

2910 S Byron St

# 3027010



ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION  
OCTOBER 26TH, 2018 SUBMITTAL



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# CONTEXT

## KEY METRICS

**ADDRESS:** 2910 S Byron St, Seattle, Washington 98144

**PROJECT NUMBERS:** LU # 3027010

**PARCEL NUMBER:** 1282300365

**ZONE:** SM-NR-85

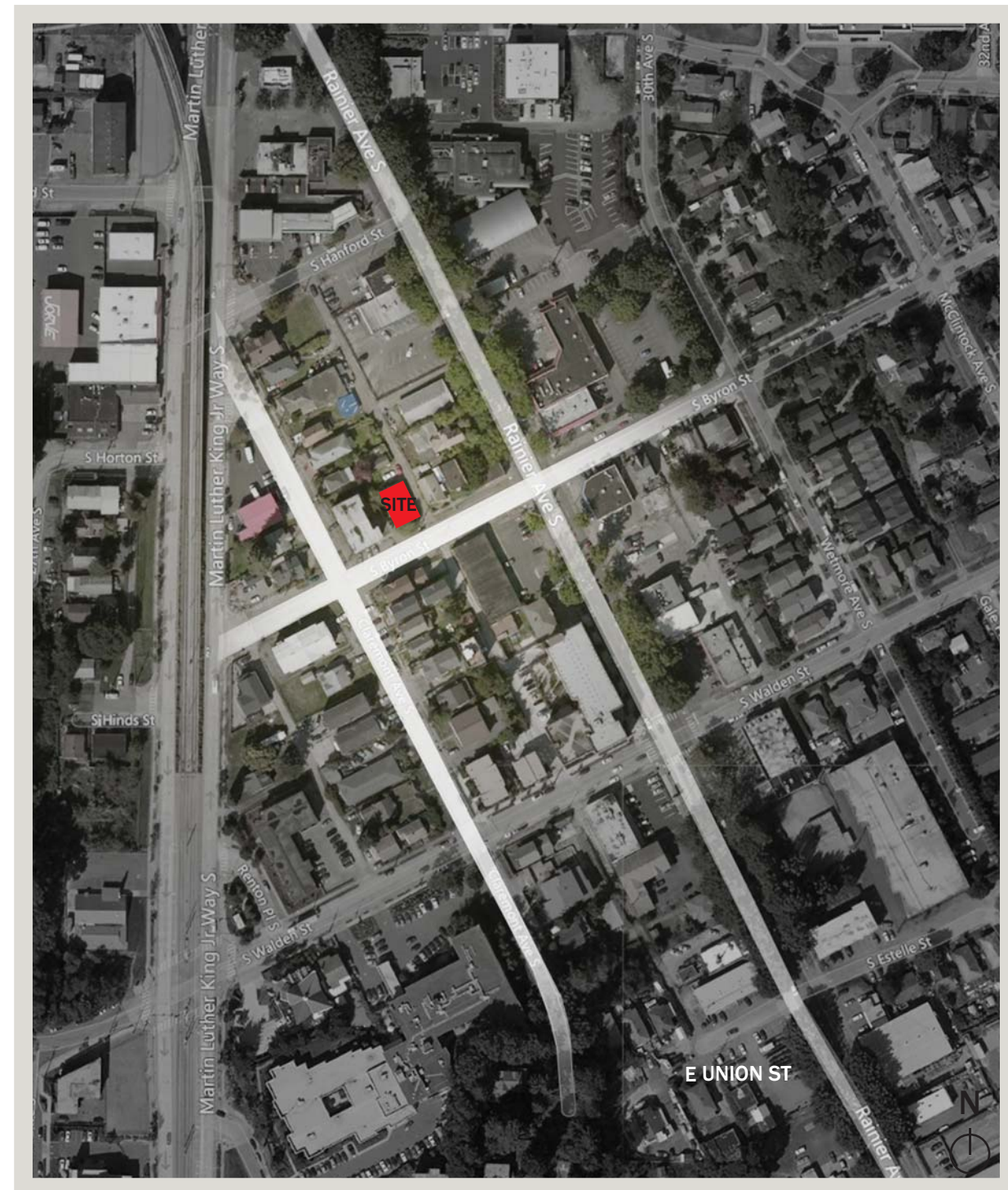
**LOT SIZE:** 4,500 sf

**OVERLAYS:** Mt Baker Hub Urban Village

**ALLOWED FAR:** 4.5x Lot Square Footage

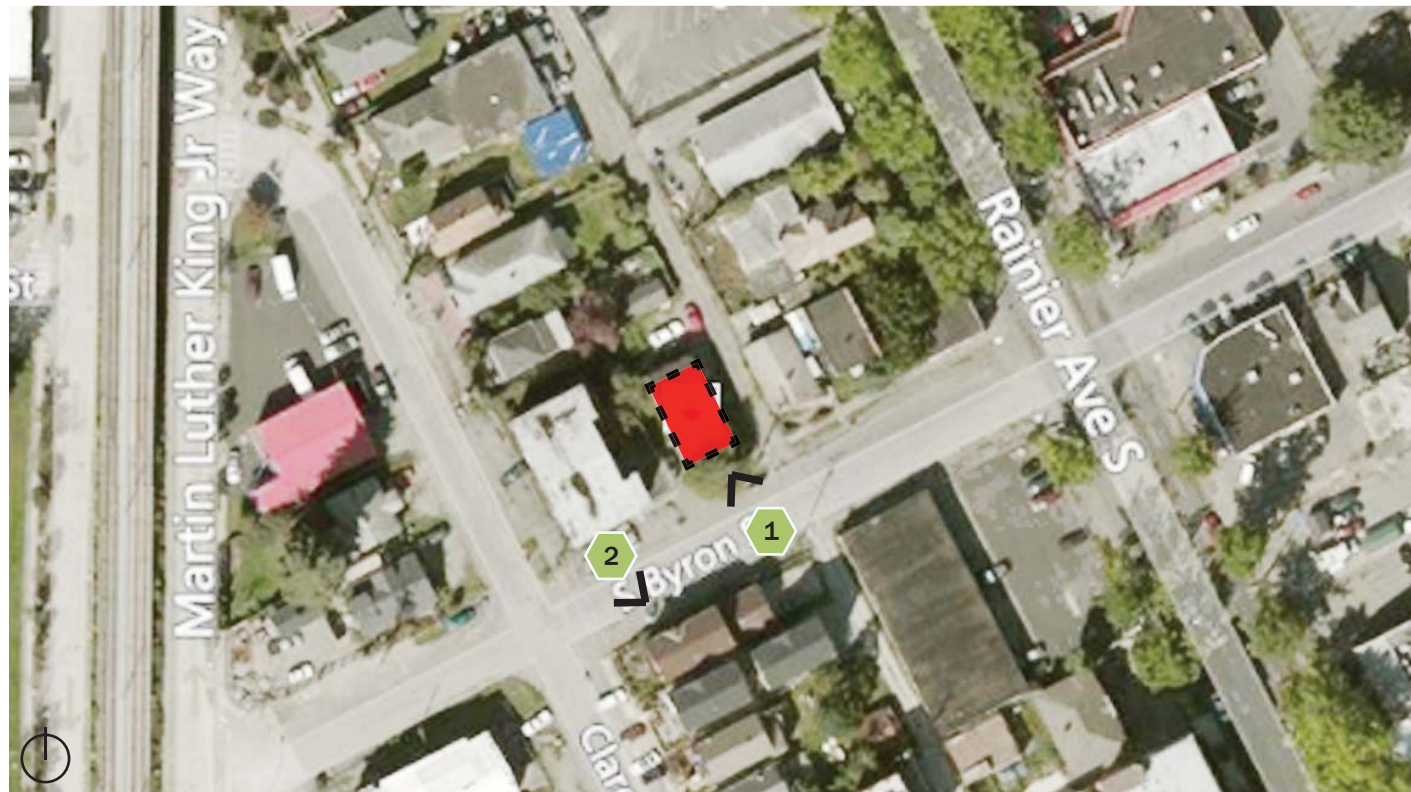
**ALLOWED HEIGHT: 85'**

**ANALYSIS OF CONTEXT:** This project is located centrally on South Bryon Street between Rainier Avenue South and Martin Luther King Junior Way South. The site is located within the Mt Baker Hub Urban Village in Beacon Hill, and qualifies for frequent transit designation.



## SITE ANALYSIS





• SITE PLAN



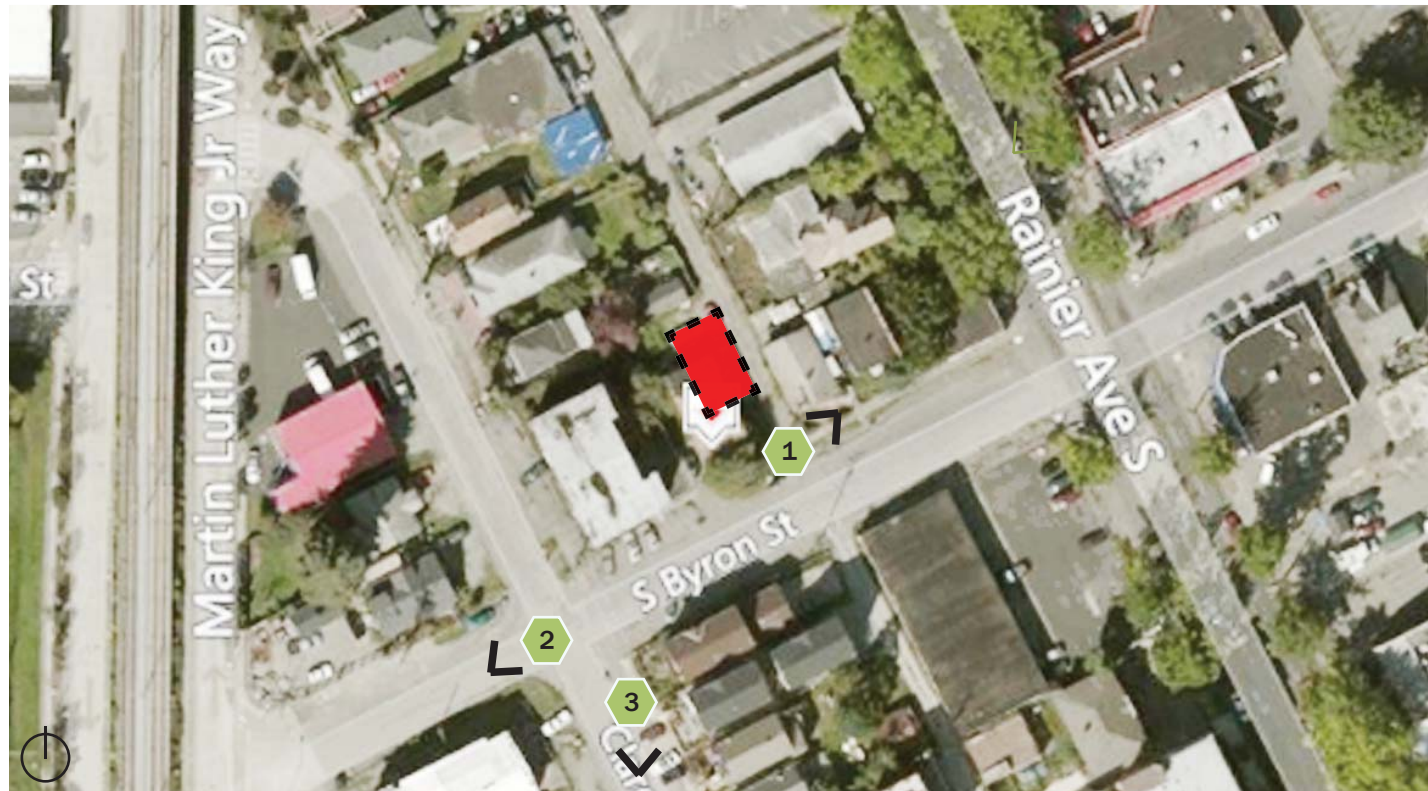
• SOUTH BYRON STREET, LOOKING NORTH-EAST



• SOUTH BYRON STREET, LOOKING SOUTH-WEST

# SITE PHOTOS





• SITE PLAN



• SOUTH BYRON STREET, LOOKING NORTH-EAST



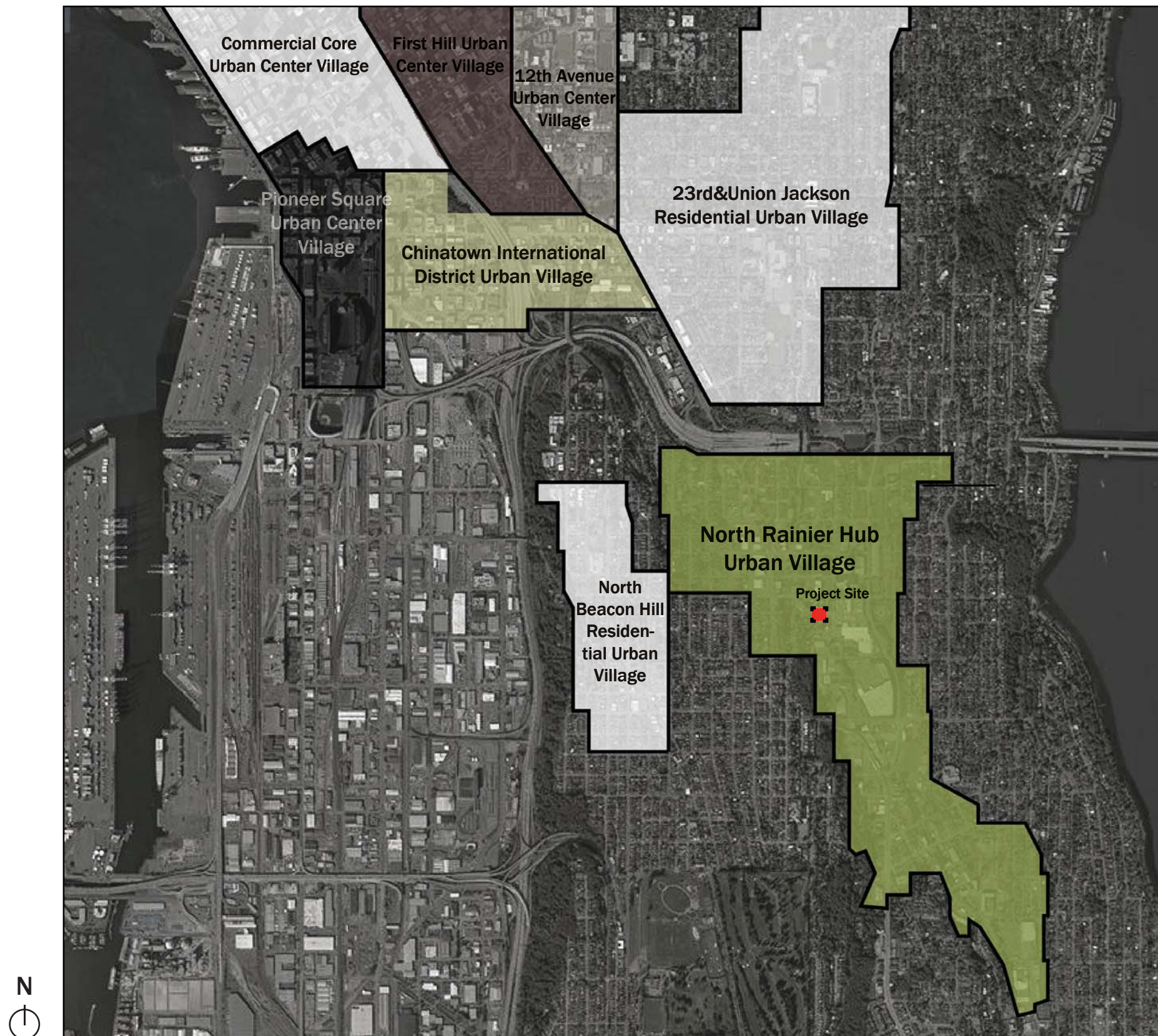
• CLAREMONT AVENUE SOUTH, LOOKING SOUTH-WEST



• CLAREMONT AVENUE SOUTH, LOOKING SOUTH

## SITE PHOTOS



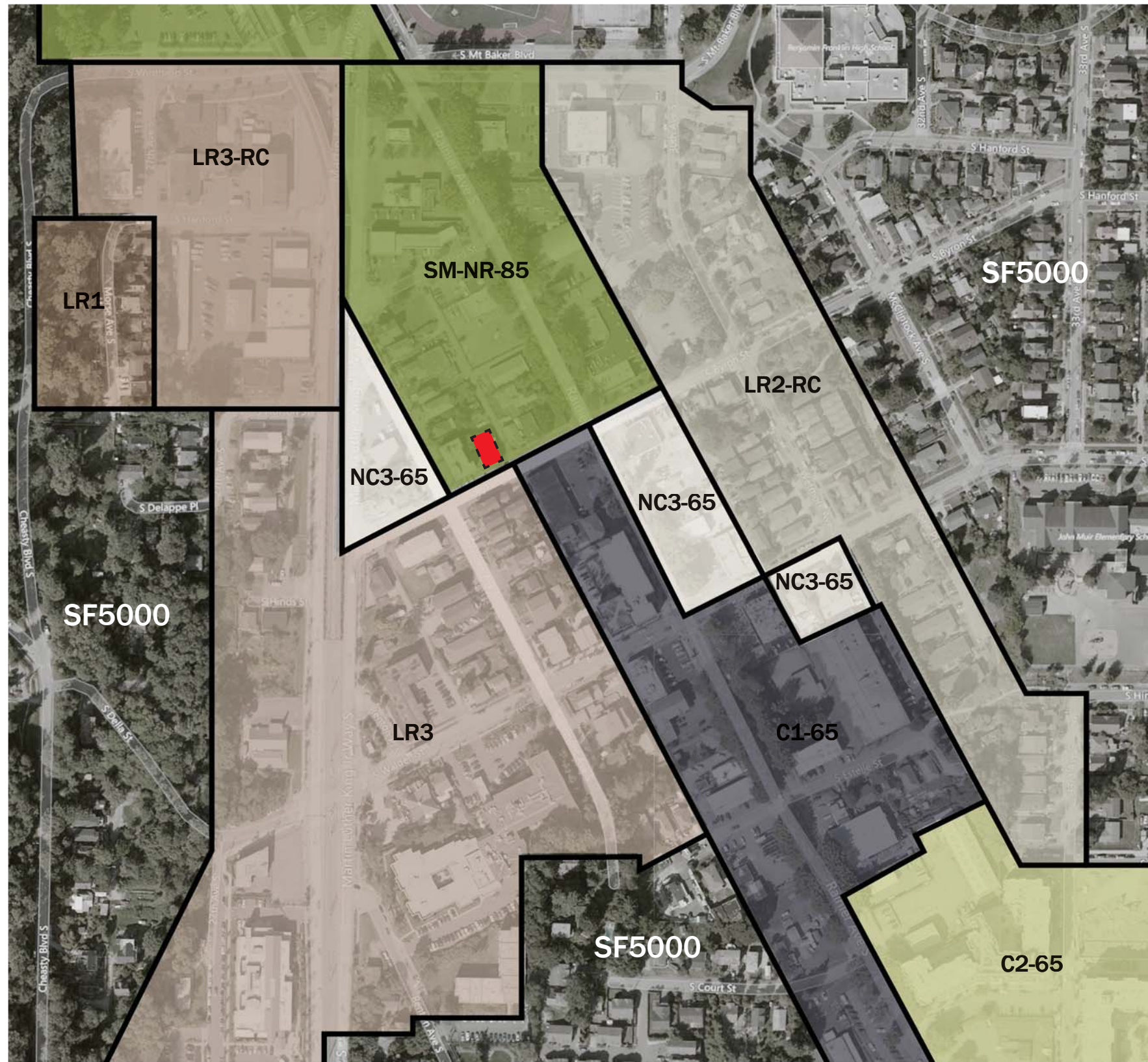


### NORTH RAINIER HUB URBAN VILLAGE:

- 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.

SITE 

SF 5000 

SM-NR-85 


NC3-65 

LR 1 

LR 2 

LR 3 

C1- 65 

C2- 65 



## AERIAL ZONING + HEIGHT ANALYSIS



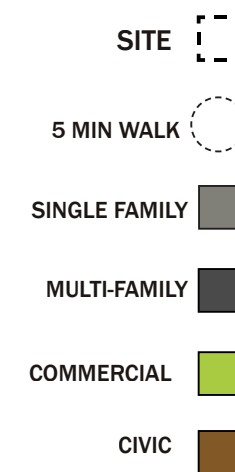






## LAND USE ANALYSIS

- 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

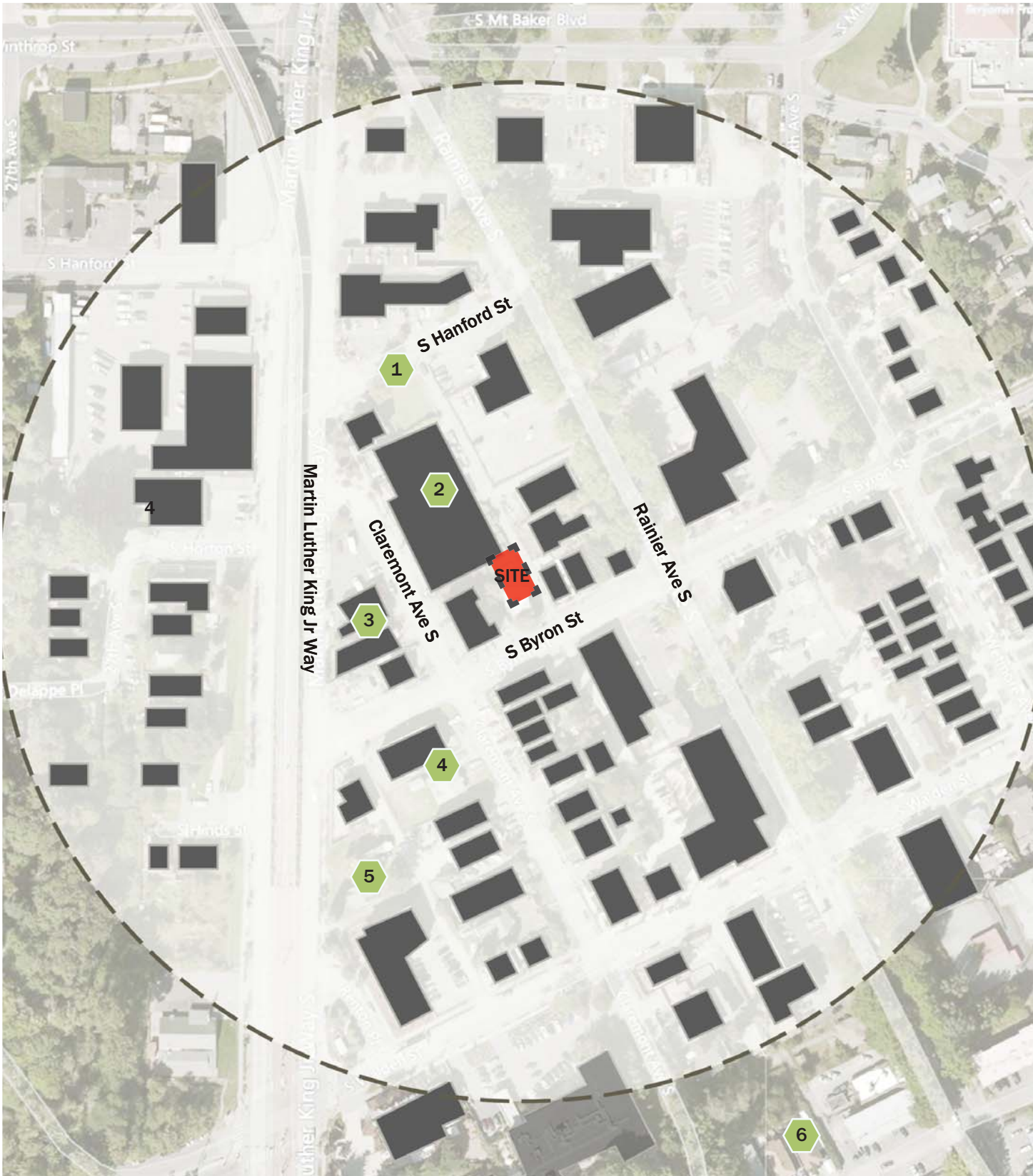
COMMERCIAL

CIVIC

## CONTEXT + LOCAL BUSINESSES



# AERIAL DIAGRAM



# PROJECT IMAGES

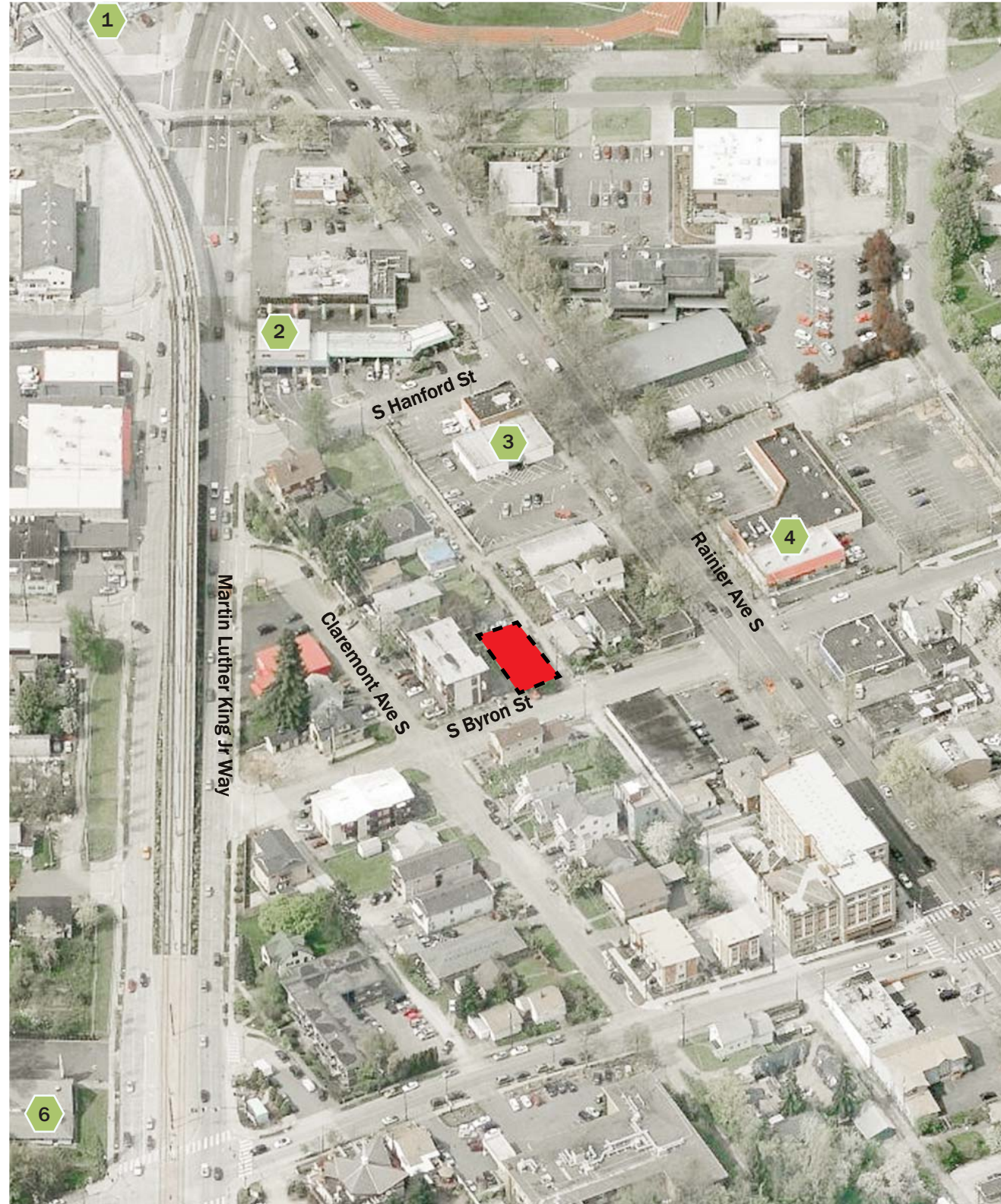


# PROJECT ADDRESS

- 1 2807 S HANFORD ST**  
6 story apartment building with 33 small efficiency dwelling units  
(Photo unavailable at this time.)
- 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



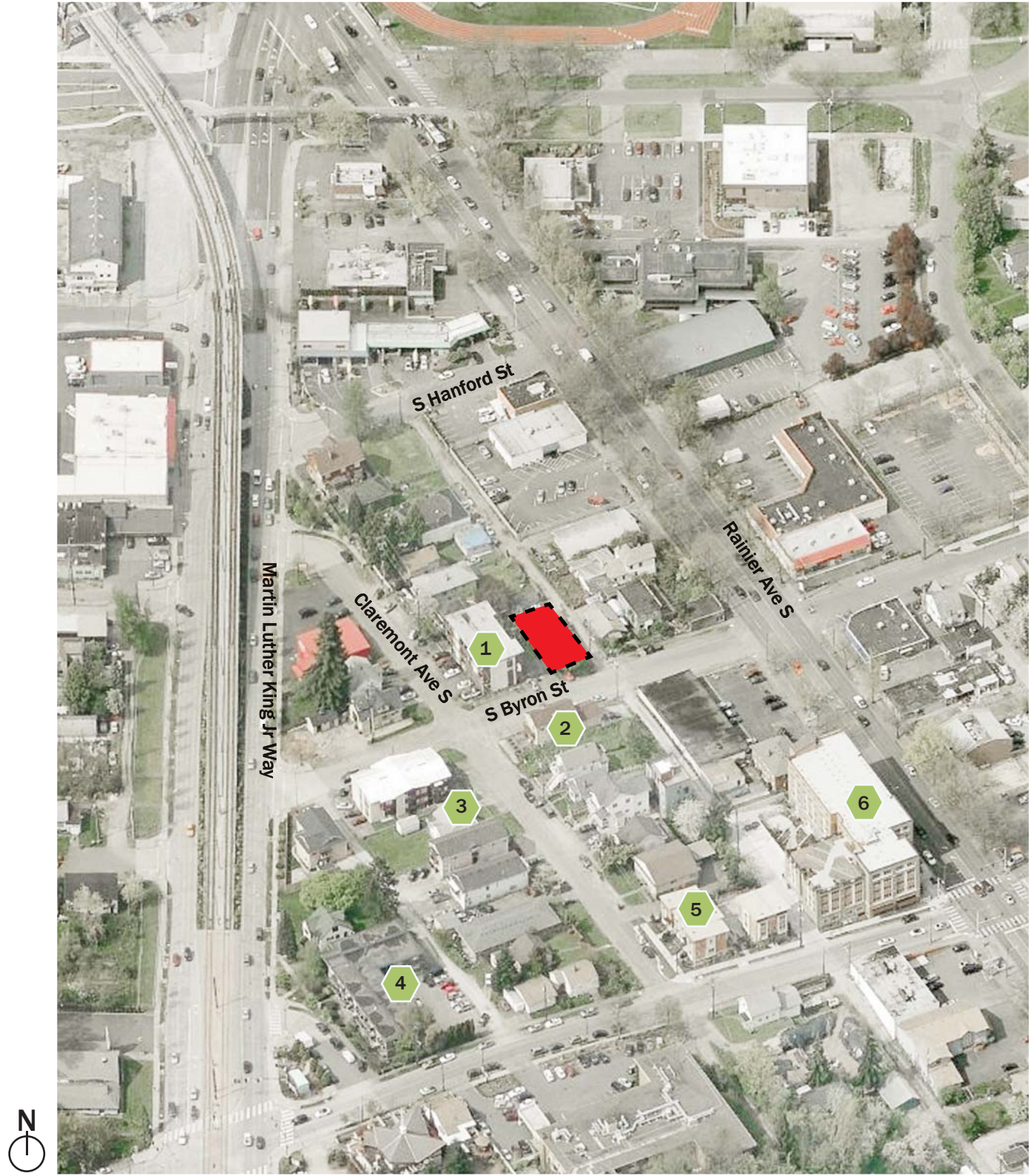
5 Prudential RNT Real Estate



6 Community Church

## NEIGHBORHOOD ARCHITECTURE-COMMERCIAL



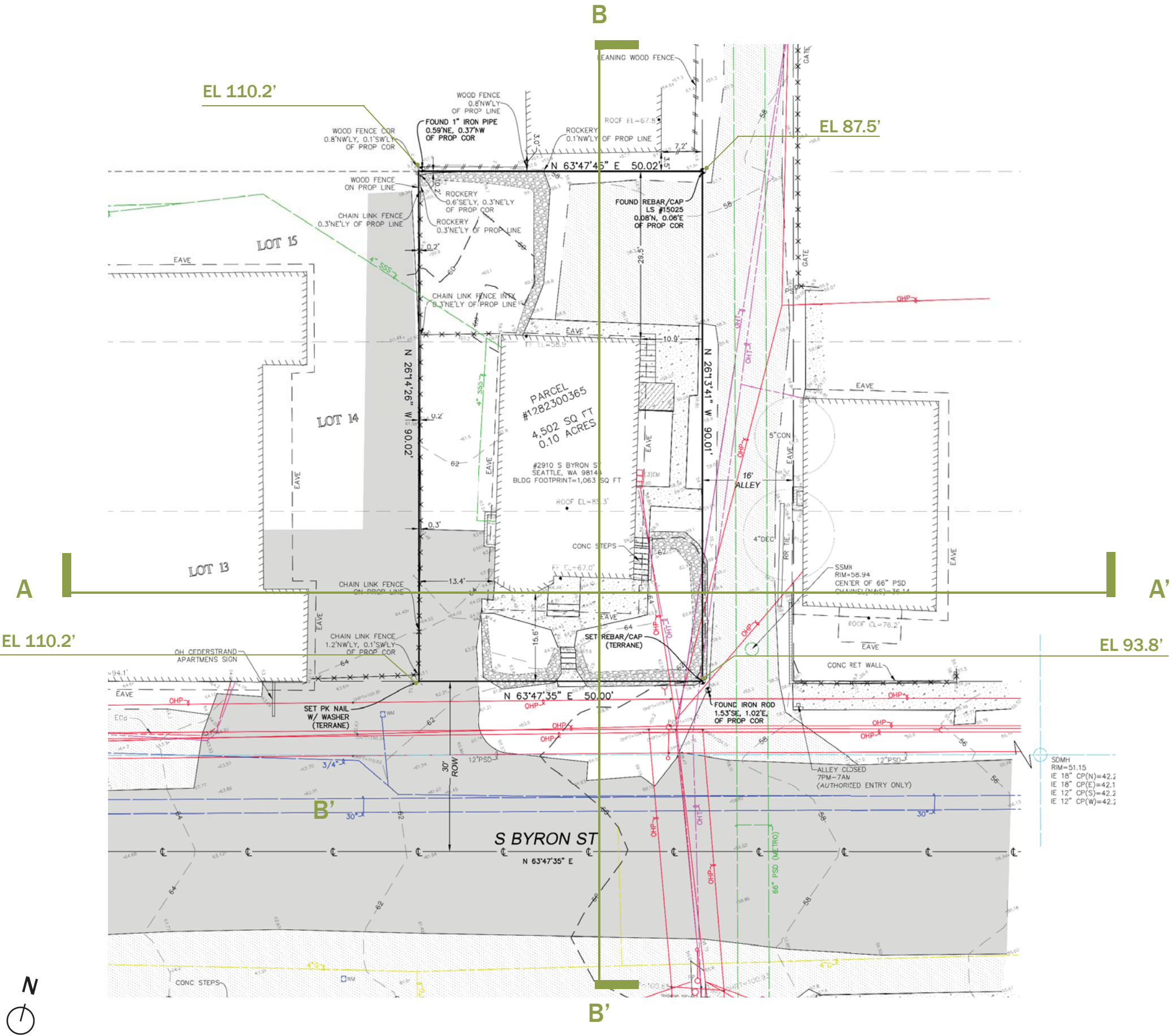


# NEIGHBORHOOD ARCHITECTURE RESIDENTIAL

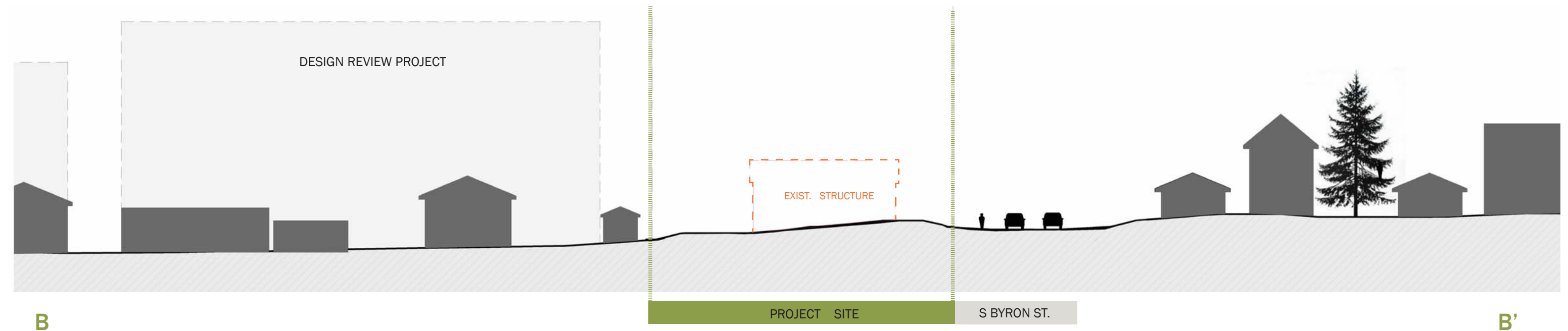
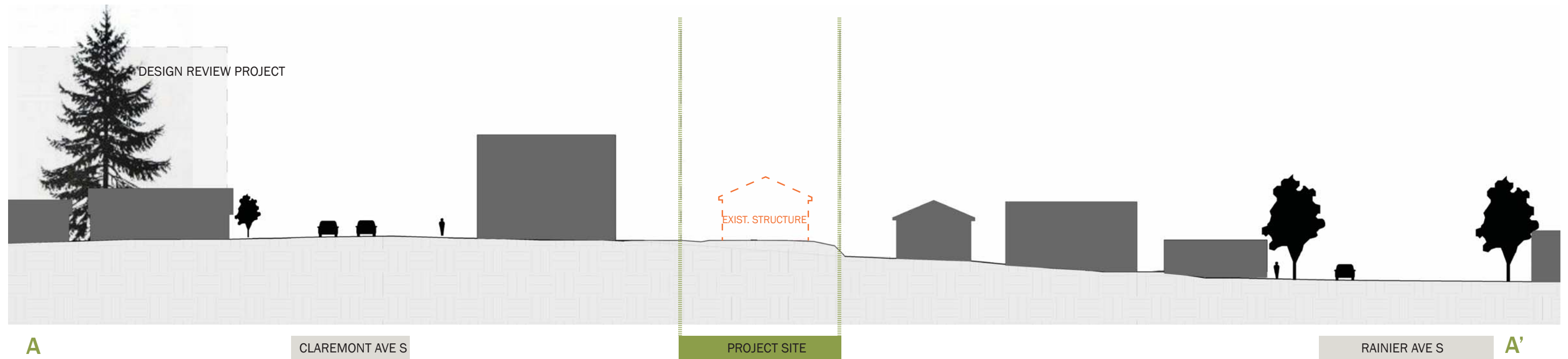


# SITE CHARACTERISTICS

- 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 diagonally along the alley.
- Topography changes are minimal.
- There are no trees located on site.



# SITE SURVEY



## TOPOGRAPHY





S BYRON ST. LOOKING NORTH

PROJECT SITE



S BYRON ST. LOOKING SOUTH

ACROSS THE STREET

## STREET ELEVATIONS

# EDG SUMMARY





# PROJECT INSPIRATION



PROJECT CONCEPT:

The treatment of ground-level and building-level amenities drive the design strategies. Creating **OPPORTUNITIES FOR OPEN, SHARED SPACE** drives interaction between the building and the neighborhood.

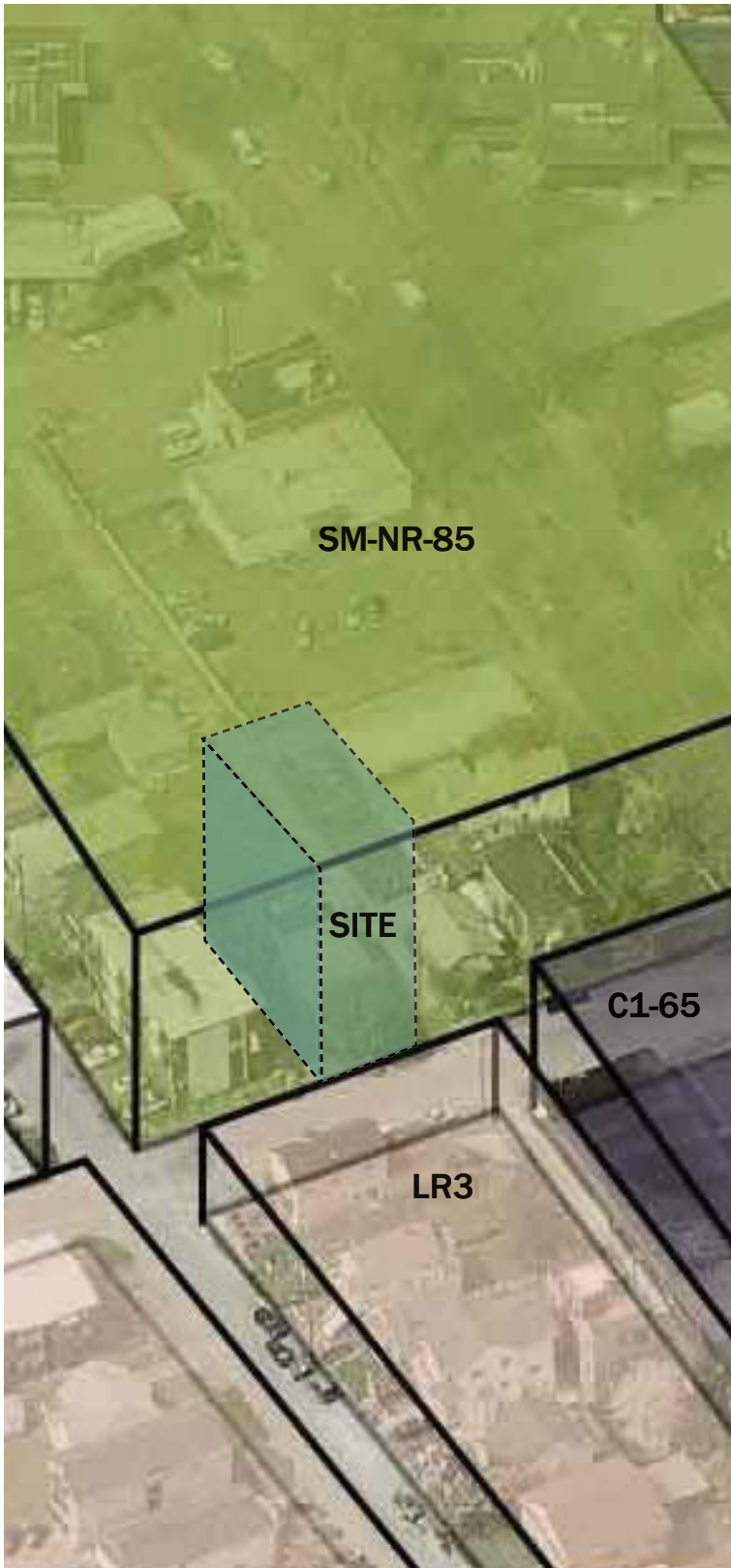
HOW DOES IT CONNECT TO :

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. The building steps down to the street to create a prominent appearance at the street which is welcoming in massing and material application. The building also steps to address the shorter zoning (LR3) to the south. The building respects the context in this way and by utilizing neighborhood materials like lap siding at the pedestrian levels.

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



ZONING VIEW



BUILDING MASSING WITH AMENITY SPACES



SOUTH ELEVATION

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



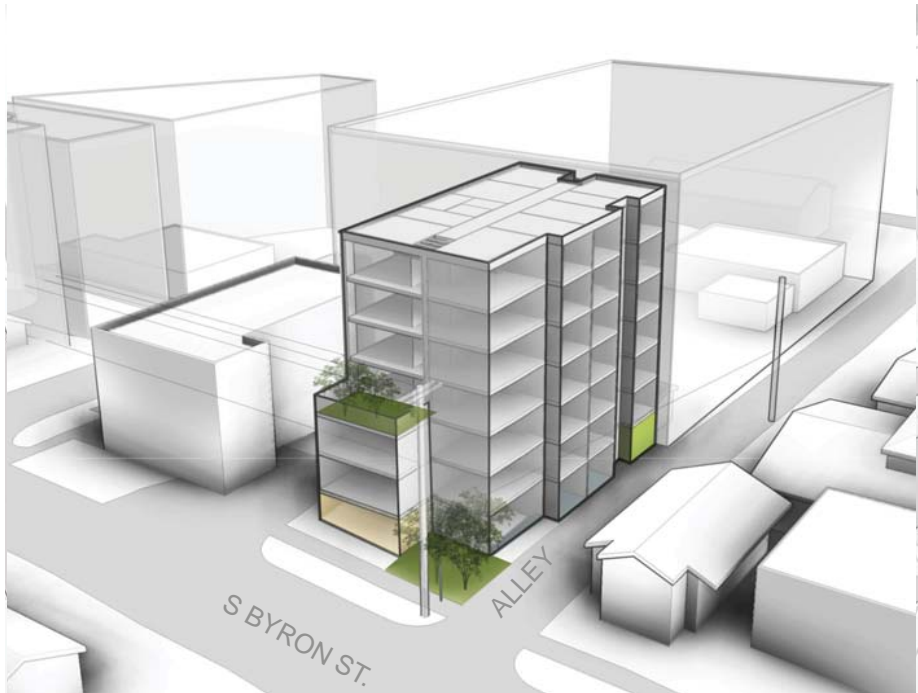
# OPTION 2

## 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 (SDCI STAFF SELECTED)

## 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

## EDG SCHEME SUMMARY



# EDG OPTION 3 (SDCI STAFF SELECTED)

## PROJECT DATA

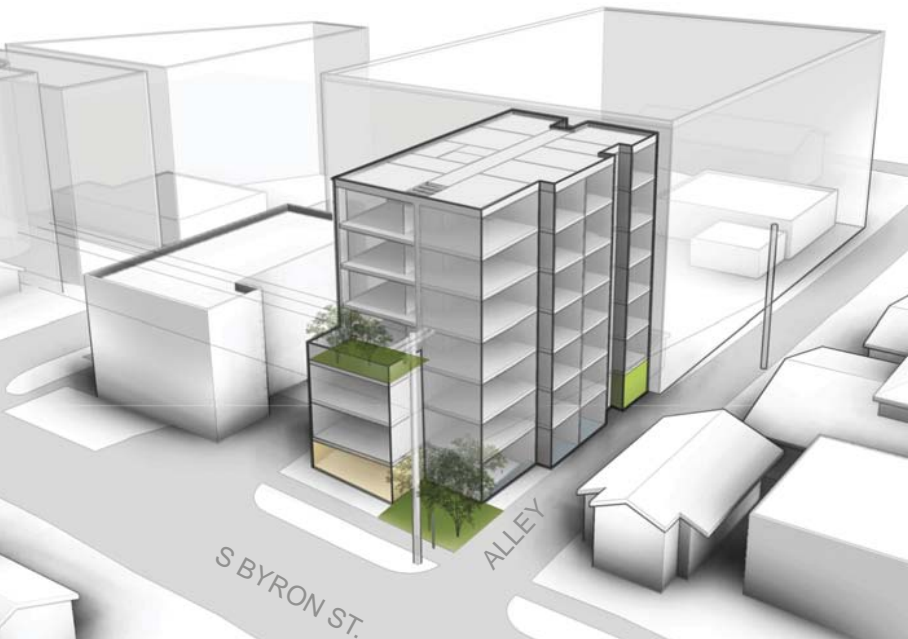
- . 19,031 SF
- . 47 Small Efficiency Dwelling Units
- . 650 SF exterior amenity at Street Level/Level 2
- . No Parking provided
- . Pedestrian Entry at SE Corner facing  
S Byron St

## DEPARTURES

- . No Departures requested at this time



SE STREET VIEW



SE BIRD'S EYE



SW BIRD'S EYE





### 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

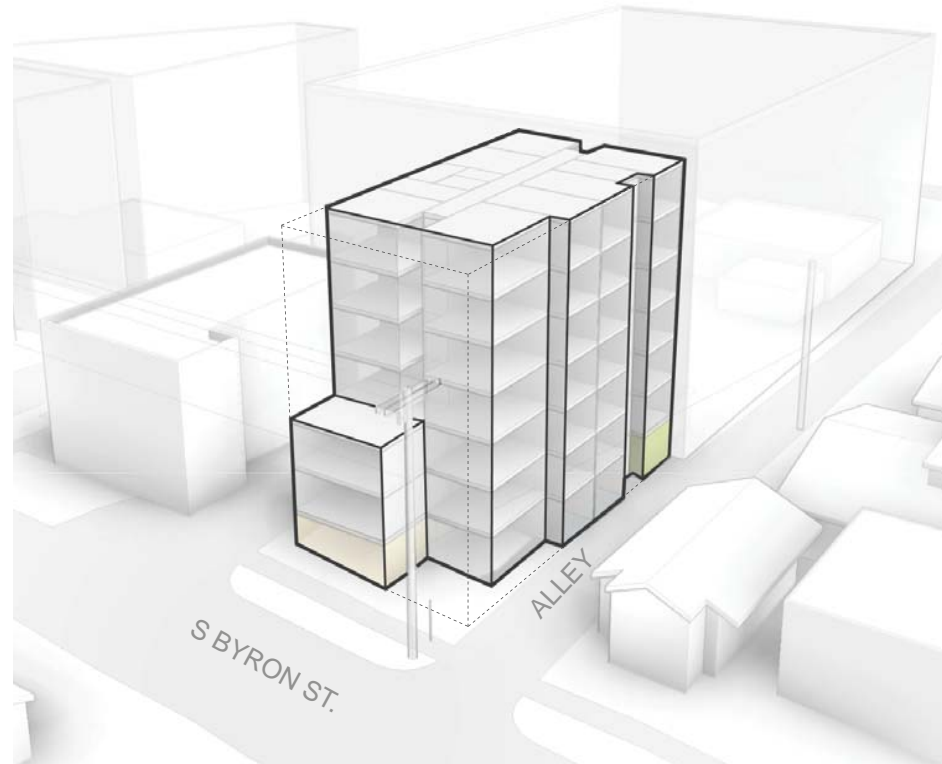
- Identify opportunities for the project to make a strong connection to the street

##### 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 planting 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)

## EDG SCHEME 3: SITE & MASSING ANALYSIS



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)

CITATION	PROJECT RESPONSE (preferred scheme)	NOTES
<p><b>23.48.020. Floor Area Ratio (FAR) Limits</b>  FAR limited to 4.5 for SM-NR-85</p>	<p>Proposed residential use is permitted</p>	
<p><b>23.48.025 - Structure height</b>  Apartment in SM-NR-85 Zones limited to 85’ building height.</p>	<p><b>Project FAR Calculation</b>  Lot Area =4,500 sf  Max Buildable Area = 20,250 sf (4,500 sf x 4.5)</p>	
<p><b>23.53.030 - Alley improvements in all zones</b>  Minimum Right-of-Way Width for existing alleys for SM zone : 20’</p>	<p><b>Project structure height: 68’-10”</b>  (measured from SMC Average Grade to T.O. Roof Deck)</p>	
<p><b>23.48.040 - Street level development standards</b>  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</p>	<p>Existing alley abuts the site is 16’, 2’alley setback required</p>	
<p><b>23.48.045 - Amenity area</b>  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.</p>	<p>The proposed project is in compliance.</p>	
<p><b>23.48.048 - Required parking and loading</b>  Off-street parking spaces and bicycle parking required</p>	<p>Approx. 40%</p>	
<p><b>23.48.055 - Landscaping standards</b>  D. Street tress are required, number and type determined by SDCl.</p>	<p><b>The proposed Amenity area is in compliance.</b>  Lot Area = 4,500 sf  Proposed total gross floor area= 19,745  Amenity Area required = 987 sf (19,745 sf x 5%)  Proposed Amenity Area total(preferred option): 1278 sf  Proposed Amenity Area at grade= 524 sf (262 sf x2)  Proposed Amenity Area at Level 4 = 328 sf  Proposed Amenity Area at roof deck= 688 sf  Proposed Amenity Area enclosed= 356 sf</p>	
	<p>The proposed project is in compliance.</p>	
	<p>Street trees will be planted.  Project will be required to achieve a Green Factor score of 0.6 or higher.</p>	

## SM-NR-85 ZONING, LAND USE



CITATION	PROJECT RESPONSE	NOTES
<p><b>23.53.006 - Pedestrian access and circulation</b>  A. Pedestrian access and circulation are required on all streets  C. sidewalks are required</p>	<p>Proposed site and options are in compliance</p>	
<p><b>23.53.015 - Improvement requirements for existing streets in residential and commercial zones</b>  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.</p>	<p>Project is in compliance</p> <p>Right-of-way width = 60’ &gt;40’ minimum</p>	
<p><b>23.54.015 - Required parking</b>  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.</p> <p>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.</p>	<p><b>No parking is required for project</b>  Project is within the North Rainier Hub Urban Village and meets requirement for frequent transit designation.</p> <p>Project meets the minimum bicycle parking requirements per 23.54.015. Table D, Section D.2.  Number of SEDU units : 46  Bike parking required = 46 SEDUs x (.75) = 35  Bike parking provided: 37</p>	

## 1. MASSING AND FACADE COMPOSITION

### EDG Guidance

- 1A** Support the proposed location of the structure. Continue to explore how the massing of the structure and facades relate to the neighborhood context and develop a design that further reduces the perceived height and bulk of the structure.
- Project massing has continued to be explored. Entry on the sidewalk provides more glazing and connection to the neighborhood. The massing steps down at the entry to address the residential zone to the south. Larger slider doors at the levels above the Level 4 amenity provide more glazing and create less perceived bulk.
  - See pages 32 - 39. [CS2-C-2, CS2-D-5, DC2-A-2]
- 1B** Support for the use of modulation, material changes and secondary architectural elements to provide depth and visual interest.
- Material changes at the lower levels provide depth, texture and visual interest. Modulations occur around the building and are accentuated by contrasting materials. Secondary elements, like the railing at Level 4's amenity, storefront at the foyer space and the metal canopy also add visual interest.
  - See pages 33 - 39. [DC2-B-1, DC2-C, DC2-C-1]
- 1C** Support for the recessed area provided on the east facade. Staff recommends incorporating a recessed area on the west facade.
- The design has incorporated a recessed area on the west facade. This provides a vertical expression to complement the horizontal nature of the S facade.
  - See pages 33, 39. [DC2-B-1, DC2-1-i]
- 1D** Staff recommends a fenestration pattern that complements the massing and reinforces the floor to ceiling expression on the S facade as shown in the experiential renderings. Precedent image of page 22 (now page 34) is a good example.
- The design has used the precedent image as inspiration to design the fenestration pattern. This gives a floor to ceiling expression on the S facade.
  - See pages 33 - 39. [DC4-I-iii]

## 2. PRIMARY ENTRY CONDITION

### EDG Guidance

- 2A** Staff recommends the entry open towards the sidewalk. Develop entry to make it easily identifiable.
- The entry has been moved to open towards the sidewalk. Landscaping, canopy, lighting and signage have been developed to identify the entry.
  - See page 44. [PL2-C-2, PL3-A-1, PL3-A-4, PL3-1-i]

### MUP Corrections

- 2B** Fiber Cement Materials  
Provide details regarding the fiber cement material with precedent photos of the horizontal cementitious material proposed at the primary entry.
- See page 45.
- 2C** Provide details of the material transition from the cedar lap siding and the cementitious panel at the 3rd floor.
- See page 45.

- 1E** Support the proposed materials at the primary entry and S facade base in the renderings. Staff recommends utilizing a palette consisting of high quality neighborhood materials.
- The design provides high quality neighborhood materials with high quality details such as cedar siding at first two levels, charcoal stained, and cementitious lap siding at the front massing which is durable and a quality material. Connections are also considered. Metal fry reglets are proposed at all outside corners and metal trim pieces at panel edges.
  - See pages 33 - 39. [CS2-1-iii, CS3-A-1, DC4-A-1]

## 3. LANDSCAPING AND AMENITY AREA

### EDG Guidance

- 3A** Support amenity area along S Byron St and at Level 4. Develop areas to meet needs of intended uses.
- Further development of the amenity areas has included the addition of landscaping, hardscape materials, furniture, lighting and signage to support interaction with the public realm and to provide inviting spaces that are buffered from the street. There are 3 amenity spaces. As they rise from the ground level, they transition from public to more private.
  - See pages 48 -53. [CS2-B-2, PL4-II-i, DC3-B-1, DC3-I-iii]
- 3B** Concern with common amenity area at ground level. Develop it further to provide a buffer, minimize the visual and auditory impacts from vehicular traffic. Staff supports different hardscape materials.
- Further development of the amenity area includes the addition of both dense and tall vegetation to provide a buffer, minimizing visual and auditory impacts from the vehicular traffic.
  - See pages 48, 50, 51. [DC3-B-1, DC4-D-2]

### MUP Corrections

- 3C** Provide additional views of the landscaping at the ground level amenity area to illustrate how the landscaping is providing visual and auditory buffering from car traffic on the alley.
- Landscaping and planters help provide a buffer while still being open enough to clearly see for safety reasons, "Eyes on the Street."
  - See pages 48, 50, 51.



# MASSING AND FACADE COMPOSITION

# 1. MASSING AND FACADE COMPOSITION



1A

The color tones and materials from the neighboring project being built to the north are taken into consideration. A monochromatic color palette and a warm wood tone accent are similarly chosen to compliment the neighborhood.

1A

The zone allows for 85 foot tall buildings but 7 stories are proposed which also matches the new development to the north.

1A

The entry off the sidewalk creates a stronger relationship to the neighborhood by making it more visible from the street. A metal canopy and larger storefront glazing at this corner entry also identify it more as the entrance.

1A

The front massing relates to the scale of the neighboring buildings across the street which are in an LR3 zone by stepping down to a 3 story height massing. Stepping down creates a prominent piece of the building which faces the street while it reduces the perceived bulk and scale of the building by having the 7 story massing set back from the street.

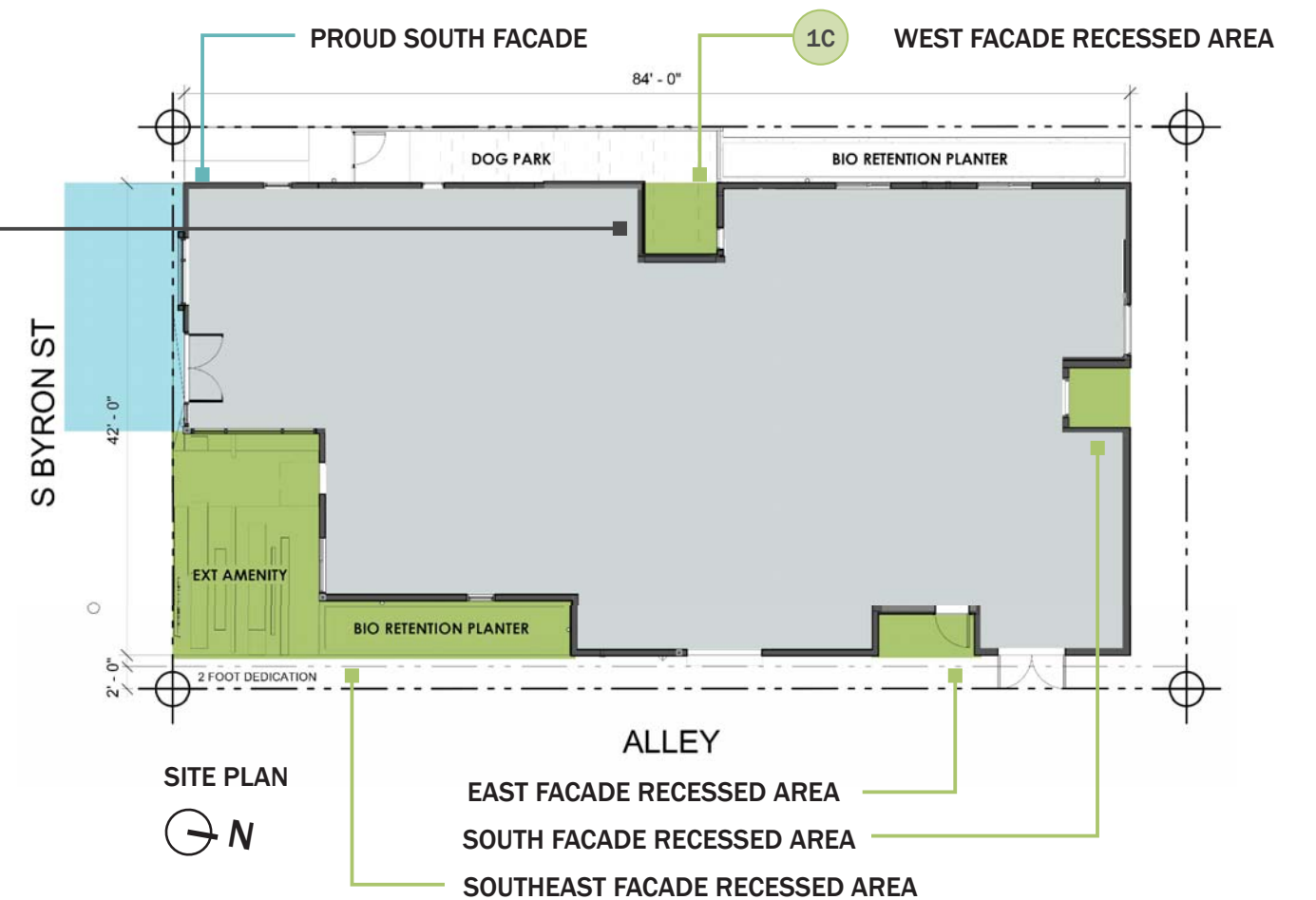
SOUTHEAST CORNER RENDERING

## EDG RESPONSE





SOUTH ELEVATION



- 1C Extra modulation was added to the west facade by adding a recessed area at the elevator shaft. It allowed for more glazing opportunities.
- 1A 1D Larger sliders which are 3 panels wide (instead of 2) are proposed at the balconies to reduce the sense of height, bulk and scale. These sliders are floor to ceiling. Reveal lines continue horizontally from these sliders onto the white panels and wrap around the building to further express this floor to ceiling pattern. Only vertical reveal lines are added in between to emphasis the horizontal pattern.
- 1B Building modulation is highlighted by material application.
- Smooth, white panels are proposed at the upper levels in contrast to the warm wood tone at the entry and the textured lower levels.
  - The cementitious lap siding in the warm wood tone is expressed at the front massing. The warmth and texture are inviting elements.
  - Charcoal cedar lap siding provides texture at the pedestrian levels and provides depth, reduces sense of scale by its horizontal and dark application at the recessed areas at each main facade. At the south, it is utilized at the balconies and at the lower levels which are set back from the main massing.
- 1A 1B Glazed bike room door to increase relationship with program and context.
- 1B 1E Higher quality materials are chosen at the pedestrian levels such as a storefront system proposed at the entry, Metal canopy, textured wood siding, and metal corner trims.

EDG RESPONSE





## PRECEDENT

### MATERIAL INSPIRATION

The selected material palette is reflective of initial project inspiration and supports the concept of the transition from a residential edge to an urban scale.



1

**RUSTIC SERIES-  
WOODTONE**  
SUMMER WHEAT

Horizontal cementitious lap with 4" reveal. This is utilized at the front massing to highlight the entrance.



2

**CEDAR LAP SIDING**  
CHARCOAL STAIN

This horizontal lap siding with 6" reveal is utilized at the first and second levels which provides texture, color, and neighborhood materials at the pedestrian levels.



3

**CEMENTITIOUS PANEL**  
CHARCOAL

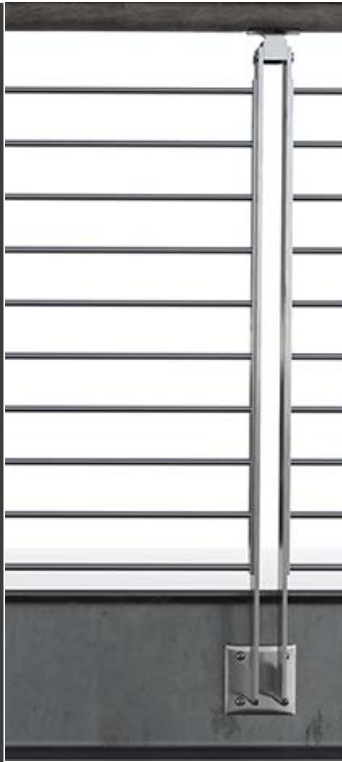
Cementitious panel is utilized at the front massing to add a vertical expression to compliment the horizontal nature of the south facade.



4

**CEMENTITIOUS PANEL**  
WHITE

Cementitious panel is utilized at the upper levels for a clean and light composition that highlights the lap siding materials.



5

**STAINLESS STEEL RAILING**  
MULTILINE RAILING W/ METAL  
HAND RAIL, CHARCOAL TONE

Metal railings are used as a detail item throughout the project, further accentuating overall massing moves.

## MATERIALS





### CEMENTITIOUS LAP SIDING

Wood-like lap siding at the front massing adds warmth to the neutral color palette and provides an inviting entry feeling and pedestrian- friendly experience. This product is proposed because it is durable and color-lasting. It's prominent use is on the south facade which will be exposed to the sun. Color-lasting qualities are important.



### LIGHT FIBER CEMENT BOARD

Fiber cement board in a white color wraps around the building at the upper levels which provides a clean and light palette for the overall composition. The ground floor materials act as accents or vertical expressions in contrast to the white panels.



### CEDAR LAP SIDING

Charcoal stained cedar lap wraps around the building at levels 1 and 2. It distinguishes the main massing from the front/streetside massing. It provides visual interest and color and texture to the pedestrian levels. It is also used at the recessed areas, which are at the balconies and vertical modulations which minimize the sense of bulk and height.



### MULTILINE RAILING SYSTEM

Metal railings are used to highlight major massing moves at the front massing. They add detail and depth to the primary South building facade and balconies.



### BLACK STOREFRONT

Black storefront is utilized at the front entry.



### METAL CANOPY

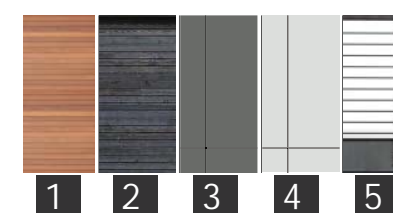
A canopy with a metal frame and corrugated metal panels is proposed at the residential entry.

## MATERIAL PRECEDENTS





## EAST ELEVATION







## WEST ELEVATION





4

5

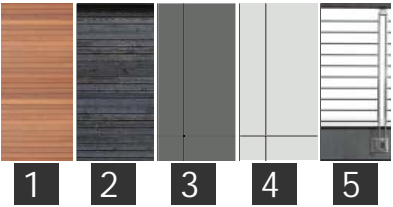
2

3

1

ALLEY

BYRON PLACE



**SOUTH ELEVATION**

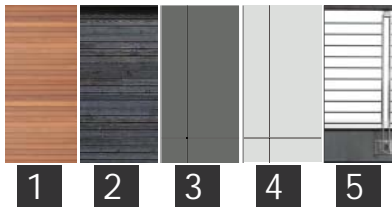




4

2

ALLEY



1

2

3

4

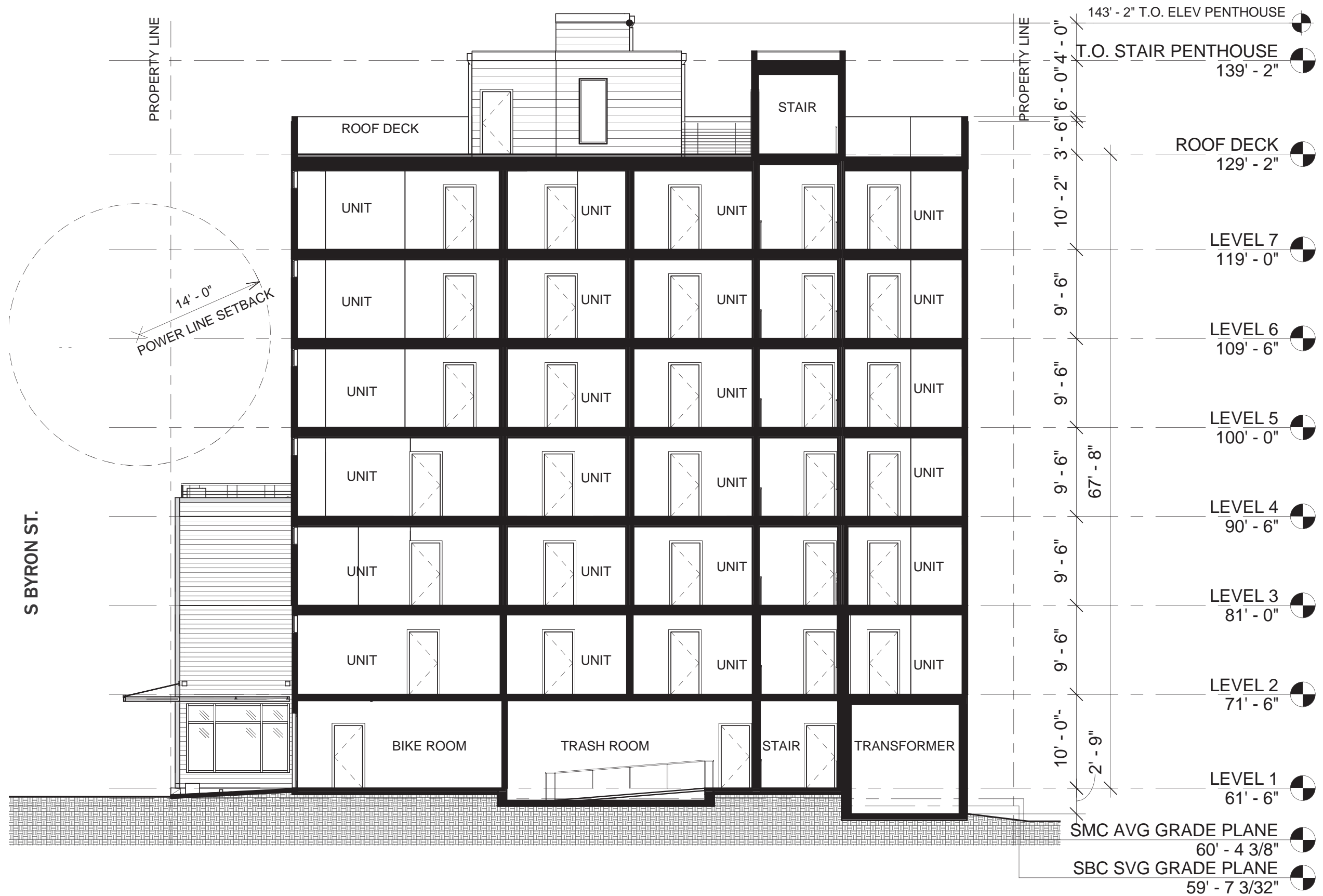
5

WEST ELEVATION









## BUILDING SECTION B





# PRIMARY ENTRY CONDITION

2. PRIMARY ENTRY CONDITION

The South building massing is the gateway and focal point of the project. Modulation, material changes, signage, and lighting strategies have all been utilized to help establish this massing as the main entrance to the project.



SOUTHEAST CORNER RENDERING

- 2A
- The front residential entry has been moved to open towards the street and sidewalk. This made the entry more identifiable from the street. More glazing was created with storefront at the front facade which provides more transparency and higher material quality at the public face of the building.

The metal canopy above has been developed to define the corner entry while providing a useful cover from the elements for the residents.

Signage is proposed at the corner as well as at the canopy to further define the entry. Refer to page 52 for signage information.

The exterior lighting has been developed to highlight the front massing entrance along with the amenity spaces provided. Refer to page 53 for the lighting plan.



EDG RESPONSE



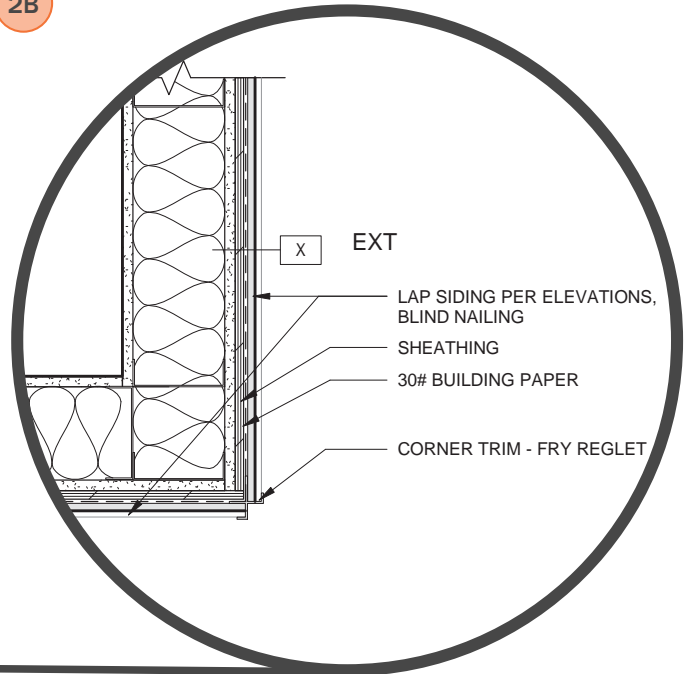


SOUTH ELEVATION

PLAN: CORNER DETAIL

2B

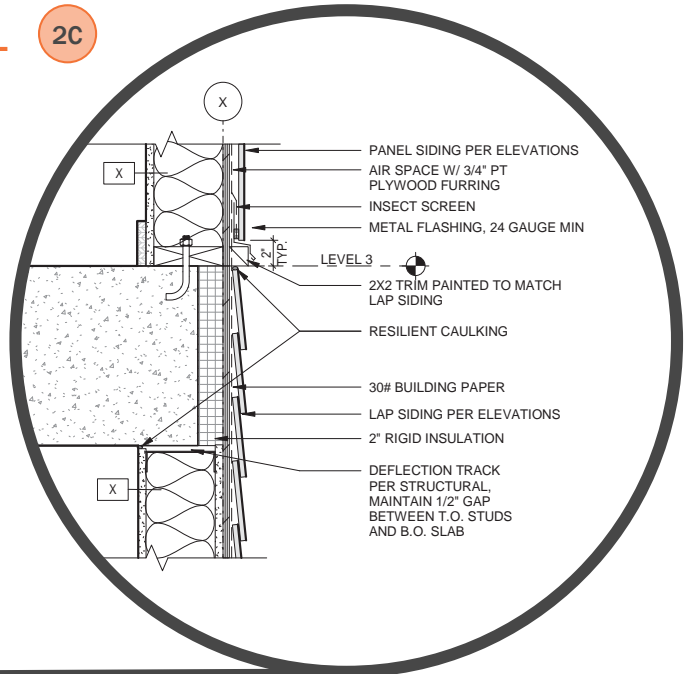
Detail regarding the cementitious lap siding at the primary entry massing. High quality details are proposed at the south massing. Fry reglet, metal corner trims, are called out at corner edges.



SECTION: MATERIAL TRANSITION DETAIL

2C

Detail of the material transition at Level 3 between the cedar lap siding and the cementitious panel siding.



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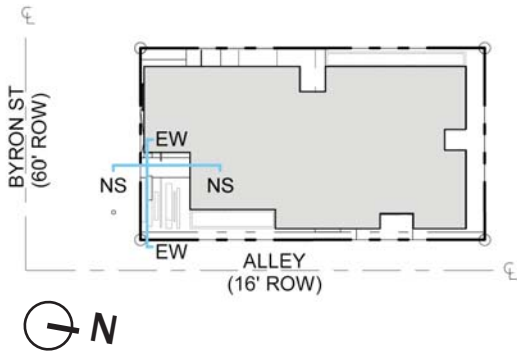
# LANDSCAPING AND AMENITY AREAS

### 3. LANDSCAPING AND AMENITY AREA



SOUTHEAST CORNER RENDERING

- 3A
- The ground floor exterior amenity space acts as a transition from the street to the building. From the public to private space. It's an open space which is designed to receive foot traffic and to facilitate interactions between neighbors as they come and go throughout the day. It is designed with short term interactions and seating in ming. So, a canopy is provided to cover the residents from the elements as they wait for rides or having conversations. Concrete blocks are provided for seating.
- 3B
- Landscaping elements were developed here with visual and auditory buffers in mind from the alley. Street sections (on the right side of this page) were drawn to study the relationship of the building, amenity space and the alley. A variety of plants with different heights and densities are proposed to create a green screen. The intention was to maintain safe security measures, such as “eyes on the street” so views are not blocked. Pleas refer to pages 50 and 51 for the landscaping drawings.



NORTH-SOUTH STREET SECTION



EAST-WEST STREET SECTION

### EDG RESPONSE





LEVEL 4 COMMON AMENITY DECK RENDERING

3A

The second amenity space is provided at Level 4. It faces Byron Street. It is a semi-private amenity space where it is prominently showcased at the top of the front massing while being high enough to give the residents some privacy from the street. Residents here have a view connection to the ground level amenity space for “eyes on the street” and they have interaction possibilities with the residents’ balconies above.



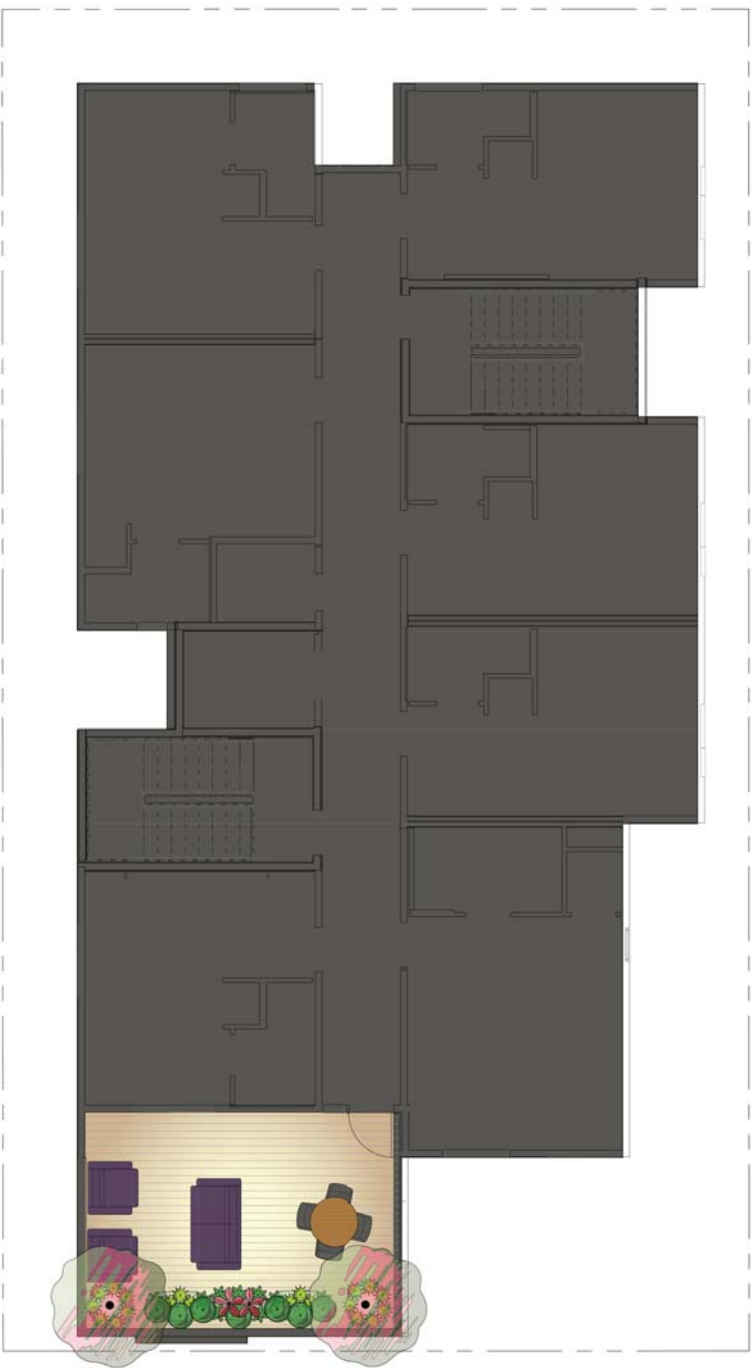
ROOF PLAN COMMON AMENITY DECK RENDERING

The roof deck is an inviting and private space for the residents. The space is designed for groups of people who are here to interact for longer periods of time. There is no view of this space from the street other than the tall vegetation.





LEVEL 1 LANDSCAPE PLAN



LEVEL 4 PLAN - COMMON AMENITY DECK



ROOF PLAN - COMMON AMENITY DECK

# RENDERED LANDSCAPE PLANS





BLOODGOOD JAPANESE MAPLE



GOLDEN VARIEGATED DOGWOOD



CORNUS KELSEYI DOGWOOD



AUTUMN FERN



GREEN SPIRE EUONYMUS



EVERILLO JAPANESE SEDGE



JAPANESE FATSIA



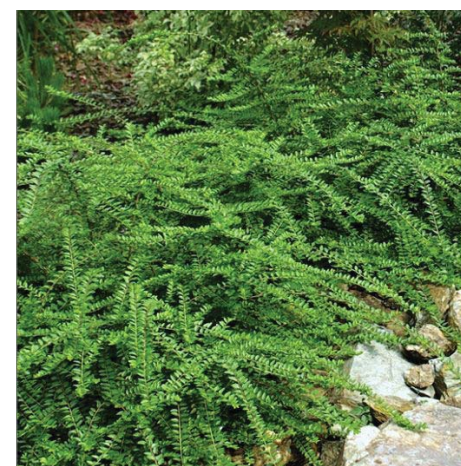
JAPANESE FOREST GRASS



IRISH MOSS



PLATT'S BLACK BRASS BUTTONS



MOSS GREEN HONEYSUCKLE



GULF STREAM HEAVENLY BAMBOO



NEW ZEALAND FLAX



PERSIAN PARROTIA - STREET TREE



WESTERN SWORD FERN



FRAGRANT SARCOCOCCA



SKY PENCIL JAPANESE HOLLY



WINTERGLUT BERGINIA

## LANDSCAPE PLANTS



**A** CONCRETE WALL- MOUNTED METAL LETTERS  
FACING S BYRON STREET

PRECEDENTS



**B** CANOPY - MOUNTED ADDRESS  
RESIDENTIAL ENTRY - STREET FACING

PRECEDENTS



SIGNAGE

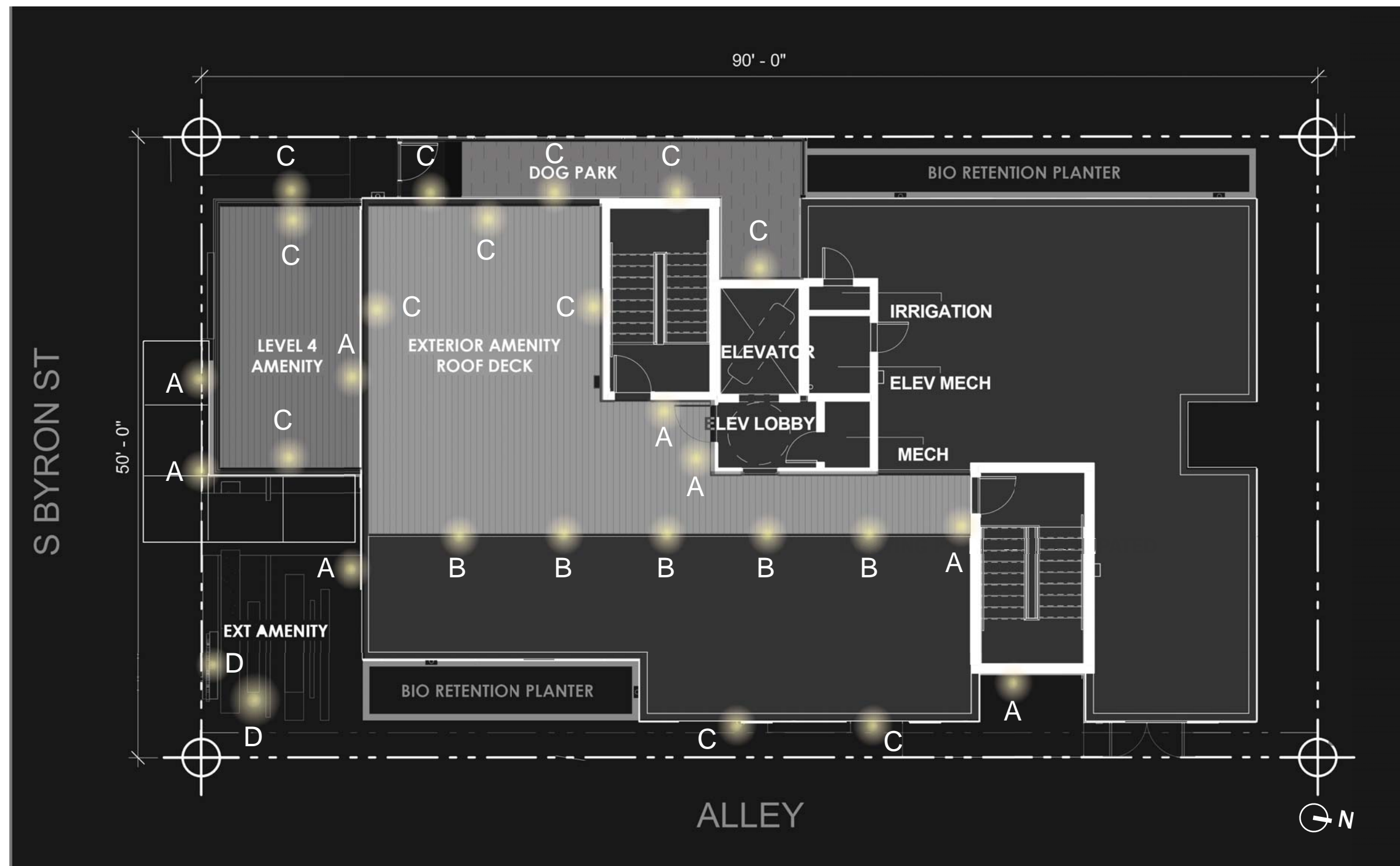


LEVEL 1 LANDSCAPE PLAN



RENDERING LOOKING AT THE SOUTHEAST ENTRY CORNER





LIGHTING PLAN

All primary entries are identified with lighting. In addition, landscape lighting is incorporated around the project perimeter and within common areas, allowing for a balance of site security while preventing light pollution to neighboring properties.



**A** WALL-MOUNTED DOWN LIGHT  
FRONT DOORS. PATIOS



**B** RAILING LIGHT AT POSTS  
COMMON SPACE/ PATH LIGHTING



**C** LANDSCAPE LIGHT  
COMMON SPACE/ PATH LIGHTING



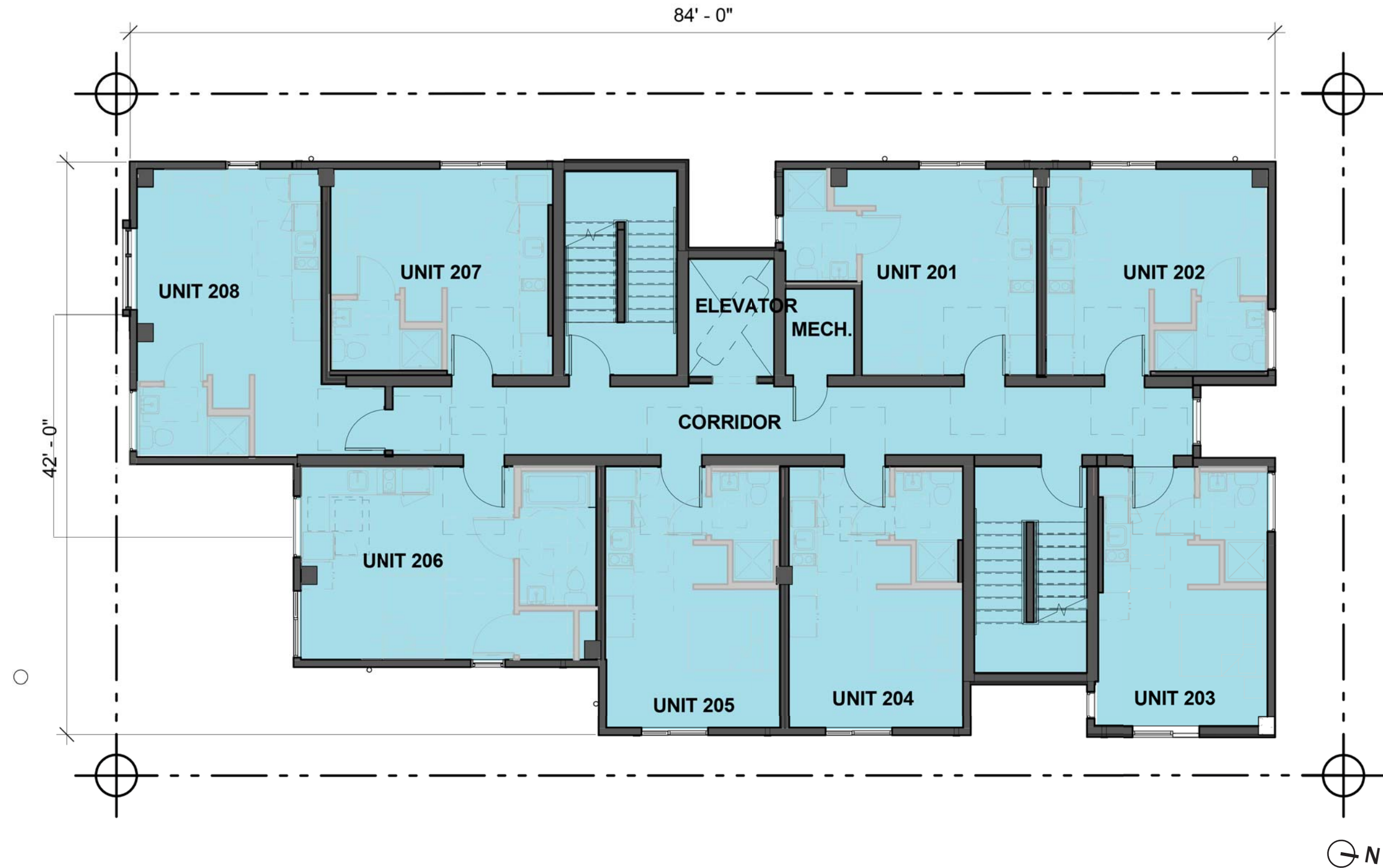
**D** OPTIONAL SCULPTURE  
UP-LIGHT  
TREE AND SIGNAGE NEAR ENTRY

## EXTERIOR LIGHTING



## GROUND FLOOR PLAN





SECOND FLOOR PLAN



THIRD FLOOR PLAN



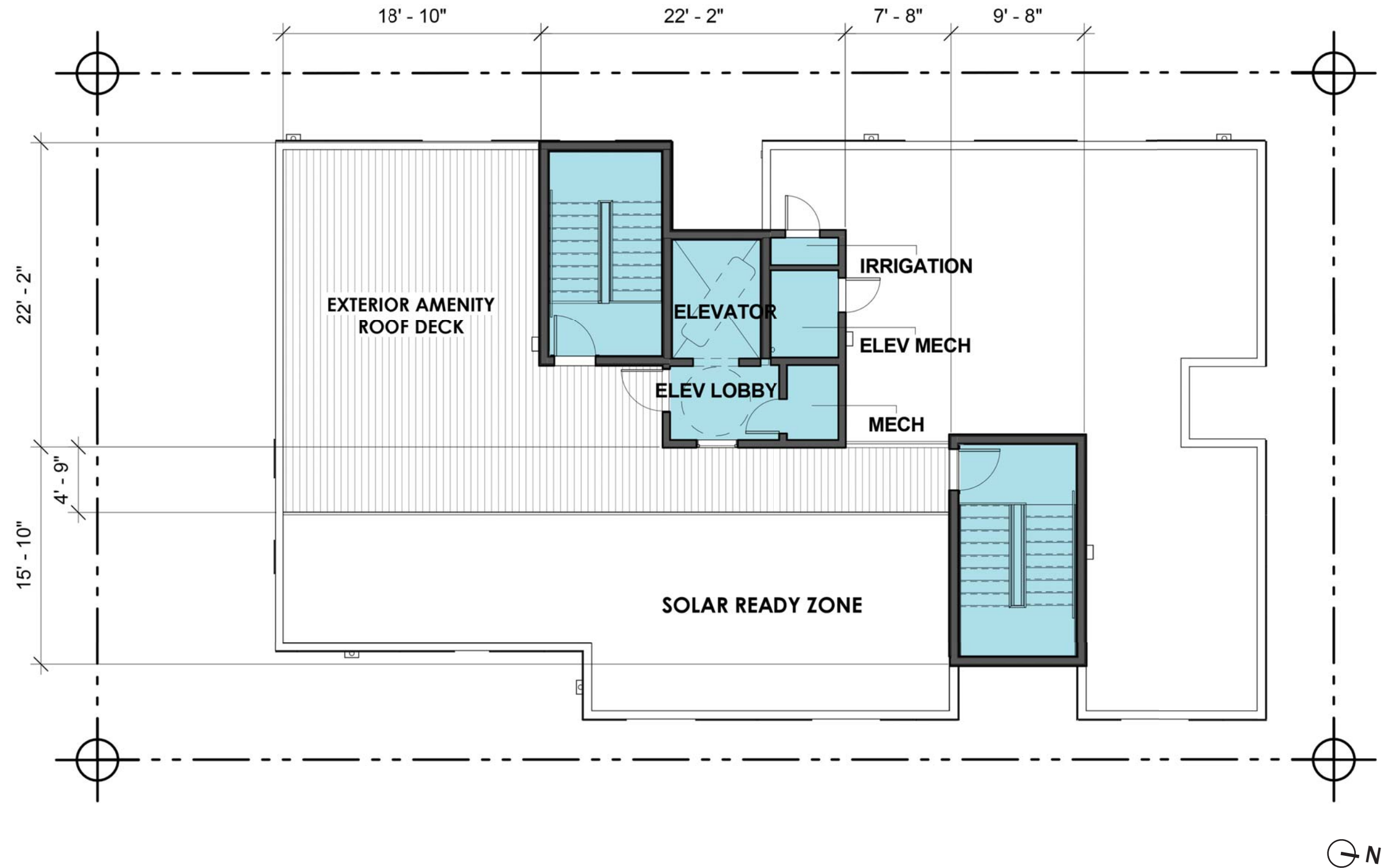


**FOURTH FLOOR PLAN**



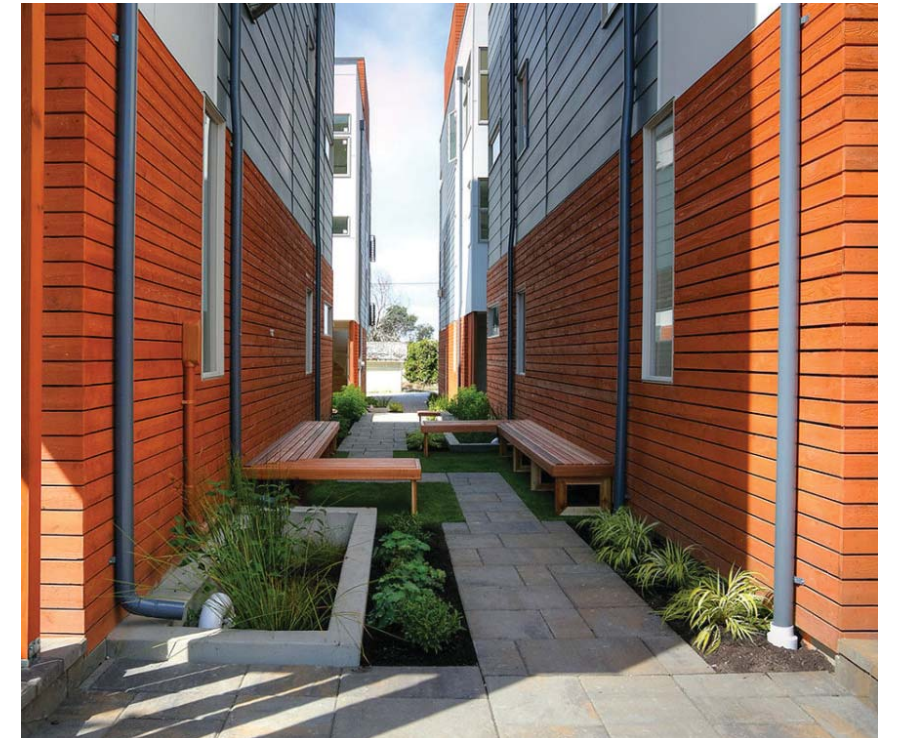
# FIFTH - SEVENTH FLOOR PLAN





## ROOF PLAN





## JW PROJECT EXAMPLES



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