



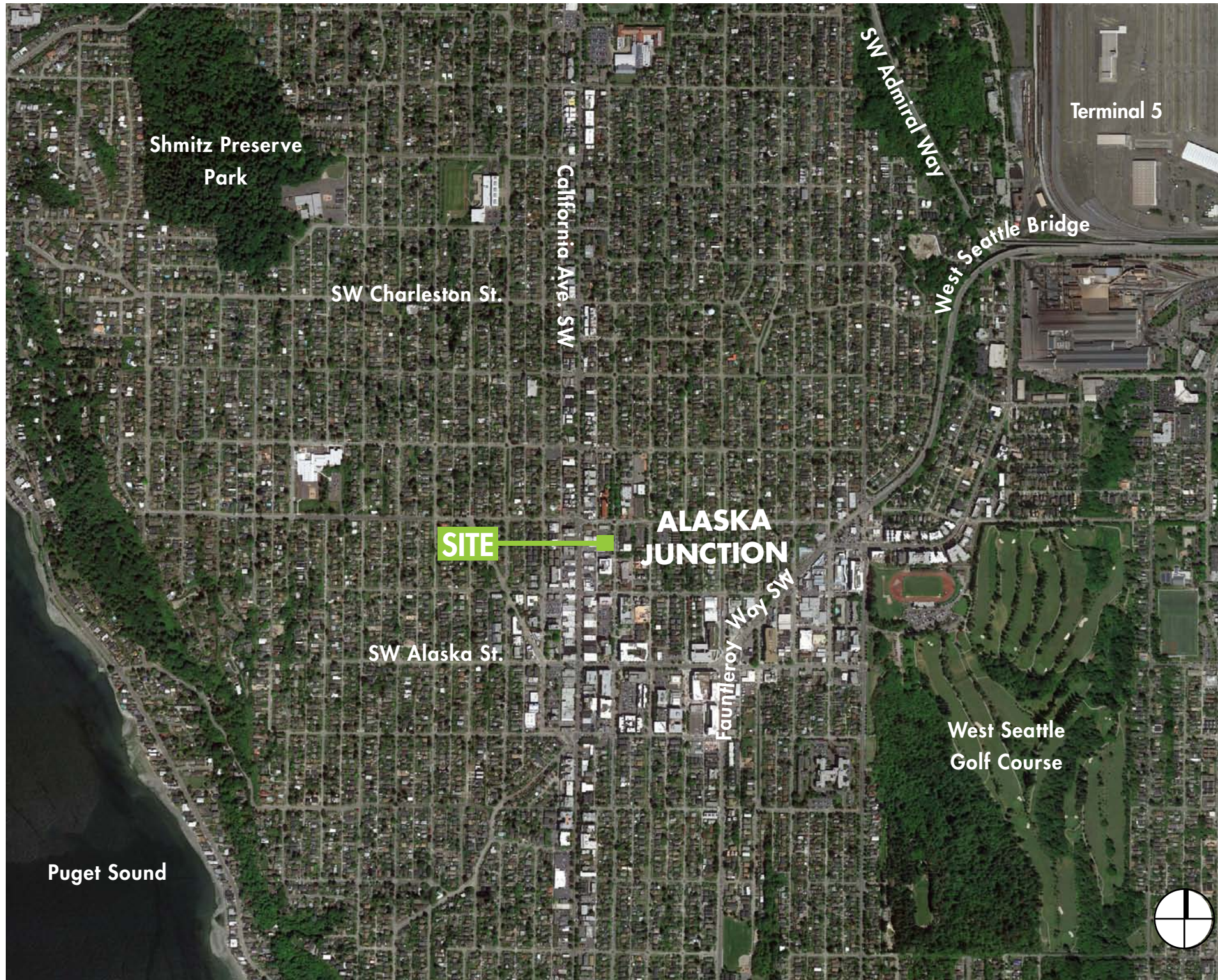
JUNCTION LANDING

nk
ARCHITECTS

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Second Design Review Recommendation
4417-4423 42ND AVE. SW
Southwest Design Review Board - SDCI #3026661

April 5, 2018



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PROJECT INFORMATION

Project Address	4417 42nd Avenue SW Seattle, WA 98116
SDCI Project #	3026661
Owner	Junction Landing, LLC P.O. Box 16489 Seattle, WA 98116
Architect Contact	Nicholson Kovalchick Architects Steve Fischer 310 1st Ave S, Suite 4S Seattle, WA 98104
Landscape Architects Contact	Thomas Rengstorf Associates Brian Stark 811 First Avenue, Suite 615 Seattle, WA 98104

PROJECT DATA

Zoning	NC2-40
Neighborhood	West Seattle
Lot Size	11,500 SF
Square Footage	± 32,600 SF FAR Area, ± 47,000 SF Total Building Area
Proposed Units	58 dwelling units + 4 Live-Works
Parking Stalls Provided	29 Parking Stalls

PROJECT DESCRIPTION

The proposed building is a 4-story apartment building, located on 42nd Ave SW, mid-block between SW Oregon St and SW Genesee St. The project is across the West Seattle Christian Church and in close proximity to the Holy Rosary Catholic Church and shares the alley with the USPS California Ave branch.

Zoning Analysis



① HOLY ROSARY CHURCH



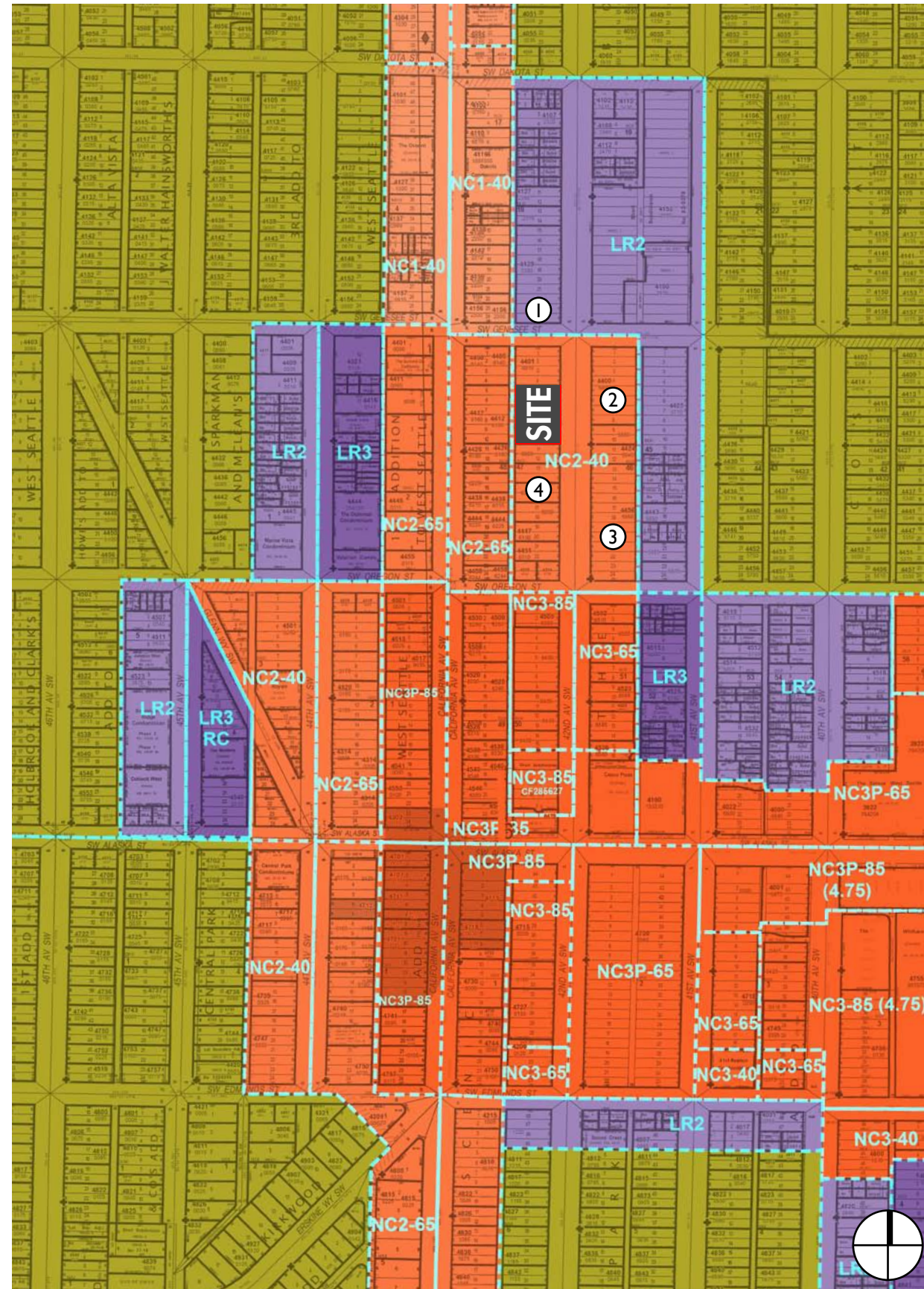
② WEST SEATTLE CHRISTIAN CHURCH



③ HOPE LUTHERAN CHURCH



④ JUNCTION FLATS APARTMENTS



Parcel #: 095200-6040, 095200-6055
 Zoning: NC2-40
 Overlays: West Seattle Junction Hub Urban Village
 Lot Area: 11,500 sf

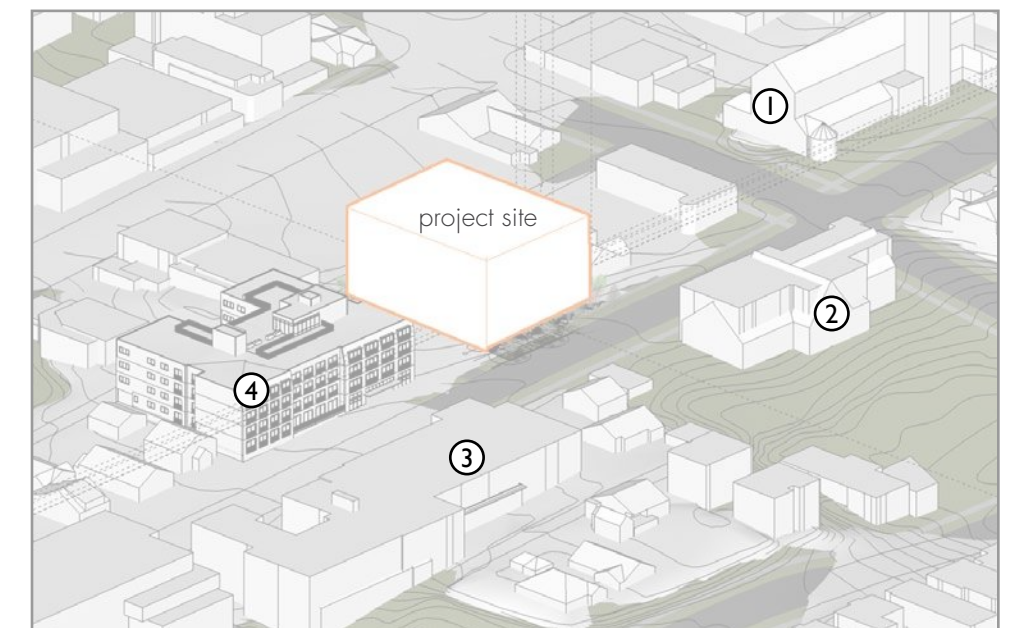
SITE-INFORMED CONCEPT STRATEGY

The project site is located on a block presently characterized by single story wood framed and clad bungalows on the west, and several church and school buildings to the east and north. Hope Lutheran, across the street from the project site, is partially clad in a delicately detailed wood screening system. The overall neighborhood is characterized by a mix of low wood and masonry buildings to the north, east, and west, with taller, concrete and metal clad buildings to the south.

The surrounding context of buildings has a mix of concrete fiber board, masonry, and concrete. For apartment buildings articulation of their facades including recessed entries with canopies and large punched windows along major thoroughfares. To relate to the existing buildings along the junction and the churches the use of brick on the proposed building will help integrate into the neighborhood. The right of way along 42nd ave sw creates a opportunity for lush landscaping. Planting to frame commercial entries and protect residential privacy.

ZONING COLOR LEGEND

■ NC3	■ LR3
■ NC2	■ LR2/1
■ NC1	■ SF5000



Existing Site Analysis

The project site is located within the West Seattle Junction Hub Urban Village, and only 1.75 blocks to the northeast of the intersection of California Ave SW and SW Alaska St.

The project will be developed in two existing parcels adjacent to a parking lot to the south and a single family home to the north, owned by the West Seattle Christian Church across the street on 42nd Ave SW.

Access to the below ground garage will be from the alley.

EXISTING TREE INFORMATION

An arborist report was prepared on February 3, 2017 surveying the on-site existing trees. The arborist determined that the site contains seven significant trees with three of which are Exceptional per City of Seattle Director's Rule 16-2008. The exceptional trees are noted:

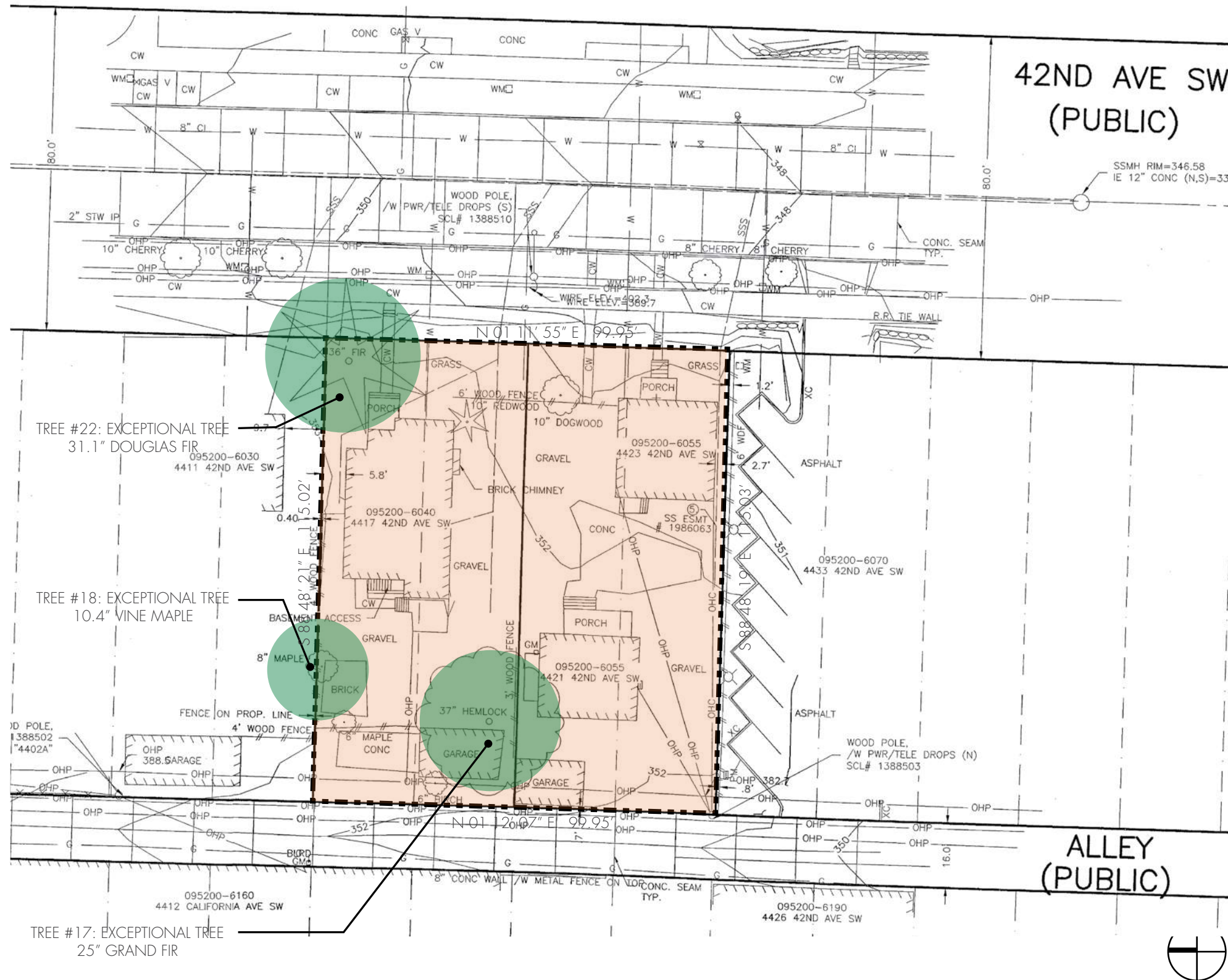
#17, the grand fir with a surveyed diameter of 25" which is 1" bigger than the threshold diameter.

#18, a vine maple, with a surveyed diameter of 10.4" which is 2.4" bigger than the threshold diameter.

#22 the Douglas fir, with a surveyed diameter of 31" which is 1" bigger than the threshold diameter.

These trees are being slated to be removed to accommodate a new multi-family housing with parking. The Director's rule protects all exceptional trees from development with exceptions when the protection of the trees on site inhibits the use of the site to its full potential. The Grand Fir, tree 17, has its roots under the existing garage and won't be able to survive the demolition and construction. The Vine maple, tree 18, has been poorly pruned and would need careful attention to maintain it during construction. The Douglas fir has a crown raised and will need to be pruned annually away from the high voltage lines. The landscape plan of the new development will provide new trees that will work more with the site and building. The existing Cherry Trees that occur in the right of way along 42nd Ave SW are not an approved species in the right of way by the city arborist and that these trees are required to be replaced with compliant tree species.

See landscape proposal in this packet for tree canopy replacement strategy.



BOARD SUPPORTED PREFERRED "L" SCHEME

The preferred massing option forms an L shaped building with most of the building mass pushed to the south, allowing more light into the backyard of the residence to the north.

PROS

- Parking for residents
- Central lobby which creates connections through the building
- Live/Work frontage to engage the public with entries directly from sidewalk
- Modulation along all elevations to break down scale and provide architectural relief
- Potential for decks and balconies along 42nd Ave
- Provides two modulated faces along 42nd ave and the alley

CONS

- East and West dominated units which is different modulation than the existing context to capture views

REQUESTED DEPARTURES

- 20% slope for garage ramp

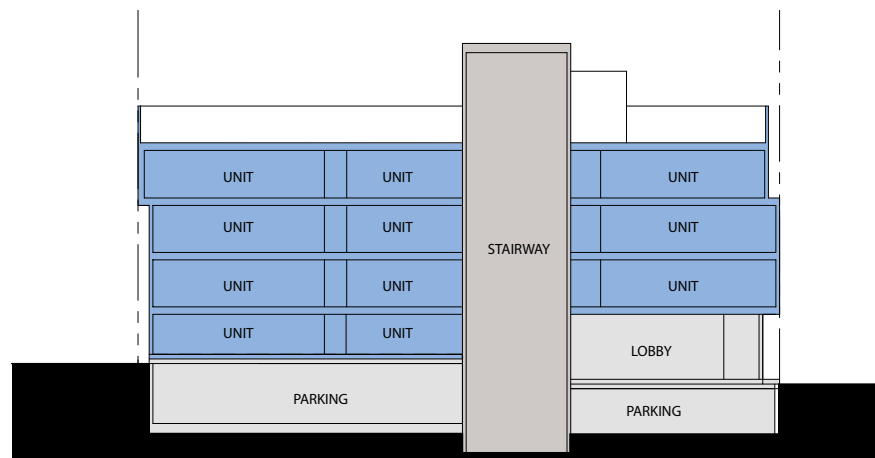
NORTH FACING UNITS AWAY FROM NEIGHBORING BUILDING

PARKING ACCESS FROM ALLEY

NOTCHES AT CORNER TO CREATE RELIEF WITH NEIGHBORING SITES



AERIAL VIEW FROM NORTHEAST



NORTH-SOUTH SECTION

EDG Concept

Massing Study (from left to right)

During EDG, we presented a highly articulated massing with the intent to break the bulk of the building facing 42nd Ave SW and the Parking Lot to the south.

The next step, we went through the exercise of creating order from the inside out, laying out the units. The decision was made to trim the massing of the building strategically at the corners to decrease bulk and provide relief and transition to both the north and the south neighbors.

Massing articulation is emphasized on the main elevation facing 42nd Street while the South and North elevations were simplified as a matter of hierarchy. In these elevations, the large swath of blank wall is treated with material change.

A series of studies in materiality, figure ground and proportions on the main elevation facing 42nd Ave SW set the basis for how the other elevations were to be treated.



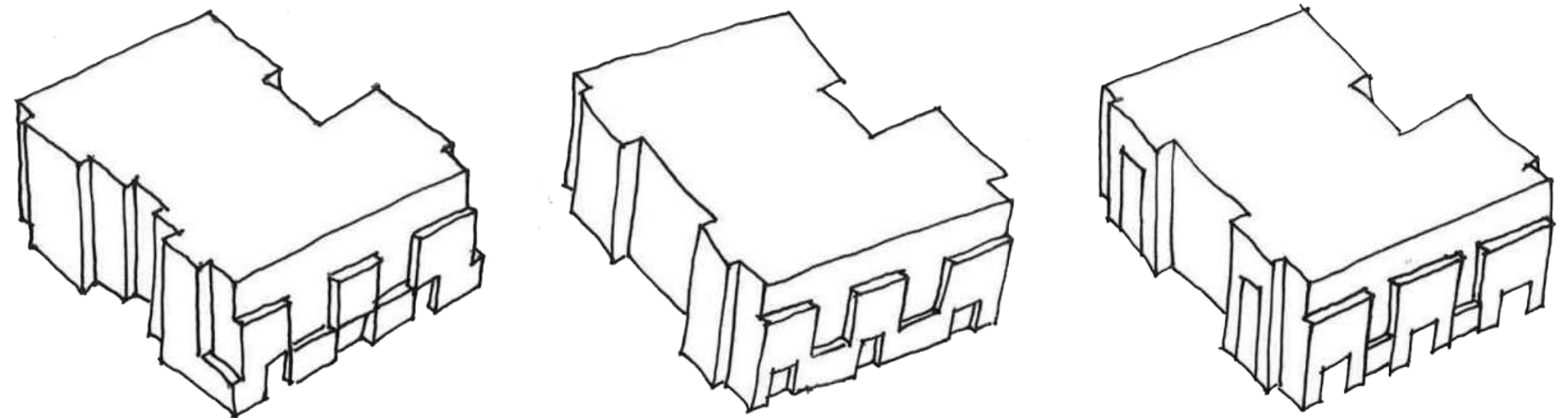
BLANK FACADE TREATMENT TO INCORPORATE ARTICULATION, COLOR AND TEXTURE

SIMPLIFY BUILDING ARTICULATION TO CLEAR DESIGN INTENT

NOTCHES AT CORNER TO CREATE RELIEF WITH NEIGHBORING SITES

USE OF BAYS LONG 42ND AVE FACADE, AND UPPER LEVEL TO BE INTEGRATED WITH THE BUILDING

AERIAL VIEW FROM SOUTHEAST



Urban Pattern and Form

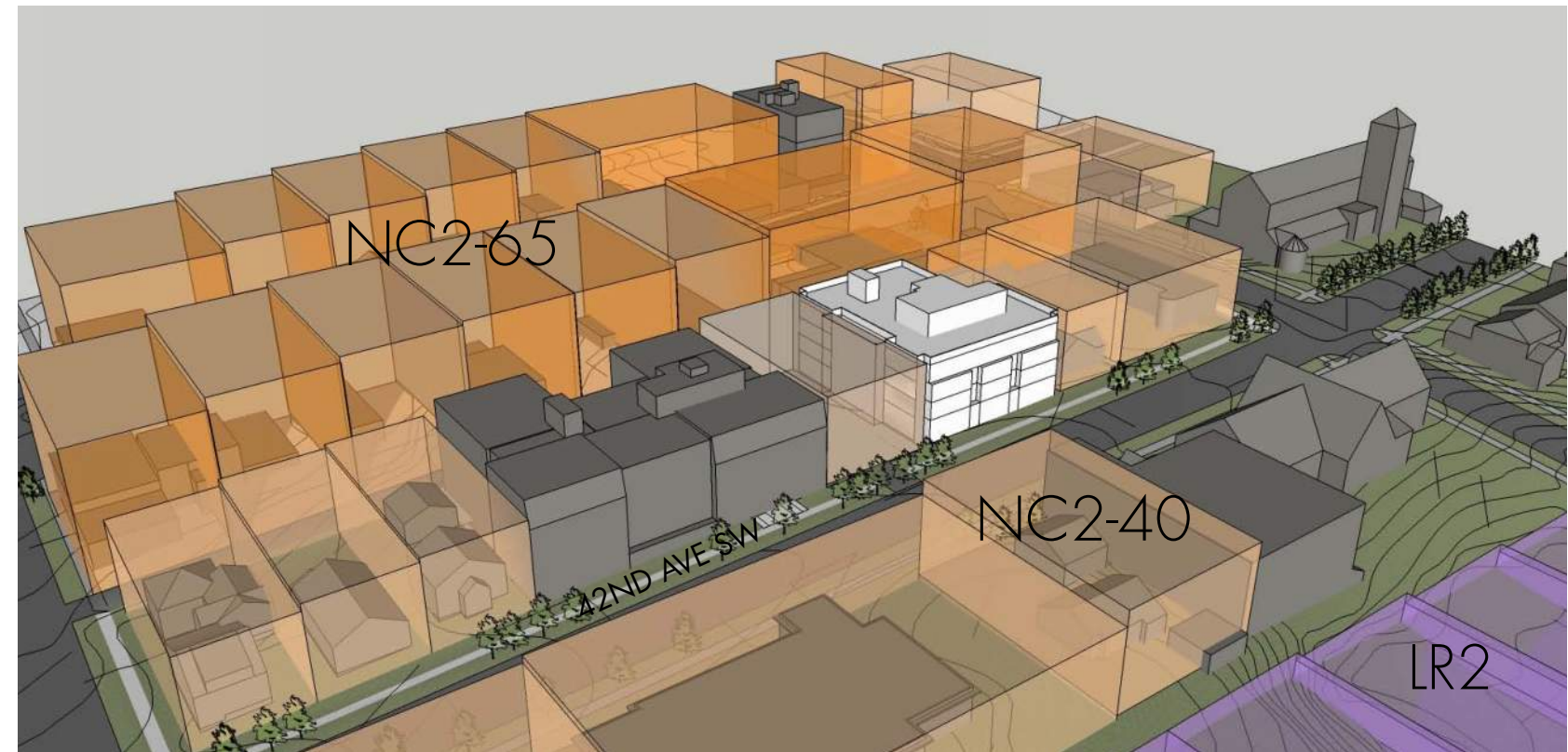
The project site is situated mid-block in a NC2-40 zone in a transition zone with NC2-65 that runs along California Ave SW.

It is our intent to design the massing and the elevations of the project to account for the future building potential of the vicinity. Both the north and the south of our project site are strong candidates for urban infill that can fill up to the property line.

The proposed massing has the opportunity to establish the character of these future developments.

Our necessity to provide bioretention planters to address stormwater code has helped us shape the small courtyard facing south. This could in turn, help shape a future courtyard next door.

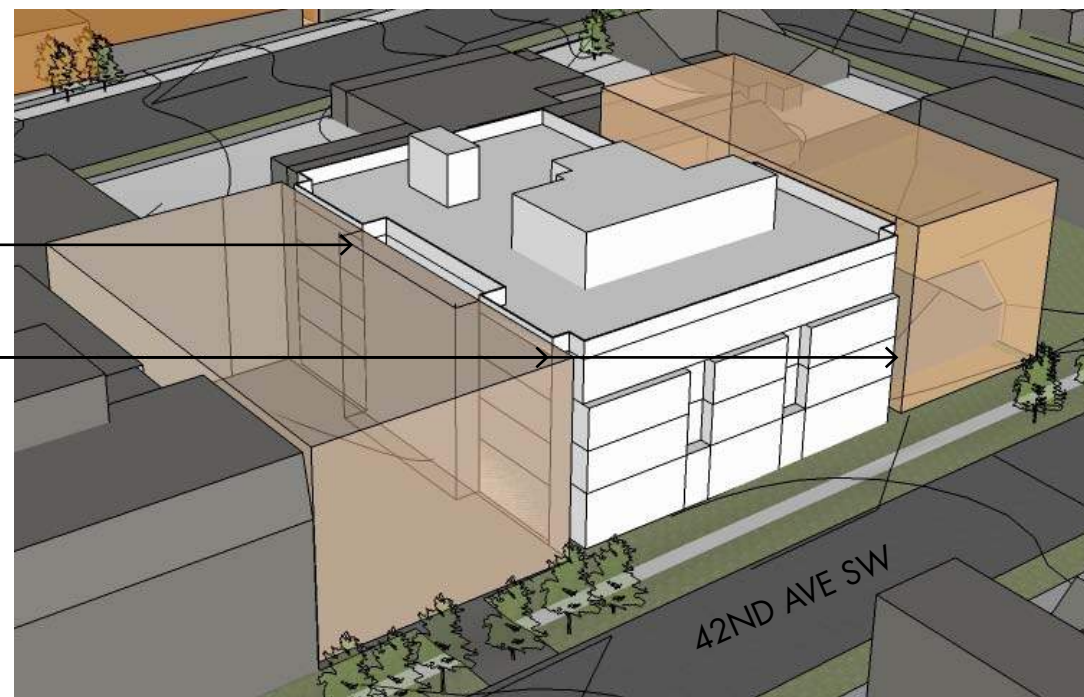
Also the notches on the northeast and southeast of the building on the facade facing 42nd street has the dual purpose of providing relief and articulation for future buildings that may be developed along this street, and also, aesthetically, helps reduce the apparent width of the building and aid proportion the brick bays along that facade.



POTENTIAL BUILDING MASS AROUND PROJECT VICINITY

POTENTIAL FUTURE COURTYARD FOR THE SITE TO THE SOUTH

BUILDING ARTICULATION AND RELIEF PROVIDED WITH FUTURE DEVELOPMENTS IN MIND



VIEW FACING 42ND AVE SW



VIEW FACING ALLEY

TRAFFIC & CIRCULATION

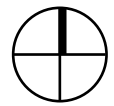
42nd Ave is not classified as an arterial or a transit street, but is parallel to California Ave which is a Major Transit Street and a bicycle path. The proposal will allow for pedestrian path along its East portion of the site. The eastern portion of the site will be scaled accordingly to the pedestrian scale. The trash and vehicular access will be through the alley in accordance with land-use and design guidelines.

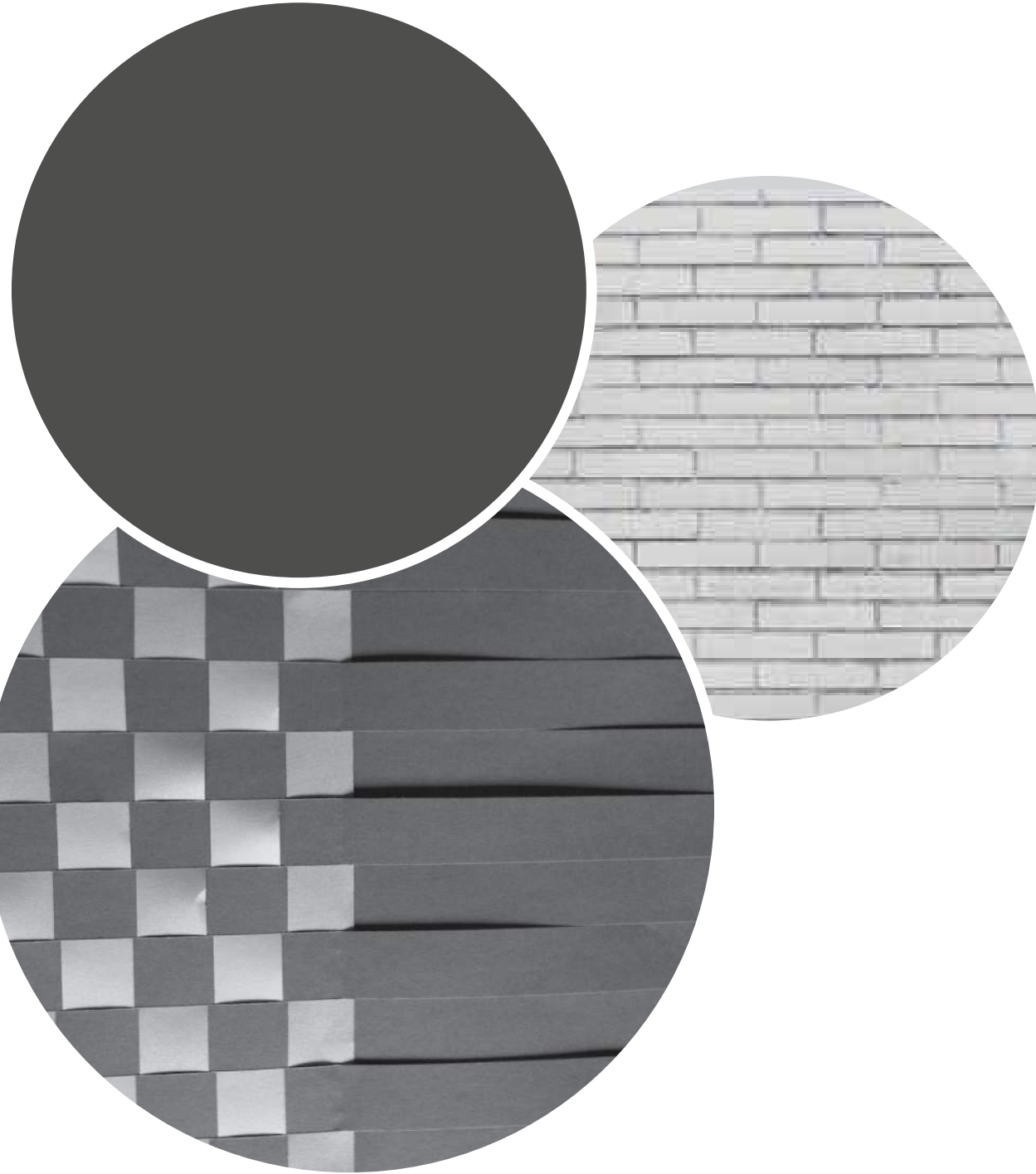
STREETSCAPE

The proposal proposes live/work units along 42nd ave, allowing an opportunity for residential and future retail once the Junction develops even more in the near future. The proposed vehicular entry/exit will have clear sight lines to provide vehicles that are entering and exiting the proposed buildings opportunities to see other vehicles going through the alley.

SITE PLAN KEY

- UNIT
- LIVE/WORK
- AMENITY + LEASING
- UTILITY/STORAGE/CIRCULATION
- REFUSE
- PARKING RAMP
- BUILDING ENTRY POINT
- REFUSE ACCESS
- PARKING ACCESS
- BICYCLE ACCESS
- OVERHEAD POWER LINE





SMOOTH AND LAP SIDING TEXTURE AND TRANSITION

Horizontal Unifying Bands Weave

Smooth and Texture Contrast

Breakup of field with sections of material texture

Contrasting colors adds interest

Horizontal break differentiate base from bulk



FIGURE AND GROUND - BAYS



MODERN BRICK TREATMENT



WINDOW DETAIL



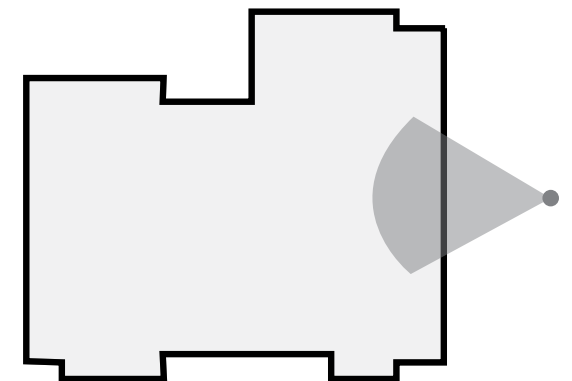
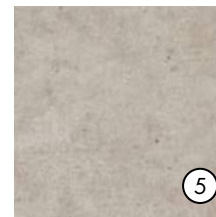
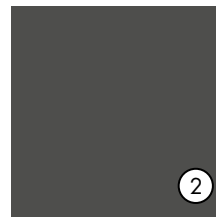
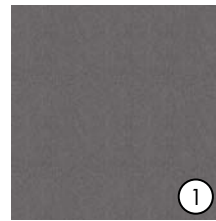
STEPPED BACK UPPER LEVEL

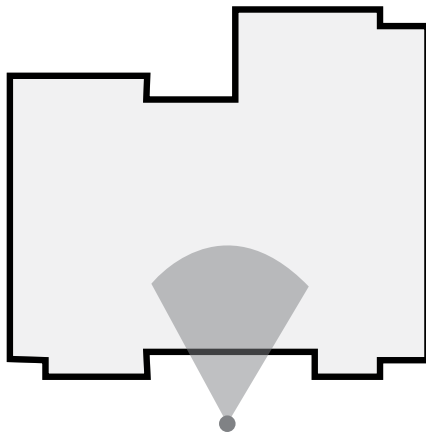


RESIDENTIAL AND HUMAN SCALE



- ① Light Grey Prestige Metal Panel
Vertical orientation
- ② Dark Grey Break Shape Metal
- ③ Brick - Forest Blend Mission
- ④ Aluminum Storefront
- ⑤ Cast-in-place Concrete
- ⑥ Smooth Lap Siding
Butterscotch (SW 6377)
- ⑦ Hardie Smooth Panel
Iron Ore (SW 7069)
- ⑧ Vinyl Window
White
- ⑨ Juliet Balconies
Dark Grey
- ⑩ Smooth Lap Siding
Light Grey to match Metal Panel

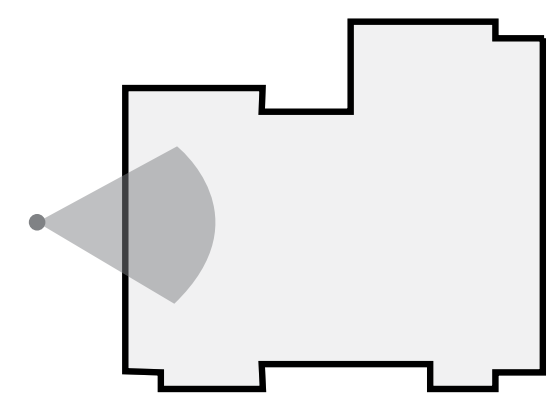




West Elevation

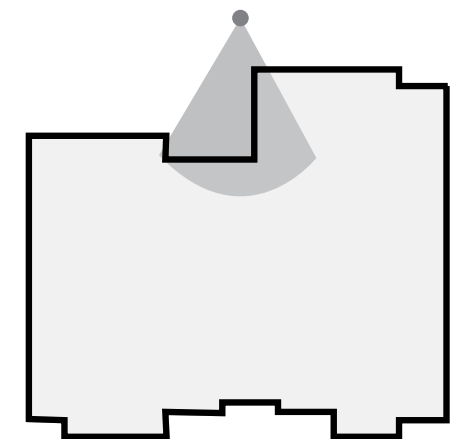


- ① Light Grey Prestige Metal Panel Vertical orientation
- ② Dark Grey Break Shape Metal
- ③ Brick - Forest Blend Mission
- ④ Aluminum Storefront
- ⑤ Cast-in-place Concrete
- ⑥ Smooth Lap Siding Butterscotch (SW 6377)
- ⑦ Hardie Smooth Panel Iron Ore (SW 7069)
- ⑧ Vinyl Window White
- ⑨ Juliet Balconies Dark Grey
- ⑩ Smooth Lap Siding Light Grey to match Metal Panel





Wood and Metal fence above concrete wall and landscaping





CS2-D

PL3-B

CS1-D

PL3-B

Residential Edges

The sidewalk of 42nd St SW will be activated through the presence of Live-Work, providing activity and eyes on the street.

CS1-D

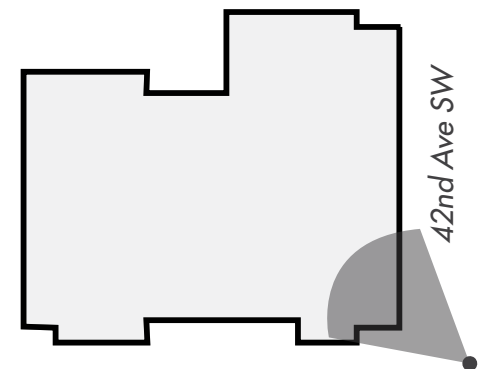
Plant and Habitat

On-site lush landscaping will be planted surrounding the building to not only replace the existing but also provide more landscaping to soften the building presence and create new habitats. A bioretention planter to the south, along with newly planted trees to in the parking lot will help minimize the blank facade facing the neighbor.

CS2-D

Height, Bulk and Scale

Articulation of the building massing is achieved through the use of shape and materiality and figure and ground techniques. The scale of the 4 story building is reduced by creating a smooth background, while emphasis is put into the brick detailing of a 3 story bay that is further broken up into 3 bays to break the width of the facade facing 42nd St. SW.





DC4-A

DC4-B

DC4-D

DC4-A

Building Materials

The main elevation facing 42nd Ave SW which will be the most viewed by pedestrians are of durable and high quality brick and metal panel, laid out to bring the building a human scale especially at the ground level.

DC4-B

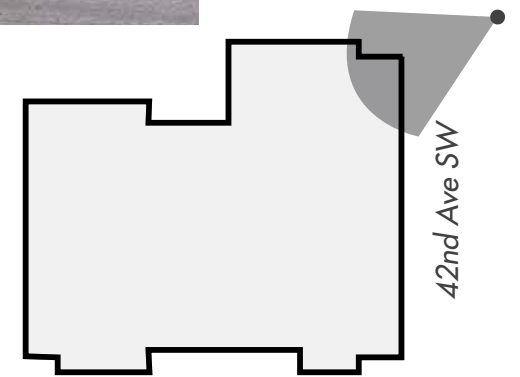
Signage

The residential building signage is the main focus of the project. The live work units have the choice to add their own blade signage below the canopy in front of their respective entries. A simple and understated signage is most suitable in this quiet residential neighborhood.

DC4-D

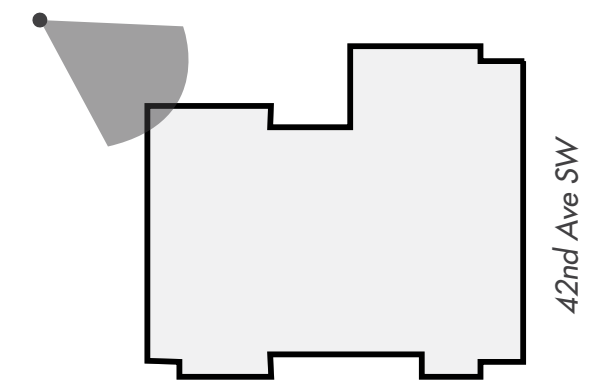
Trees, landscape, and Hardscape Materials

All plantings will be native. There is lush amounts of landscaping buffer between the building face and the sidewalk. There is also trees and planting to soften the corners of the building which will aid in reducing the bulk of the building facing the street and neighbors.





- CS1-B** Sunlight and Natural Ventilation
Northwest corner of the building is significantly setback to allow more light into the backyard of the neighbors to the north
- CS2-D** Height, Bulk and Scale
Northwest corner of the building is significantly setback to allow more light into the backyard of the neighbors to the north
- DC2-B** Facade Composition
The elevation facing the alley will be highly visible from California Ave from across the post office parking lot. As such the facade was treated as a main facade and carries the same composition from the main elevation of 42nd with a play of different materials
- DC1-B** Vehicular Access and Circulation
Access to the basement parking is through the alley, where pedestrian presence is already minimal. In order to minimize any conflicts and increase safety, the entry ramp starts with a gentle transition to allow motorists to pause and observe the right of way prior to exiting. The guardrail over a short concrete wall separating the ramp from the neighbor to the north provides the required privacy and plenty of visual connections for safety of traffic and pedestrians.
- DC1-C**





CS2-D

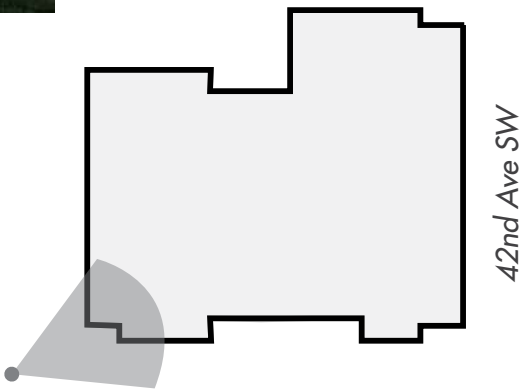
DC2-B

CS3-A

CS2-D Height, Bulk and Scale
Articulation of the building massing is achieved through the use of shape and materiality and figure and ground techniques. The scale of the 4 story building is reduced by creating a strong 3 story base, that is further broken in scale with the high contrasting material and texture.

DC2-B Building Articulation
Breakup of field is achieved with sections of material texture, laid out in different rhythms in each facade. A unifying horizontal band provides a consistent line that brings together all the facades.

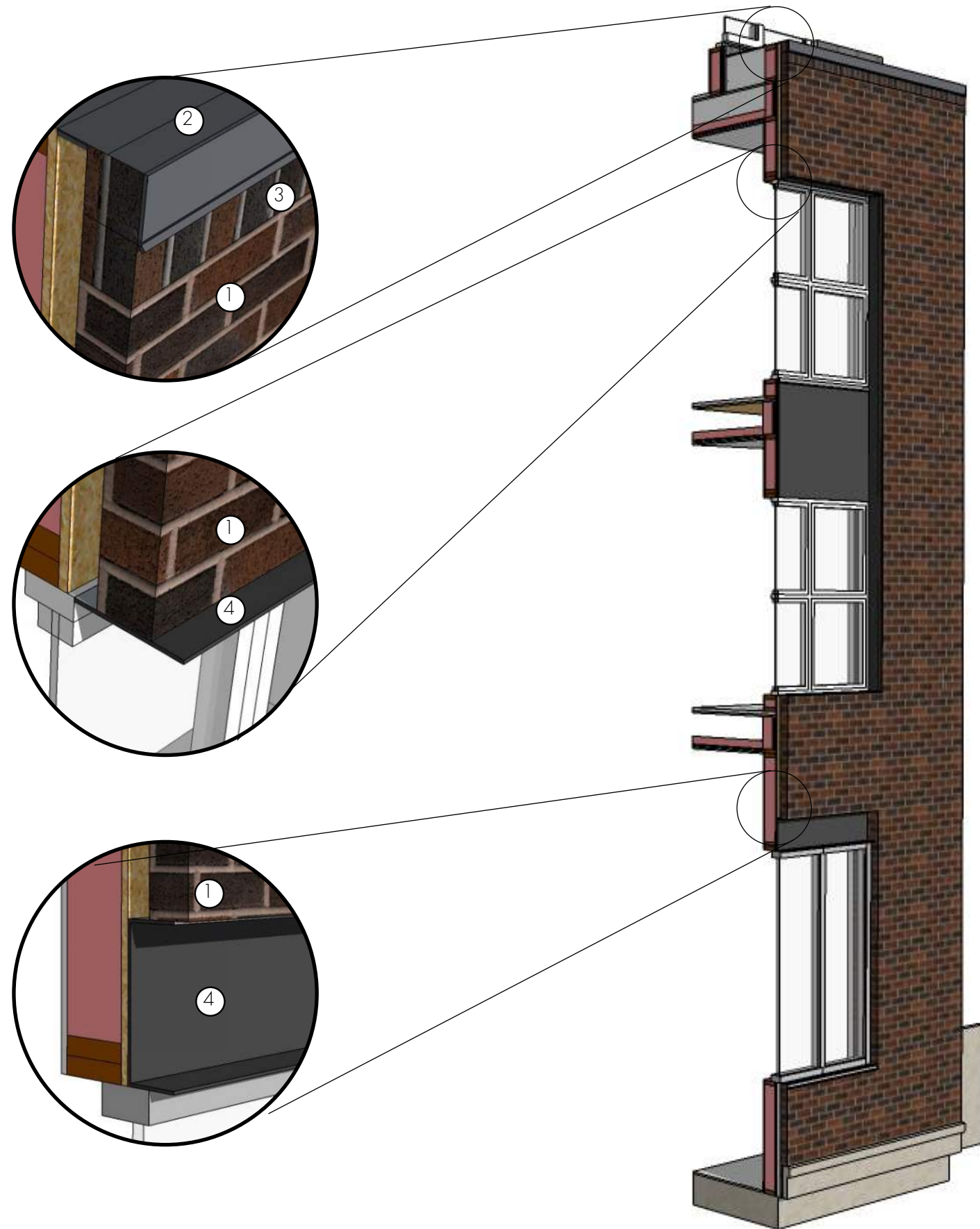
CS3-A Blank Facade
The strategy for avoiding blank facades facing the neighbors to the north and south was studied through a series of options. The selected treatment breaks the bulk of the blank facade with different textures and contrasting colors that mimics the scale around the building.



DC4-A

Exterior Elements & Finishes

Material transitions on the building occur via a system of flashing details. Prefinished dark gray brake shape metal will cap the soldier course in the brick bays. The same material in a different shape is also present as a detail above the live work in a c-channel profile which ends the brick course at this area, and as a fin around the window bays that protrudes about 2 inches and provides a modern treatment to the transition between material and brick element.



- ① Brick
Forest Blend Mission
- ② Metal Flashing Prefinished
Dark Grey
- ③ Brick Soldier course
Forest Blend Mission
- ④ Break Shape Metal Prefinished
Dark Grey

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Landscape Palette - Ground Floor Level

TREES



VINES

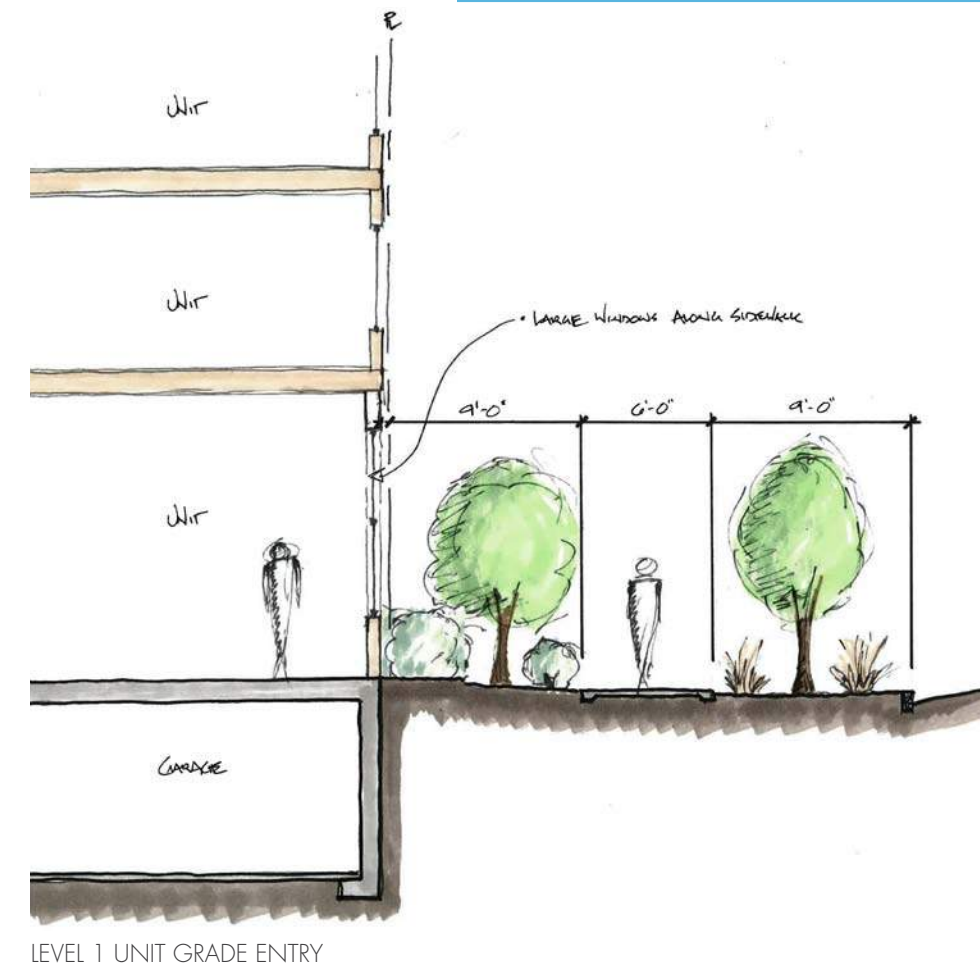
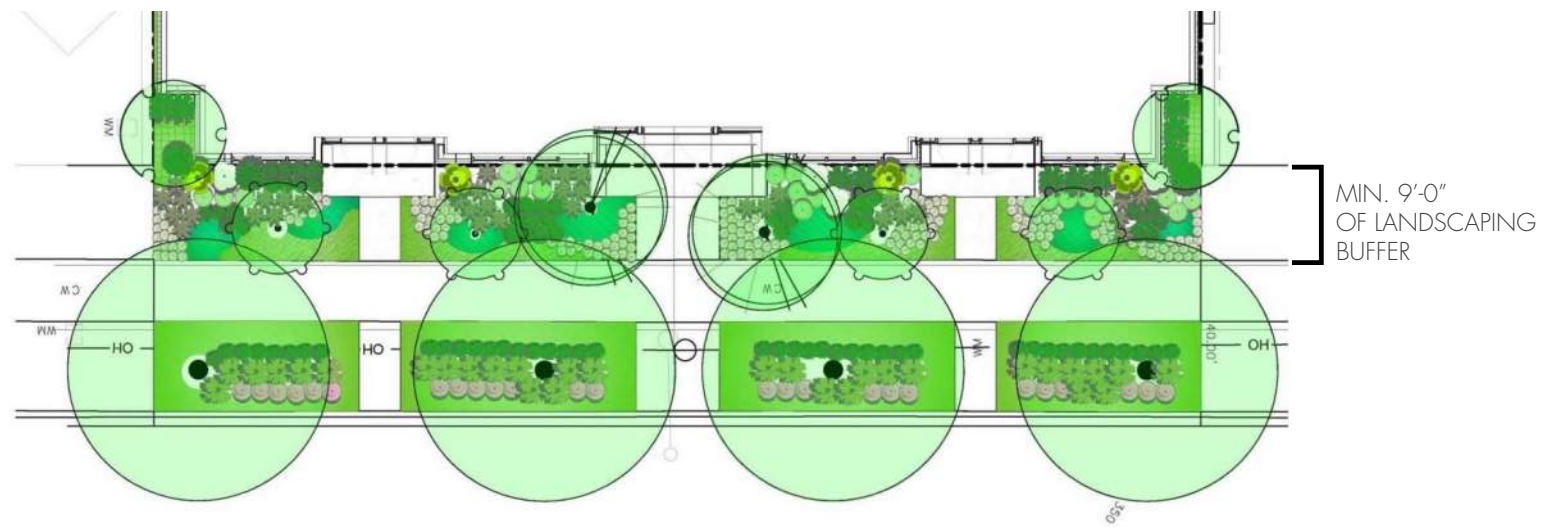


SHRUBS

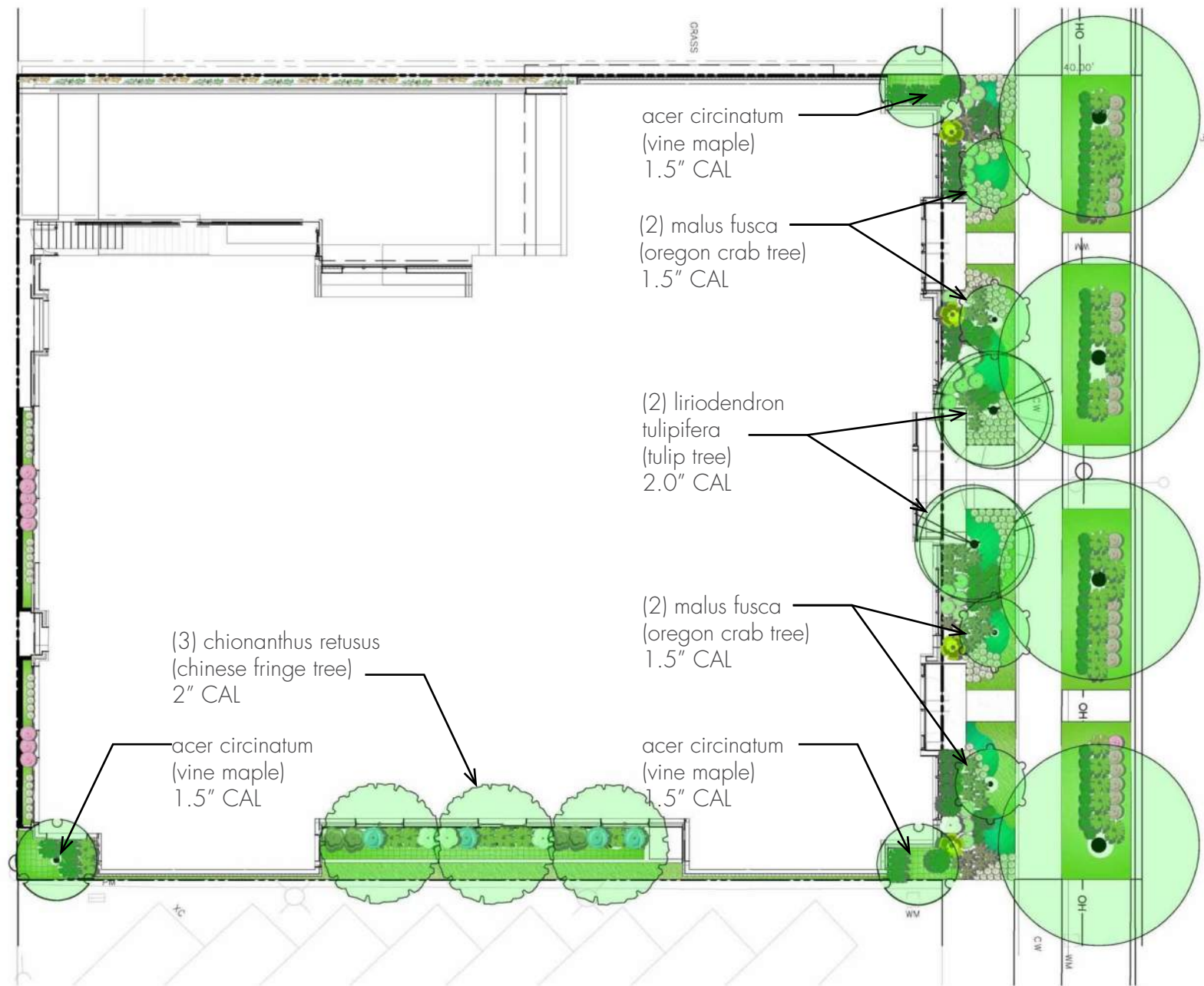


GROUND COVERS





Landscape Palette - Street Experience



TREE REPLACEMENT DATA

EXCEPTIONAL TREES

(# in reference to table of trees inventory by tree solutions date of inventory 03.03.2017)

#	Canopy area
17	530 sf
18	380 sf
22	2,123 sf
Total	3,033 sf

TOTAL SITE CANOPY REPLACEMENT CALCULATION

acer circinatum	314 sf	qty 3	total	942 sf
liriodendron tulipifera	1257 sf	qty 2	total	2514 sf
chionanthus retusus	177 sf	qty 3	total	531 sf
malus fusca	177 sf	qty 4	total	708 sf
total				4,695 sf





(3) malus fusca (oregon crab tree) trees in bioretention area to provide nesting materials for birds along with fruit for food.

Shrubs of berries and flowers will provide food for hummingbirds and pollination opportunities for bees and butterflies.



Urban farm will be an oasis in the city and will create opportunity to create an edible garden and a seasonal landscaping in the roof deck.



Roof deck with the aid of landscaping has been laid out to create separate seating areas throughout. We are proposing lounge seating and a fire pit among the amenities at this level.



Greenroof system will be a compilation of sedums some of which produce flowers which will attract bees and butterflies.



Larger growth green roof medium creates a textured roof landscape and will soften the edges around the rooftop.

Responses to Initial Recommendation

MATERIAL APPLICATION/BUILDING FACADES

The Board had concerns with the application of the materials on all four building facades, noting that the detail on the south and east façade were more important than changes to the west and north facades. The Board discussed how to provide better resolution with the design concept and focused on the following issues:

a. East Facade

- i. The Board approved of the way the east façade was broken up and how the bays were expressed out of a masonry element. The Board recommended that concept (bays expressed out of a masonry element) be brought around the entirety of the building to create a cohesive design concept. (DC2-B)
- ii. The Board recommended changes to resolve the material application above and below the third floor horizontal band. (DC2-B)
- iii. The Board appreciated how the metal detailing was applied to the first floor live/work units and recommended extending that detailing throughout the brick. (DC2-B)

Response: Our revised concept retains the masonry facade facing 42nd Ave as the main facade of the building. It takes cues from the existing churches on the street and maintain the character of 42nd Ave SW. The east facade is the “head” of the building, while the other 3 facades were treated as the body of the building. While they are distinct from each other, the building “ties” together through the interweaving of (3) horizontal bands.

As presented on page 8, our design intent is to treat the blank walls on the north and south elevation to take into account future building potential of the vicinity. The courtyard on the south helps breaks the full width of that facade, but the resulting “bays” although similar in shape with the brick bays, do not have windows and cannot be called as such. We have instead embraced the blankness of that wall and applied a composition that would both give interest and design consistency to the project.

Another study we have made was to omit brick altogether from the entire building and apply panel and lap siding throughout. See image to the right. This is not our preferred option as we strongly feel brick would related best with the other buildings on 42nd Ave SW .

We have incorporated the Board’s recommendation to resolve the material application above and below the third floor horizontal band. Metal panel is only used on the fourth floor throughout. There is a clear and consistent separation around the building.

We carried over the break shape metal detailing above the live works throughout the brick bay by expressing it in the transitions between window and brick and as a metal cap on the soldier course to express a modern brick treatment. Please see page 20 for detailing proposed in the brick building.

b. South Facade

- i. The Board recommended that the pattern proposed for the Hardie panels needs to relate better to the design concept. The joints of the Hardie panel should be revised to line up with the windows and emphasize the overall building design concept. The Board requested a more rigorous study of how the Hardie panel patterning could better fit the design concept on all four facades. (DC2-B)
- ii. The Board recommended the applicant review and address the long runs of the Prestige metal panel (Light Silver Metal Panel) at the ground level. Demonstrate that the metal panel gauge will be sufficient to avoid pillowing or oil-canning for this panel dimension. (DC4-A)
- iii. The Board recommended changes to resolve the bays on the south elevation, noting inconsistent material application of the brick between the south elevation and east elevation. For example, the brick is applied on projecting bays on the east elevation and Hardie panel is applied to the projecting bays on the south elevation. (DC2-B)

Response: Part of our design concept was the play between smooth and lap texture next to each other. The horizontal bands create the first datum from where the other reveals are placed. The next level was to emphasize the smooth panels as a field, they are equally subdivided throughout the facade.

The vertically oriented metal panels happen only on the fourth floor of the building and due to the short span, pillowing or oil canning is unlikely to happen.

c. North Facade

- i. The Board recommended resolution of the east end of the north façade wall to break up what the Board described as a massive and imposing blank wall. The Board suggested a minor massing move could be applied along the façade to provide some relief. (CS2-West Seattle, CS3-A)



ELEVATION STUDY WITH PANEL AND LAP SIDING ON THE EAST ELEVATION FACING 42ND AVE SW

Response: For design consistency, we applied the same blank facade treatment to the north facing blank wall. We believe the revised design helps break the blank facade. Please note that the north blank wall is partially obscured by the existing single family home and from a pedestrian point of view, it is not as massive as our elevations suggest. Also we steered away from the addition of a minor massing move. As our urban massing diagram on page 8 implies, if a future development occurs next door, it would create an inaccessible well.

d. West Facade

i. The Board noted that this façade, although facing the alley, can be seen from California Avenue and will be visible for some time before redevelopment obscures the view from California Avenue. The Board recommended the applicant demonstrate more detail showing how the materials are applied and detailing of the joints along this façade. (DC2-B, DC4-A)

Response: We agree with the Board that the elevation facing the alley will be highly visible and as such should be well designed. For that reason, we have chosen to not apply brick on the alley elevation as there are no "bays" in that elevation (keeping design consistency) and also for maintenance purpose. There are plenty of examples around the city where brick in alley facades have been tagged and vandalized, and difficult to restore. It was in the best interest to the neighborhood that the alley elevation use a material that could be easily painted and/or replaced to maintain a clean and beautiful facade facing California Avenue.



NORTH FACADE IS CURRENTLY PARTIALLY OBSCURED BY THE EXISTING SINGLE FAMILY HOME

LANDSCAPING/ROOFTOP AMENITY SPACE

a. The Board recommended approval of the materials on the rooftop penthouse, noting that the proposed lap siding was appropriate for the rooftop. The Board also approved of the street level landscaping, stating that the landscape plan responded well to the building and street. (DC4-A, DC4-D)

b. The Board appreciated the applicant's approach to the green roof concept and did not want to see any of the green roof area reduced. However, the Board found the proposed rooftop landscaping response did not push the limits of creating a substantial tree/flower habitat on the roof. The Board recommended that the rooftop landscaping be designed to further enhance the design concept of a pollinator pathway. This could include more flowering species such as wildflowers, and incorporate planters along the building's edge to create a more significant eco system that would act as a pollinator pathway. (DC4-D)

Response: In our revised version, we introduced more variation in the landscaping surrounding the roof deck. A larger growth green roof medium at the roof edges create a secondary texture besides the standard sedum trays. The entire roof deck is surrounded by landscaping.

We have also rearranged the roof deck extent and utilized the bioretention planters, decorative planters and urban farm to create separate zones of intimate seating areas.

Flowering sedums that can attract bees and butterflies are being proposed to provide variation and color with the passing seasons. Please refer to page 25 for proposed plantings.





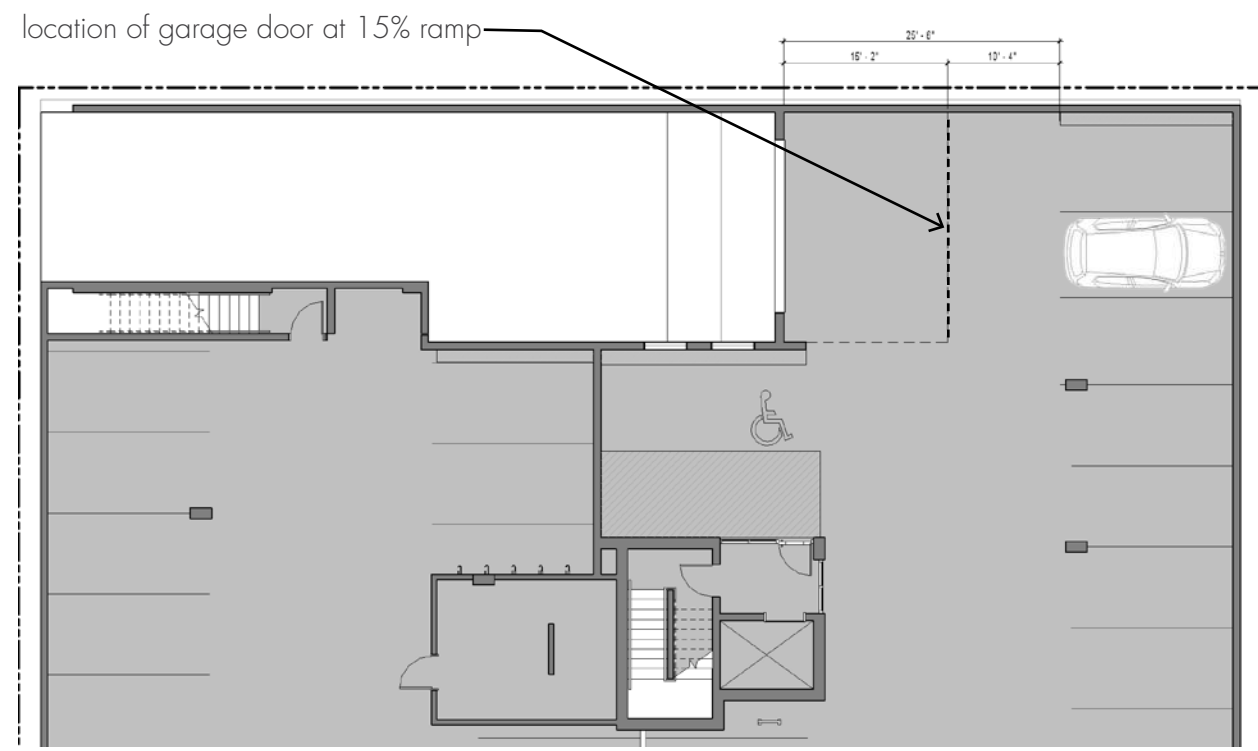
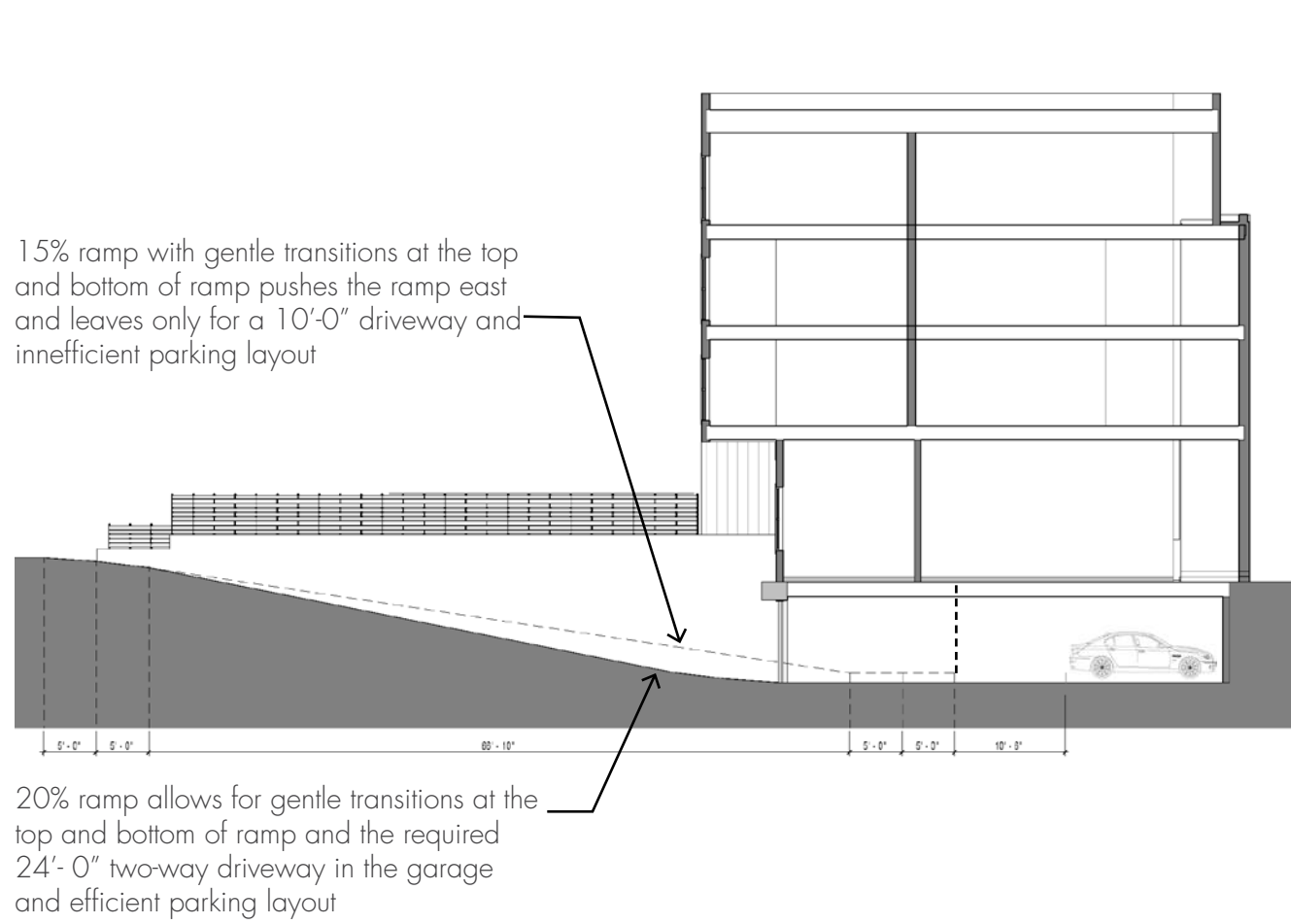


live-work signage will be simple blade signs installed below the canopy, directly in front of the entry to each space, simple and ideal along the street of this mainly residential neighborhood



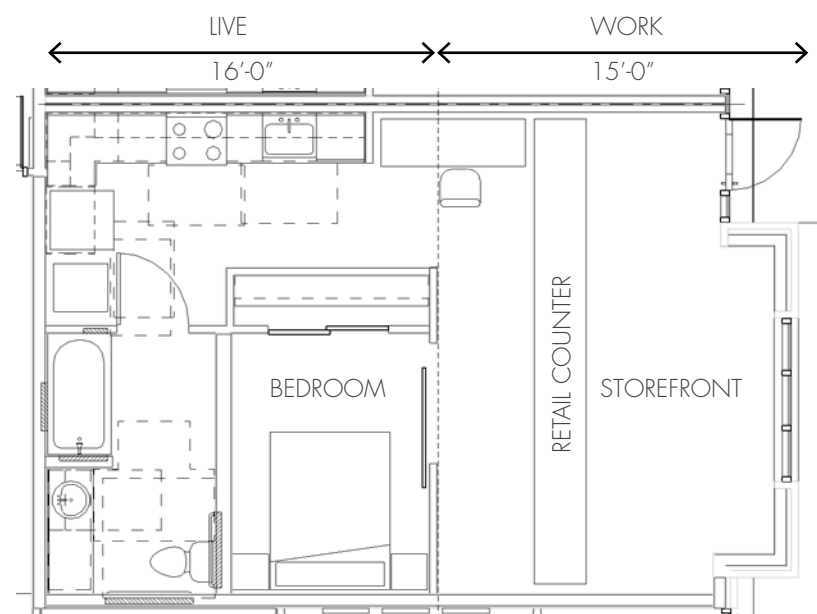
residential entry signage will be simple, similar to junction flats to the south of the project

ZONING CODE	REQUIREMENT	REASON FOR DEPARTURE/IMPROVEMENT TO DESIGN GUIDELINES	PROPOSED	DESIGN REVIEW GUIDELINES
23.54.030.D.3	Driveway slope for all uses. No portion of a driveway shall exceed a slope of 15%. The director may permit a driveway slope of more than 15%.	With shallow and relatively flat site, in order to provide clearance for an accessible van utilizing a steeper ramp of 20% for 54 feet allows for parking clearance while allowing the building to occupy the majority of the site. It will allow the parking garage to be enveloped by the building design that will meet the design guidelines and not become a feature. The garage won't be visible from 42nd ave and will allow parking for residents. 20% Will be the least amount to provide accessibility and clearance into the garage	20%	<ul style="list-style-type: none"> Dc1 - project uses and activities: a: visual impacts of parking structure - being able to fully bury the parking garage will allow the building to not be broken giving a more pleasant visual from 42nd ave. Dc2 - architectural concepts:a: architectural concepts and consistency: burying the garage will allow for the facade to be consistent and allow for higher quality of materials along 42nd.

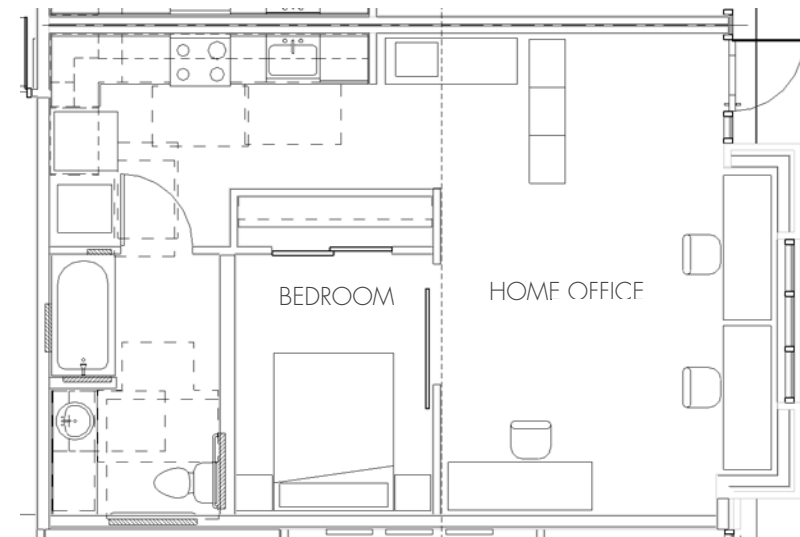




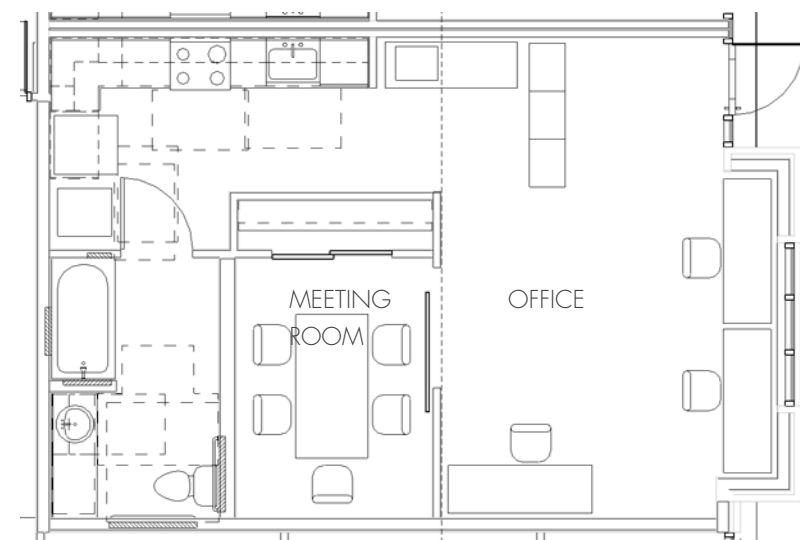
42ND AVE SW - STREET FACING FACADE



LIVE WORK AS HOME AND STOREFRONT



LIVE WORK AS HOME AND OFFICE



LIVE WORK AS OFFICE SPACE

SITE-INFORMED CONCEPT STRATEGY

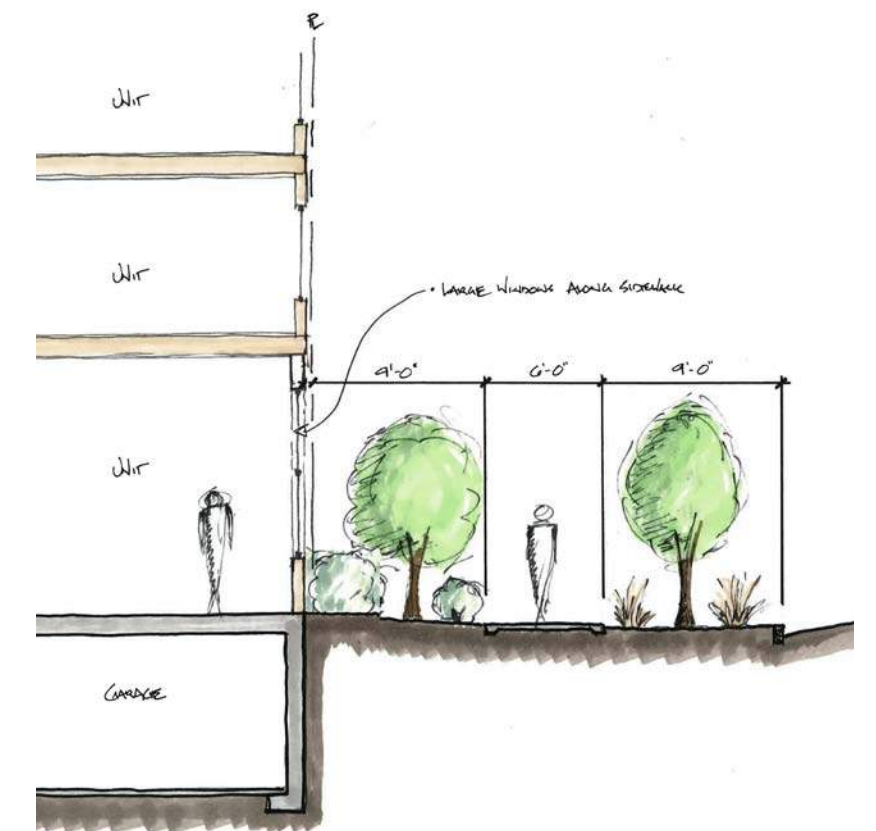
The project site is located on a predominantly residential neighborhood with minimal pedestrian and vehicular traffic.

While we have no control over how the space will ultimately be used, we have designed the space in such a manner that will allow maximum flexibility.

The private bedroom area opens to the work space. This way the space can be made private or made to spill into the workspace.

The example below show how the the space can be highly adaptable to the needs of a tenant that wishes to convert the space into a simple home office and still provide privacy to their personal live space or become part of the work space as well.

The storefronts provides plenty of transparency towards the street, enough to engage with the public and provide "eyes on the street" but also setback slightly from the sidewalk with a generous landscaped buffer to provide a sense of privacy a tenant may wish during "live hours".



Responses to Early Design Guidelines

1. MASSING

A. The Board favored the proposed massing of Option 3, the applicant's preferred option, due to the major moves in massing and how they relate well to the neighborhood development. The Board also noted that Option 3 pushes the mass of the building to the south property line, allowing more light into the backyard of the residence to the north. (CS2-D)

B. The Board requested minor massing refinements with Option 3 when it returns to the Board at the Recommendation phase. The minor massing refinements noted by the Board include the use of bays along the 42nd Ave façade, how could they be integrated better with the building, and providing the opportunity for more daylighting to the residence to the north. The Board would like the applicant to demonstrate, through sketches and iterative images, how the refinements have taken shape from the early design guidance meeting to the recommendation meeting. (CS2-West Seattle)

MUP Response: Minor massing adjustments were studied together with the materiality of the building to bring cohesiveness to the proposed project. We have strengthened the presence of the bays on the main elevation facing 42nd Ave SW with a play of figure and ground as well as symmetry.

2. EXCEPTIONAL TREES/OPEN SPACE

A. The Board was receptive to the removal of all three Exceptional trees on the site however they wanted to see further development of the landscape plan and how it creates a viable rooftop habitat. The Board requested the landscape plan include specific details on the tree species proposed, size of the trees at planting, especially on the rooftop amenity space, to convince the Board that removing all three Exceptional trees is appropriate due to the proposed diversity of landscaping proposed. (DC4-D, CS1-D)

MUP Response: We are proposing landscaping on all sides of the project site to soften the transition between properties. The main elevation facing 42nd Ave SW will be lush with new street trees. The alley side will also have planters below the windows of units and provide privacy and greenery on the alleyway. The small courtyard to the south will provide relief and a break in the overall massing and house a required bio retention planter. Landscape and Civil have worked together to propose not only a feasible drainage and storm water system that will fulfill the strict requirement of the code, but also introduced a rich palette of native planting all around and in the rooftop deck.

3. BUILDING ARTICULATION

A. The Board pointed to the number of bays on the street side of the building and upper level setbacks that need further study to provide better connection of the bays to the massing of the building. The Board thought the 42nd Avenue façade will need more work before the recommendation meeting. (DC2-B)

B. The Board stated that they struggled to find an overarching design concept to drive the design forward. The Board suggested the applicant explore connecting the bays and building articulation in a way that provides a design that is simplified and clear in design intent. (DC2-B)

MUP Response: We have refined the elevation facing 42nd Avenue and rationalized the layout through a play of figure and ground by using brick and metal panel. We have also studied how the proportions and symmetry would play between each material but also the scale of the project.



3. BUILDING ARTICULATION CONT.

C. Acknowledging public concern, the Board requested the applicant further study the north and south façades and how they could provide articulation, colors and/or texture to avoid a large blank façade, especially to the neighboring property on the north side of the project site. (CS2-West Seattle, CS3-A)

MUP Response: While the elevation facing the alley is very visible from California Avenue, it was treated in a different manner than the elevation facing 42nd Ave SW. Brick is still being carried through at the base of the building, and the massing of the upper portions is broken by the playful change in color and texture. There is also changes in the parapet heights to further add distinction to the masses.

D. In response to public comment, the Board requested the applicant provide a more sensitive transition on the northeast corner of the building to address the property owners concerns of shadow impacts. The Board suggested maximizing the open space/daylighting to the neighbor to the north to create a better relationship. (CS1-B, CS2-D)

MUP Response: During the design process of the main elevation facing 42nd Ave SW, and the desire to create a harmonious and symmetrical facade, a portion of the massing on the northeast and southeast of the building was omitted. This narrowed the actual face of this facade, and with it, created relief and an opportunity to soften the transition to the neighbor to the north (and south).



4. DRIVEWAY

A. Acknowledging public concern, the Board would like to review additional information on the driveway access including a design for the fencing/railing being considered for safety purposes and how this will be aesthetically pleasing to the neighboring property. (DC1-B)

B. The Board had concerns with the driveway interaction with the alley, for safety and visual impacts, as the driveway will not be at the grade of the alley but downgrade, creating a void which will be very much present along the alley. The Board requested details of the building treatment of the walls on the east and south sides of the driveway to address the potential blank facade. (DC1-C)

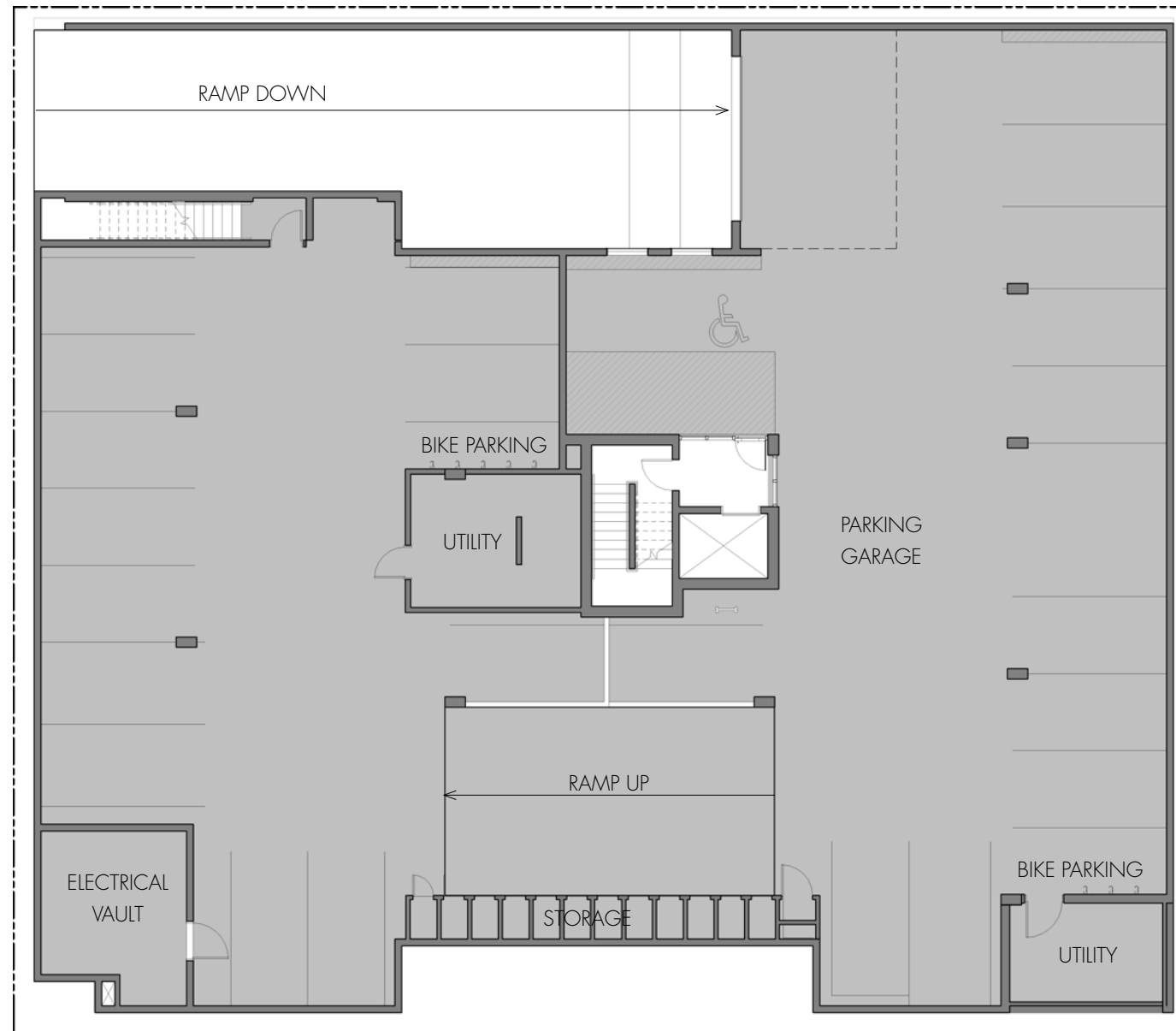
MUP Response: We also acknowledge the desire for privacy and safety to the neighbor to the North and provided screening from the garage ramp in the form of an elegant wood and metal fence (setback from the property line to increase vehicle and pedestrian visibility), that announces the driveway from the alley and provide privacy to the resident's yard. The East and South side of the driveway were carefully designed like the rest of the building, paying attention to the break in massing through texture and color and providing a fair amount of glazing so that it is not a blank facade facing the neighbor to the north but also private enough due to the distance created by the ramp.

5. LIVE/WORK UNITS

A. The Board requested detailed information on the four live/work units proposed along 42nd Avenue at the Recommendation phase. The Board will be very interested in reviewing the layout and functionality of these units and how they will relate to the neighborhood and help to activate the streetscape. (PL3-B)

MUP Response: The live work units will be highly transparent and have distinct signage that will activate the street. See page 29 with more details of the live works layouts.





⊕ PARKING LEVEL



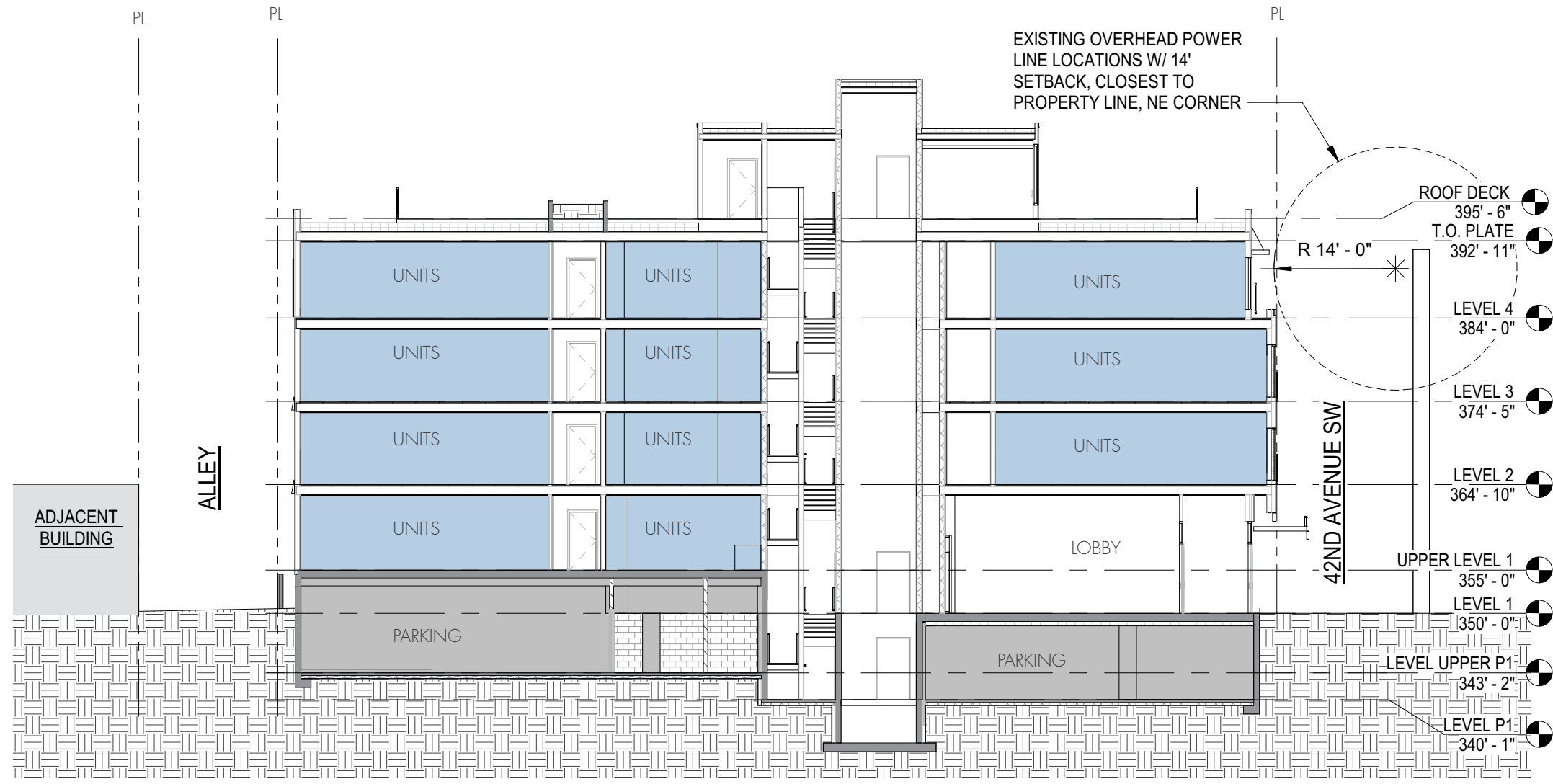
GROUND LEVEL



⊕ LEVELS 2-3 - RESIDENTIAL LEVEL



LEVEL 4 - RESIDENTIAL LEVEL





9AM - JUNE 21



12 PM - JUNE 21



3 PM - JUNE 21



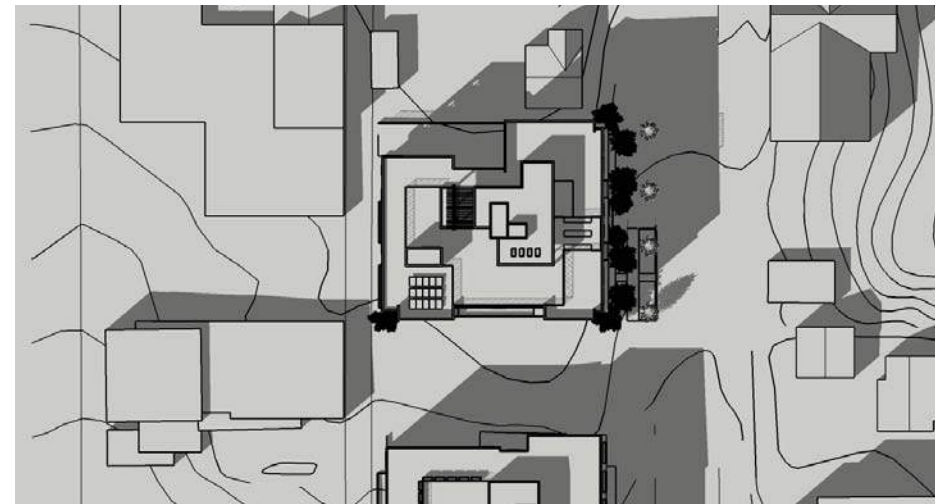
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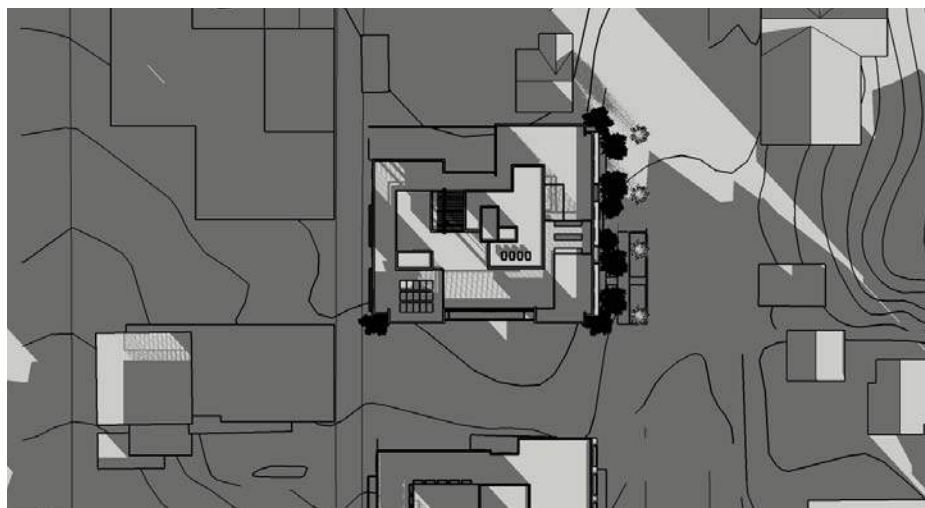
12 PM - MARCH/SEPTEMBER 21



3 PM - MARCH/SEPTEMBER 21



10 AM - DECEMBER 21



12 PM - DECEMBER 21



2 PM - DECEMBER 21



