# Table of Contents

## SECTION 1: SITE CONTEXT

3 Development and Zoning Objectives  
4 Zoning and Aerial Map  
5 Typologies and Street Level Uses  
6 Neighborhood Context and Precedent  
7 Street Montages  
8 Site Photos  
9 Site Analysis and Survey  
10 Site Design Priorities

## SECTION 2: EDG SUMMARY & GUIDANCE

11 Massing Schemes at EDG  
12 Preferred Scheme at EDDG  
13 EDG Summary and Guidance  
14-15 Design Guidelines and Responses

## SECTION 3: EDG RESPONSE

16 Response / Rendering  
17 Site Plan Development and Comparison  
18-21 Height, Bulk & Scale  
22-23 Streetscape & Entries

## SECTION 4: LANDSCAPE & LIGHTING

24-27 Materiality  
28 Material Board  
29-30 Circulation  
31-35 Landscape Strategy

## SECTION 5: ARCHITECTURAL DRAWINGS

37-39 Floor Plans  
40-41 Elevations  
42-43 Building Sections  
44 Privacy Study

## SECTION 6: SUPPLEMENTAL INFORMATION

45 Departures and Zoning Matrix  
46 Project Experience  
47 Project Team and Thank You
**Development Objectives**

- Provide mix of street facing & courtyard townhouses
- Provide 18 units
- Provide vehicular parking - 18 spots
- Create project with strong sense of community

This project will activate a site that is currently used as an office building that is situated along a busy urban street in California Ave SW. This neighborhood is going through an increase in development with new rental and for sale properties in both design and construction phases along this active pedestrian and vehicular thoroughfare.

**Current Zoning Objectives**

- **Site Location**: 5242 California Ave SW
- **Site Zoning**: NC2-30
- **Overlay**: NONE
- **ECA**: NO - ECA
- **SEPA Review**: SEPA REVIEW REQUIRED
- **Pedestrian Overlay**: NO PED. OVERLAY
- **Freq. Transit**: YES - F. T.
- **Parking Required**: PARKING REQ.
- **Height Limit**: 30' BASE MAX HEIGHT +4' W/ HEIGHT BONUSES
- **Site Area**: north site 3026909: 7,537 SF (north site) south site 3029469: 7,463 SF (south site)
- **Floor Area Ratio**: 2.25 BASE FAR
- **Floor Area**: north site 3026909: 16,958 SF (BASE FAR) (north site) south site 3029469: 16,791 SF (BASE FAR)
- **Setbacks**: NO SETBACKS REQ FROM NORTH, SOUTH OR WEST
  15' SETBACK REQ FROM EAST - ADJ. RESIDENTIAL ZONE
- **Amenity Area**: 5% OF RESIDENTIAL AREA
The density of development (height, bulk and scale) is increased along California Ave SW with 1-3 story buildings located between Dawson St to the north and SW Findlay St to the south. The scale of these developments increases further north, where the zoning jumps to NC2-65 and further south, where the zoning is LR3 RC, which has a 40’ height limit (albeit a lower FAR). Immediately off California Ave to both the east and west the density decreases to SF5000 zoning that comprises 1-2 story single family residences.

The site sits within a NC2-30 zone that travels north and south along California Ave SW that features a mixture of mostly commercial uses with some residential uses as well. The zoning adjacent to the site to the east is SF5000 and consists of predominantly single family structures.

ZONING

AERIAL MAP
The types of buildings located within the immediate proximity of this site consist of mostly commercial uses with a great deal of surface parking lots. There is also a mix of apartment buildings and mix-use structures along California Ave SW. The structures to the east and west of these larger developments along California Ave SW are composed of single family residences.

The architectural qualities of the buildings adjacent to this site vary considerably from masonry clad apartment buildings to newer live/work townhouse structures to polycarbonate gardening centers.

Along California Ave SW there is a mix of street level uses that range from purely residential or commercial to the rare live/work unit just to the north of the site.

The site is located halfway between the split of residential uses to the north and more commercial uses to the south.
Site Photos

1. VIEW FROM NORTH
2. SIDEWALK FROM NORTH
3. ALLEY FROM SOUTH
4. VIEW OF SITE FROM WEST - ACROSS CALIFORNIA
5. SIDEWALK & EXISTING RETAINING WALL FROM SOUTH
6. ALLEY FROM NORTH
7. SITE FROM SOUTHWEST
8. SOUTHWEST CORNER OF SITE
9. ALLEY FROM NORTH
Site Analysis

Topography:
The site slopes slightly from north to south but slopes gradually to about 12'-0" of total rise from east to west.

Landscaping:
There are no existing trees or foliage on the site, aside from some small shrubs and plants in a planter by the sidewalk. There are two existing street trees along California Ave SW that shall remain.

Solar Access:
There is a small (1) story structure to the south of the site, which will allow mostly unobstructed sunlight into the site.

Utility Setback:
Power lines located along alley
Note - power lines at alley require 14'-0" clearance.

Site Plan

[Site Plan Diagram]
Site Design Priorities

1. **STEP THE MASS**
   Terrace the volumes of the project up the natural slope of the site as opposed to creating one large volume of a building.

2. **BRING IN THE PEOPLE**
   Most pedestrian traffic comes in from California Ave from the north - where Alaska Junction commercial district is just up the street as are other shops and restaurants.
   Create an inviting entry into the site for guests and residents.

3. **ALLEY ACTIVITY**
   Use the alley to funnel in traffic and keep it separate from the pedestrians along California Ave SW. Most of the traffic will be coming from the south along SW Brandon St.

4. **GREEN THUMB**
   Inspired by the West Seattle Nursery across the street, create an inviting green space in the center of the site for residents to use. This could be in the form of planters, trees, gardens or even roof decks.
Design Evolution | Massing Schemes at EDG

1: Cross Court
NC2-30 / 2.5 MAX FAR / 30' HEIGHT

# of Units:
- north site 3026909
  - (g) Townhouses
  - (g) Parking (at alley)
  - 13,500 sf (16.95k max)
- south site 3029469
  - (g) Townhouses
  - (g) Parking at alley
  - 13,500 sf (16.95k max)

Positive
- Efficient Massing
- Parking at Rear
- Central Pathway Through site

Negative
- No sense of community
- Dark interior Units
- Concerns over privacy
- Narrow units
- Minimized % of windows

Departures
- No departures are requested

2: Traffic Court
NC2-30 / 2.5 MAX FAR / 30' HEIGHT

# of Units:
- north site 3026909
  - (10) Townhouses
  - (g) Parking
  - 12,704 sf (18.75k max)
- south site 3029469
  - (10) Townhouses
  - (7) Parking
  - 12,704 sf (18.75k max)

Positive
- No Parking along Alley
- Parking within each unit
- More privacy to adjacent N/S sites

Negative
- No sense of community
- Dark interior Units
- Prioritizes car over pedestrians
- Minimal Green Space
- No ground level private yards

Departures
- Departure from rear setback requested

3: People’s Court
NC2-30 / 2.5 MAX FAR / 30' HEIGHT

# of Units:
- north site 3026909
  - (9) Townhouses
  - (5) Parking (at alley)
  - 13,500 sf (16.95k max)
- south site 3029469
  - (9) Townhouses
  - (5) Parking
  - 13,500 sf (16.95k max)

Positive
- No Parking along Alley
- Parking within each unit
- More privacy to adjacent N/S sites

Negative
- No sense of community
- Dark interior Units
- Prioritizes car over pedestrians
- Minimal Green Space
- No ground level private yards

Departures
- No departures are requested

Preferred Scheme

DR RECOMMENDATION
3026909 / 3029469
Preferred Scheme at EDG

3: People's Court

NC2-30 / 2.5 MAX FAR / 30' HEIGHT

Negative
- Minimal views to perimeter of site
- Interior units in close proximity

Positive
- Parking hidden in below grade garage
- Center of site left open for circulation
- Prioritizes pedestrians over cars
- Community centered courtyard
- Buffer at north / south side yards

Departures
- No departures are requested

LOT BOUNDARY
ADJUSTMENT - 3029414

3: People's Court

LOT 16
LOT 15

Preferred Scheme at EDG

3029469
3026909

California Ave Street Perspective

NE Alley Perspective
The Board appreciated the interesting form of Option #3 as a refreshing disruption of the repetitive massing pattern along California Avenue SW. This option was supported as the basis for further refinement.

**Public Comment**

The following public comments were offered at this meeting:

- Questioned whether the proposal meets the Land Use Code definition of “townhouse.”
- Concerned regarding the response of the massing to the single-family zone transition across the alley.
- Stated the massing seems to maximize below-grade parking.
- Concerned regarding smoking in the courtyard.
- Supported below-grade parking.

**EDG Guidance**

1. Massing & Form:
   - The Board discussed the three massing options presented and appreciated the interesting form of Option #3 as a refreshing disruption of the repetitive massing pattern along California Avenue SW. This option was supported as the basis for further refinement with careful response to the following guidance.
   - a. The Board strongly agreed that greater articulation and erosion of the massing is needed. Further erosion and carving out of the massing should be in keeping with the conceptual sketch on page 22 of the EDG packet (“3: erode massing”).
   - b. While the continuation of a strong street wall was supported, the Board was concerned with the harsh vertical wall condition at the street edge. Use increased articulation of the façade and careful detailing to create greater visual interest. Incorporate secondary architectural elements, erosion of the massing, and layered landscaping.
   - c. The Board was concerned regarding the response to the single-family zone transition to the east. Further erosion of the massing should be used as a tool to create a form which sensitively responds to the adjacent single-family structures. (DC2-D-4 Massing Choices, DC2-A Massing)
   - d. The Board recommended purposeful material transitions at distinct massing shifts. Slight plane changes are not sufficient to signal material transitions. (DC2-A Massing, DC2-B-1 Façade Composition)

2. Streetscape & Entries:
   - The Board provided the following guidance regarding development of the street façade and entries.
   - a. The Board strongly recommended a legible and concise material expression. Precedent images #5 and #12 on page 25 of the EDG packet were identified to guide development of the material palette and application. (IDC4-A Building Materials, DC2-B-1 Façade Composition)
   - b. The Board recommended purposeful material transitions at distinct massing shifts. Slight plane changes are not sufficient to signal material transitions. (DC2-A Massing, DC2-B-1 Façade Composition)

3. Materials:
   - The Board recommended a simple material palette is necessary to balance the complexity of the massing form and provided the following guidance.
   - a. The Board strongly recommended a legible and concise material expression. Precedent images #5 and #12 on page 25 of the EDG packet were identified to guide development of the material palette and application. (IDC4-A Building Materials, DC2-B-1 Façade Composition)

4. Circulation:
   - As the massing is further refined, the Board recommended the establishment of a clearly designed circulation hierarchy with emphasis on the primary pedestrian pathway. (PL1-B Walkways and Connections)

5. Landscape Concept:
   - The Board noted that landscaping is an important element of the design concept and would like to see a fully developed landscape plan at the Recommendation phase. (DC3-A Building-Open Space Relationship, DC4-D Trees Landscape and Hardscape Materials)
Design Guidelines and Responses

**CS1: NATURAL SYSTEMS AND SITE FEATURES**

Use natural systems and features of the site and its surroundings as a starting point for project design.

**C. TOPOGRAPHY**

- **Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

The site changes grade by roughly 12'-0" in elevation from the west side to the east. The massing of the project is to step up the hill with the natural slope of the topography to stagger the volumes and reduce the overall bulk and scale of the project.

**CS2: URBAN PATTERN AND FORM**

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

**C. RELATIONSHIP TO THE BLOCK**

- **Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.

Create landscaping in the front yard and enhance planting in the right of way to respect the existing pattern along California Ave SW.

**D. HEIGHT BULK AND SCALE**

- **Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Setback the ground level of the project from the alley to provide space for the services of the project as well as room for landscaping, green walls, to provide a visual buffer to the adjacent uses. Also, along the north and south property lines, erode the facade of the buildings to provide room for light and air to pass through to the adjacent sites.

**PL1: CONNECTIVITY**

Complement and contribute to the network of open spaces around the site and the connections among them.

**A. NETWORK OF OPEN SPACES**

- **Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Create a porous central courtyard that terraces up the site via broad steps and platforms for both landscape and hardscape elements for residents and guests. Create places in the project for people to gather, relax and mingle.
PL2: WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

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

Eyes on the Street: The residential units that will be located at the street level will be set up / raised from the sidewalk level but still feature front balconies to encourage visibility and activity out to the street. Furthermore, the townhouse units that are in the middle and rear of the site will have partial views out to the alley and street in the distance.

Lighting for Safety: Lighting at sufficient lumen intensity will be provided to insure proper safety of residents.

DC1: PROJECT USES AND ACTIVITIES
Optimize the arrangement of uses and activities on site.

B. VEHICULAR ACCESS AND CIRCULATION
• Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

The project will feature a below-grade parking garage that shall be accessed via the rear alley and will be completely separate from the primary pedestrian activities and pathways on the site.

DC2: ARCHITECTURAL CONCEPT
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

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

The overall mass of the project has been broken down into a series of blocks that step up the hill. These blocks have been further divided into townhouse modules which shift and stagger to create more divisions in the overall bulk and scale of the project and help provide a wide variety of volumes and geometry in the overall design of the project.

DC4: EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS
• 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

A. TREES, LANDSCAPE AND HARDSCAPE MATERIALS
• 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and delineate public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Building Materials: The project will aim to use simple and durable materials that are reflective of the residential and mixed use buildings in the immediate vicinity of the project. Materials like lap siding, concrete and wood accent materials.

Hardscaping materials: Materials within the courtyards will also be selected to help provide a human scale to the space and similar to the landscaping design. The hardscape at the main residential and commercial entries will be designed to welcome and usher residents and guests into the building.
Response to Early Design Guidance
DEVELOPMENT FROM EDG TO RECOMMENDATION

EDG

REC

DEVELOPMENT FROM EDG TO RECOMMENDATION

Site Plan - Preferred at EDG

Site Plan - Recommendation

HYBRID
The Board appreciated the interesting form of Option #3 as a refreshing disruption of the repetitive massing pattern along California Avenue SW. This option was supported as the basis for further refinement, greater articulation and erosion of the massing.

EDG - Small erosions in massing along California Ave

REC - Further erosion of massing to allow more light / air / access into site and units

Response:
- a) Mass further eroded in keeping with the architectural sketch shown at EDG. 2nd and 3rd floor balconies and roof access stairs break up the massing silhouette.

Guidance
- a. The Board strongly agreed that greater articulation and erosion of the massing is needed. Further erosion and carving out of the massing should be in keeping with the conceptual sketch on page 22 of the EDG packet ("3: erode massing"). (CS2-D-4 Massing Choices, DC2-A Massing)
Further erosion of the massing should be used as a tool to create a form which sensitively responds to the adjacent single family structures. Respect adjacent sites.

**Guidance**

b. Echoing public comment, the Board was concerned regarding the response to the single-family zone transition to the east. Further erosion of the massing should be used as a tool to create a form which sensitively responds to the adjacent single family structures. (CSz-D Height Bulk and Scale)

**EDG - Small erosions in massing along alley facing single family zone**

**REC - Further erosion of massing and cladding to reduce bulk and scale**

**Response:**

b) Single family transition further eroded with the addition of 3rd story balconies that break up the masses. Balconies at level 2 also reduced to only areas above screened trash enclosures. The addition of pavers and hardscape along the alley edge helps to articulate the structure and respond to the single family residential areas behind.
Further erosion of the massing should be used as a tool to create a form which sensitively responds to the adjacent single family structures. Respect adjacent sites.

Guidance

b. Echoing public comment, the Board was concerned regarding the response to the single-family zone transition to the east. Further erosion of the massing should be used as a tool to create a form which sensitively responds to the adjacent single family structures. (CS2-D Height Bulk and Scale)

Response:

b) Single family transition further eroded with the addition of 3rd story balconies that break up the masses. Balconies at level 2 also reduced to only areas above screened trash enclosures. The addition of pavers and hardscape along the alley edge helps to articulate the structure and respond to the single family residential areas behind.

Series of erosions through site

Exterior Green Grid Wall System to soften residential edge along alley
Further erode the massing to **maximize access to natural light and air** within the development.

**Guidance**

c. The Board also gave guidance to further erode the massing to maximize access to natural light and air within the development. (CS1-B Sunlight and Natural Ventilation)

**Response:**

c) Erosion also gave opportunities for balconies and corner windows. Gap between interior units widened to 20 ft.
RESPONSE TO EDG | SECTION 2: STREETSCAPE & ENTRIES

The Board requested further study of stoops and entry patterns along California Avenue SW be provided at the Recommendation phase. Use increased articulation of the façade and careful detailing to create greater visual interest.

Guidance
a. The Board requested further study of stoops and entry patterns along California Avenue SW be provided at the Recommendation phase. (PL3-A Entries)

b. While the continuation of a strong street wall was supported, the Board was concerned with the harsh vertical wall condition at the street edge. Use increased articulation of the façade and careful detailing to create greater visual interest. Incorporate secondary architectural elements, erosion of the massing, and layered landscaping. The Board encouraged variation in entry recesses and composition. (DC2-D Scale and Texture, PL3-A Entries, PL3-B Residential Edges)

Response:
a) Entry stoops have been revised to address and activate the sidewalk while maintaining the street edge. Entries are eroded to maintain architectural concept and clarity.
b) Articulation and variation in entry recesses is created using a series of walls that maintain the street edge and provide a backdrop for plantings, while providing semi-private residential entry stoops. Additional small trees and shrubbery define the residential use and emphasize the green thumb identified at the EDG meeting.

EDG - entry stoops faced away from the street edge, lack of activation

REC - Maintain street edge, terraced planters and semi-private entry stoops, facing street
Design the street front façade to **engage and activate the street edge**.

**Guidance**

c) The Board was concerned regarding the interaction of the front facade with the street. Design the street front façade to engage and activate the street edge.

**Response:**

c) Front street façade is pulled back at entry level for privacy of residential entrances. Upper levels project forward to engage the street edge. The street edge façade engages the street with additional upper level balconies. At the pedestrian level, small trees line the street, in planter boxes between the sidewalk and residential entries. This will be both engaging for pedestrians and provide added privacy to residential units.

**EDG - Lack of interaction of the front facade with the street**

**REC - Recessed entry stoops, balconies and fenestration articulate street edge**
The Board strongly recommended a **legible and concise material expression**.

**Guidance**

a. The Board strongly recommended a legible and concise material expression. Precedent images #5 and #12 on page 25 of the EDG packet were identified to guide development of the material palette and application. (DC4-A Building Materials, DC2-B-1 Façade Composition)

**Response:**

a) Material palette is simple and concise, maintaining light tonality and intentional texture shifts to distinguish each building uniquely. Project proposes an alternating vertical and horizontal application to further relate to the urban character and scale along California Ave SW and the residential scale off the alley.

The predominately white (light colored) siding options will serve as the mass while the accents of black stained cedar may be used to further articulate depth of recesses.
The board recommended **purposeful material transitions** at distinct massing shifts.

**Guidance**

b. The Board recommended purposeful material transitions at distinct massing shifts; slight plane changes are not sufficient to signal material transitions. (DC2-A Massing, DC2-B-1 Façade Composition)

**Response:**

b) Material transitions to occur where mass is eroded beyond slight plane changes. Material changes are at moments where the mass is ‘eroded’ to emphasize the depth and shape. At these locations, a black stained cedar (tight-knot, rough side out) will be used to articulate the erosions to the overall building mass.

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**Inspiration Images at EDG**

*Inset Balcony - dark wood*

*Building Massing shift reinforced by darker material shift*

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**Response to EDG | Section 3: Materials**

a - legible and concise material expression / b - distinct massing / c - light tones to reduce bulk
The board noted that **light-toned materials**, such as those depicted in the noted precedent images, are successful in **reducing the bulk** of the massing.

**Guidance**

- The Board noted that light-toned materials, such as those depicted in the noted precedent images, are successful in reducing the bulk of the massing. (DC2-A-2 Reducing Perceived Mass)

**Response:**

- Light-toned materials have been maintained as the predominate siding color throughout the development to reduce bulk of massing and enhance reflected light within the courtyards.

**Inspiration Image at EDG**

1. Light Gray Brick
2. Metal Siding - Standing Seam
3. Stained Wood
4. Black Windows Frames
5. Concrete Planter and steps
RESPONSE TO EDG | SECTION 3: MATERIALS

West Facade (brick) - Enlarged Detail Image

West Facade (metal) - Enlarged Detail Image

Black Aluminum Cap flashing at top of masonry wall & metal cladding wall

Black metal railing with thin black welded rod horizontal rails

Dark Stained Cedar Infill above window locations in masonry facade

White - Aspen - brick
Linen White Vertical Standing Seam Metal Cladding, Flat Pan - 22 gauge

Black aluminum flashing at window jamb - sill and head locations

Black Vinyl Windows

Black Metal railing with thin black welded rod horizontal rails

Dark Stained Wood at Entry Location

Unvented - dark stained wood - soffit

Wood Entry Doors facing California Ave
Rendering of West Elevation
View of residential units facing California Ave SW and main courtyard entry.

Concrete
Foundation / Walls at Ground Floor
Stair Treads & Raised Planters

Wood - Balcony, Decks, Accents
1x4 - Tight Knot Cedar w/ Clear Stain

Vertical Wood Siding - Black Stain
3/4 Tk Cedar Plank Siding
Stained with Solid Ebony Stain

Metal Accents
White - Railings, Vent Hoods, Accents
(UC43350 - Duranar - Bone White)

Metal Accents
Black - Planters, Coping, Railings, Vent Hoods
(UC40577 - Duranar - Black)

3026909 / 3029469
5242 California Ave SW, Seattle, WA
The board suggested a clearly designed circulation hierarchy with emphasis on the primary pedestrian pathway.

Guidance
a. As the massing is further refined, the Board recommended the establishment of a clearly designed circulation hierarchy with emphasis on the primary pedestrian pathway. (PL1-B Walkways and Connections)

Response:
a) Primary pedestrian corridor is widened and will include hard scape. The pathways have been straightened to give more clarity to the primary pathway from California Ave SW to alley. Secondary pathways include heavier landscaping to signify more private entrances. Pathway lighting will identify walking surfaces, and doors lit by building mounted up-down sconces.
Strategically placed signage along the predominant pedestrian circulation provides visual interest and dwelling unit identity through the property.
The Board noted that landscaping is an important element of the design concept.

Guidance
a) The Board noted that landscaping is an important element of the design concept and would like to see a fully developed landscape plan at the Recommendation phase. (DC3-A Building—Open Space Relationship, DC4-D Trees Landscape and Hardscape Materials)

Response:
a) Planting beds with small trees and shrubs are interspersed through the center circulation space to create a lush central courtyard. The street edge has been maintained through a layered use of planters along the sidewalk and elevated entry stoops off California Ave SW. Additional planting areas between buildings and walkways are used to soften the edges.
Terraced planters with small shrubs and trees / layered visual approach

Landscaped edge between pavers and building to soften transition

Planters and seating define edge of stepped massing

Landscape and small community gathering area

Central Pedestrian Centered Courtyard
Central Pedestrian Centered Courtyard

- Terraced planters with small shrubs and trees / layered visual approach
- Landscaped edge between pavers and building to soften transition
- Concrete stairs
- Landscape and small community gathering area

Landscaped small community gathering area
Lighting has been strongly considered as a way to **enhance safety** through the property and to **activate the main pedestrian pathway**. Lights were selected that would **avoid glare**.
Elevations - 5242 California Ave SW

MATERIAL LEGEND

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>CONCRETE</td>
<td>CAST IN PLACE CONCRETE ARCHITECTURAL FINISH, CLEAR ANTI-GRAFFITI COATING</td>
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<tr>
<td>WOOD</td>
<td>RES. WINDOWS VINYL FRAMES - DARK BRONZE BLACK ACCENT PANEL</td>
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<tr>
<td>CEMENT BOARD</td>
<td>SIDING STAINED CEDAR</td>
</tr>
<tr>
<td>FIBERGLASS</td>
<td>DOOR SHERWIN WILLIAMS, SEALSKIN (SW7675)</td>
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<tr>
<td>METAL</td>
<td>RAILING POWDERCOATED BLACK</td>
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<tr>
<td>METAL</td>
<td>VENTS AND DOWNSPOUTS POWDERCOATED WHITE</td>
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<td>BOX RIBBED</td>
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<td>BRICK</td>
<td>STACK BOND THIN BRICK</td>
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<td>CEMENT BOARD</td>
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For Reference Only

Drawings Are Not To Scale
Building Sections

5242 Building Section W/E

5248 Building Section W/E
### ZONING MATRIX

#### No Departures Requested

<table>
<thead>
<tr>
<th>ZONING CATEGORY</th>
<th>DESCRIPTION</th>
<th>DEPARTURES REQUESTED</th>
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<tbody>
<tr>
<td>Light Industrial</td>
<td>Manufacturing</td>
<td>No Departures Requested</td>
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</tbody>
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**Note:** The table above outlines the zoning matrix for the specified property, indicating that no departures are requested. This aligns with the DR RECOMMENDATION, confirming the approval of the current zoning as per the provided criteria.