

2910 S Byron St

3027010



ADMINISTRATIVE DESIGN REVIEW
OCTOBER 30TH, 2017 SUBMITTAL



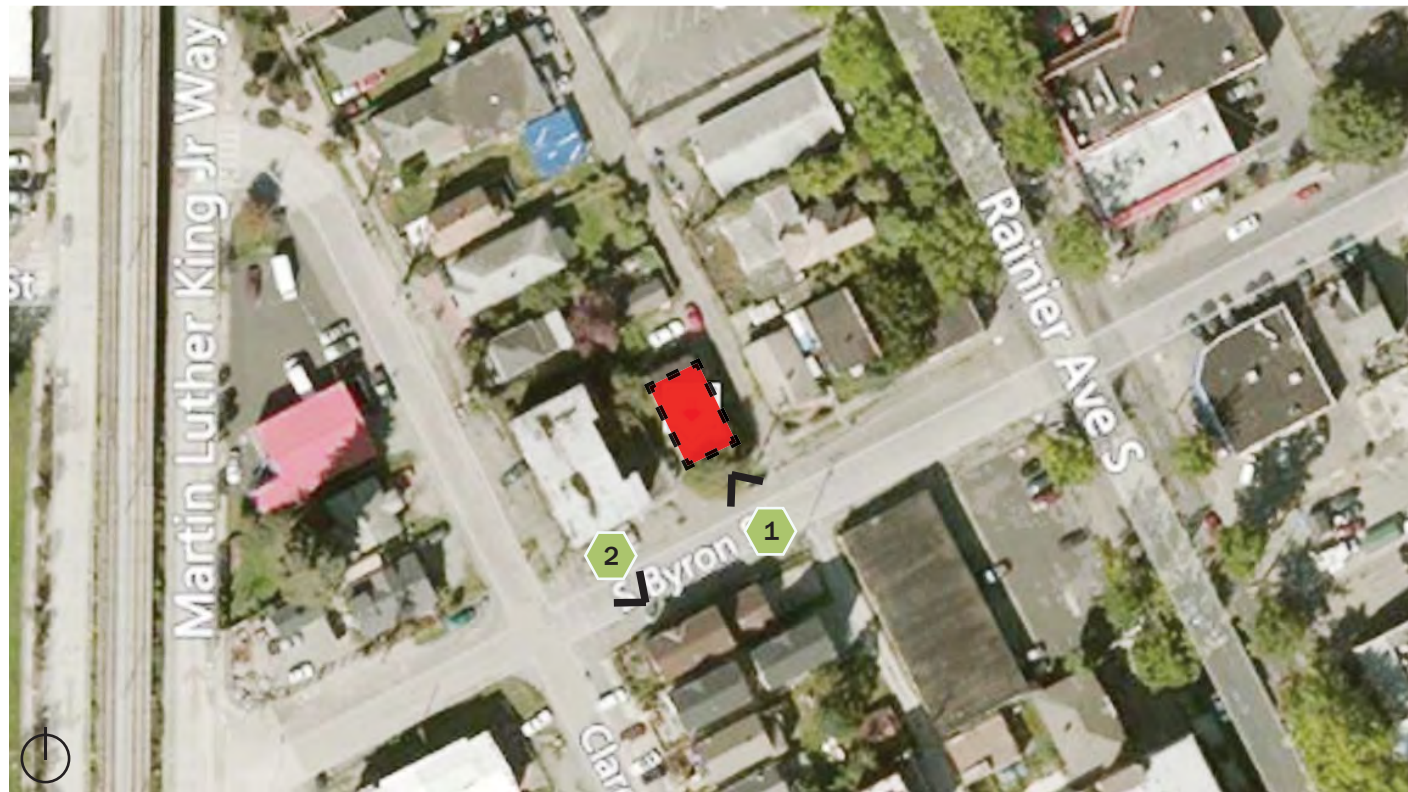
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• SOUTH BYRON STREET, LOOKING NORTH-EAST



• SOUTH BYRON STREET, LOOKING SOUTH-WEST

SITE PHOTOS



• SITE PLAN



• SOUTH BYRON STREET, LOOKING NORTH-EAST

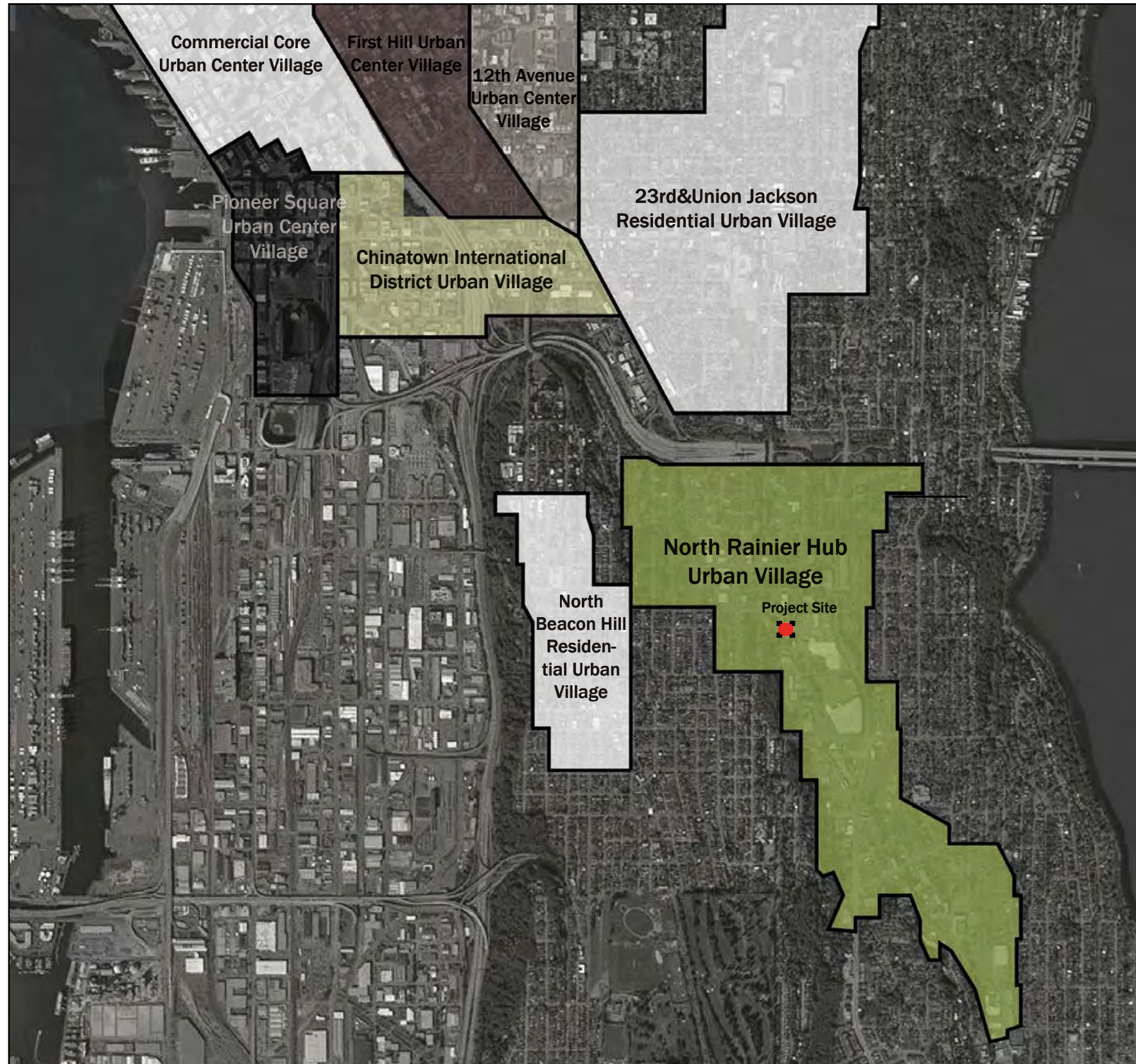


• CLAREMONT AVENUE SOUTH, LOOKING SOUTH-WEST



• CLAREMONT AVENUE SOUTH, LOOKING SOUTH

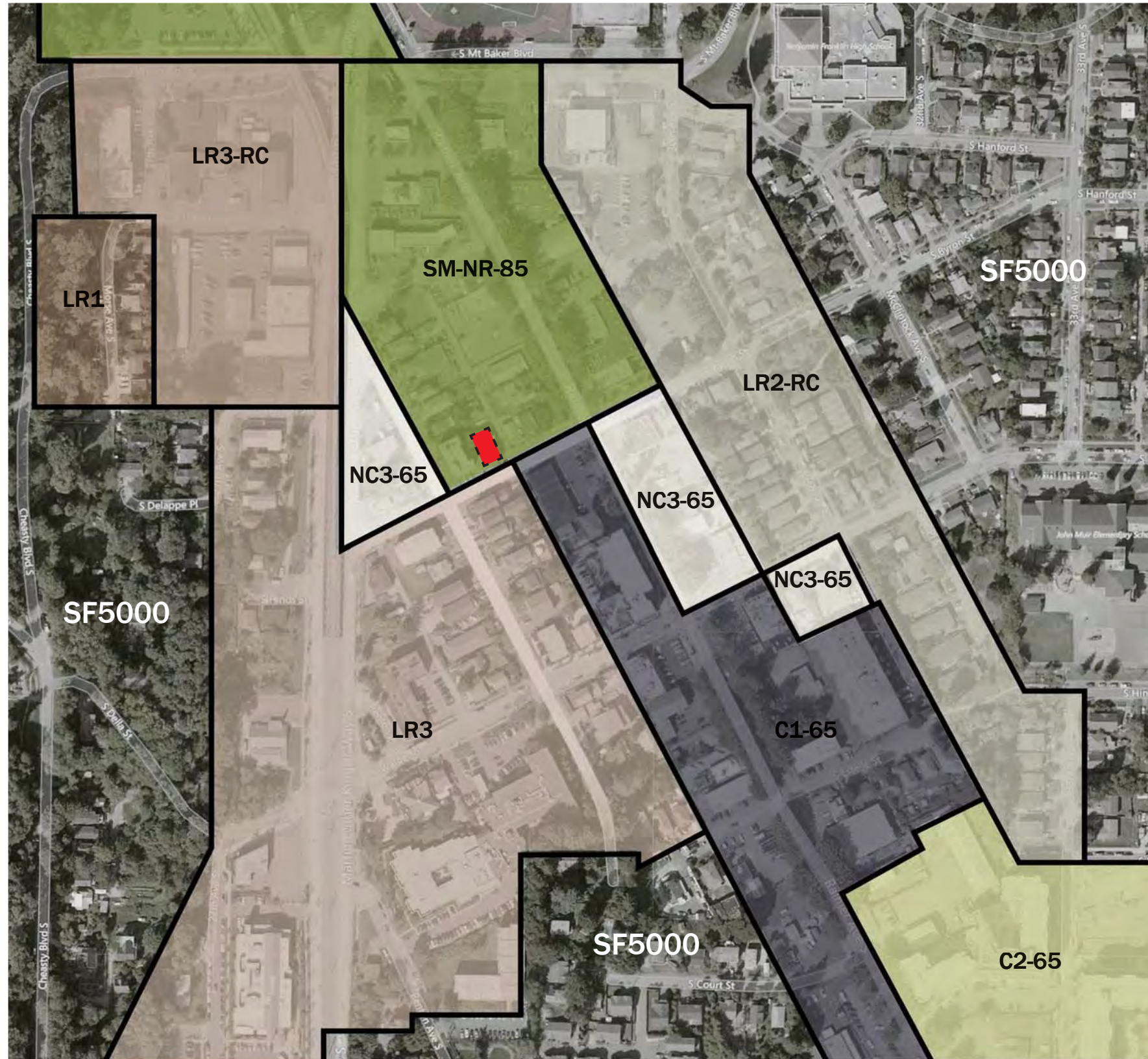
SITE PHOTOS



NORTH RAINIER HUB URBAN VILLAGE:

- The district is south of the 23rd and Union Jackson Residential Urban Village and east of the North Beacon Hill Residential Urban Village.
- The project site is located in the northern portion of the North Rainier Hub Urban Village.
- The site's location qualifies it for frequent transit designation and is deemed a growth area due to its location within the North Rainier Hub Urban Village.

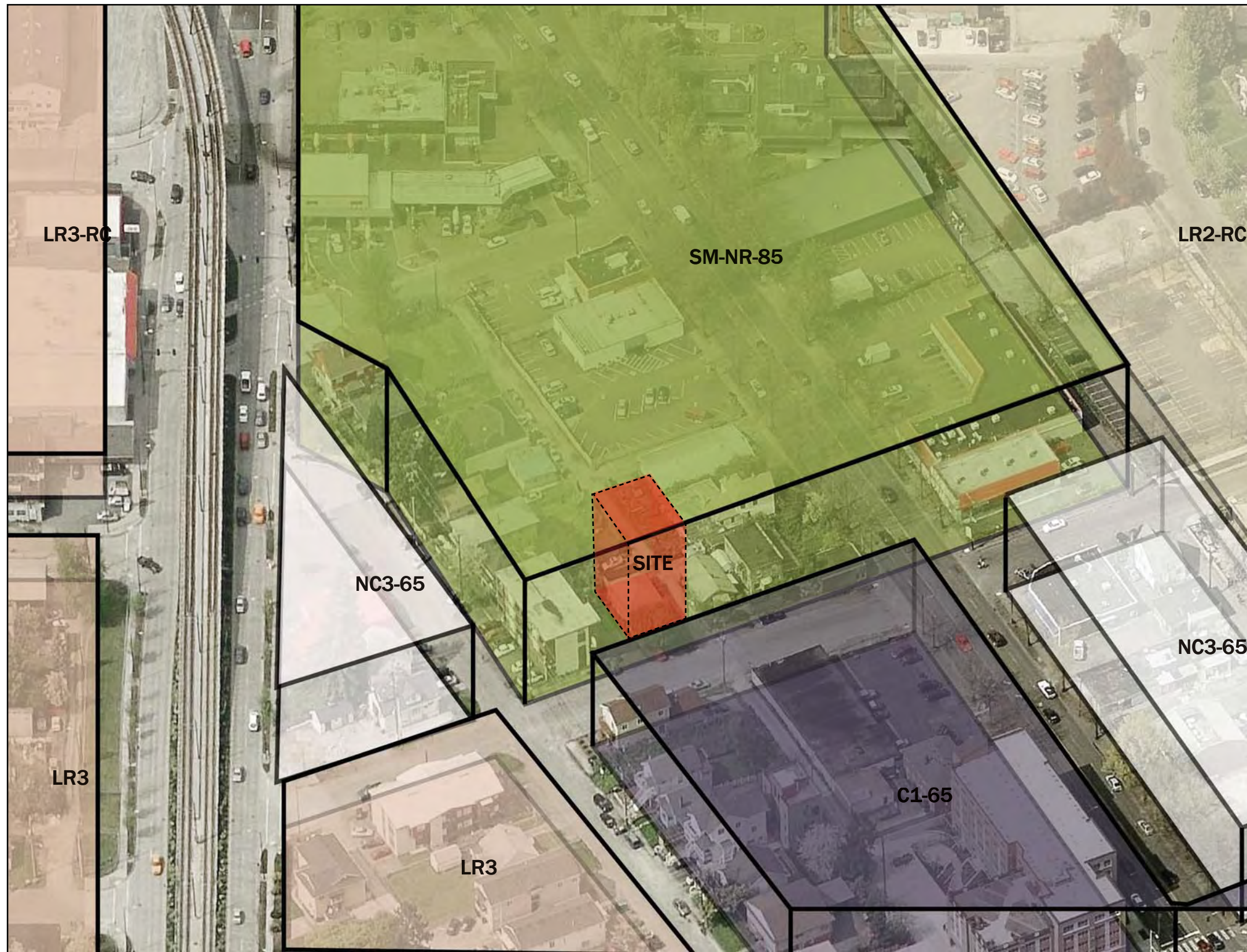
URBAN VILLAGE MAP



- ZONING ANALYSIS:**
- The project site, highlighted in red, is located in a threshold between a major business arterial, Rainier Ave South, and residential zoning ranging from LR3 to SF 500. Rainier Ave South is a clear driver of zoning conditions in the area.
 - The project site is zoned SM-NR-85 with an 85' height limit. The immediate adjacent zones include NC3-65 with a 65' height limit as well as c2-65 with a 65' height limit. LR3 acts as a buffering zone between these zones and more residential zoning such as SF5000.

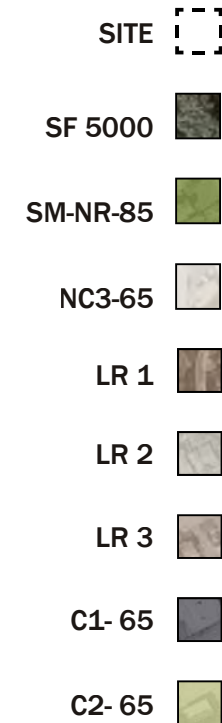
SITE	
SF 5000	
SM-NR-85	
NC3-65	
LR 1	
LR 2	
LR 3	
C1- 65	
C2- 65	

ZONING



AERIAL ZONING

- The site, annotated in red, is zoned SM-NR-85, which allows for an 85' height limit.
- Commercial zoning directly adjacent to our site, zoned NC3-65 and C1-65, allow for 65' height limits
- LR3 allows for 30' height limits and provides a variety of multifamily housing typologies within multifamily neighborhoods and along arterial streets.



AERIAL ZONING + HEIGHT ANALYSIS



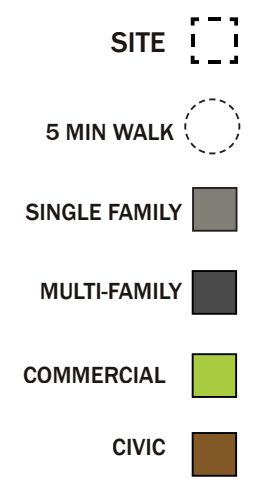
TRANSIT ANALYSIS

- The site is located in the center of the block between two busy thoroughfares, Rainier Ave South and Martin Luther King Junior Way South.
- There is exceptional access to public transportation, with frequent bus stops along both streets as well as light rail access. The Mount Baker Station is a 6 minute walk from the project site.
- The site is calculated Frequent Transit.





- LAND USE ANALYSIS**
- Commercial and industrial buildings, annotated in green, are concentrated along Rainier Avenue South and Martin Luther King Junior Way South.
 - Apartment projects, indicated in dark gray, are located directly adjacent to, behind, and diagonally from the site. These projects range from 3-7 stories.
 - Light gray buildings indicate single family homes.



ZONING + LAND USE



- Franklin High School
- Wells Fargo Bank
- Seattle Fire Station 30
- Rainier Laundromat
- National Pride Car Wash
- Puget Sound Scout Shop
- College Access Now
- Mai Vietnamese
- Cafe Ibex
- Van Loi Noodle/ New Vietnamese
- Pho Bac
- Point S Affordable Tire & Service
- Saigon Printing
- John Muir Elementary School
- Rainier Teriyaki
- Emerald City Fired Arts
- Mekong Rainier
- Sound Business Systems
- Berean Church of God In Christ
- Auto Depot
- Willie's Taste of Soul
- Auto Care Detail
- United House of Prayer for All People
- Seattle Metropolitan Credit Union
- Community Church



SITE

5 MIN WALK

SINGLE FAMILY

MULTI-FAMILY

COMMERCIAL

CIVIC

CONTEXT + LOCAL BUSINESSES

AERIAL DIAGRAM



PROJECT IMAGES



PROJECT ADDRESS

1 2807 S HANFORD ST
6 story apartment building with 33 small efficiency dwelling units.

2 3208 CLAREMONT AVE S
7 story mixed use building with 152 apartments above retail space and 4 live-work units at ground level. 109 parking space provided.

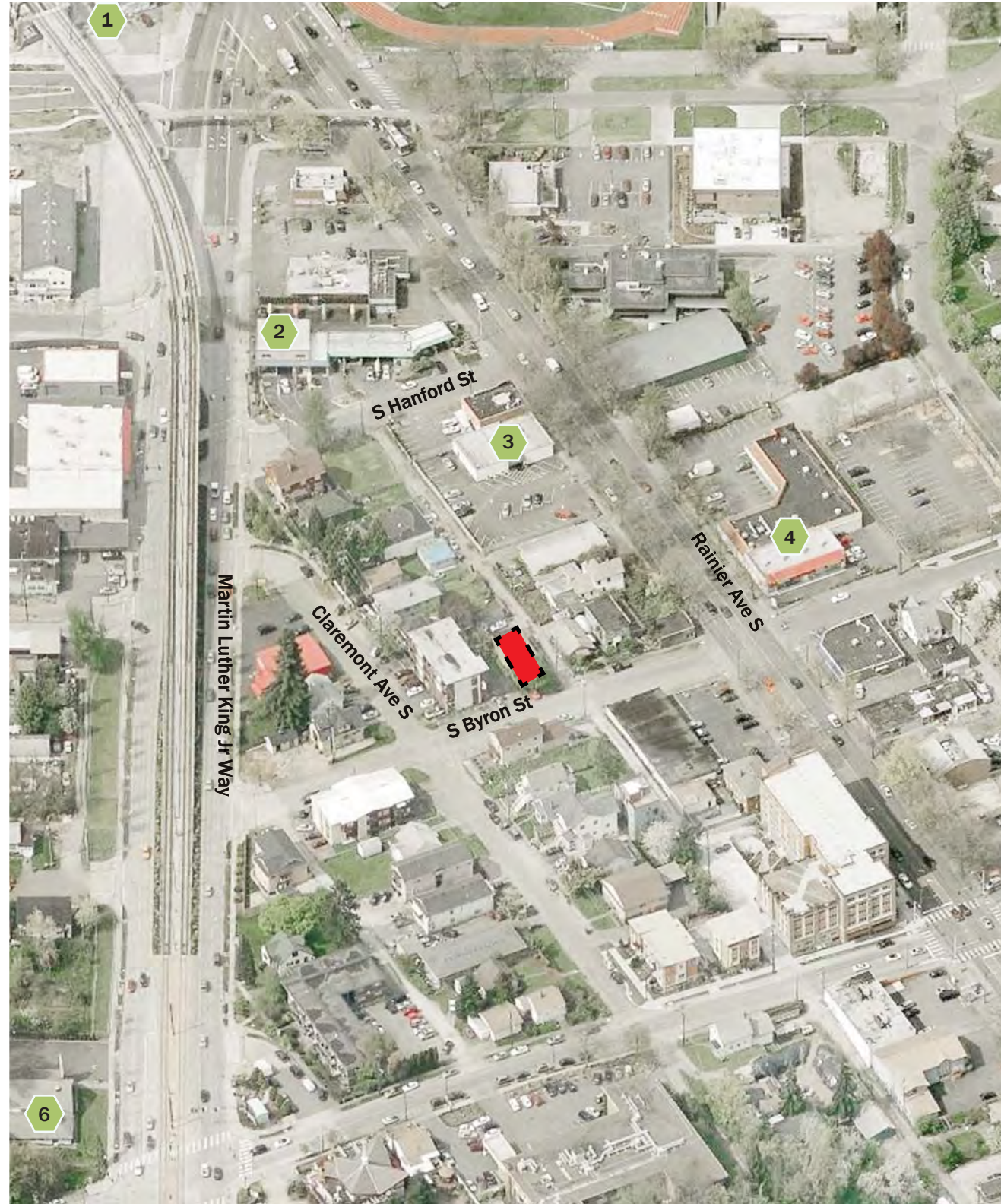
3 3219 CLAREMONT AVE S
5 story mixed use building with 35 units(25 SEDUs) and ground floor retail.

4 3309 CLAREMONT AVE S
7 new 3 story townhomes

5 3418 RENTON PL S
5 new 3 story townhomes with 4 parking spaces provided

6 3420 CLAREMONT AVE S
4 new 2 story townhomes with 4 parking spaces provided townhouse structures with 4 parking spaces

NEIGHBORHOOD DESIGN REVIEW PROJECTS



1 Mount Baker Train Station



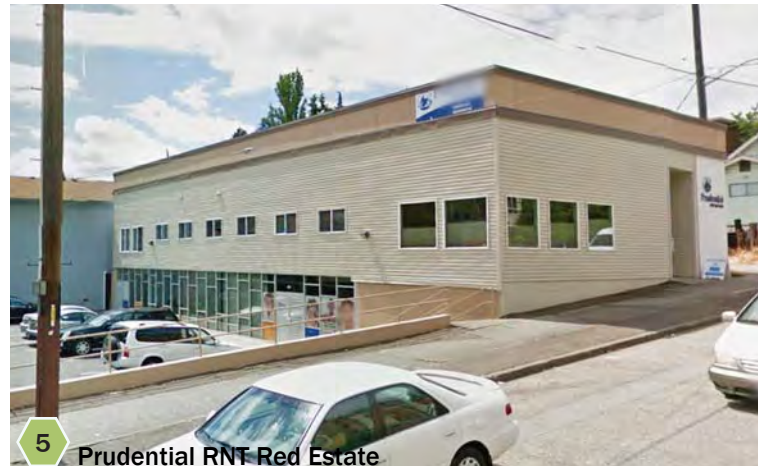
2 National Pride Car Wash



3 Ben Thanh Restaurant



4 Van Loi Noodle/ New Vietnamese

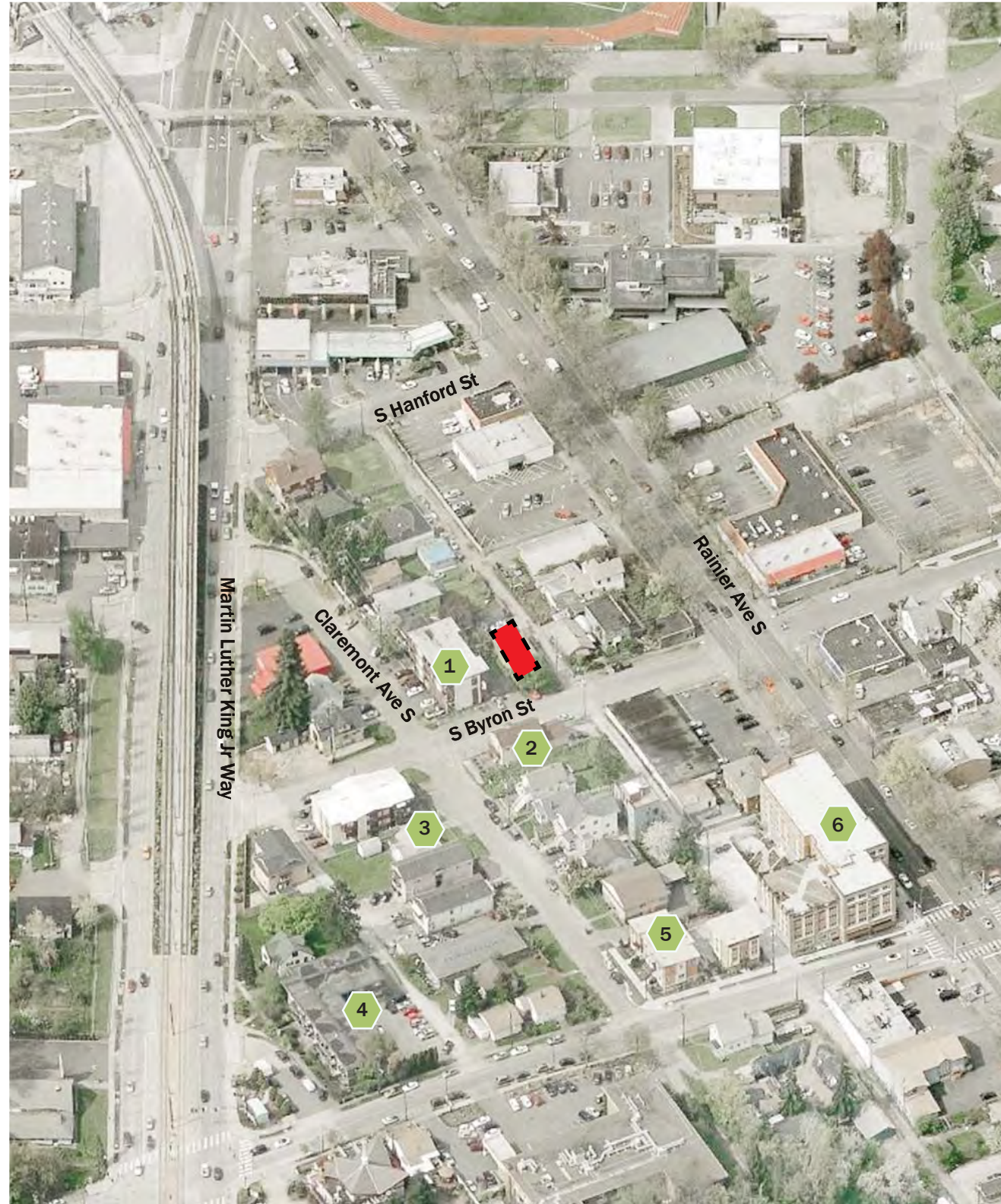


5 Prudential RNT Red Estate



6 Community Church

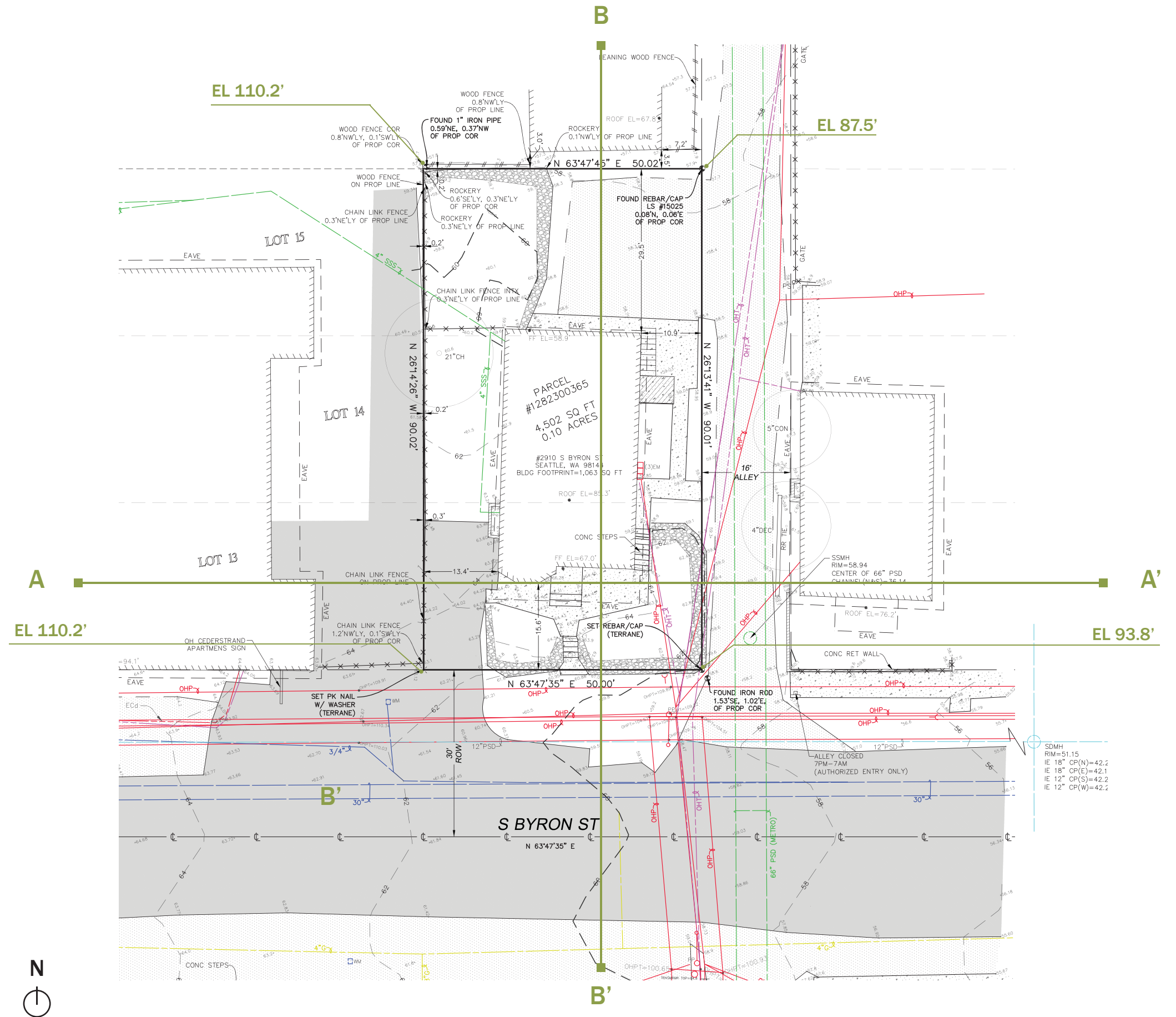
NEIGHBORHOOD ARCHITECTURE-COMMERCIAL



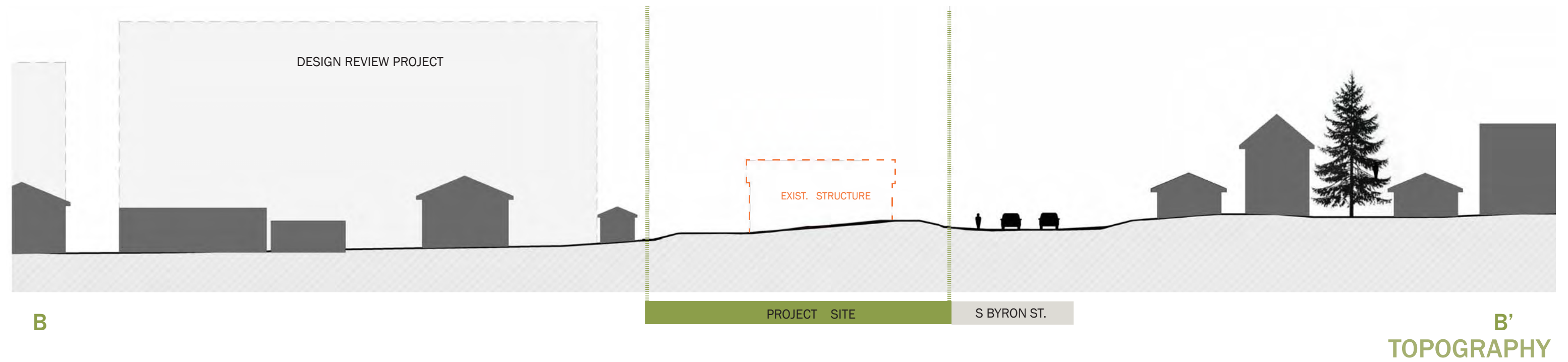
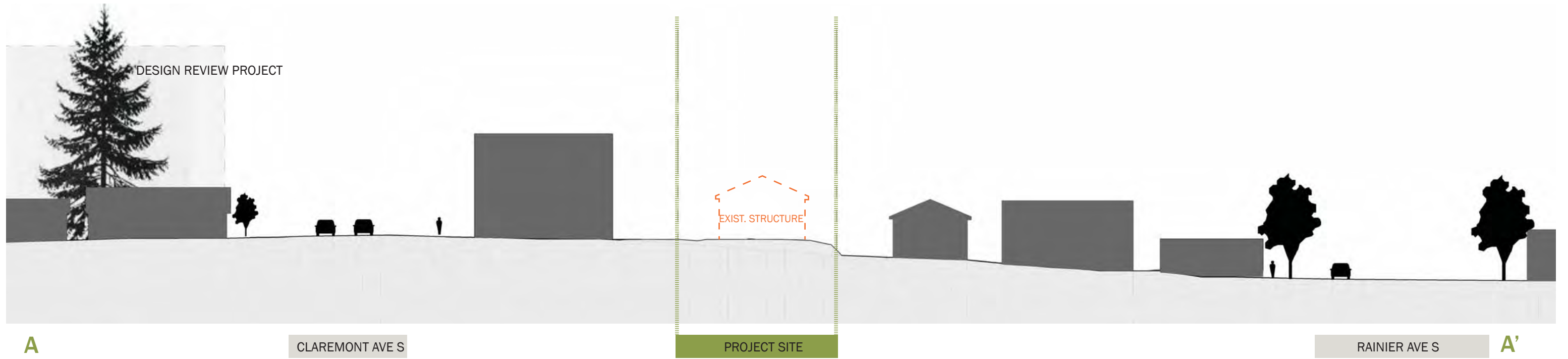
NEIGHBORHOOD ARCHITECTURE RESIDENTIAL

SITE CHARACTERISTICS

- The site is adjacent to an existing alleyway that connects South Byron Street to South Hanford Street.
- There is an existing power pole on the east corner of the site, with high voltage power lines running along South Byron Street and secondary power lines running the diagonally along the alley.
- Topography changes are minimal.
- There are not trees located on site.



SITE SURVEY



B'
TOPOGRAPHY



S BYRON ST. LOOKING NORTH

PROJECT SITE



S BYRON ST. LOOKING SOUTH

ACROSS THE STREET

STREET ELEVATIONS

*Blue text indicates Mount Baker Design Guidelines

CONTEXT AND SITE

CS1 Natural Systems and Site Features:

Use natural systems and features of the site and its surroundings.

CS1-B. SUNLIGHT AND NATURAL VENTILATION:

- Maximize daylight for interior/ exterior spaces
- Minimize shading on adjacent sites
- Manage direct sunlight falling on south and west facing facades.

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.

CS2-A. LOCATION IN THE CITY AND NEIGHBORHOOD

- Create a sense of place where the physical context is less established.

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

- Identify opportunities for the project to make a strong connection to the street
- Contribute to the character and proportion of surrounding open spaces

CS2-C. RELATIONSHIP TO THE BLOCK

- Corner sites can serve as gateways or focal points (provide active street level uses. [Mount Baker Design Guidelines](#))
- Provide a strong urban edge to the block (increase pedestrian connectivity through the neighborhood. [Mount Baker Design Guidelines](#))

CS2-D. HEIGHT, BULK, AND SCALE

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

CS3-A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- Evolving Neighborhoods: In neighborhoods where architectural character is evolving, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
- Provide a high level of transparency and durable, quality materials at a human scale. [Mount Baker Design Guidelines](#)

PUBLIC LIFE

PL1 Connectivity

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

PL1-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 features such as recessed entries, courtyards, or through-block connections

PL1-B. WALKWAYS AND CONNECTIONS

- Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure
- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Project site front on steep streets or cover sloping sites should provide through-block connections that:
 - a. maximize pedestrian connectivity, encourage interaction, and mediate the site's topography.
 - c. incorporated small gathering spaces, seating, bike racks and plating areas.
 - d. Have clear entries where the drive or pedestrian pathway meets a public right-of-way.
 - f. Use landscape buffer at the transition from public to private amenity and entries.
 - g. Provide active uses along edges.([Mount Baker Town Center Design Guidelines](#))

PL2 Walk-ability

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

PL2-A. ACCESSIBILITY

- Provide access for people of all abilities in a manner that is fully integrated into the project design

PL2-B. SAFETY AND SECURITY

- Create safe environment by providing lines of sight and encouraging natural surveillance
- Ensure transparency of street-level uses by keeping views open into spaces.

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors (the corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. [Mount Baker Design Guidelines](#))

PL3-B. RESIDENTIAL EDGES

- Provide security and privacy for residential buildings through use of a buffer
- Main entries should maximize their positive impact on the pedestrian environment.
- Establish a streetscape that clearly looks and feels residential
- Provide street-facing entries for ground-level units.
- Provide a physical feature behind the sidewalk that both defines and bridges the boundary between public right-of-way and private yard or patio. ([Mount Baker Design Guidelines](#))

DESIGN CONCEPT

DC1 Project Uses and Activities:

Optimize the arrangement of uses and activities on site.

DC1-A. ARRANGEMENT OF INTERIOR USES

- Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
- Locate amenities that complement the building design and offer safety and security
- Take advantage of views and physical connections to exterior spaces and uses

DC2 Architecture Concept

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

DC2-A. MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block.([Mount Baker Design Guidelines](#))

DC2-B & C. FACADE COMPOSITION AND SECONDARY FEATURES

- Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements
- Fit With Neighboring Buildings

DC3 Open Space Concept

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

DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Private yard, patios and balconies should integrate with the building design, and with adjacent public open space.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. ([Mount Baker Design Guidelines](#))

DESIGN GUIDELINES

CITATION

23.48.020. Floor Area Ratio (FAR) Limits

FAR limited to 4.5 for SM-NR-85

23.48.025 - Structure height

Apartment in SM-NR-85 Zones limited to 85' building height.

23.53.030 - Alley improvements in all zones

Minimum Right-of-Way Width for existing alleys for SM zone : 20'

23.48.040 - Street level development standards

A. Primary pedestrian entrance provide at street or a street-oriented courtyard

Minimum street-facing facade height: 15'

B. Transparency and blank facade requirements for street-facing facade between 2 feet and 8 feet.

Transparency: 1b. Minimal 30% transparency.

1c. Only clear or lightly tinted glass in windows, doors, and display windows is considered transparent.

Blank facade: 2b1: Maximum 30' wide

2b2: separated by transparent area at least 2' wide

23.48.045 - Amenity area

A. Amenity area requirements for apartments with more than 20 dwelling units in SM Zones.

B. Quantity of amenity area:

Minimum of 5% of total gross floor area;

C. General requirements

1. Accessible to all units at or above ground level;

2. Maximal 50% may be enclosed.

3. Minimum horizontal dimension: 15'

4. 225 sf minimum area to qualify as amenity area.

23.48.048 - Required parking and loading

Off-street parking spaces and bicycle parking required

23.48.055 - Landscaping standards

D. Street trees are required, number and type determined by SDCl.

PROJECT RESPONSE

Project FAR Calculation

Lot Area = 4,500 sf

Max Buildable Area = 20,250 sf (4,500 sf x 4.5)

Project structure height: 72'

Existing alley abuts the site is 16', 2' alley setback required

The proposed project is in compliance.

Approx. 40%

The proposed Amenity area is in compliance.

Lot Area = 4,500 sf

Proposed total gross floor area = 19,930

Amenity Area required = 997 sf (19,930 sf x 5%)

Proposed Amenity Area total (preferred option): 1342 sf

Proposed Amenity Area at grade = 660 sf (330 sf x 2)

Proposed Amenity Area at roof deck = 300sf

Proposed Amenity Area enclosed = 382sf

The proposed project is in compliance.

Street trees will be planted.

NOTES

LAND USE CODE REVIEW

CITATION

23.53.006 - Pedestrian access and circulation

- A. Pedestrian access and circulation are required on all streets
- C. sidewalks are required

23.53.015 - Improvement requirements for existing streets in residential and commercial zones

Existing streets abutting the lot(s) are required to be improved in accordance with this Section 23.53.015 and Section 23.53.006, Pedestrian access and circulation.

Minimum right-of-width for Existing Non-arterial Streets = 40'

For an existing non-arterial street right-of-way is greater than to the minimum right-of-way width, a paved roadway with pedestrian access and circulation, drainage facilities, and any landscaping required by the zone in which the lot is located shall be provided, as specified in the Right-of-Way Improvements Manual.

23.54.015 - Required parking

Table B : No minimum requirement for all residential uses in multifamily zones with urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1.320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.

23.54.015.D.2, Table D: Bike parking of 0.75 long-term stalls per SEDU unit, 1 per 4 for standard dwelling units.

PROJECT RESPONSE

Proposed site and options are in compliance

Project is in compliance

Right-of-way width = 60' >40' minimum

No parking is required for project

Project is within the North Rainier Hub Urban Village and meets requirement for frequent transit designation.

Project meets the minimum bicycle parking requirements per 23.54.015.D.2,

Number of SEDU units : 47

Bike parking required = 47 SEDUs x (.75) = 36

Bike parking provided for each option: 36

NOTES

PROJECT CONCEPT:

The treatment of ground-level and building-level amenities drive the three option strategies.

Creating **OPPORTUNITIES FOR OPEN, SHARED SPACE** drives interaction between the building and the neighborhood.



HOW DOES IT CONNECT TO :

1. SITE

Because the site has a thin profile and will be surrounded by dense development, opportunities to create common spaces are concentrated to the front of the site at the ground levels and at various building levels.

2. BUILDING

The treatment of the shared courtyard affects how the building interacts with the street-front. Choices were explored through multiple levels of common space to help carve and shape the building.

3. CIRCULATION/ ACCESS

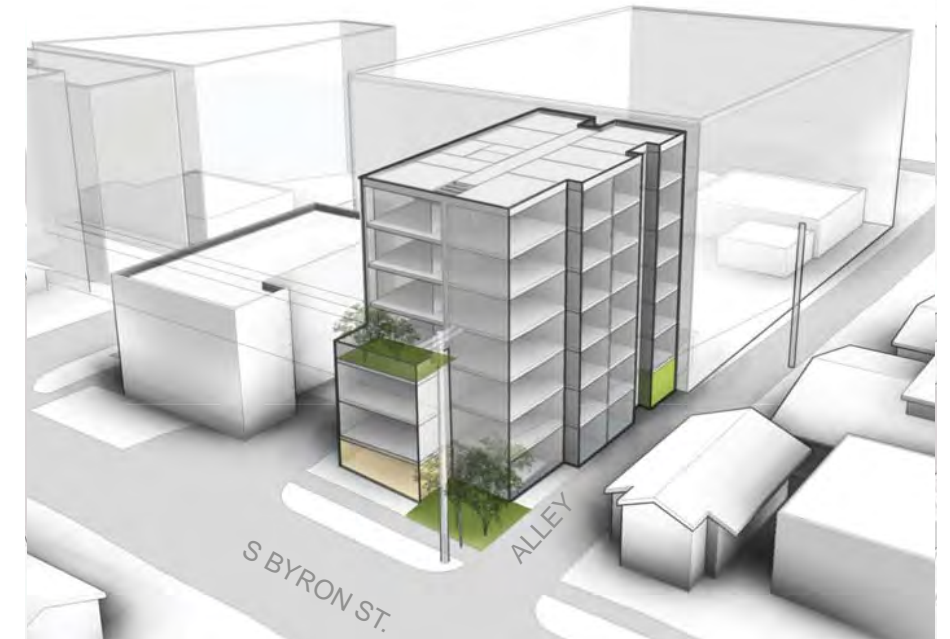
As a form driver, the courtyard creates distinct indoor-outdoor connections between private, semi-private, and public spaces, specifically at the main entrance and lobby area.

PROGRAM HIGHLIGHTS:

- Indoor-Outdoor Amenity Area Connections.
- Pedestrian Use

PROJECT CONCEPT





OPTION 1

PROJECT DATA

- . 18,740 SF
- . 44 Small Efficiency Dwelling Units
- . 690 SF exterior amenity at Street Level
- . No Parking provided
- . Pedestrian Entry at SE Corner facing
S Byron St

DEPARTURES

- . No Departures requested at this time

OPTION 2

PROJECT DATA

- . 19,093 SF
- . 47 Small Efficiency Dwelling Units
- . 515 SF exterior amenity at Level 2
- . No Parking provided
- . Pedestrian Entry at SW Corner facing
S Byron St

DEPARTURES

- . No Departures requested at this time

OPTION 3 (PREFERRED)

PROJECT DATA

- . 19,031 SF
- . 47 Small Efficiency Dwelling Units
- . 650 SF exterior amenity at Street Level/Level 2
- . No Parking provided
- . Pedestrian Entry at SE Corner facing
S Byron St

DEPARTURES

- . No Departures requested at this time

DESIGN OPTIONS SUMMARY

OPTION 1:

OPTION 1

PROJECT DATA

- . 18,740 SF
- . 44 Small Efficiency Dwelling Units
- . 690 SF exterior amenity at Street Level
- . No Parking provided
- . Pedestrian Entry at SE Corner facing

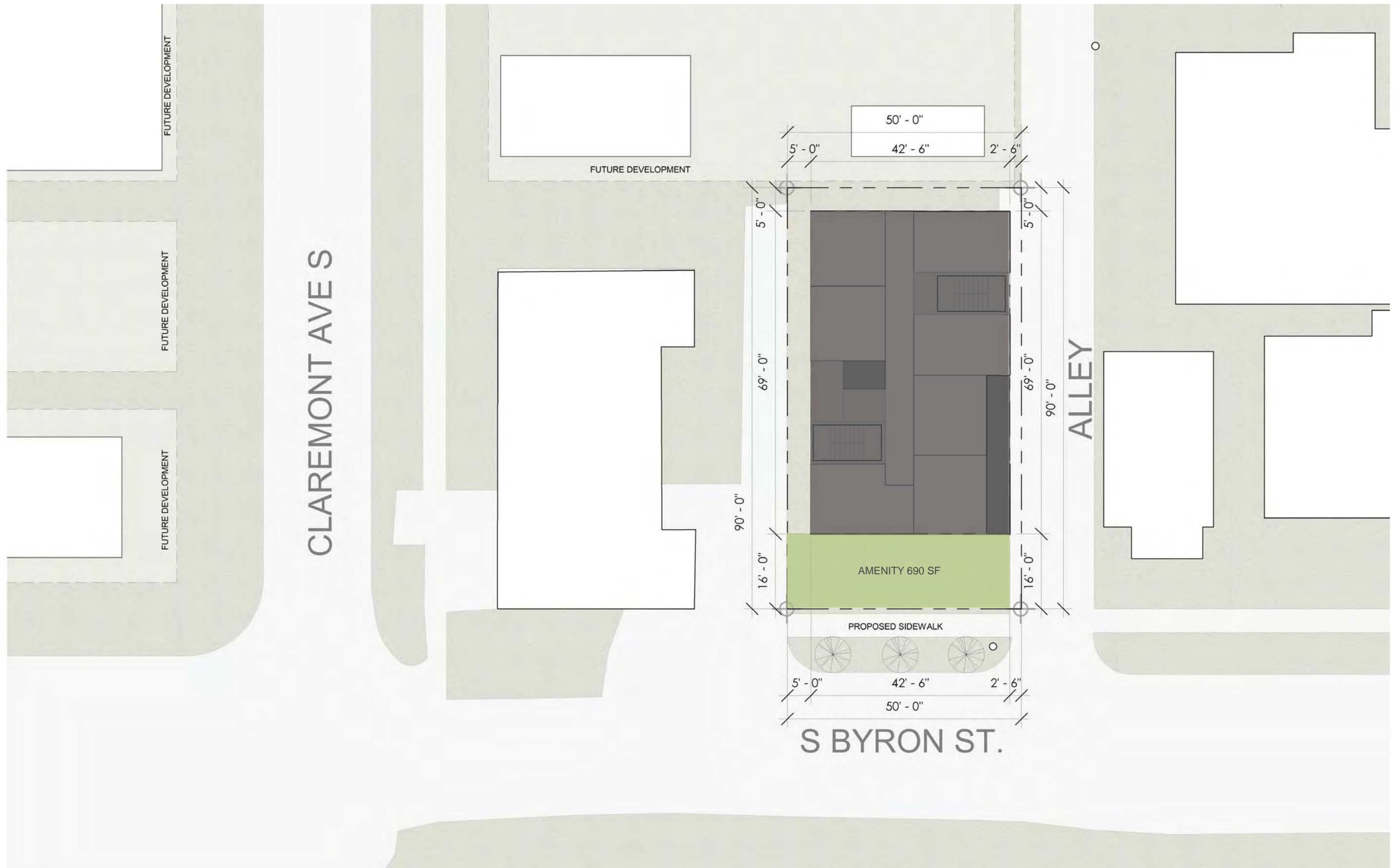
S Byron St

DEPARTURES

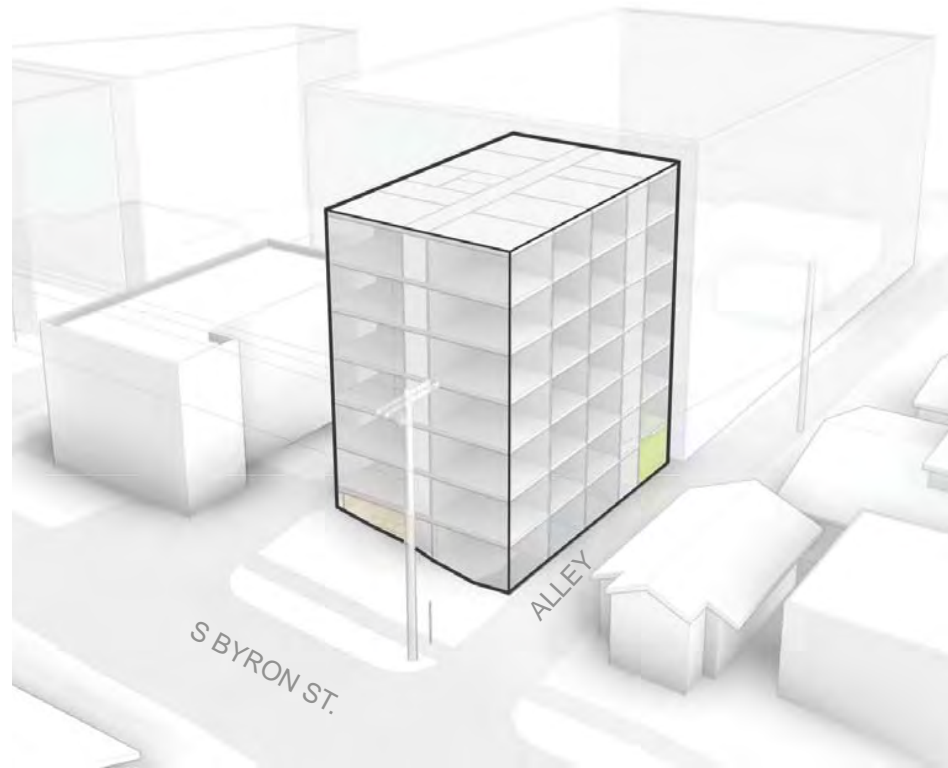
- . No Departures requested at this time



OPTION 1: SUMMARY



OPTION 1: SITE PLAN



1. PUBLIC LIFE-

Lobby and service programming are located on the ground floor adjacent to the front property line along South Byron Street. The main entrance is centered on the front facade. (2) units are located at the ground level on the north-east corner of the building.

DISADVANTAGES-

Ground floor related units would have increased light and air access if they were concentrated to the alley side.

DESIGN GUIDELINE FOCUSES:

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

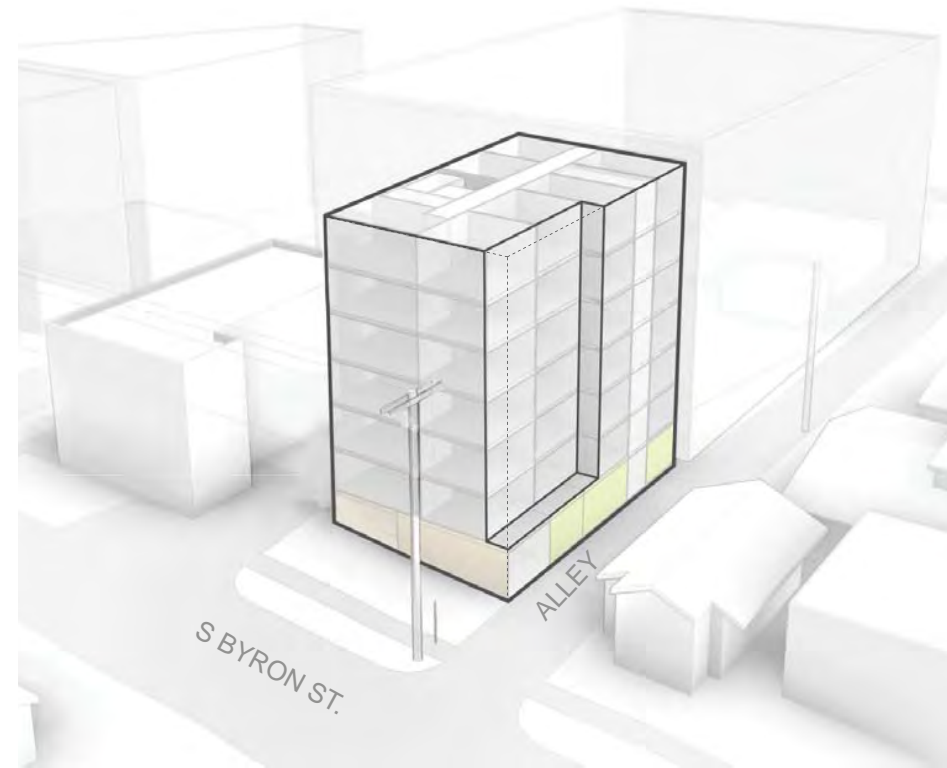
- Identify opportunities for the project to make a strong connection to the street

PL1-B. WALKWAYS AND CONNECTIONS

- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Incorporate small gathering spaces, seating, bike racks and plating areas.
- Use landscape buffer at the transition from public to private amenity and entries.
- Provide active uses along edges (Mount Baker Design Guidelines)

PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors
- The corners of buildings on corner sites should be designed to be filled with active



2. MASSING-

Because of the site's thin profile, the first option massing explores a straight infill extrusion of the building. The form strongly holds the street edge along South Byron Street and recesses at the corner of South Byron Street and alleyway to aid in power pole an associated power line setbacks.

DISADVANTAGES-

Because of an increased front setback, there are limited opportunities for building modulation, especially along the front facade. This, in turn, makes the building appear bulky in height and scale along the street-front.

DESIGN GUIDELINE FOCUSES-

DC2-A. MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block. (Mount Baker Design Guidelines)

CS2-D. HEIGHT, BULK, AND SCALE

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

DC2-B & C. FACADE COMPOSITION AND SECONDARY FEATURES

- Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements
- Fit With Neighboring Buildings



3. OPEN SPACE CONCEPT-

The building's outdoor courtyard is located within the front setback along South Byron Street.

DISADVANTAGES-

Because the building is a direct extrusion, common space lacks variety. Outdoor amenity area is located on the ground floor within the front setback versus other building levels. Furthermore, the scale the courtyard is mis-matched in relation to the scale of the building.

DESIGN GUIDELINE FOCUSES-

DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)

CS2-C. RELATIONSHIP TO THE BLOCK

- Corner sites can serve as gateways or focal points (provide active street level uses. Mount Baker Design Guidelines)
- Provide a strong urban edge to the block (increase pedestrian connectivity through the neighborhood. Mount Baker Design Guidelines)

OPTION 1: CONCEPT DIAGRAMS



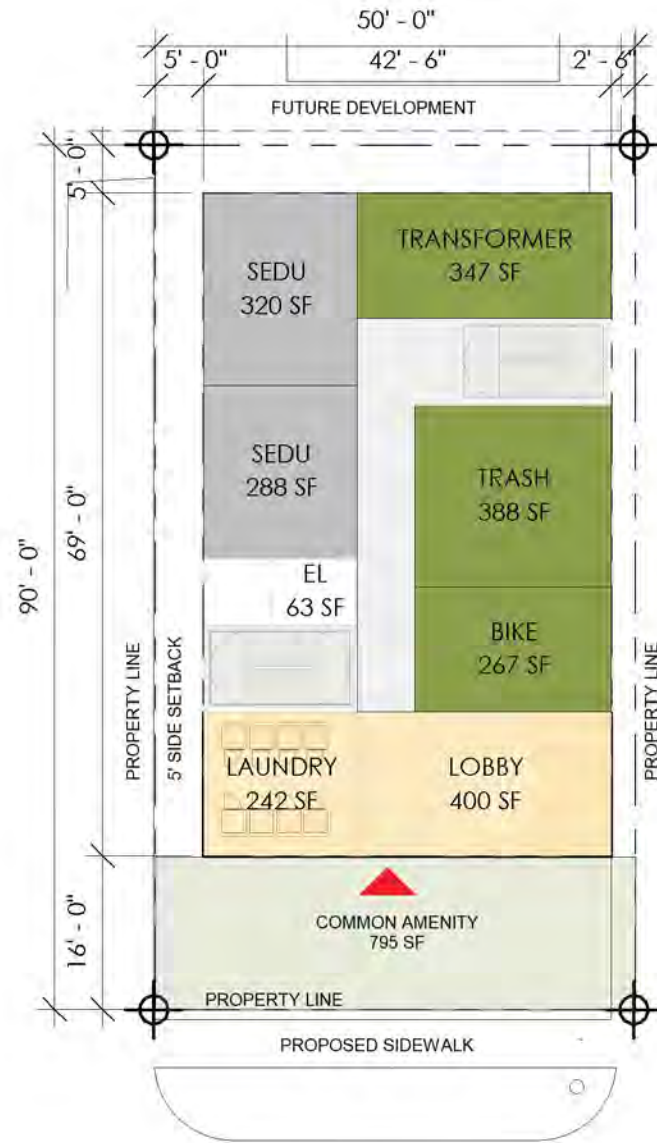
OPT 1

UNITS: 44

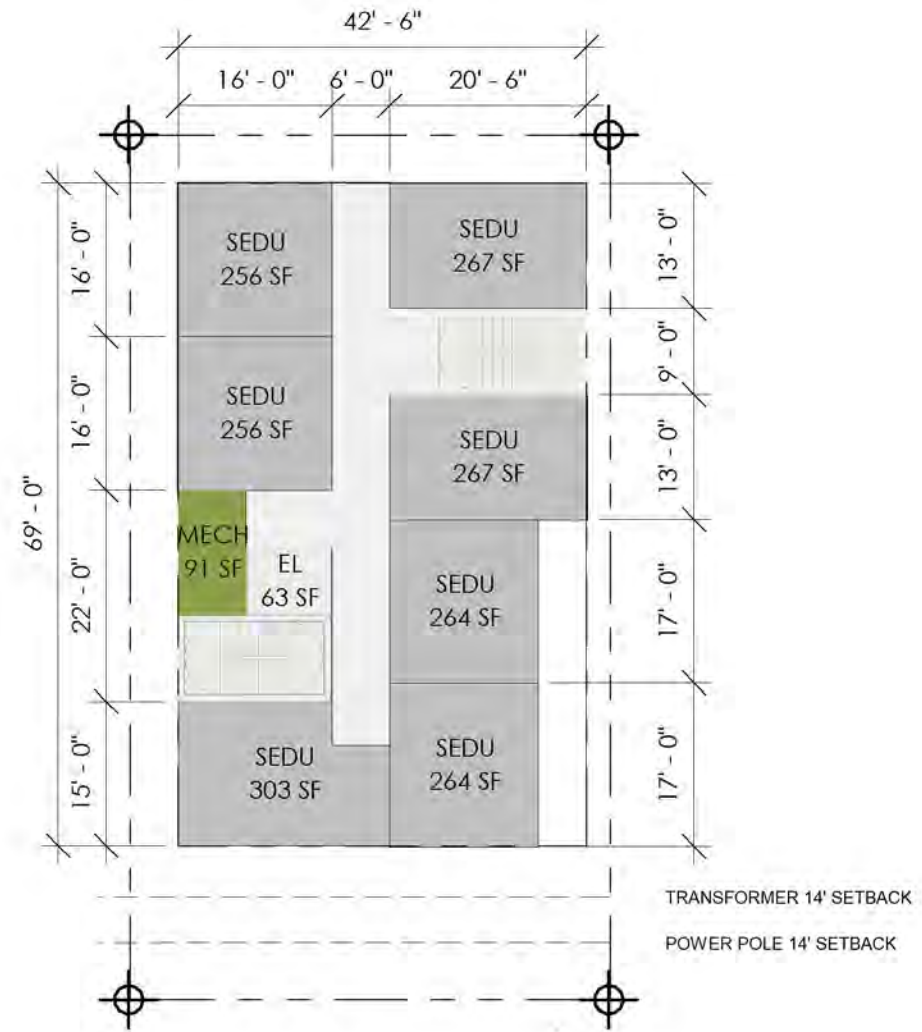
Real-estate Area: 19,580 SF

Level 1: 2942 SF

Level 2-7: 2773 SF

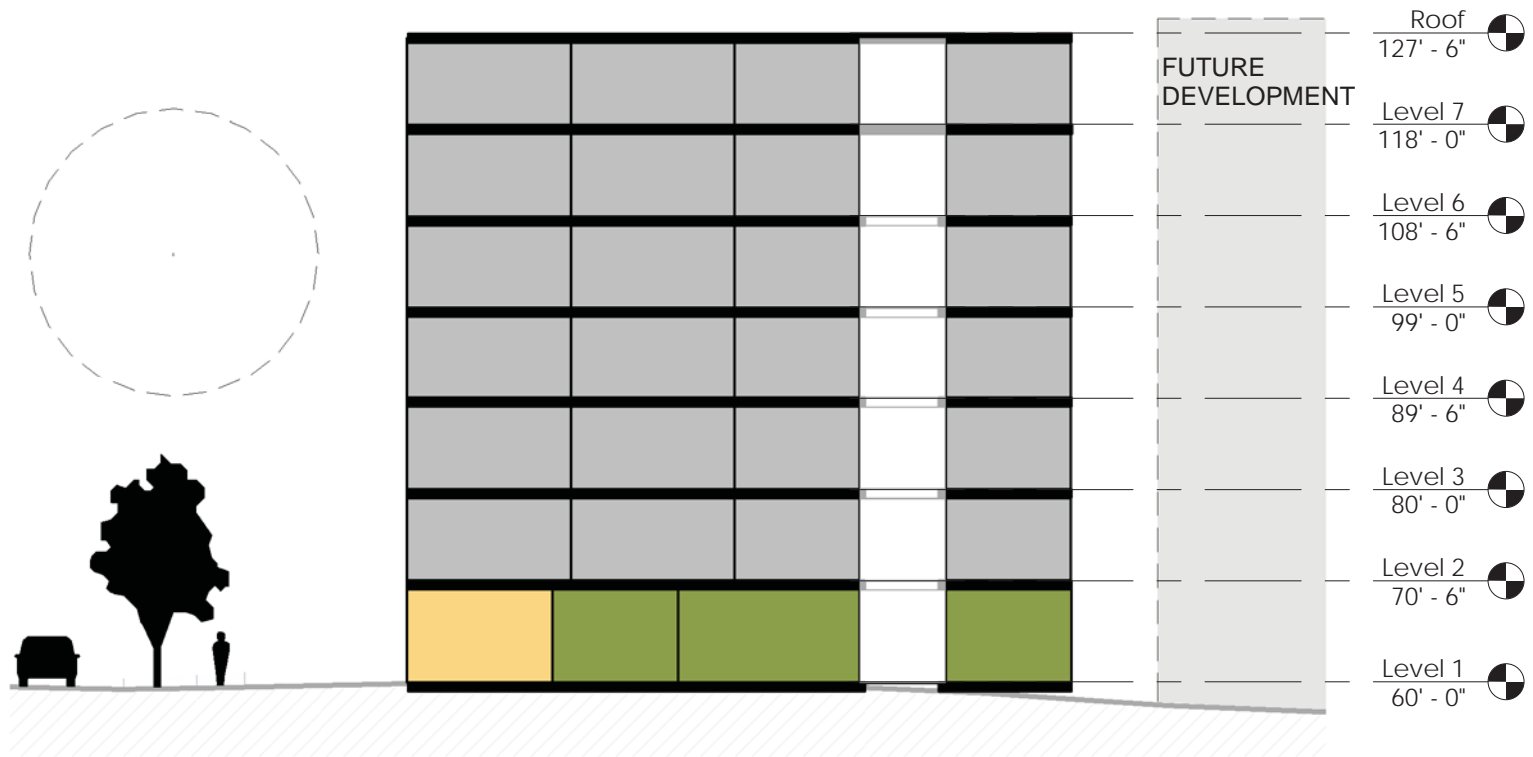


1 Level 1
1" = 20'-0"

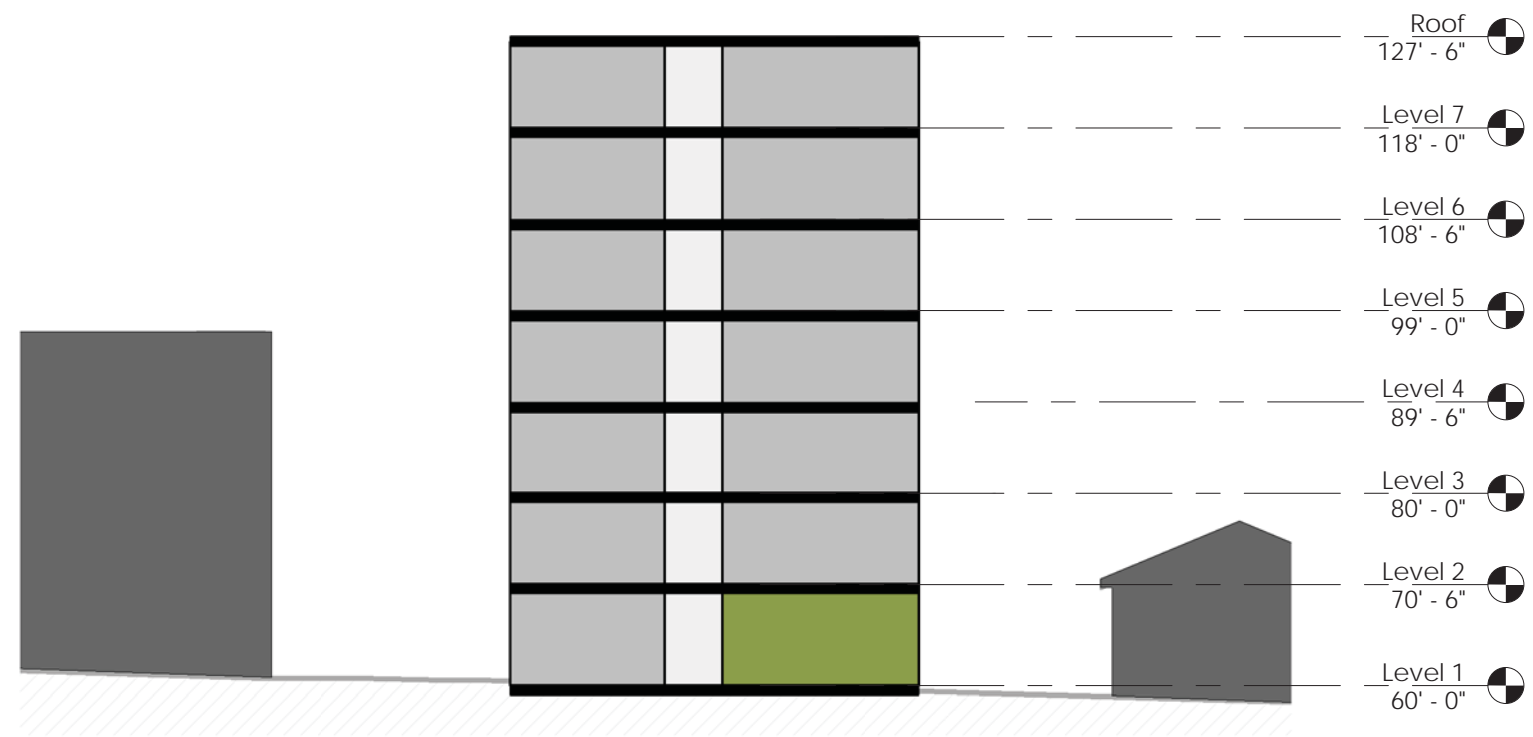


2 Level 2-7
1" = 20'-0"

OPTION 1: FLOOR PLANS



② NS Site Section
1" = 20'-0"



① EW Section 1
1" = 20'-0"

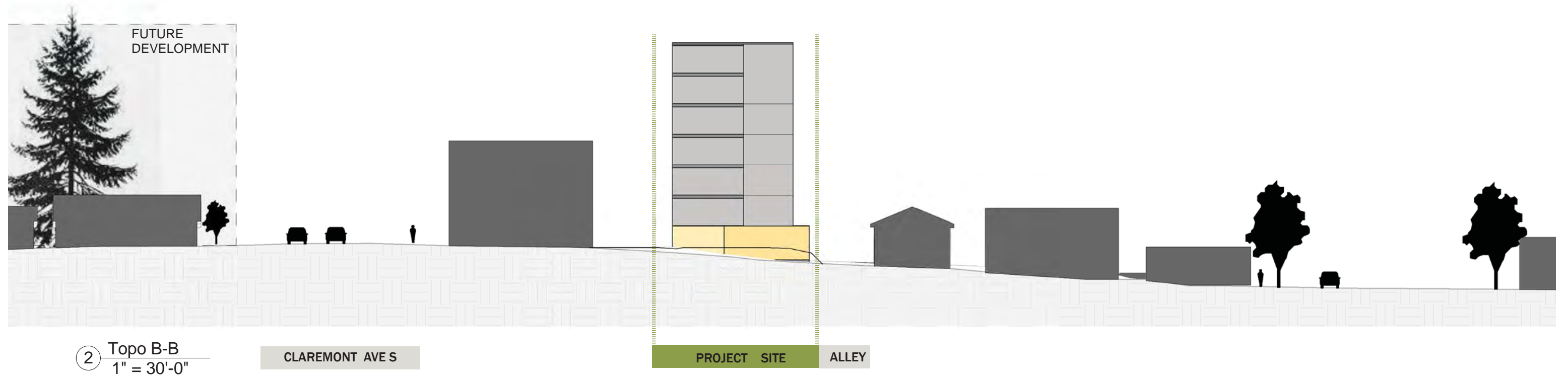


③ Alley street view



④ Byron street view

OPTION 1: BUILDING SECTIONS



OPTION 1: SITE SECTIONS



SW BIRDSEYE



NW BIRDSEYE



SE STREET VIEW

OPTION 1: STREET VIEWS

OPTION 2:

OPTION 2

PROJECT DATA

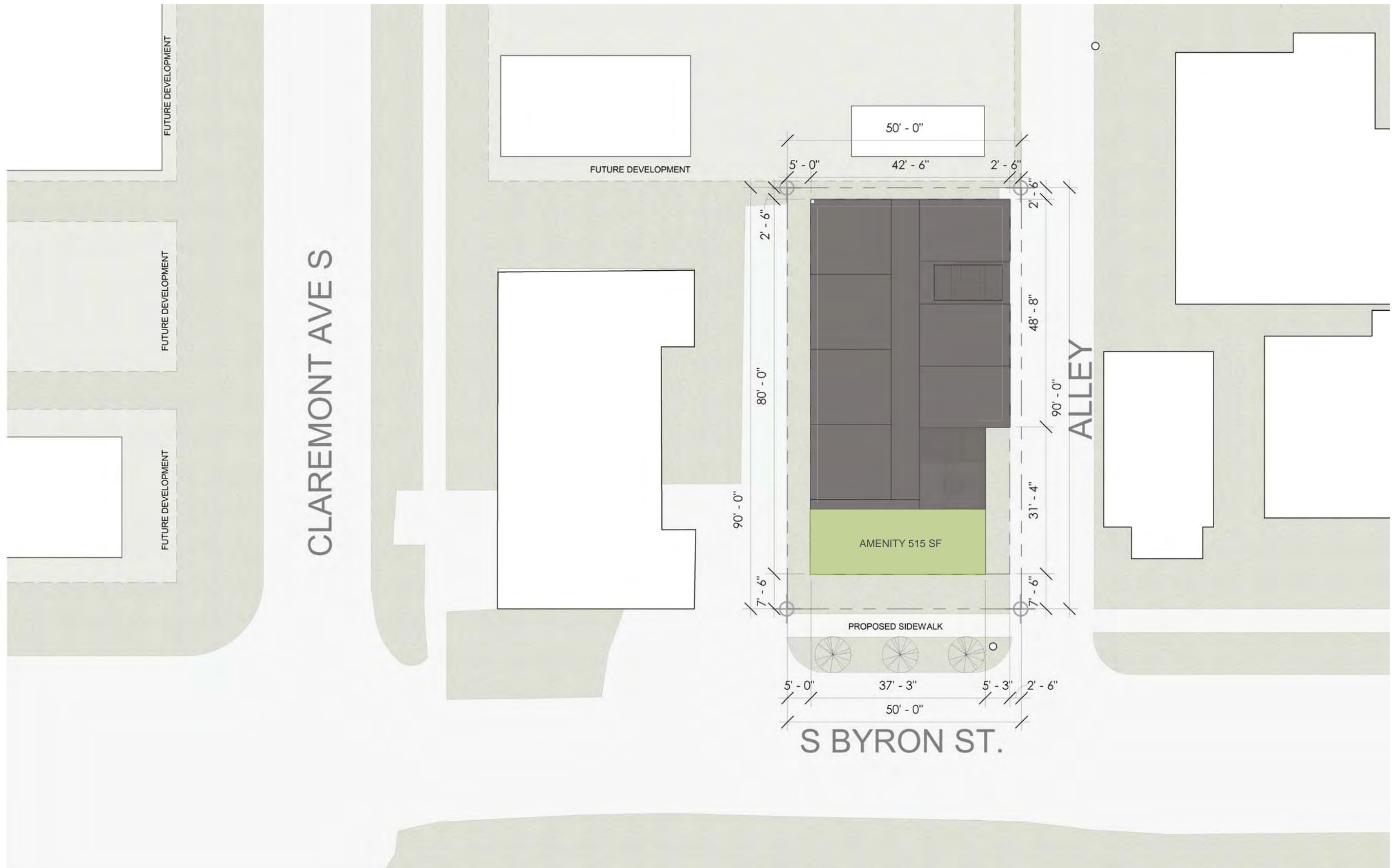
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DEPARTURES

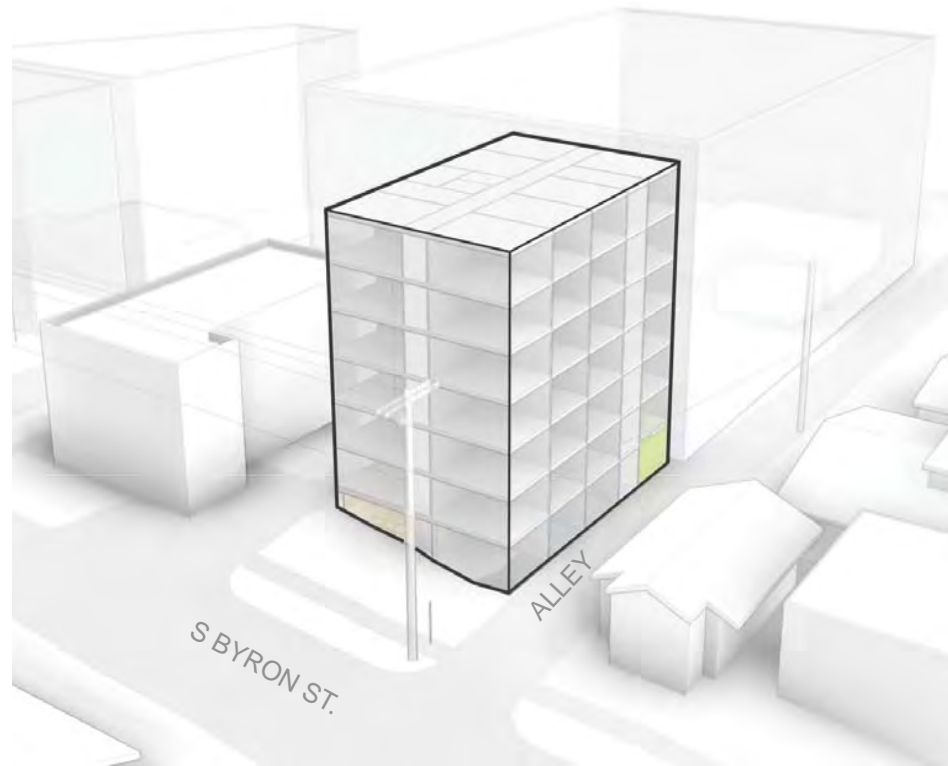
- . No Departures requested at this time



OPTION 2: SUMMARY



OPTION 2: SITE PLAN



1. PUBLIC LIFE-

Lobby and service programming are again located adjacent to the front property line along South Byron Street. The main entrance is located on the south west corner of the site. (3) units are located at the ground level on the north-west corner of the building.

DISADVANTAGES-

Ground floor related units would have increased light and air access if they were concentrated to the alley side.

DESIGN GUIDELINE FOCUSES:

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

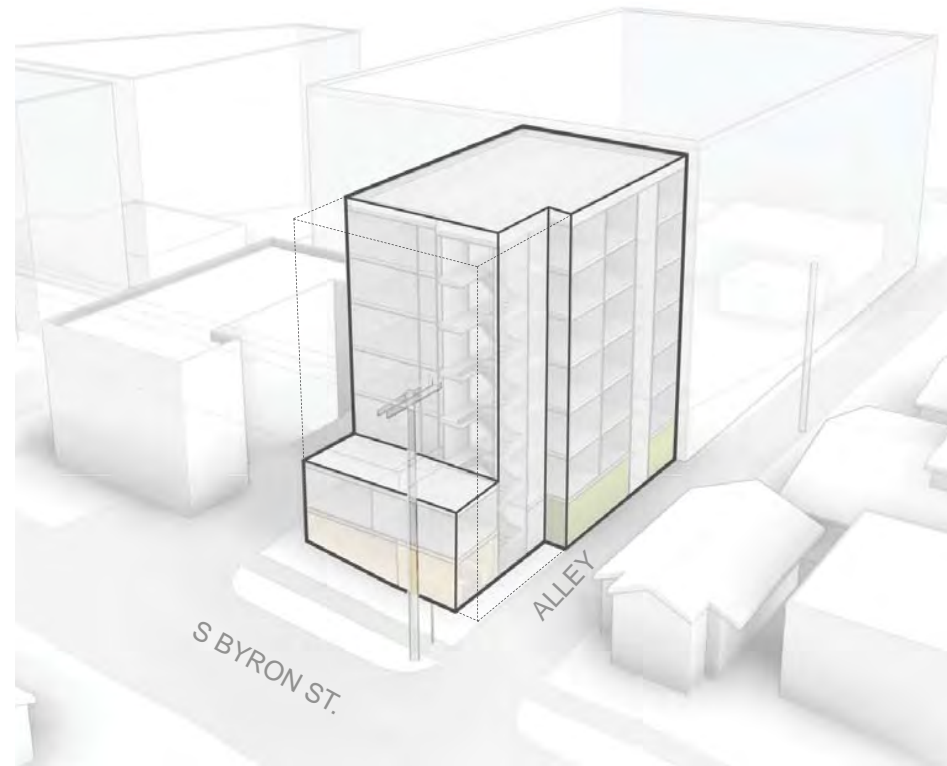
- Identify opportunities for the project to make a strong connection to the street

PL1-B. WALKWAYS AND CONNECTIONS

- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Incorporate small gathering spaces, seating, bike racks and plating areas.
- Use landscape buffer at the transition from public to private amenity and entries.
- Provide active uses along edges (Mount Baker Design Guidelines)

PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors
- The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. (Mount Baker Design Guidelines)



2. MASSING-

A two-story mass front the street and delineates the front entrance, reducing height, bulk, and scale along South Byron Street. The building is recessed to reduce massing on the corner of South Byron Street and the alleyway, which also helps with setbacks created by the exiting power pole.

DISADVANTAGES-

Because the front setback has been reduced, common amenity must occur at the building level. A roof deck was added as amenity on the third level. The feature aids in reducing the scale of the project in relation to adjacent neighbors.

DESIGN GUIDELINE FOCUSES-

DC2-A. MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block. (Mount Baker Design Guidelines)

CS2-D. HEIGHT, BULK, AND SCALE

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

DC2-B & C. FACADE COMPOSITION AND SECONDARY FEATURES

- Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements
- Fit With Neighboring Buildings



3. OPEN SPACE CONCEPT-

Due to the reduction of the front setback, the building's amenity area has been shifted from the ground floor to the third level.

DISADVANTAGES-

There is lack of open space at the pedestrian level. Although the two story massing along south Byron Street reduces the height and scale of the building, it is disproportional to the rest of the building.

DESIGN GUIDELINE FOCUSES-

DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)

CS2-C. RELATIONSHIP TO THE BLOCK

- Corner sites can serve as gateways or focal points (provide active street level uses. Mount Baker Design Guidelines)
- Provide a strong urban edge to the block (increase pedestrian connectivity through the neighborhood. Mount Baker Design Guidelines)

OPTION 2: CONCEPT DIAGRAMS



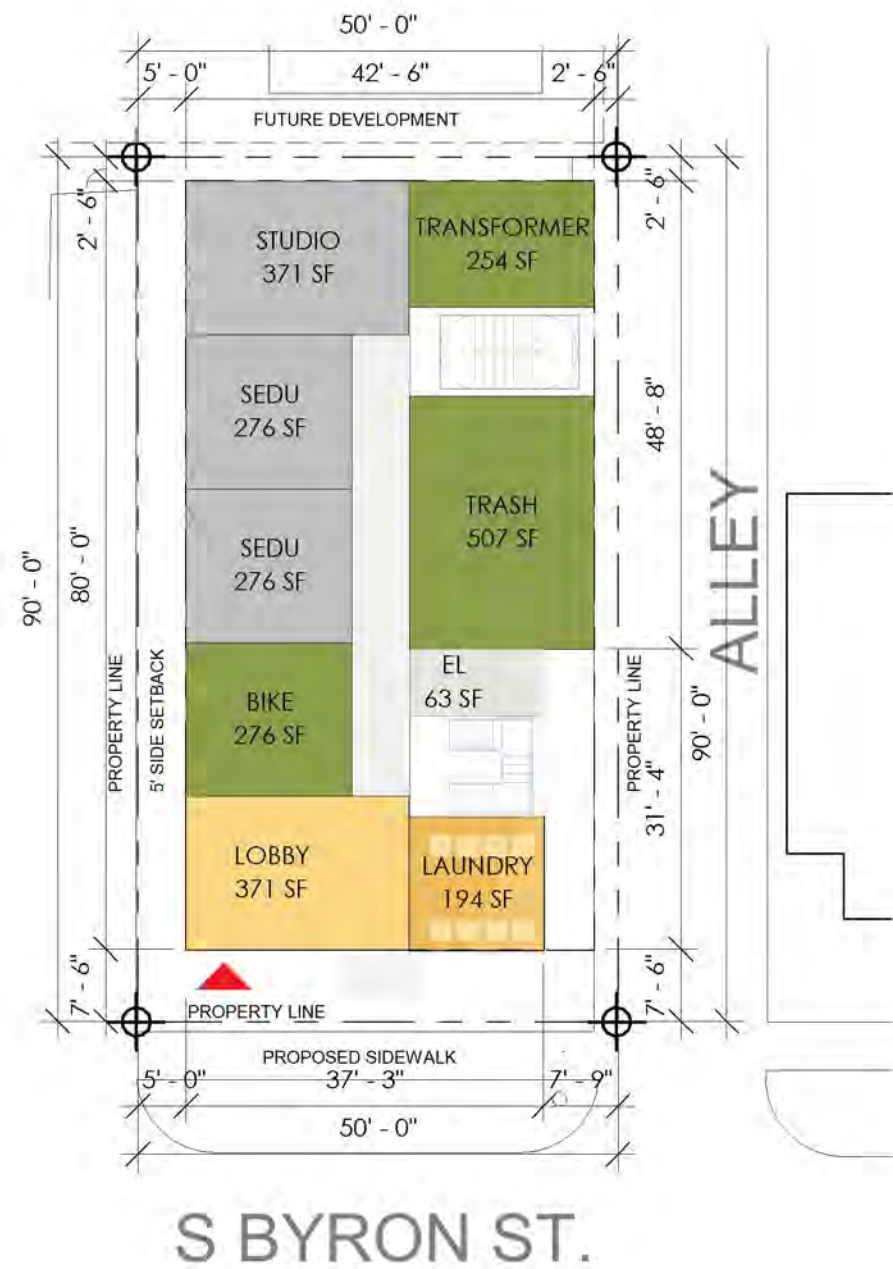
OPT 2

UNITS: 47

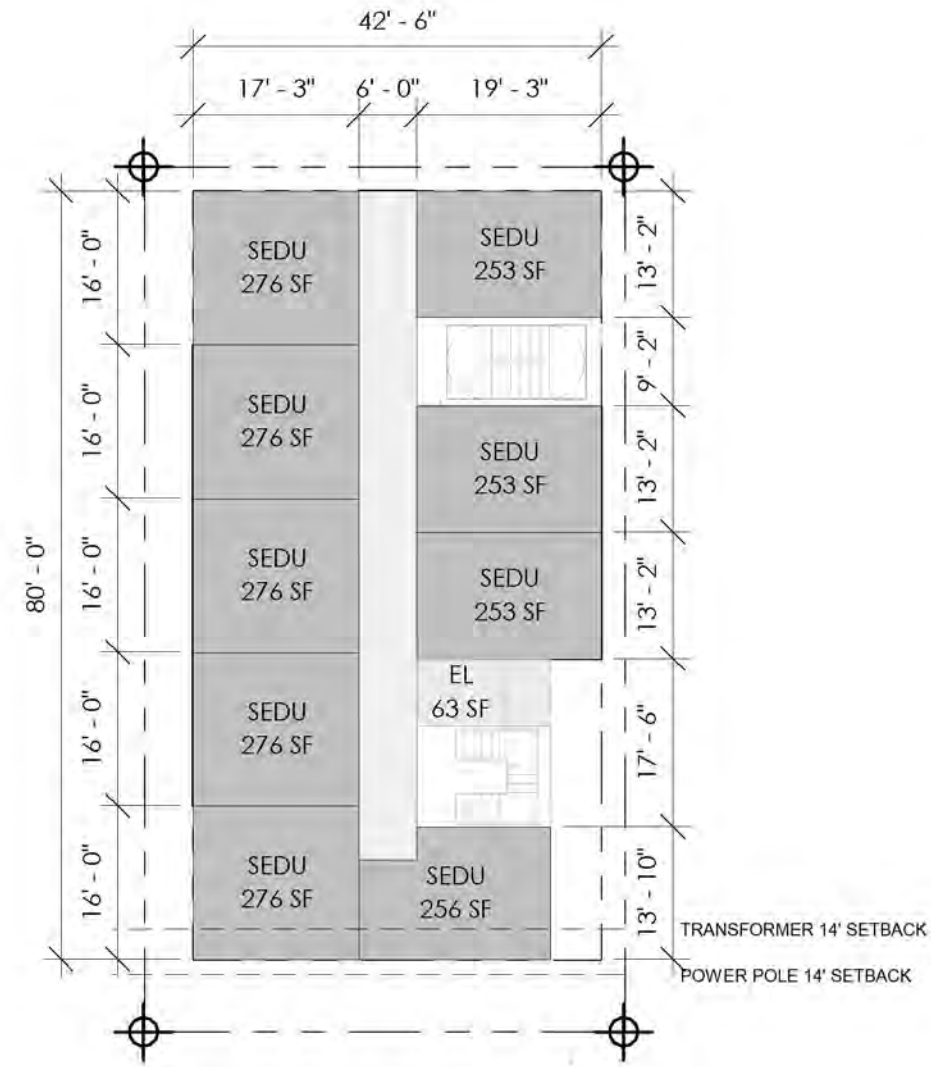
Real-estate Area: 19,973 SF

Level 1-2: 3254 SF

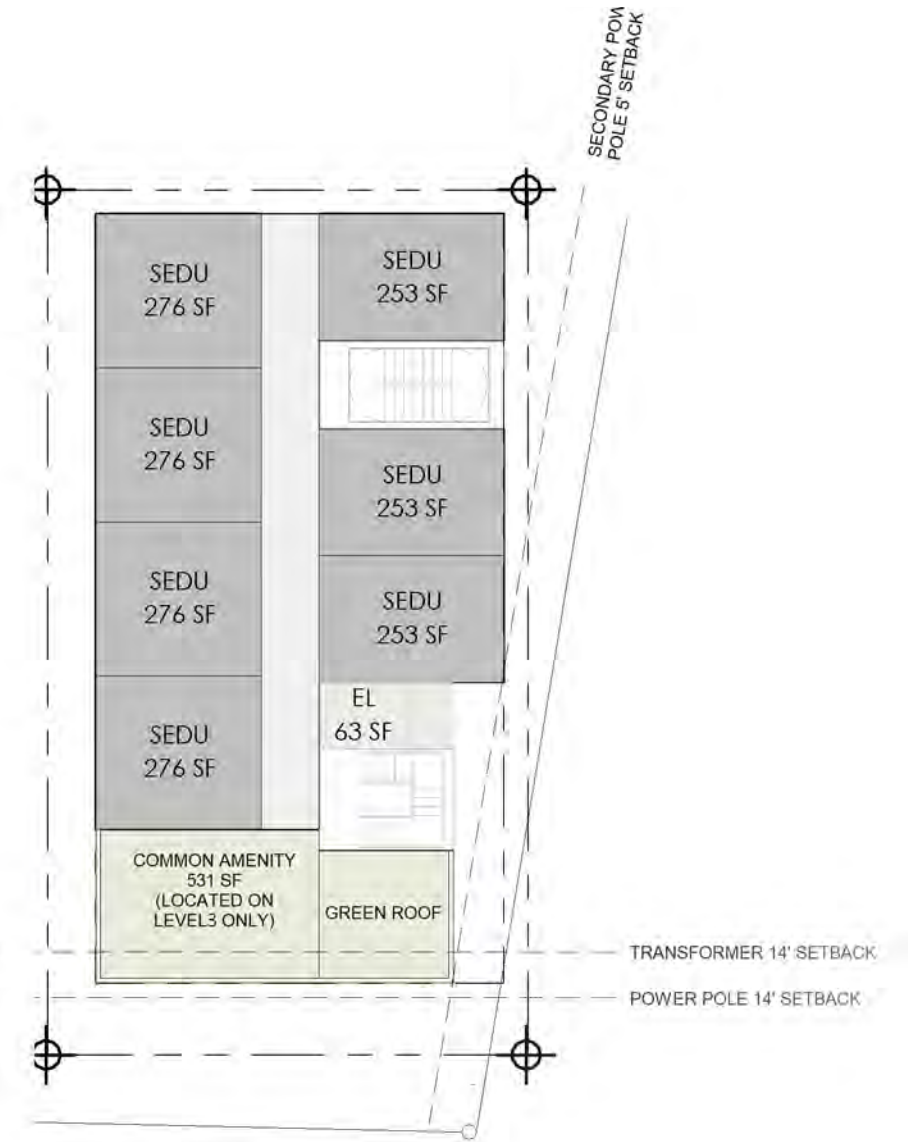
Level 3-7: 2693 SF



1 Level 1
1" = 20'-0"



2 Level 2
1" = 20'-0"



3 Level 3-7
1" = 20'-0"

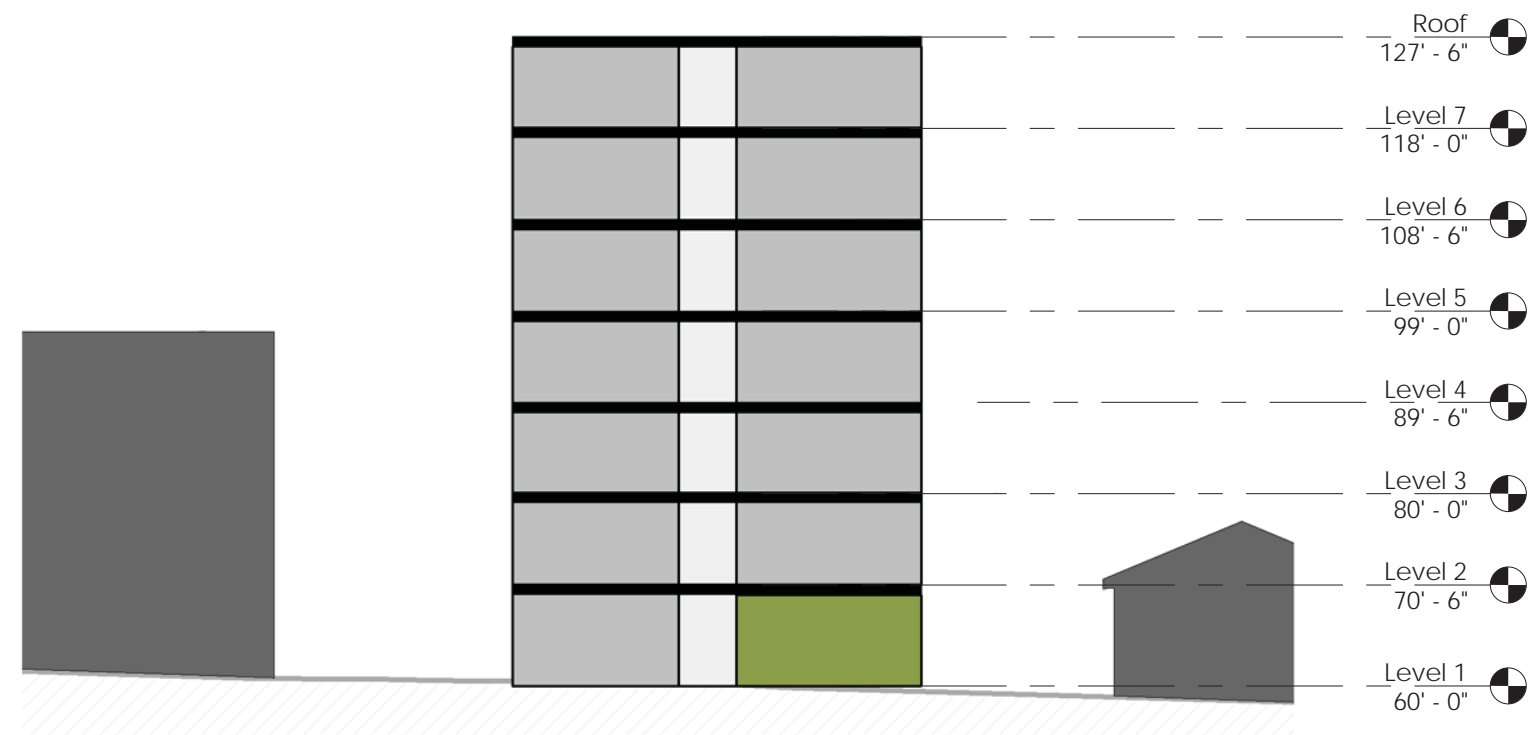
OPTION 2: FLOOR PLANS



① NS Section
1" = 20'-0"



② Alley street view

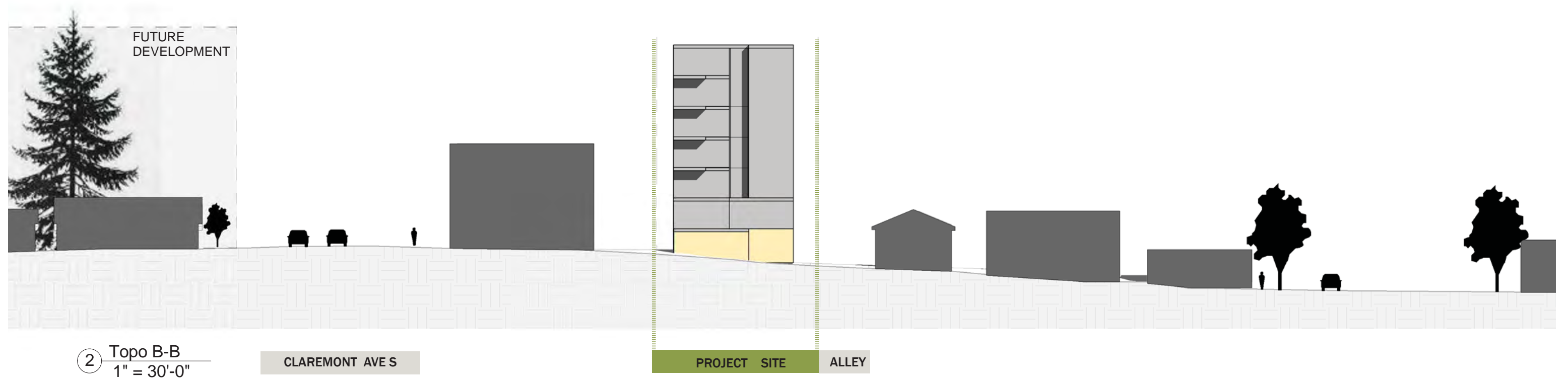
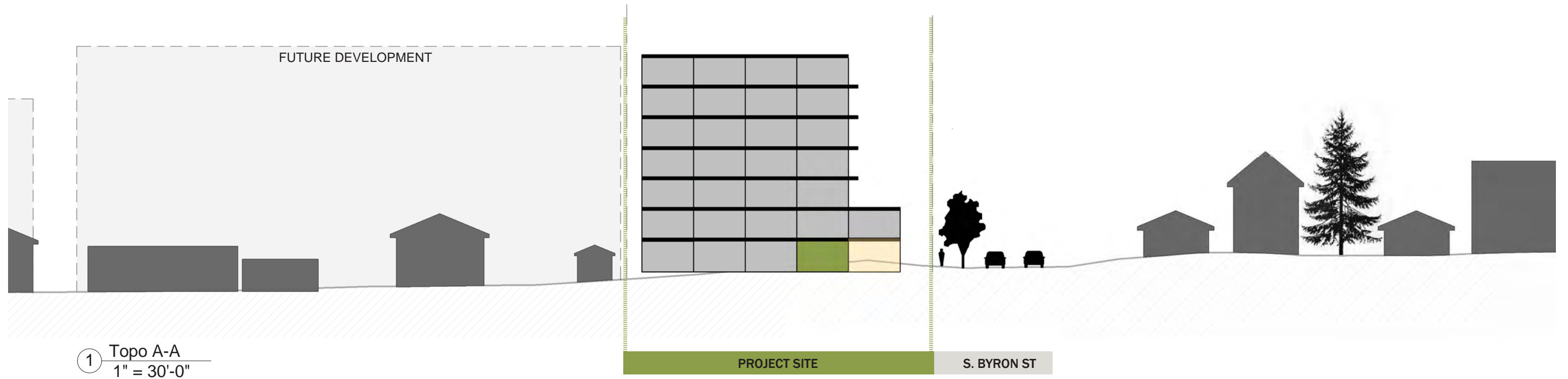


③ EW Section
1" = 20'-0"



④ Byron street view

OPTION 2: BUILDING SECTIONS



OPTION 2: SITE SECTIONS



SW BIRDSEYE



NW BIRDSEYE



SE STREET VIEW

OPTION 2: STREET VIEWS

OPTION 3: PREFERRED

OPTION 3 (PREFERRED)

PROJECT DATA

- . 19,031 SF
- . 47 Small Efficiency Dwelling Units
- . 650 SF exterior amenity at Street Level/ Level 2
- . No Parking provided
- . Pedestrian Entry at SE Corner facing

S Byron St

DEPARTURES

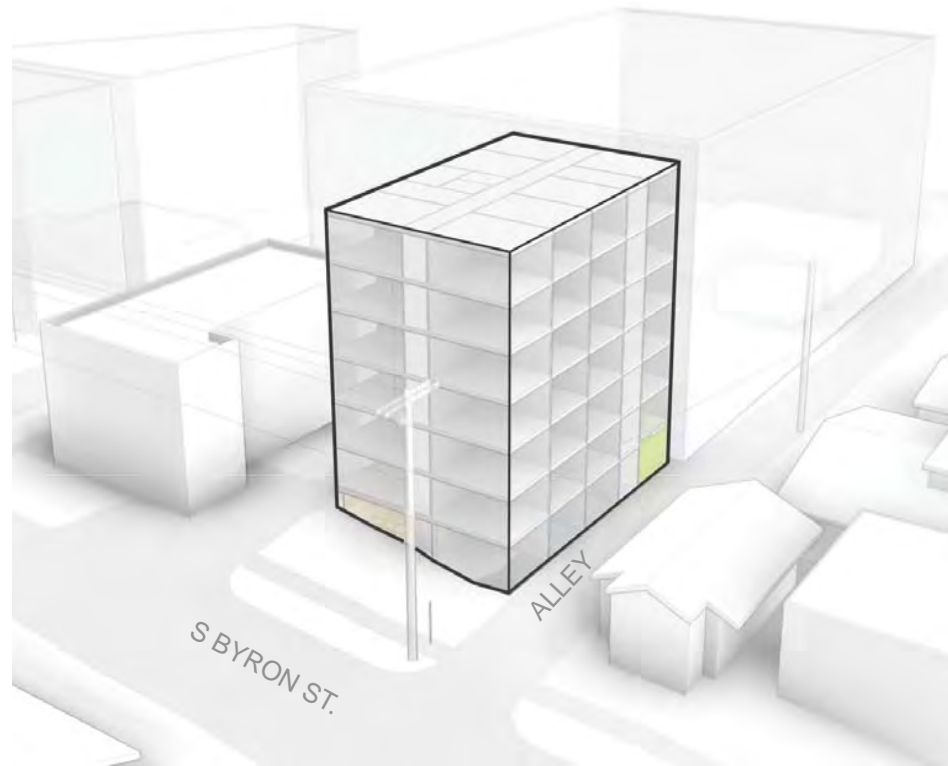
- . No Departures requested at this time



OPTION 3: SUMMARY



OPTION 3: SITE PLAN



1. PUBLIC LIFE-

Lobby and service programming is shifted to the south-west corner of the project. This allows ground floor units to be concentrated on the alley side, giving them more access to light and air. The main entrance is now connected to an outdoor amenity area.

DESIGN GUIDELINE FOCUSES:

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

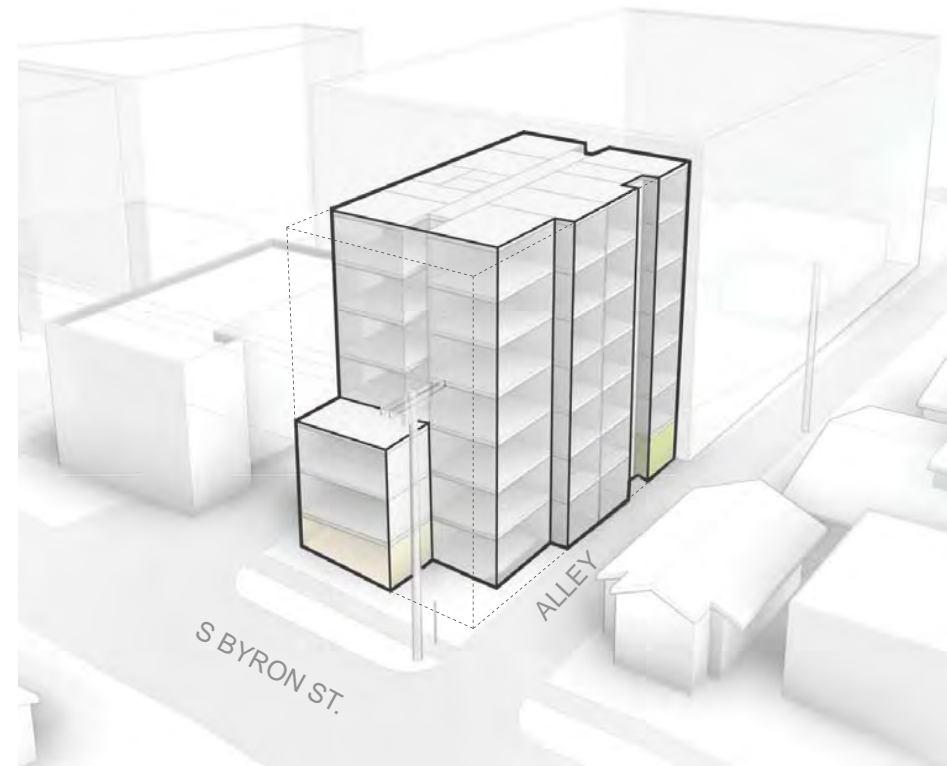
- Identify opportunities for the project to make a strong connection to the street

PL1-B. WALKWAYS AND CONNECTIONS

- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Incorporate small gathering spaces, seating, bike racks and plating areas.
- Use landscape buffer at the transition from public to private amenity and entries.
- Provide active uses along edges (Mount Baker Design Guidelines)

PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors
- The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. (Mount Baker Design Guidelines)



2. MASSING-

A three-story mass highlights the main entrance of the building as well as the shared lobby programming. This not only creates proportional modulation on the front facade, but also allows for shared amenity area to occur both at the ground level and the building level. The form creates a balance of holding the street edge at an appropriate scale while allowing for common outdoor amenity area at the pedestrian level.

DESIGN GUIDELINE FOCUSES-

DC2-A. MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block. (Mount Baker Design Guidelines)

CS2-D. HEIGHT, BULK, AND SCALE

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

DC2-B & C. FACADE COMPOSITION AND SECONDARY FEATURES

- Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements
- Fit With Neighboring Buildings



3. OPEN SPACE CONCEPT-

The building's ground level courtyard is located directly adjacent to common building programming. It also has a direct visual connection to a third level amenity deck. Both locations provide variety of shared space which define the building's massing and directly affect how the infill interacts with the neighborhood.

DESIGN GUIDELINE FOCUSES-

DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)

CS2-C. RELATIONSHIP TO THE BLOCK

- Corner sites can serve as gateways or focal points (provide active street level uses. Mount Baker Design Guidelines)
- Provide a strong urban edge to the block (increase pedestrian connectivity through the neighborhood. Mount Baker Design Guidelines)

OPTION 3: CONCEPT DIAGRAMS



OPT 3

UNITS: 47

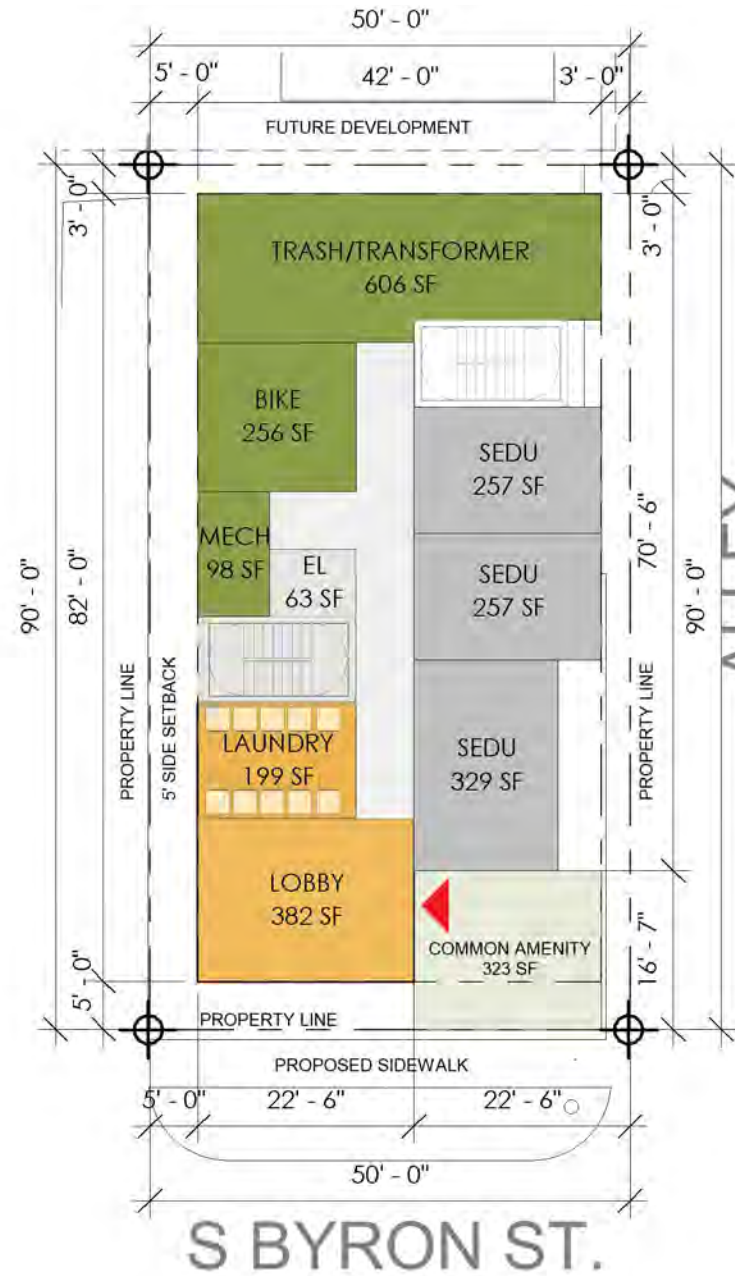
Real-estate Area: 19,931 SF

Level 1: 3101 SF

Level 2-3: 3053 SF

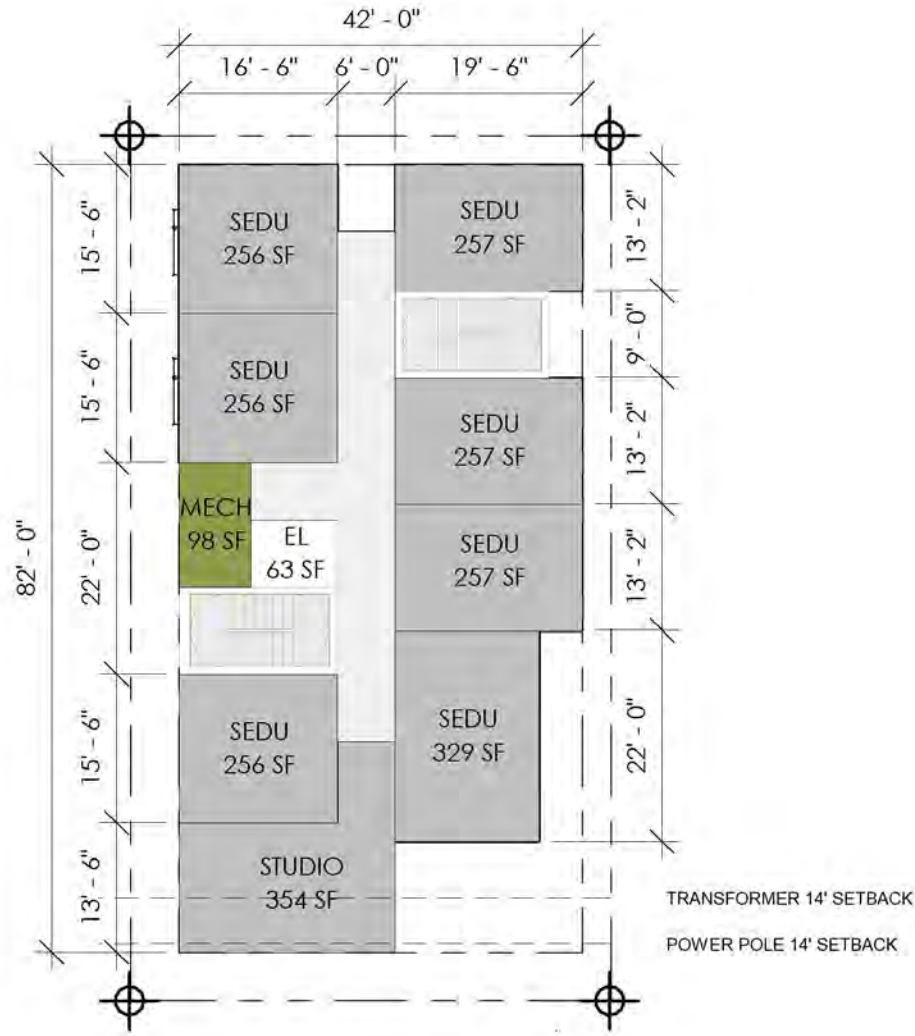
Level 4-7: 2681 SF

Floor Area Ratio: 19.031 SF

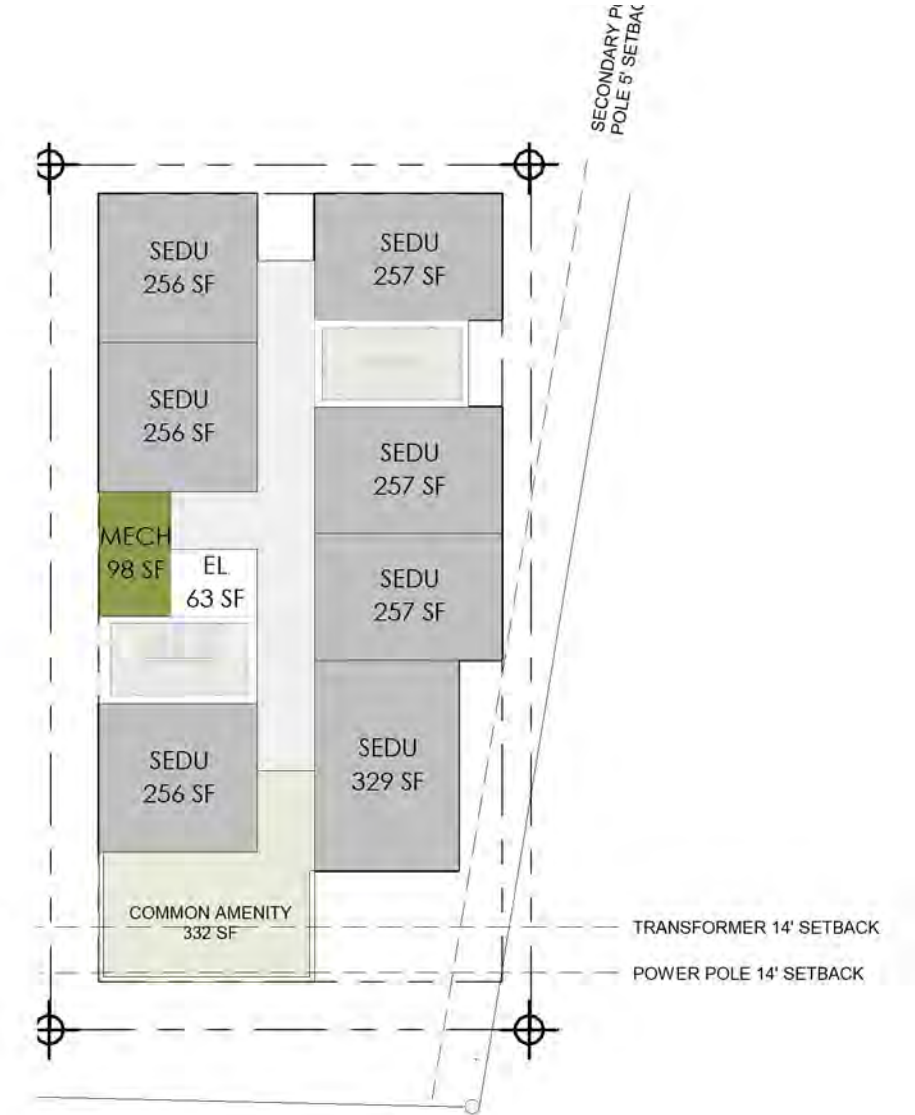


1 Level 1
1" = 20'-0"

ALLEY

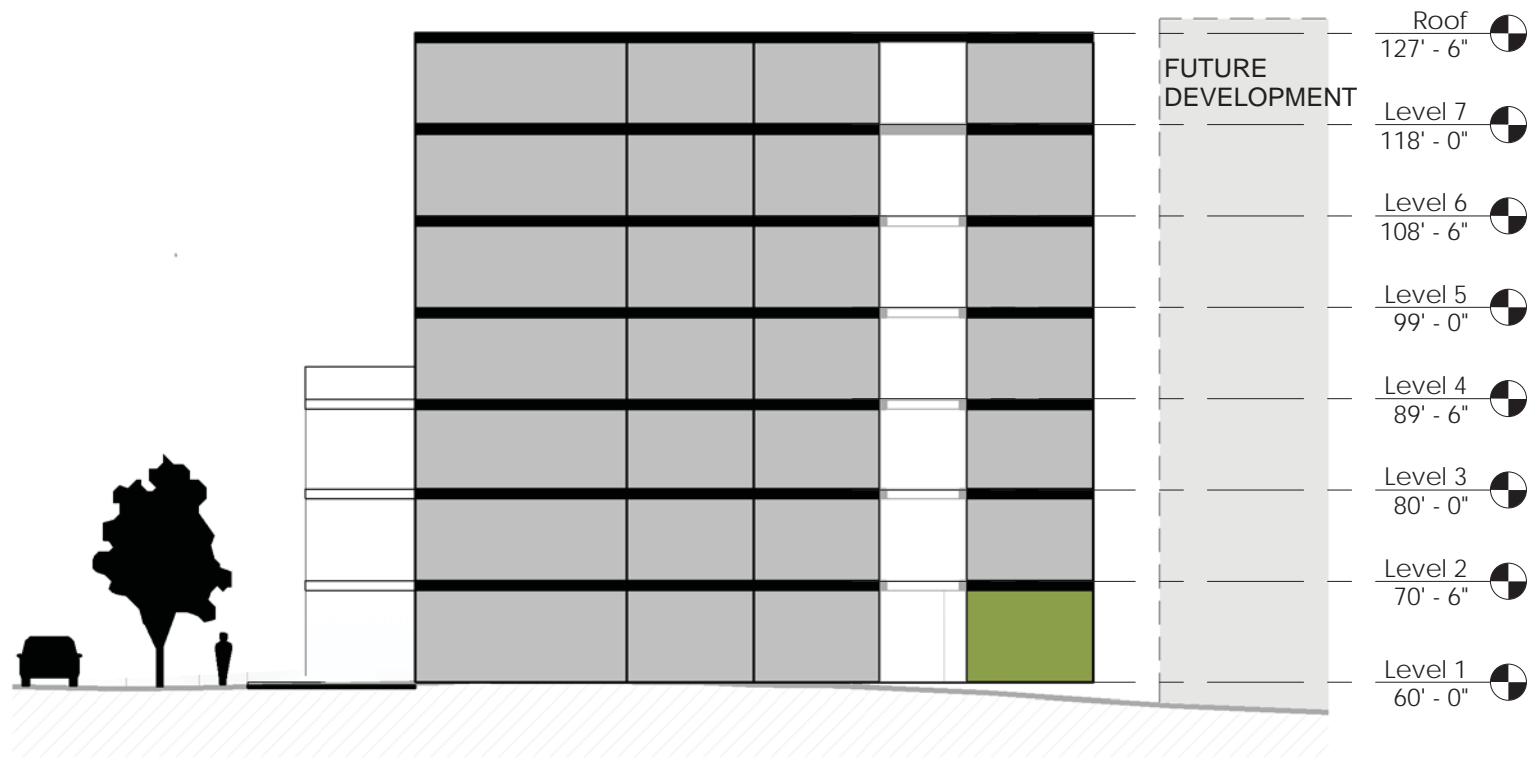


2 Level 2-3
1" = 20'-0"

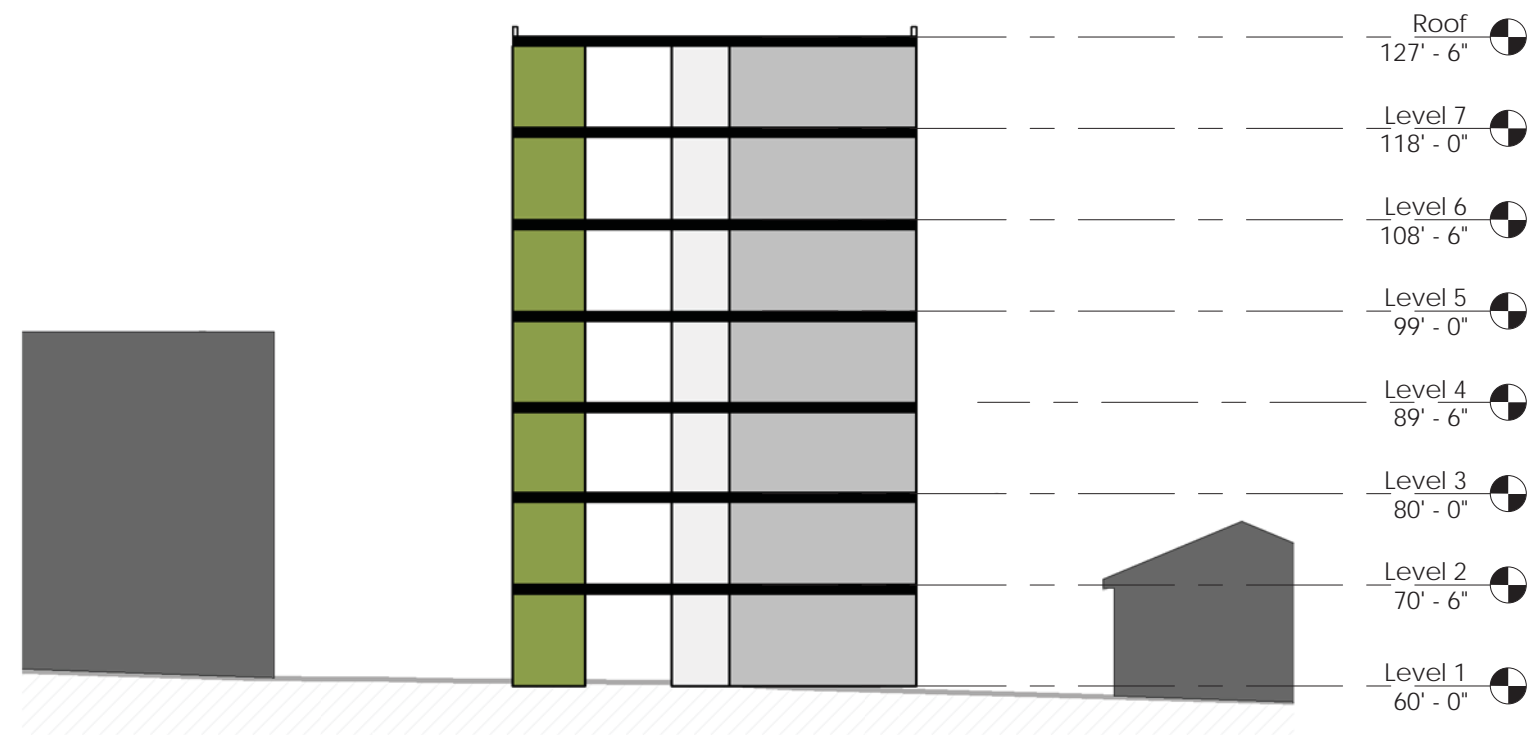


3 Level 4-7
1" = 20'-0"

OPTION 3: FLOOR PLANS



① NS Section
1" = 20'-0"



③ EW Section
1" = 20'-0"

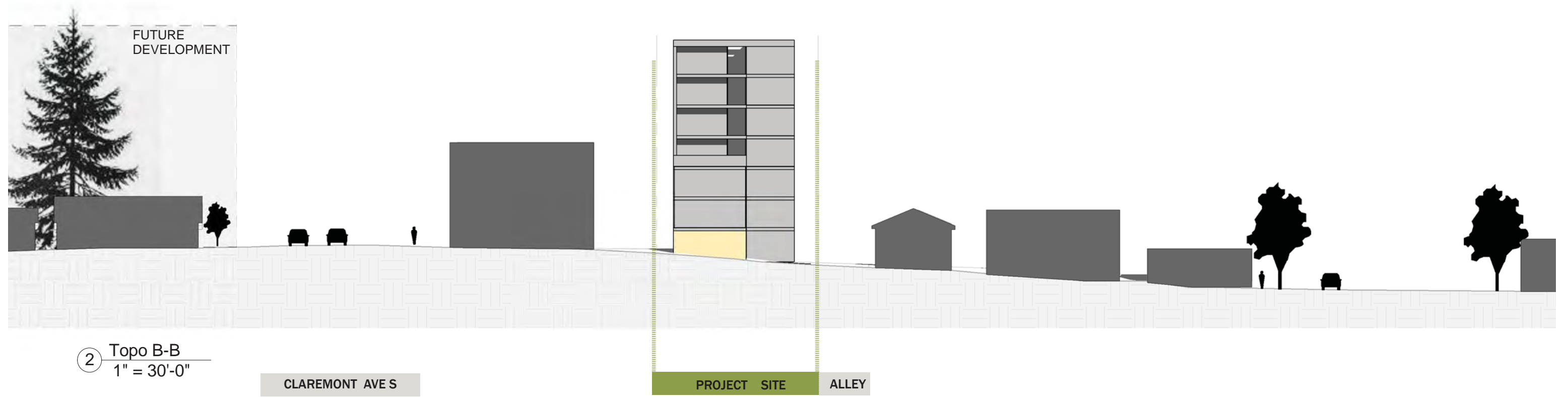


② Alley street view



④ Byron street view

OPTION 3: BUILDING SECTIONS



OPTION 3: SITE SECTIONS



SW BIRDSEYE



NW BIRDSEYE



SE STREET VIEW

OPTION 3: STREET VIEWS

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EXPERIENTIAL RENDERINGS



SW BIRDSEYE



NW BIRDSEYE



SE STREET VIEW

OPTION 3: EXPERIENTIAL RENDERINGS



OPTION 3: EXPERIENTIAL RENDERINGS

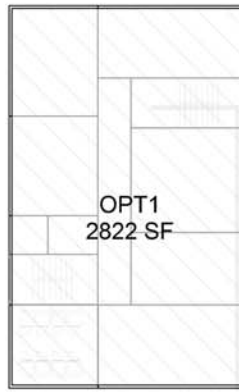
OPT 1

UNITS: 44

Real-estate Area: 19,580 SF
Level 1: 2942 SF
Level 2-7: 2773 SF

Floor Area Ratio: 18,740 SF
Level 1: 2822 SF
Level 2-7: 2653 SF

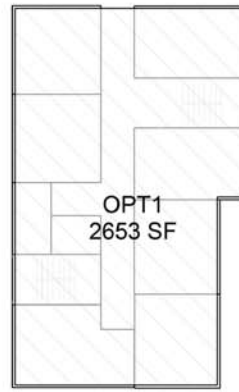
(20,250 SF ALLOWED)
670 SF UNDER



1.1 Level 1-opt1
1/32" = 1'-0"



1.2 Level 2-opt1
1/32" = 1'-0"



1.3 Level 3-opt1
1/32" = 1'-0"



1.4 Level 4-opt1
1/32" = 1'-0"



1.5 Level 5-opt1
1/32" = 1'-0"



1.6 Level 6-opt1
1/32" = 1'-0"



1.7 Level 7-opt1
1/32" = 1'-0"

OPT 2

UNITS: 47

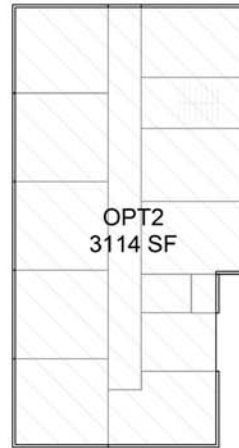
Real-estate Area: 19,973 SF
Level 1-2: 3254 SF
Level 3-7: 2693 SF

Floor Area Ratio: 19,093 SF
Level 1-2: 3114 SF
Level 3-7: 2573 SF

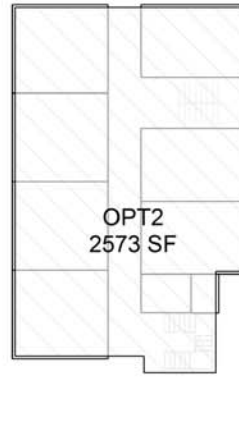
(20,250 SF ALLOWED)
277 SF UNDER



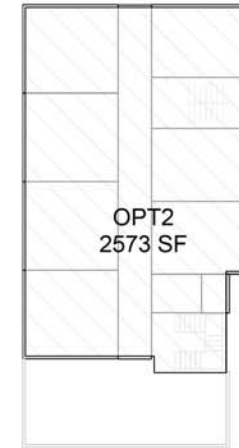
2.1 Level 1-opt2
1/32" = 1'-0"



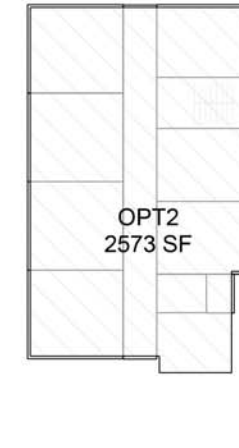
2.2 Level 2-opt2
1/32" = 1'-0"



2.3 Level 3-opt2
1/32" = 1'-0"



2.4 Level 4-opt2
1/32" = 1'-0"



2.5 Level 5-opt2
1/32" = 1'-0"



2.6 Level 6-opt2
1/32" = 1'-0"



2.7 Level 7-opt2
1/32" = 1'-0"

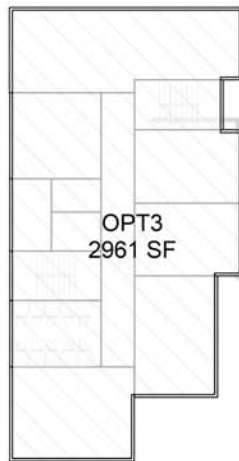
OPT 3

UNITS: 47

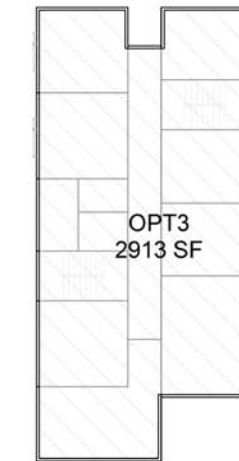
Real-estate Area: 19,931 SF
Level 1: 3101 SF
Level 2-3: 3053 SF
Level 4-7: 2681 SF

Floor Area Ratio: 19,031 SF
Level 1: 2961 SF
Level 2-3: 2913 SF
Level 4-7: 2561 SF

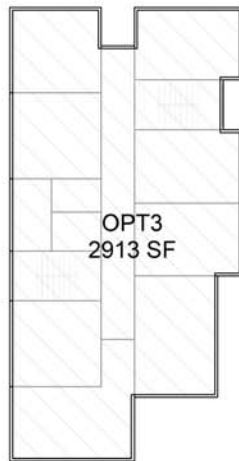
(20,250 SF ALLOWED)
319 SF UNDER



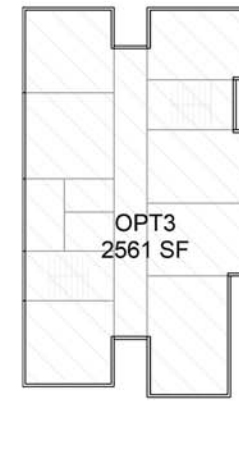
3.1 Level 1-opt3
1/32" = 1'-0"



3.2 Level 2-opt3
1/32" = 1'-0"



3.3 Level 3-opt3
1/32" = 1'-0"



3.4 Level 4-opt3
1/32" = 1'-0"



3.5 Level 5-opt3
1/32" = 1'-0"



3.6 Level 6-opt3
1/32" = 1'-0"



3.7 Level 7-opt3
1/32" = 1'-0"

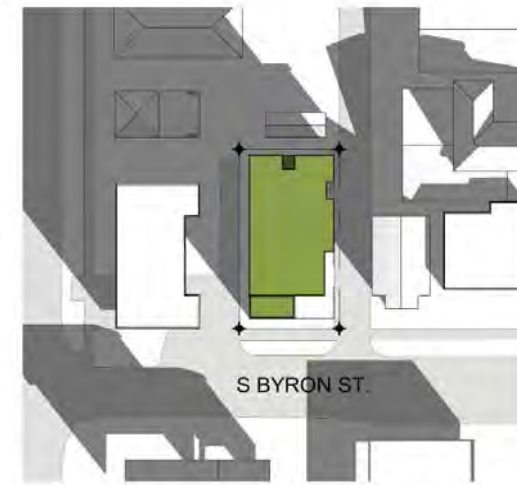
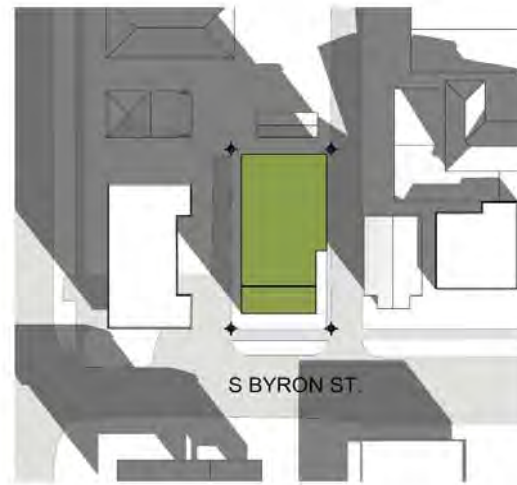
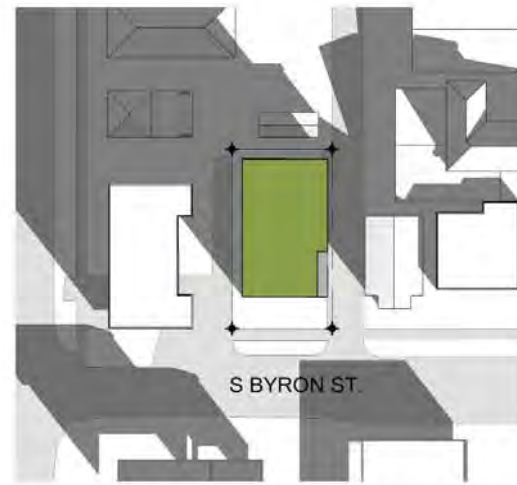
OPTION FAR DIAGRAMS

OPTION 1

OPTION 2

OPTION 3

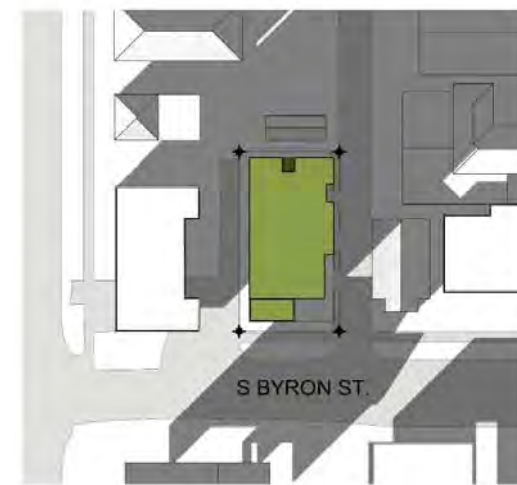
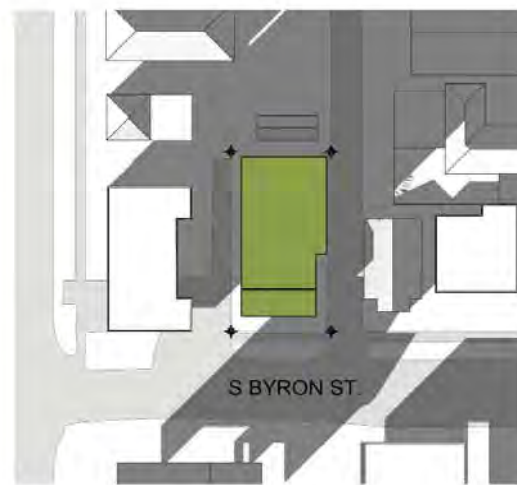
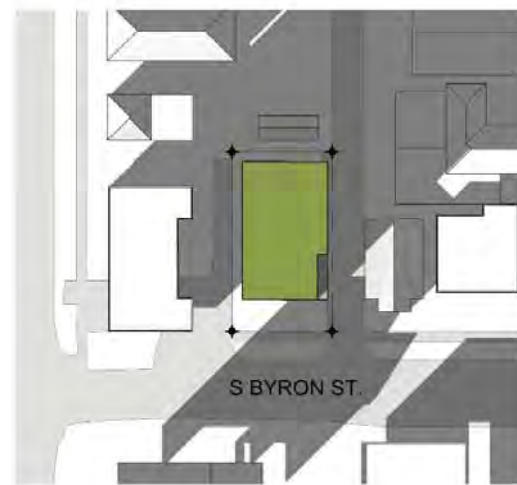
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3 PM



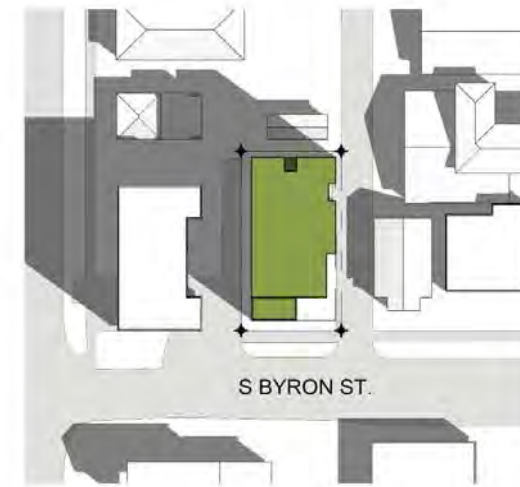
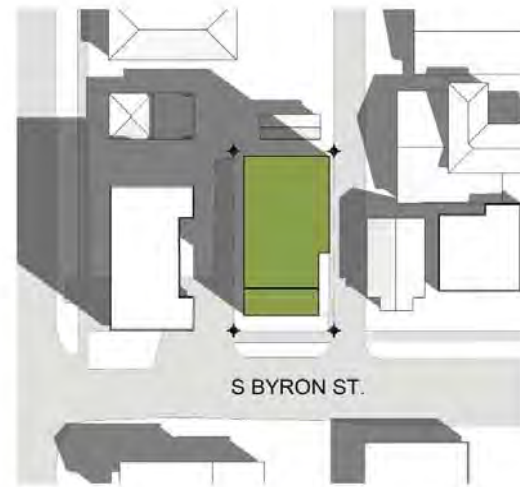
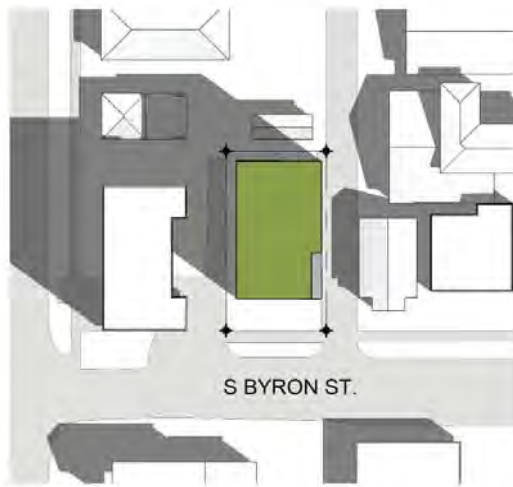
SUN STUDY: WINTER SOLSTICE (DECEMBER 21)

OPTION A

OPTION B

OPTION C

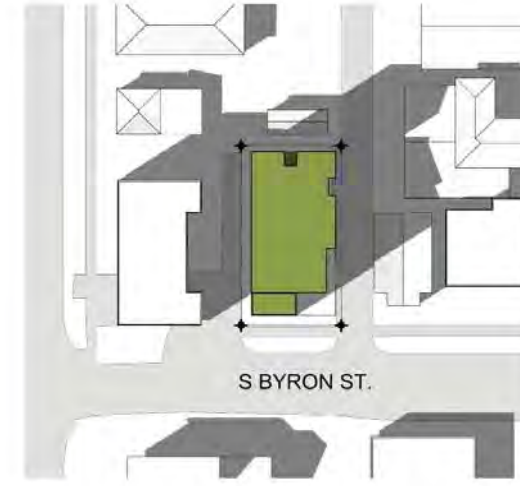
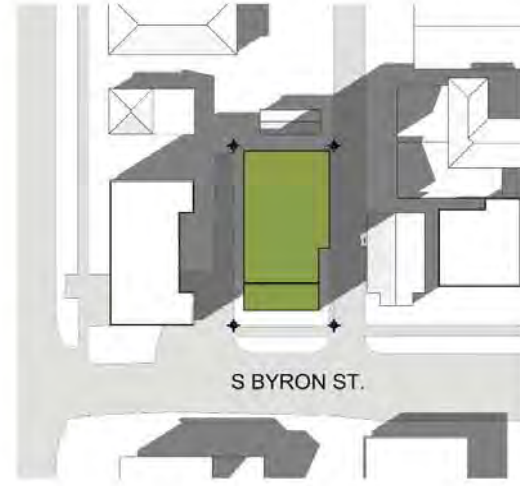
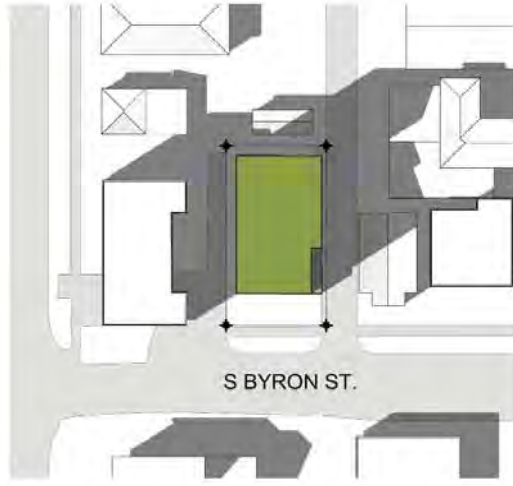
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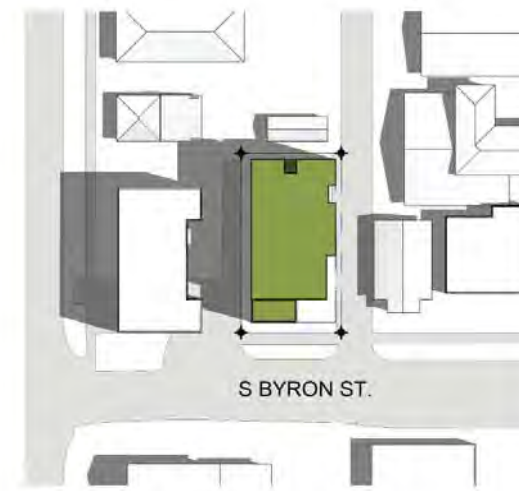
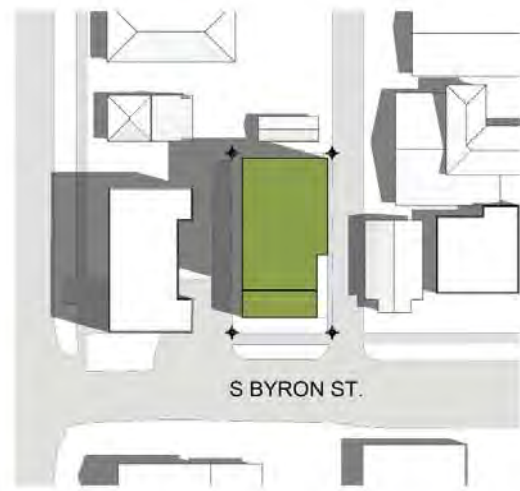
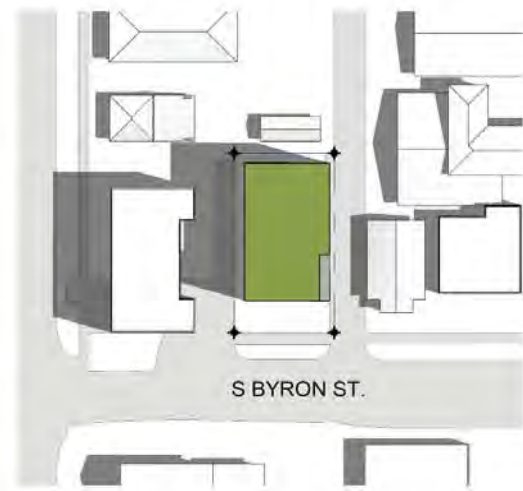
SUN STUDY: EQUINOX (MARCH 21)

OPTION A

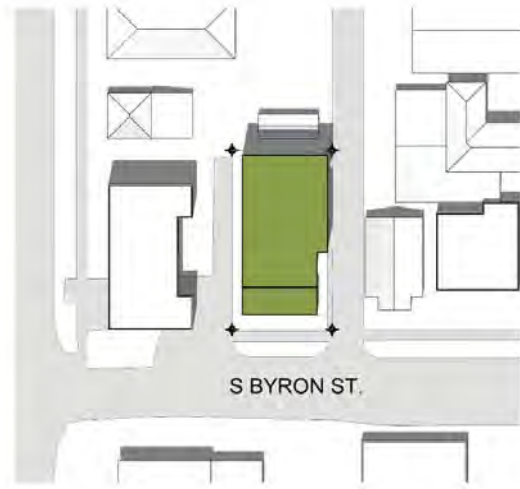
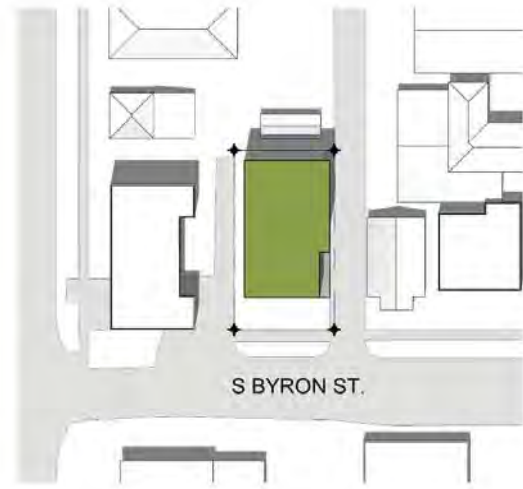
OPTION B

OPTION C

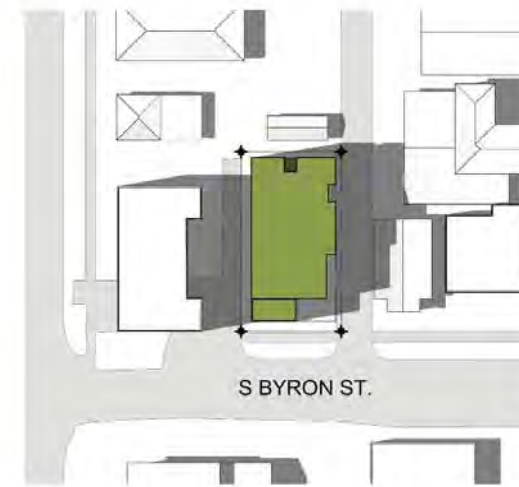
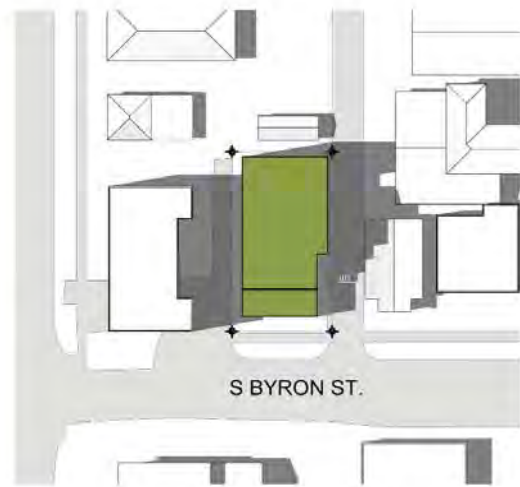
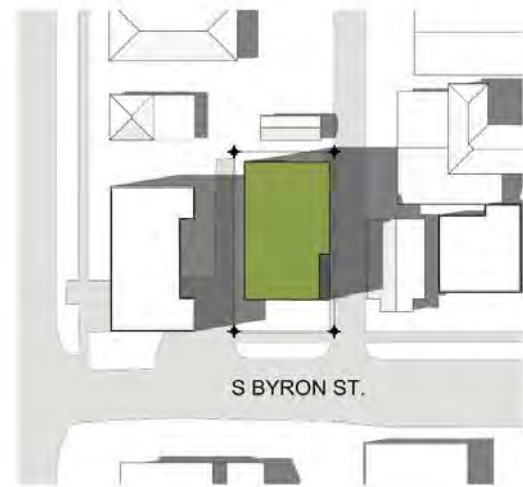
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3 PM



SUN STUDY: SUMMER SOLSTICE (JUNE 21)

