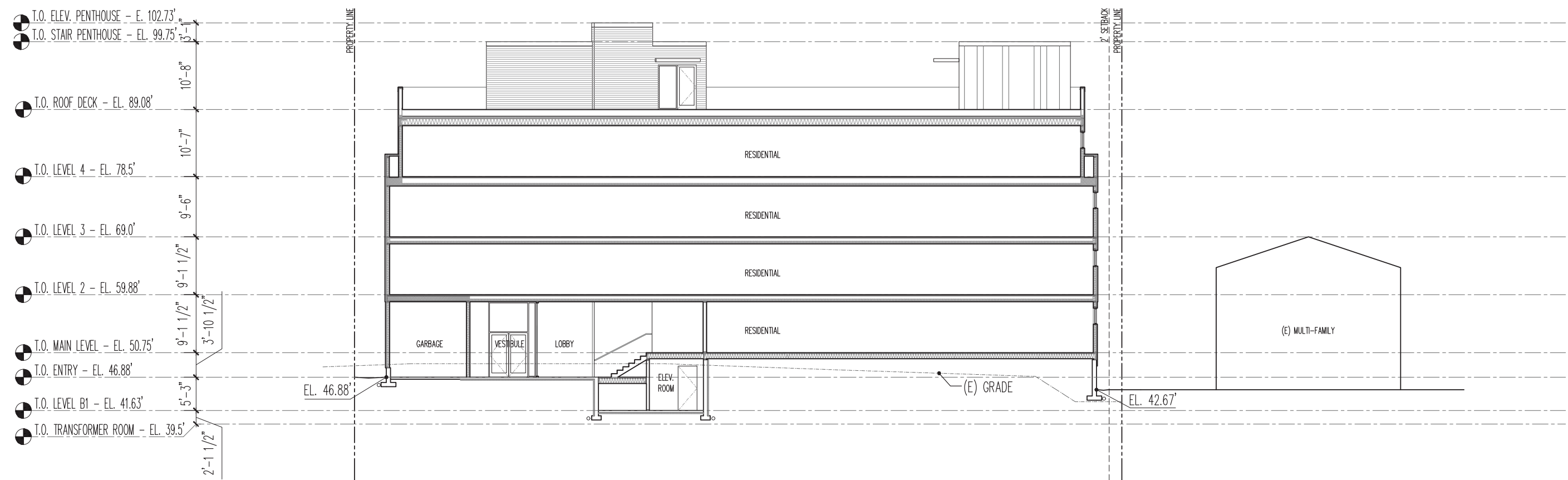


BUILDING SECTIONS | Sections A & B

SECTION A

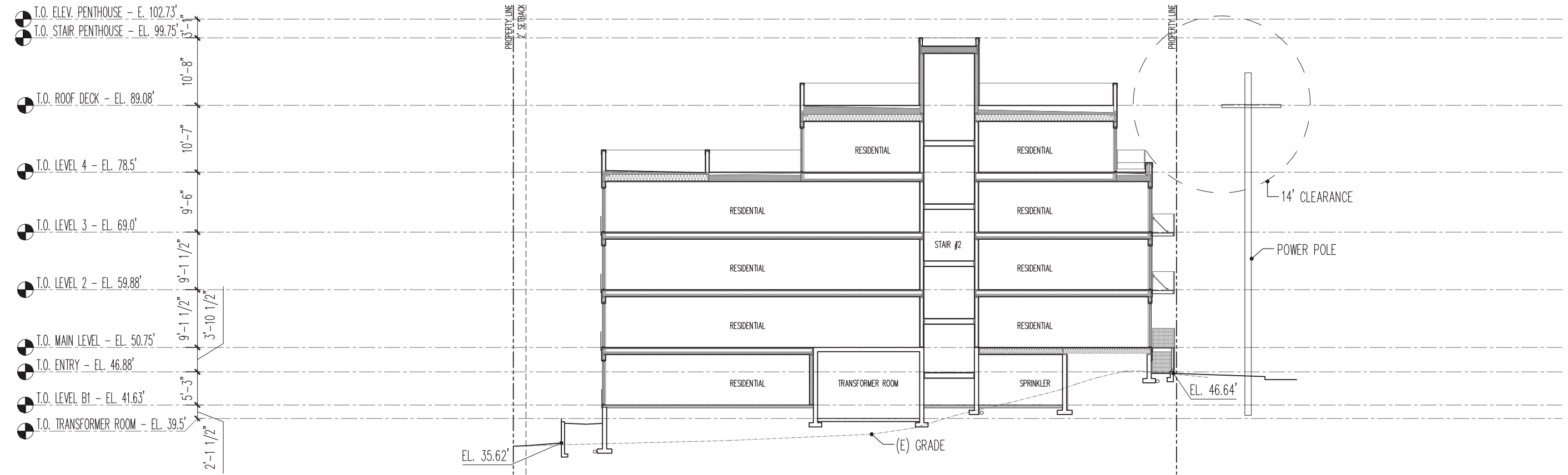


SECTION B

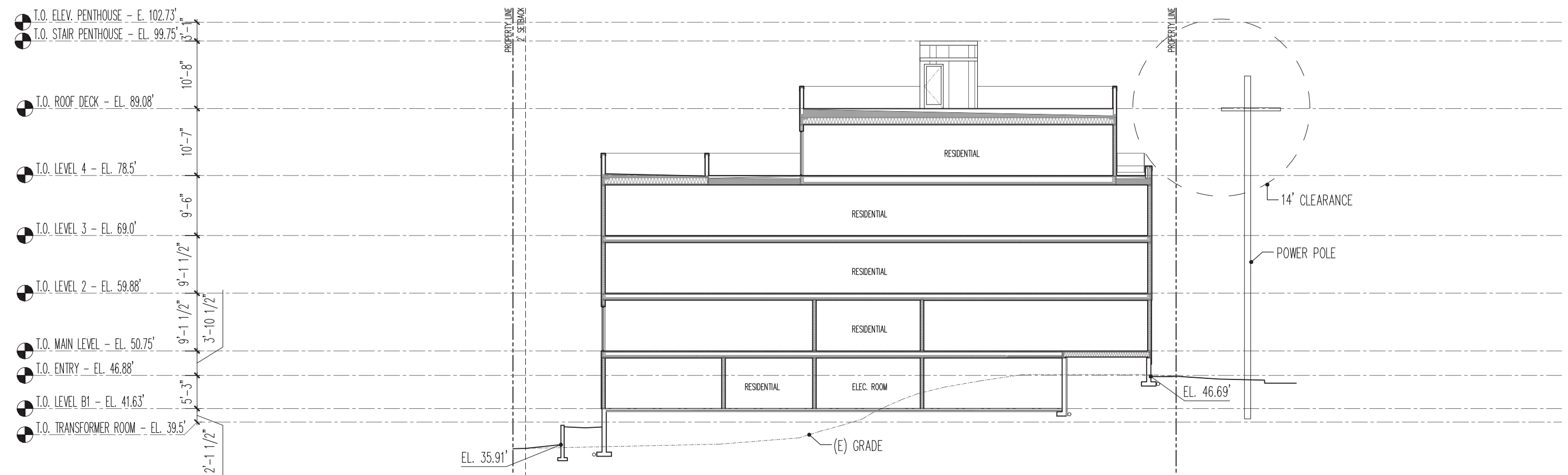


BUILDING SECTIONS | Sections C & D

SECTION C

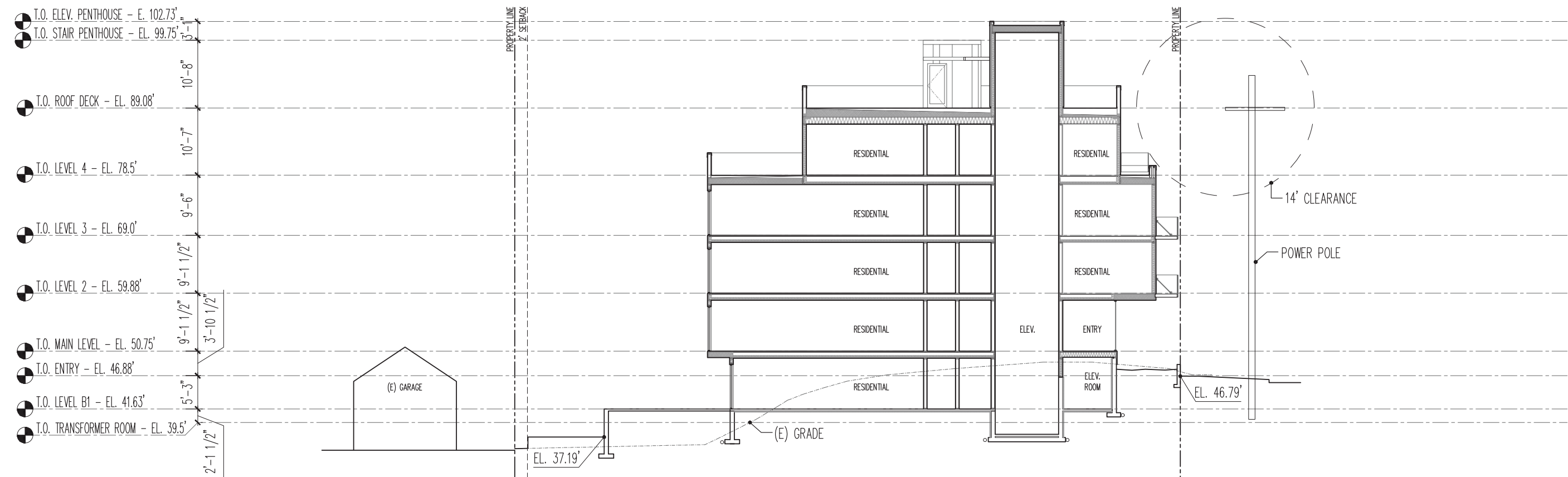


SECTION D



BUILDING SECTIONS | E & F

SECTION E



SECTION F

